

Your ref: PP-13594779
Our ref: 1154 3 LMS SB

17 December 2024

32 High Street, Helpringham,
Sleaford, Lincolnshire NG34 0RA
Tel: 01529 421646
Email: admin@rdc-landplan.co.uk
Web: www.rdc-landplan.co.uk

Planning Manager
South Holland District Council
Priory Road
Spalding
Lincolnshire
PE11 2XE

Dear Sir

**GEORGE HAY & SONS LIMITED
FULL PLANNING APPLICATION FOR CONVERSION OF EXISTING
AGRICULTURAL BARN TO ONE DWELLING WITH EXTENSION AND ERECTION
OF DOUBLE GARAGE
WESTON BARN HOUSE, WRAGG MARSH FARM, SPALDING MARSH, PE12 6HQ**

We are instructed by George Hay & Sons Limited to submit an application to convert an existing agricultural barn to a single dwelling, at Weston Barn House, Wragg Marsh Farm, Spalding.

The building was recently the subject of a successful application under Class Q (H22-0853-23) of the General Permitted Development Order to be converted into a single dwelling which included the removal of the more modern additions.

Unlike many buildings that have been the subject of a Prior Notification under Class Q, the subject barn is quite attractive, being constructed in a red brick, with a slate roof and tiled ridge detailing and parapet gables at the end of each 'wing'. The barn represents a diminishing resource in the countryside and one which exemplifies the agricultural heritage of the area.

Accordingly, our client would like to make more of the project and whilst modest in their aspirations (such as the addition of an extension and garage) the alterations we propose here would take the project outside the parameters of the transitional Class Q arrangements. We could of course complete the Class Q proposal and then apply for the alterations, but our client would prefer a permission which sets out the entire proposal under one permission. The existence of the fallback position in terms of the principle of conversion carries significant weight in the determination of the application.

We therefore propose to convert the existing building in a similar manner to that granted under Class Q and also extend the building to provide a contemporary link-attached office and games room/gym and a separate detached double garage.






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VAT Reg No. 364 7780 17

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The proposal complies with local plan policy 23: The Reuse of Buildings in the Countryside for Residential Use, in that the building is structurally sound and capable of conversion without the need for significant extension alteration or rebuilding.

The building is considered to be of architectural merit and the proposed change of use will lead to the enhancement of the immediate setting through the removal of the modern lean-to, whilst remaining sympathetic to the character and appearance of the surroundings.

We have provided the mandatory biodiversity net gain assessment which is also a benefit over and above the Class Q approval.

The application site lies within Flood Zone 3a and consequently the application is supported by a Flood Risk Assessment which concludes that the site is safe from flooding through the requirement to raise the finished floor levels by 0.75m above existing ground levels. The raised finished floor levels are reflected in the proposed design.

The site already has an electricity supply and mains water and it is proposed to provide foul drainage by way of a package treatment plant, as shown on the submitted drawings.

Should you require any further information, please do not hesitate to contact us.

Yours faithfully



Lewis Smith MRTPI






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