

Online Comment

Application H14-0889-25
Location Nunnerley House Farm Leaveslake Drove West Pinchbeck PE11 3QJ
Proposal Conversion of agricultural barn to residential dwelling

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Date Submitted 21-10-25
For/Against Comments

Given the location of this barn it may be considered as forming part of the curtilage of the Grade II listed Nunnerley House. It is the applicant's responsibility to demonstrate that the barn does not fall within its curtilage, which should be evidenced through the appropriate Heritage Statement. If the barn is deemed to be curtilage listed, the applicant will be required to obtain Listed Building Consent. However, if the barn is proven not to be within the curtilage, a Heritage Impact Assessment must still be submitted, outlining how the proposed alterations to the barn would affect the listed building.

Section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990:

(5)In this Act "listed building" means a building which is for the time being included in a list compiled or approved by the Secretary of State under this section; and for the purposes of this Act-

- (a)any object or structure fixed to the building;
- (b)any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948, shall [F4, subject to subsection (5A)(a),] be treated as part of the building.

Paragraph 207 of the National Planning Policy Framework (2024) states "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting."