AJO//A1529

14th May 2024

South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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Dear Sirs

Proposed dismantling and re-erection of outbuilding to form residential accommodation ancillary to host dwelling at Northgate Farm House, Northgate, West Pinchbeck, PE11 3TB for Mrs Mary Adams

We herewith submit our Householder Application for Planning Permission for works or extension to a dwelling comprising the following documents:

Architectural Drawings:

A1529 -	10 rev P1	Site location & block plans
-	11 rev P1	Outbuilding details as existing & proposed
A1529 -	DA rev P1	Design and access statement
A1529 -	BNG rev P1	Biodiversity Net Gain Statement

Completed and signed application form with certificates etc.

Planning History
In 2021 a householder development application seeking approval for a two storey extension to the host dwelling, together with the conversion of the barn to provide ancillary residential accommodation was granted approval under SHDC reference H14-0842-21. This approval was implemented during 2023 when the extension to the dwelling was constructed. In 2022 pre-application advice was sought to demolish the barn and construct it nominally 1m south of its existing position (instead of converting the existing structure). A positive response was received to this (ref PE-00273-22) and we were advised that a formal application would be required. This householder application is now submitted on the basis of the pre-application advice received, albeit that the intention is now to rebuild in the same location.

Payment of the planning application fee of £258 will be made under separate cover.

We hope that you will find this application clear and complete however should you have any queries please do not hesitate to contact us.

We look forward to hearing from you.

Yours faithfully

Andrew Oglesby RIBA
For and on behalf of Oglesby & Limb Limited
Enc.
cc. - M. Adams

Director
A.J. Oglesby RIBA

Associate
C.L. Silvester
MCIAT

Company Reg. No.
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