

Nunnerley House Farm Leaveslake Drove West Pinchbeck Spalding PE11 3QJ

H14-1288-25

03/02/2026

After reviewing the proposal in full, I recommend that the application be refused on the basis of Policy 23 of the South East Lincolnshire Local Plan (2011–2036): The Reuse of Buildings in the Countryside for Residential Use. This policy establishes five criteria that should be met for the residential conversion of an existing building to be supported by the Local Planning Authority.

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

The barn identified for conversion would require extensive works, including the installation of an entirely new roof, the complete enclosure of the northern elevation, external cladding, and the insertion of multiple new openings across the remaining elevations. In addition, the submitted information indicates that a number of structural timbers are either damaged or decayed and will need repair or replacement, although the exact number for this intervention is not supplied.

Collectively, these works amount to a substantial degree of alteration and rebuilding rather than a conversion. The level of new construction required appears to exceed what could reasonably be considered the reuse of an existing rural building.

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 barn proposed for conversion is a relatively modern structure, dating from the 1960s/1970s, constructed of concrete panels with a timber frame. It has no inherent architectural interest, nor does it display any features typically associated with traditional rural vernacular buildings that would warrant its retention.

Although the barn lies within the wider setting of the Grade II Listed Nunnerley House, it is not considered curtilage to the designated heritage asset, nor does it form part of its historic context. As a modern addition, the barn does not contribute to the way in which the significance of the listed building is experienced or understood. Consequently, the structure holds no historic or architectural value.

3. The proposal is in keeping with its surroundings;

The design as submitted would significantly alter the appearance and character of the existing barn through the introduction of modern materials and a substantial number of new window and door openings. These interventions would remove the agricultural character of the structure and replace it with a more modern and domestic appearance. Consequently, the converted building would fail to make visual sense within its rural context and historic setting.

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

Much of the original fabric would need replacing.

The proposed replacement materials, combined with the degree of alteration required, would result in a building with a more polished and modern appearance that bears little resemblance to the original structure. This conversion would significantly change the

buildings character to an extent that it is unlikely to retain any agricultural qualities/ character.

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

While the existing barn is in poor condition and does not currently make a strong positive contribution to its surroundings, its appearance is nevertheless consistent with its rural context. The building sits within an agricultural landscape and, although detached from the main farmstead, a building of its design is common in this context.

The proposed conversion would undoubtedly improve the building's physical condition; however, the introduction of new materials, domestic openings, and a more refined finish would significantly alter its character. The resulting structure would appear overly modern and not agricultural in character, meaning it would no longer relate to the surrounding rural context.

Furthermore, given its proximity from the Grade II listed heritage asset (55meters), the converted building would not sit comfortably within its historic setting. The proposal neither preserves nor enhances the wider setting of the designated heritage asset.

Concluding remarks

The barn proposed for conversion is a modern structure with no architectural or historic value. Its materials, and construction do not contribute positively to the character of the rural landscape, nor do they hold any significance in relation to the nearby Grade II listed building.

The extent of the proposed alterations - combined with the introduction of new materials, domestic openings, and a more refined residential finish - would fundamentally change the character of the building. The resulting development is likely to read as an entirely modern building and fail to retain any agricultural character. Consequently, the building would appear incongruous within its rural context and out of keeping with the historic and landscape setting.

Regards,

Imogen Colenutt

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