

## **Officers Report**

**Planning Application No: 145792**

**Listed Building Consent No: 146827**

**PROPOSAL:** Planning application and listed building consent for conversion, partial demolition and rebuild of existing cottages, outbuildings and barns to create 3no. dwellings, one with annex, together with parking and storage.

**LOCATION:** Holme Farm Barns Old Forge Lane West Rasen Market Rasen LN8 3LS

**WARD:** Market Rasen

**WARD MEMBER(S):** Cllr S Bunney, Cllr E L Bennett and Cllr M K Westley

**APPLICANT NAME:** Mr Colin Daniels

**TARGET DECISION DATE:** 26/12/2022 (Extension agreed until 8<sup>th</sup> September 2023)

**DEVELOPMENT TYPE:** Change of Use

**CASE OFFICER:** Ian Elliott

### **RECOMMENDED DECISION:**

**145792 - Grant permission subject to conditions**

**146827 - Grant consent subject to conditions**

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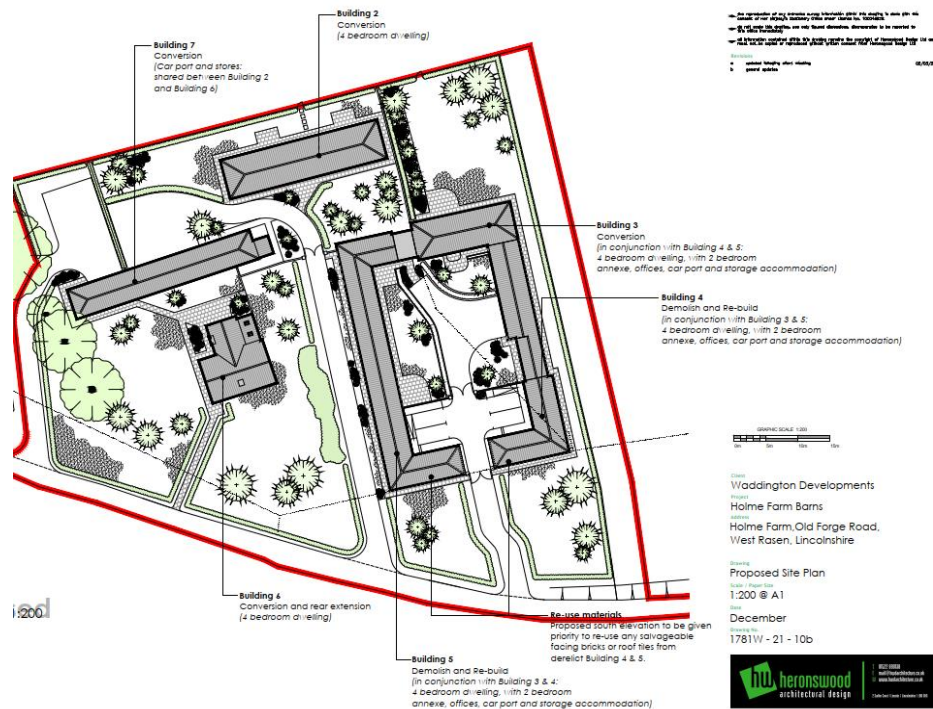
### **Planning Committee:**

This retrospective planning application is considered relevant to be presented to the planning committee as it has a recommendation for approval when the development is considered to be a departure from the Development Plan.

### **Description of Development:**

The development proposes:

- Conversion of cottages to one dwelling with two storey rear extension (Building 6).
- Conversion of two storey barn to one dwelling (Building 2).
- Conversion of two storey barn and single storey derelict barn to one dwelling and annex. This includes the removal of a later lean-to structure and link structure (Building 3, 4 and 5).
- Conversion of single storey barn to car port garaging and storage (Building 7).



## Description of Site:

The application site is a group of existing barns and semi-detached farm dwellings to the west of West Rasen. The barns are partly derelict. The barns and semi-detached dwellings are red brick with red pantile roofs. The group sits well away from the highway down a track. The site is very open with all directions with only the barns screening each other from certain viewpoints. Open countryside sits adjacent in all directions with residential dwellings nearby to the east and Holme Farmhouse to the west. The site is primarily within flood zone 2 with the southern section in flood zone 3. Holme Farmhouse to the west is a grade II Listed Building.

The application seeks permission and consent for conversion, partial demolition and rebuild of existing cottages, outbuildings and barns to create 3no. dwellings, one with annex, together with parking and storage.

