

PLANNING STATEMENT



22 Shore View
Hampton Hargate
Peterborough
PE7 8FS



Project: Conversion of recording studio and outbuildings,
167 Starlode Drive, West Pinchbeck, PE11 3TD
Job No. 076
Client: Mr & Mrs Robinson
Date: Jan 2024
Rev:

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Proposal

Full planning permission is sought to convert an existing recording studio and storage barns into a three-bed dwelling.

Site Description

The existing buildings comprise of a grouping of single storey former barns alongside Longrow Farmhouse. The buildings are constructed predominantly in red common brickwork under a slate roof, with some areas having been reroofed in profiled metal sheet.



View of inner courtyard looking north. Recording studio on left frontage barn in middle of view.



Barns converted to recording studio in 1990's.



Barns converted to recording studio in 1990's.



North west corner and barns to frontage with Starlode Drove.



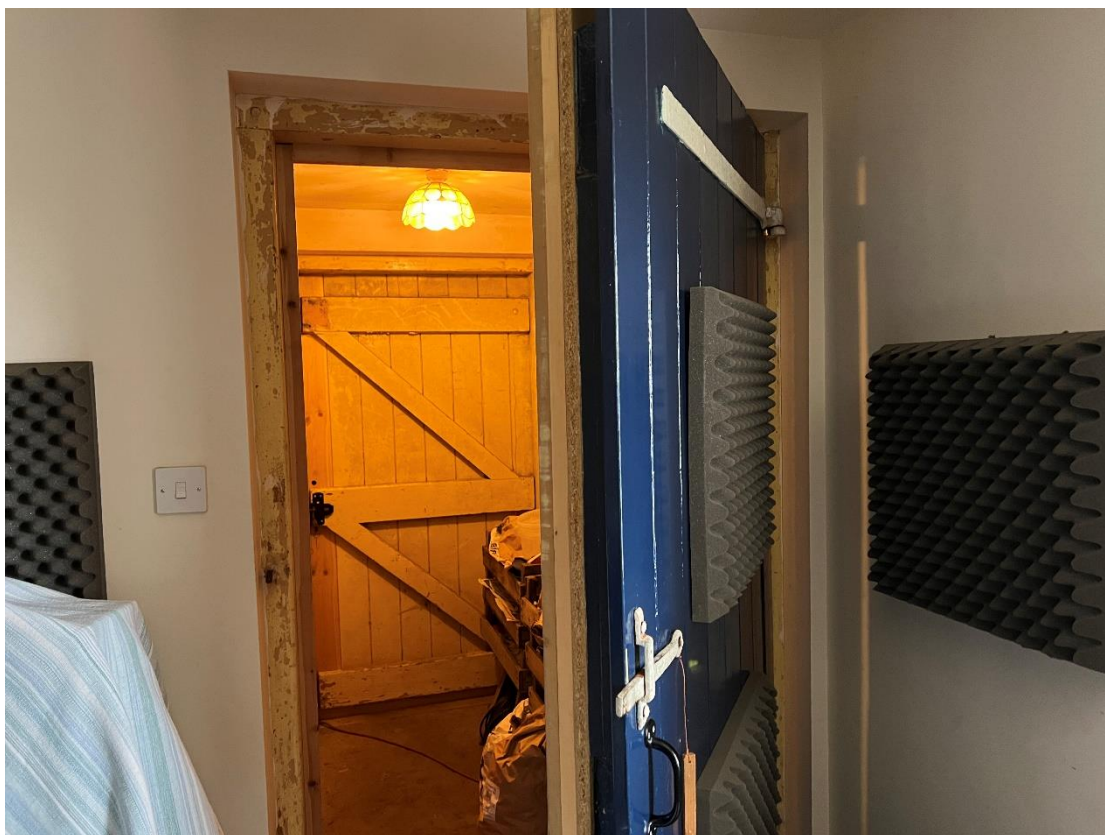
Dilapidated lean-to on eastern side.



Open animal shelter/cart shed. End of lean-to seen to right.



