

PROPOSED EXTENSIONS AND ALTERATIONS  
to  
MARRIOTT'S FARM HOUSE AND BARNs  
at  
BLACKHOLE DROVE, WEST PINCHBECK  
to create  
ADDITIONAL LIVING ACCOMMODATION  
for  
MRS E WITHERS

PLANNING / HERITAGE IMPACT STATEMENT

1. BACKGROUND AND INTRODUCTION

- 1.1. The buildings which are approved to be altered and converted are situated on the southern side of Blackhole Drove, West Pinchbeck and comprise a farmhouse of twentieth century origins with an associated tall barn of perhaps Victorian period or earlier. Attached to the barn are slightly later stable buildings running north-south off the south-eastern corner of the barn
- 1.2. The main barn is currently under renovation / conversion and it has been possible to review previously difficult to examine parts of the structure. A site meeting was held on 30 August with Mr Richard Fidler and Ms Tracey Meachen of SHDC Planning Department in attendance to discuss and agree such items.

2. ROOF STRUCTURE AND COVERING

2.1. Condition 7 of the extant Planning Approval states that:-

*"The materials to be used for the roofs of the barns hereby permitted shall be reclaimed from the existing roofs and any additional tiles shall be reclaimed materials to match and samples of*

*these materials shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced."*

However, it was possible to identify a significant number of reasons why this approach is, in fact, inappropriate, which include the following:-

- 2.1.1. The roof tiles are very old, and although previous uses of the barn would only have been traditionally to store farm materials / harvested crops and to give shelter to farm animals, the effectiveness of the roof to repel water has proven to be inadequate. This is apparent by the evidence of extensive cement mortar pointing to side laps in an attempt to provide a seal to only moderately lapped single pantiles.
  - 2.1.2. The existing roof tiles are not of one type, profile and size, no doubt as a result of alterations and repairs during the lifespan of the building. This exacerbates the general difficulty in achieving an adequate seal at tile laps.
  - 2.1.3. The existing tiles are already significantly weathered and will have weakened as a result. It is to be expected that the removal of cement mortar pointing will further damage these tiles, which will affect their ongoing integrity and longevity.
  - 2.1.4. The principle of a change of use from agricultural to residential is already in place. And there are many reasons why the structure will need to be amended to allow for the standards required by the new use. The building needs to be structurally upgraded, thermally upgraded and made damp-proof as essential measures before the more cosmetic elements are considered.
- 2.2. Agreement on site has been reached at a meeting between Mr Ayre, the Builder, and Mr Tony Boswell, a Planning Officer attached to the LPA, that a suitable new tile for the barn roof would be appropriate. His view was that the roof tiles on the North side should be replaced with new William Blythe Handmade Barco Tiles, Light Antique. The South facing tiles are to be reclaimed from the building with any additional required to be the Barco Tiles, Light Antique as well.
- 2.3. Further and closer inspection of the existing tiles however showed that any attempt to reuse existing tiles would be unsatisfactory, particularly for the new residential use agreed for the barn.

### 3. CONCLUSION

- 3.1. It was generally agreed on site that the preferred solution to the situation was to recover the entire roof with new William Blythe Handmade Barco Tiles, Light Antique. It was agreed however that a separate application would be necessary to deal with an amendment / removal of Condition 7, since this could not be dealt with under the then current Condition Compliance Application.