## Relevant history:

139460 - Prior approval for proposed change of use from agricultural buildings to 3no. dwellings – 09/07/19 – Refused

Reason 2:

“Contrary to section Q.1 (m) **the agricultural buildings are considered to be curtilage listed buildings** (emphasis added) as set out in Section 2, 1 of *The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)* and Section 1, Paragraph 5 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, as well as in the *2019 Institute of Historic Building Conservation guidance*”

139536 - Application for lawful development certificate for the conversion of two cottages to form a single dwelling use – 08/08/19 - Granted without conditions

### **Representations**

**Chairman/Ward member(s):** No representations received to date

**Parish/Town Council/Meeting:** No representations received to date

**Local residents:** No representations received to date

**Historic England:** Comment

On the basis of the information available to date, in our view you do not need to notify us of this application under the relevant statutory provisions, details of which are below.

**WLDC Conservation Officer:** No objection subject to a condition

The barn buildings are curtilage listed due to the association with the listed Holme Farm House.

The barn building offers special architectural and historic interest in its built form, materials, and layout as defined in the listing but also in its internal features as defined in the heritage statement. The existing condition of the barn buildings are in a poor condition. Building 4 & 5 (on the proposed site plan) are mostly lost with only the southern sections in situ. The other buildings (2, 3, 6, & 7) are all derelict and in need of many repairs.

Policy S57 of the CLLP seeks to protect, conserve, and enhance the historic environment.

The proposal seeks to conserve the historic layout, building forms and material design whilst offering a new use to the redundant buildings. The elevations and floor plans have minimal alterations to the existing and the proposed additions respect and character of the original.

The site boundaries will be altered to offer residential use. These are proposed to be hedges and soft green boundaries which balances the historic rural setting with the modern residential use. The use of post and rail boundaries should be used to the external boundaries to retain the connection of the barn buildings and the wider farmland and prevent the heritage buildings being isolated from their setting.

I have no objections subject to the following conditions:

1. New/replacement windows
2. External materials
3. Brick sample panel
4. New internal joinery, insulation, masonry and materials
5. Landscaping

**LCC Highways/Lead Local Flood Authority:** No objections with advice  
Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire

County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

The proposals are served by Forge Lane which is an adopted lane with existing problems with regards to the condition of the road towards the end of the lane. The traffic impact of the development is minimal and the site has an associated use as a farm, this level of traffic does not require improvements to the highway which meet the CIL tests (NPPF Paragraph 56) of being necessary, fair and reasonable and directly related.

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to drainage and surface water flood risk on all Major applications. This application is classified as a Minor Application and it is therefore the duty of the Local Planning Authority to consider the surface water flood risk and drainage proposals for this planning application.

**Environment Agency:** No objections subject to a condition and advice

Representation received 26<sup>th</sup> July 2023:

The development shall be carried out in accordance with the submitted flood risk assessment (FRA) ref: '5555/DR/01 issue: 07', dated June 2023, prepared by Siddle Grimley Hage Limited including the following mitigation measures it details:

- Finished floor levels shall be set no lower than the levels shown on drawing no. 5555-DS-01 (rev E): Drainage Strategy Plan and stated within paragraph 7.4 of the FRA.
- Compensatory storage shall be provided in accordance with drawing no. 5555-DS-01 (rev E): Drainage Strategy Plan and document 5555/VOL/01/Rev A within the FRA.
- No gardens to be on land below 12.09 metres as shown on drawing no. 1781W - 21 - 10g: Proposed Site Plan within the FRA.

These mitigation measures shall be fully implemented prior to occupation. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason

To reduce the risk of flooding to the proposed development and future occupants and to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided in accordance with Policy S21 of the Central Lincolnshire Local Plan 2023: Flood Risk and Water Resources.

Representation received 1<sup>st</sup> June 2023:

We have reviewed the amended Flood Risk Assessment (FRA) (ref: 5555/DR/01, issue: 05, dated: May 2023) and it does not satisfactorily address our earlier concerns.

We therefore maintain our objection set out in our response dated 07 February 2023.

Representation received 7<sup>th</sup> February 2023:

We have reviewed the additional site plan, it does not satisfactorily address our earlier concerns and we therefore maintain our objection.

Representation received 12<sup>th</sup> December 2022:

We maintain our objection set out in our response dated 24 November 2022.

### Reasons

The submitted FRA undertaken by Siddle Grimley Hage Limited, Consulting Engineers (ref: 5555/DR/01, issue: 03, dated: Oct 2022) does not comply with the requirements for site-specific flood risk assessments, as set out in Policy LP14 of the Central Lincolnshire Local Plan (2012-2036) and in paragraphs 20 to 21 of the Flood Risk and Coastal Change planning practice guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails to:

- consider how a range of flooding events (including extreme events) will affect people and property. West Lindsey District Council have not identified functional floodplain for this area within their SFRA. However, the Flood risk and coastal change PPG states that functional floodplain will normally comprise
- land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or
- land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding).

Information held by the Environment Agency shows that the southern area of the development site lies within the 3.33% modelled flood extent which would meet the definition above. This is supported by the topographic survey which shows land levels close to the watercourse / southern area of the development site below the 3.33% flood level.

