

Planning Statement

PRIOR APPROVAL APPLICATION FOR THE REPLACEMENT OF WINDOWS AND EXTERNAL DOORS, CANOPY CLADDING AND RENDERING OF FRONT FACADE TO INDUSTRIAL BUILDING

Bakkavor Meals, Langley Park, Chalk Ln, Sutton Bridge, PE12 9YF

Nov 2025 - Rev 02

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1.0 Introduction

- 1.1 Evans McDowall Architects have prepared this statement in support of an application for formal confirmation that the proposed works at Bakkavor Meals, Sutton Bridge are lawful and do not require planning permission.
- 1.2 The document should be read in conjunction with all accompanying drawings and documentation, which include:
- EX001 - 00 - Existing Site Layout & Roof Plan
 - EX100 - 00 - Existing Elevations
 - PP101 - 03 - Proposed Elevations

2.0 Site Context

- 2.1 The proposed site is located off Chalk Lane in the town of Sutton Bridge, and within the South Holland District of Lincolnshire, approximately 7 miles North of the town of Wisbech and 9 miles West of the town of Kings Lynn. The site can be located through National Grid Reference TF 48435 20505, and postcode PE12 9YF,
- 2.2 The Site is located to the Southeast of Sutton Bridge and immediately to the South of the A17 which forms the main link road to Kings Lynn to the East and Newark on Trent to the West.
- 2.3 The extent of the site is shown on the adjacent aerial photograph.



3.0 Proposals

- 3.1 The proposed works are limited to the existing flat roof building forming the frontage of the Site, the extent of the area to be affected by the works is outlined on the accompanying drawing 'EX001 - Existing Site Layout & Roof Plan'
- 3.2 The proposed works are to include the following:
- replacement of main entrance doors in aluminium (colour anthracite);
 - replacement of all other doors and windows in uPVC (colour anthracite);
 - rendering of the front elevation including brick piers, and;
 - replacement of existing canopy cladding and soffit in uPVC (colour white).
- 3.3 Refer to the accompanying drawings 'PP101 - Proposed Elevations' for further information as to the proposed works.

4.0 Compliance Statement

- 4.1 The development complies with Class H of the Town and Country Planning (General Permitted Development) (England) Order, as demonstrated below:
- 4.2
- The works take place within the curtilage of an existing industrial/warehouse building, meeting Condition H.2(a);
 - The proposals do not increase the gross floor space of the building and therefore comply with the restrictions in Paragraphs H.1(a)–(b);
 - The proposed works do not exceed the height limitations in Paragraph H.1(c)–(d), there is no proposed extension to the building as existing;
 - No part of the works would be within 10 m of any site boundary, in accordance with Paragraph H.1(e);
 - The development will not reduce parking or turning space, meeting Paragraph H.1(f);
 - The site is not within the curtilage of a listed building, ensuring compliance with Paragraph H.1(g);
 - The building will continue to be used for industrial/warehouse purposes as defined in H.2(b), and no proposed works involve employee facilities that would conflict with Condition H.2(c), and;
 - Where applicable, external works—including the replacement canopy cladding, replacement windows and rendered façades—will use materials similar in external appearance to the existing building, ensuring compliance with Conditions H.2(d) and H.2(e) for relevant land designations.
- 4.3 On this basis, the proposed works fall within permitted development rights under Class H, with no part of the scheme triggering a restriction that would disapply those rights.

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