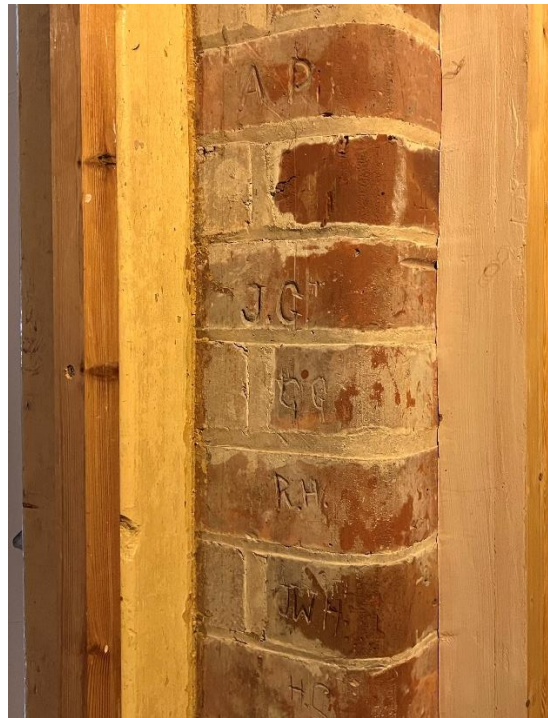
Internal view of recording studio (now redundant)



Internal view of recording studio, original doorways retained.



Example of unconverted space.



Example of inscribed masonry retained.



Shelter/cart or equipment shed.

The 'U' shape building layout is typical of working buildings of the mid-19th century forming a crew yard. Originally the buildings provided for a combination of farming uses and this is evident not only in the layout but also the materials and construction. Details including floor gulleys and wall-feeders can still be seen in the frontage buildings, now used for storage, indicating the former presence of livestock. One room includes a fireplace suggesting a smithery, while an open sided barn suggests either cart storage or animal shelter with animals possibly kept in the yard.

A timber portal/lean-to or 'outshot' was added to the eastern side of the grouping, this included a ribbon of windows along the eastern boundary with timber boarding infill at either end. The space was divided into pens each with their own external door, possibly former loose boxes. The lean-to is very dilapidated with most of the roof having collapsed and the external walls unstable, this part of the property is likely beyond economic repair.



East side of lean-to seen above. End of lean-to shown below



The part conversion to recording studio in the late 1990's, South Holland DC planning reference H14/0880/97, was thoughtful and sympathetic to the history of the buildings use. Interesting details of bullnose bricks, which would have prevented livestock damaging themselves, have been retained. Some of the internal brickwork has been inscribed by former workers/owners and these have also been preserved.

To the north east corner of the group of buildings is a simple lean-to comprising of profiled metal sheet over timber frame. The lean-to is open at one end and used for ad-hoc storage of materials. Part of the roof is starting to give way, there's no floor slab to this part of the property and overall this part of the structure is unsuitable for conversion.



The buildings have remained useful as storage until recent times, but with retirement of the recording studio and declining need for the spaces, a use is sought to secure the future of the buildings.

The barns can be accessed directly from Starlode Drove; the application site represents a good sized plot with established boundaries on all sides.

A preliminary ecology appraisal accompanies this application, please refer to the report by Hillier Ecology.

Flood Risk

A Flood Risk Assessment accompanies this application. We have incorporated the recommendations for raising floor levels into the proposals. Please refer to the report by Ellingham Consulting Ltd. Other flood risk mitigation measures as part of the construction are stated and these will also be followed.

The Proposal

Permission is sought to convert the recording studio and storage barns to a three bedroom dwelling. Existing openings, window and door locations will be retained as much as possible. Demolition of the most dilapidated parts such as the front and side lean-to's enable an economic response to repurposing whilst retaining a large amount of useable building.

A modest extension to the frontage is proposed to signify the new main entrance to the group of buildings. The design is a simple flat roof addition akin to modern approaches seen in many conversions of this type, clad in timber boarding the materials reflect on the utilitarian rural character of the setting. The open sided barn is to be partially infilled to form a kitchen space, the new walls sitting within the original structure allowing it to read through, this will also be timber boarded tying the new elements together and being appropriate for the nature of the conversion.

The remaining open barn area will be used for parking with vehicles having gained access from the eastern side/corner of the site.

The courtyard is to be landscaped with paving grass and gravel. Perimeter planting hedgerows and trees will remain.

