



Additional Planning Statement

Conversion of existing barns to 2 Dwellings

The Laurels, Wood Lane, Quadring Eaudike, Spalding PE11 4SS

Re-submission of H15-1183-19 granted Full Planning 8th April 2020

Full planning approval was granted for conversion to 2 dwellings with a number of planning conditions. Since permission was granted, additional work has been carried out preparing information for an application for discharge of the conditions:

Condition 3: A desk study has now been done to identify and evaluate potential sources of contamination

Condition 6: A detailed survey of the buildings and a site meeting and correspondence with the structural engineer has enabled us to produce a definitive drawing of exactly what reconstruction and replacement is required. Existing and proposed Floor Plans, Elevations and Sections on drawings 101, 102, 103, 104 show the proposed works in a level of detail requested by condition 6. These plans are re-submitted to replace the old planning drawings 03B, 04D, 05B.

Conditions 9 & 10: We have looked more closely at the external works, fences, boilers, oil tanks and parking and turning arrangements and minor changes are proposed to the site layout to improve the way it functions. Drawings 01D and 02D replace the previous location and site plans 01C and 02C.

By making minor changes to the site plan we found ourselves in a situation of potentially having to submit an application to vary a condition as well as application to discharge conditions. Having taken the advice of a planning consultant we were advised that if we went down this route we would need to vary conditions first and then discharge conditions on the new approval otherwise it would not be fully legal. This would also be a complex and more time consuming way of doing things so we propose to simplify the process by re-submitting a full planning application for the same conversion to 2 dwellings but with the level of detail required to satisfy conditions 3, 6, 9 and 10. The aim is to keep things simple for all concerned.

Jenny McIntee

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