

AJO//A1656

21st November 2023

South Holland District Council
Planning Department
Priory Road
Spalding
PE11 2XE

Dear Sirs

Proposed conversion & extension of barn to form additional living accommodation at 694 Broadgate, Weston, PE12 6JA for Mr. G. Bowater.

Please find enclosed our application for planning approval and listed building consent for the above. The barn to be converted was part of a wider application for which consents were granted in 2016 (SHDC refs H22-0326-16 and H22-0327-16). Other works included within those approvals have been implemented and as such it is considered that the approvals for this conversion remain valid. The earlier approvals permitted this conversion / extension to form a new detached residential dwelling. The current proposal is to convert it for additional residential accommodation in connection with the host dwelling, rather than as a separate dwelling. The barn was originally within the curtilage of Broadgate House, which is a grade II Listed Building, and therefore is considered itself to be curtilage listed. A Heritage Impact Assessment has therefore been produced. The application comprises the following documents:

A1656-01 rev P1	-	Site location and block plans
A1656-02 rev P1	-	Plans, section and elevations as existing.
A1656-10 rev P1	-	Site block plan including roof plan as proposed.
A1656-11 rev P1	-	Plans, section and elevations as proposed.
A1656-12 rev P1	-	3d images as proposed
A1656 HIA rev P1	-	D&A and Heritage Impact Assessment
Application form (planning and listed building consent)		
Application fee £924	-	to be paid separately (130m2 extension).

Regarding Flood Risk, the site is within Flood Zone 3 and condition 16 of the approval required finished floor levels for this barn to be set at 3.50mAOD. It is confirmed that the floor level in the converted barn and extension will be set at this level and as such a further FRA is not considered necessary.

Regarding ecology, the barn roof has collapsed but it is proposed that the owl box previously located here will be re-provided adjacent the barn. Regarding trees, the tree and ground protection measures recommended by the report that accompanied the earlier approval (by Mark Hudson dated 17.09.15) will be implemented and have been detailed within the proposal drawings.

We hope that you will find this application complete and satisfactory, however should you have any queries please do not hesitate to contact us.
Yours faithfully

Andrew Oglesby RIBA
For and on behalf of Oglesby & Limb Ltd
Enc



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