Pre-application Planning Advice

Pre-application planning advice has been received from South Holland District Council Planning, a copy of the response accompanies this application and an extract is given below;

'The majority of the outbuildings being already converted into a recording studio, implies that the building is considered structurally sound and capable of conversion without the need for significant extension, alteration or

rebuilding, therefore, complying with point 1 of Policy 23. With regards to the storage buildings that are also to be converted a structural survey should be submitted with any planning application to confirm the additional buildings are also structurally sound and capable of conversion without the need for significant extension, alteration or rebuilding.'

A structural appraisal prepared by Shields Wilson Structural Engineers accompanies this application.

Relevant Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01 Spatial Strategy
02 Development Management
03 Design of New Development
04 Approach to Flood Risk
23 The Reuse of Buildings in the Countryside for Residential Use
28 The Natural Environment
29 The Historic Environment
30 Pollution
31 Climate Change and Renewable and Low Carbon Energy
36 Vehicle and Cycle Parking
Appendix 6 Parking Standards

National Guidance - National Planning Policy Framework 2021

Section 5 - Delivering a sufficient supply of homes
Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change
Section 15 - Conserving and enhancing the natural environment
Section 16 - Conserving and enhancing the historic environment

The site is located outside of any settlement boundary as set out in the South East Lincolnshire Local Plan (2019) (SELLP) and is, therefore, classed as being in the countryside in planning policy terms.

To promote sustainable development in rural areas, the NPPF requires local planning authorities to 'avoid new isolated homes in the countryside unless there are special circumstances', including where such development would reuse redundant or disused buildings and lead to an enhancement of the immediate setting. It also supports the transition to a low carbon future through the conversion of existing buildings.

Policy 23 of the South East Lincolnshire Local Plan (SELLP) 2019 relating to The Reuse of Buildings in the Countryside for Residential Use. This policy states that "proposals for the conversion of existing buildings which are located outside defined settlement boundaries to residential use will be permitted provided that:

1. *The building is structurally sound and capable of conversion without the need for significant extension, alteration or rebuilding;*

In response;

A structural appraisal by a qualified structural engineer accompanies this application. As identified in the pre-application response a large part of the barns have previously been converted and this implies the

buildings are structurally sound and capable of conversion. The appraisal confirms the proposed works are practically and viably achievable, any works required are no more than a common requirement in the restoration of such structures. Conversion of the remaining parts will ensure the retention and longevity of the existing buildings.

2. *The building is of architectural or historic merit or makes a positive contribution to the character of the landscape, to justify conversion to ensure retention;*

The barns hold a long history of use and adaptation. The brick built 'U' shape of the original barns that provided a combination of uses was typical of building for purpose, for agricultural need. The later additions and adaptations representing furthermore that the buildings have had a long working life, therefore being of significance in the local setting.

3. *The proposal is in keeping with its surroundings;*

The proposal is sympathetic to the character of the original barns and their adaptation over time. The proposal retains a sense of utilitarian, functional design. The conversion will maintain material and construction detail indicative of past uses wherever practicable. The conversion will enable physical and visual improvement of the existing fabric. Where new or replacement materials, such as the timber boarding and cladding are used, the finish and detailing will be sympathetic to the setting and chosen to compliment the original fabric and form.

4. *The design is sympathetic to the character and appearance of the building in terms of architectural detailing and materials of construction; and*

The use of materials, detailing and adjustment or creation of external openings and the modest extension is carefully considered so as not be at odds with the rural character of the site and its setting.

5. *Development leads to an enhancement of the immediate setting of the building".*

The redevelopment as a dwelling will enhance the setting by ensuring retention and recognition of a long history of use. The removal of dilapidated sections of building will improve the setting and with the site being occupied there will be reason to maintain the amenity space around the property.

Conclusion

The buildings for conversion comprise of a mid-19th century grouping of barns that have had a combination of uses over many decades. Evidence of change and adaptation reflects on responses to national and local trends in agriculture and therefore makes them of some historic and architectural interest.

We believe the proposal would constitute an enhancement to the rural setting and would not harm the character of the countryside. The proposal would therefore be compliant with policies 2, 3, 4, 23, 28, 29, 30 and 36 of the South East Lincolnshire Local Plan, 2019.