SOUTH HOLLAND DISTRICT COUNCIL

An application to determine if prior approval is required for a proposed:

Change of Use of Agricultural Buildings to Dwellinghouses (Class C3), and for building operations reasonably necessary for the conversion.

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class Q

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	The Barn at Grange Farm
Address line 1	Hospital Road
Address line 2	Wingland
Address line 3	Sutton Bridge
Town/city	Spalding
Postcode	PE12 9YR

Description of site location must be completed if postcode is not known:

Easting (x)	550214
Northing (y)	322166

Description

The Agricultural Barn to the South of Hospital Road.

2. Applicant Details

Title	
First name	Kylie
Surname	Roberts
Company name	The Crown Estate Comissioners c/o Carter Jonas
Address line 1	12 Waterside Way
Address line 2	Bedford Way

2. Applicant Details

Address line 3	
Town/city	Northamopton
Country	
Postcode	NN4 7XD

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Michael
Surname	Orridge
Company name	Origin Design Studio Ltd
Address line 1	Brunel House
Address line 2	Deepdale Enterprise Park
Address line 3	Nettleham
Town/city	Lincoln
Country	
Postcode	LN2 2LL
Primary number	
Secondary number	
Fax number	
Email	

4. Eligibility

Was the use of the site on 20 March 2013 (or the last use before that date) solely for an agricultural use as part of an established agricultural unit?

(•) Yes
( ) No

Has any work under the permitted development rights for the erection, extension or alteration of a building reasonably necessary for the purposes of agriculture been carried out on the agricultural unit since 20 March 2013? ( ) Yes (•) No

Will the external dimensions of the resulting building(s) extend beyond the existing building(s) at any point? ( ) Yes (•) No

4. Eligibility

Is any part of the land, site or building: ○ Yes ◉ No
- in a conservation area;
- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site;
- in a site of special scientific interest;
- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one)
- a listed building (or within the curtilage of a listed building)

5. Agricultural tenants

Is the site currently occupied under any agricultural tenancy agreements? ○ Yes ◉ No

Have any agricultural tenancy agreements been terminated in the year before development is proposed to begin for the purpose of carrying out the proposed change of use? ○ Yes ◉ No

6. Dwellinghouses and floor space

How many smaller dwellinghouses will be created by this proposal?	0
How many larger dwellinghouses will be created by this proposal?	1
What will be the net increase in dwellinghouses? This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dweillinghouses on the site immediately prior to the development.	1

Previous Development

How many smaller dwellinghouses have previously been created under this permitted development right on this established agricultural unit?	0
How many larger dwellinghouses have previously been created under this permitted development right on this established agricultural unit?	0
TOTAL DWELLINGHOUSES	1
TOTAL LARGER DWELLINGHOUSES	1

Floor space of larger dwellinghouse(s)

Will the total combined floor space (previously and in this proposal) changed to Larger Dwellinghouses under this permitted development right on this established agricultural unit exceed 465 square metres? (Select 'No' if no larger dwellinghouses have been or will be created). ○ Yes ◉ No

7. Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including:
- The siting and location of the building(s); and
- From 1 August 2020, details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

The proposed development is for the conversion of the existing agricultural building to form 1No. large dwelling house. The building is located to the south of Hospital Road. Natural light will be provided by the insertion of replacement windows and doors in the external envelope of the building.

Are any associated building works or other operations required to make this change? ✕ Yes ○ No

Note that such works are restricted to those listed below that are reasonably necessary to convert the building(s) for use as a dwellinghouse:
- the installation or replacement of windows, doors, roofs, or exterior walls;
- the installation or replacement of water, drainage, electricity, gas or other services;
- partial demolition to the extent reasonably necessary to carry out the works listed above.

Please provide details of any transport and highways impacts and how these will be mitigated: The roof ~~tiles~~ cladding will be replaced, so the asbestos is removed. New windows and doors inserted into external envelope of building. Relevant services to be installed.

7. Description of Proposed Works, Impacts and Risks

The existing access from the public highway will be upgraded in accordance with the Highway Departments requirements.

Please provide details of any noise impacts and how these will be mitigated:

n/a

Please provide details of any contamination risks and how these will be mitigated:

Existing roof to be checked for asbestos by specialist.

Please provide details of any flooding risks and how these will be mitigated.
A flood risk assessment should accompany the application where the site:
- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

Check if your site location is in Flood Zone 2 or 3 online
Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

The site is located in Flood Zone 3. Refer to the flood risk assessment submitted.

8. Declaration

I/we hereby apply for prior approval as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑

Date (cannot be pre-application) 28/07/2021