The flood extents should be mapped on a detailed topographical survey plan (in ODN) along with the development layout, which will enable the applicant / consultant to assess the level of flood risk to the site and the proposed development to ensure that it is appropriate with Table 3 of the Planning Practice Guidance. All residential development (the whole curtilage – gardens, garages etc.) must be located outside the 3.33% modelled flood extent.

- demonstrate that the development will not increase the risk of flooding to the site, surrounding area and third parties.

Section 8.5 of the FRA states that 'ground levels to be locally raised around the buildings to above the predicted flood level of 12.45m. Paved areas immediately adjacent the buildings to be raised to at least 12.58m'. No information on the location of this ground raising is included and no floodplain compensation is proposed.

There should be no loss of floodplain capacity to store and convey flood water as a result of the development up to the design event. Any amended FRA must provide further details on any raising and/or lowering of land within the floodplain. Any loss of floodplain should be compensated for on a level-for-level, volume-for-volume basis (i.e. re-grade the land at the same level as that taken up by the development) therefore providing a direct replacement for any 'lost' storage volume.

Within any FRA, detailed information must be provided to demonstrate how this can be achieved. For further advice and guidance on the provision of floodplain compensation, please refer to direct replacement of flood storage within Section A3.3.10 Compensatory Flood Storage of CIRIA Guide C624: Development and Flood Risk, guidance for the construction industry and <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>.

#### Flood Level Information

The flood model for the River Rase has been updated. We are in the process of checking the modelled extents so these are not available however we are able to provide the updated flood levels to inform the revised FRA. To obtain the updated levels, please request the relevant Product Flood Risk Assessment Data, by email our Customers and Engagement team at [LNenquiries@environment-agency.gov.uk](mailto:LNenquiries@environment-agency.gov.uk). Details of what the Flood Risk Assessment Data information products contain is available at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>. "Get information to complete an assessment".

Representation received 24<sup>th</sup> November 2022:

The application site lies within Flood Zones 3 and 2, which is land defined by the planning practice guidance as having a high and medium probability of flooding. The National Planning Policy Framework (NPPF) (paragraph 167, footnote 55) and Policy LP14 of the Central Lincolnshire Local Plan (2012-2036) states that an FRA must be submitted when development is proposed in such locations.

An FRA is vital to making informed planning decisions. In its absence, the flood risks posed by the development flood are unknown. This is sufficient reason for refusing planning permission.

**WLDC Building Control:** Comment

Surface Water - The calculated design solution looks acceptable. It will need the permissions as stated.

Foul Water - The calculated design solution looks acceptable. It will need the permissions as stated.

**LCC Archaeology:** No objections

The historic building report submitted with this application is a thorough and well-researched assessment of this significant group of surviving unmodernised 19<sup>th</sup> century farm buildings, associated with the adjacent Grade II Listed Holme Farm House. The historic building recording report provided is therefore sufficient to serve as a record of the current condition of these buildings prior to development and on this basis we would not recommend that any further archaeological input be required in association with the proposed development.

**WLDC Tree and Landscape Officer:** No objection

The proposed landscaping is suitable. It should be conditioned to ensure implementation of the scheme.

**WLDC Environmental Officer:** Comment

Contaminated Land Assessment

I have assessed the both Phase 1 (April 2022) and Phase 2 (May 2022) contaminated land reports referenced G22116 by GEO Investigations Ltd, the reports are satisfied provided the recommendation at 7:2 is adhered to.

Main Water Supply

I note there is no information on the mains water supply to the proposed development. Given the rural location of the proposed development, there may be implications under the Private Water Supplies (England) (as amended) Regulations 2016, if the water intended for human consumption is not a main water supply, i.e., bore hole, well, spring etc. I would be grateful if this can be confirmed by the applicant/agent.

**Lincolnshire Wildlife Trust:** Comment

Firstly, we are encouraged to see the application includes a Biodiversity Net Gain Assessment of the site using the DEFRA metric and appropriately translating habitats from Phase 1 classification to the UKHab system with justifications.

It is, however, disappointing to see the ecological survey appears to have been carried out during the construction phase of the project judging by the photo on the cover of the BNG assessment report.

**Natural England:** No representations received to date

**IDOX checked:** 15th August 2023

### **Relevant Planning Policies:**

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Here, the Development Plan comprises the provisions of the Central Lincolnshire Local Plan (adopted in April 2023) and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016).

#### Development Plan

- ***Central Lincolnshire Local Plan 2023 (CLLP)***

Relevant policies of the CLLP include:

- S1 The Spatial Strategy and Settlement Hierarchy
  - S5 Development in the Countryside
  - S7 Reducing Energy Consumption – Residential Amenity
  - S13 Reducing Energy Consumption in Existing Buildings
  - S20 Resilient and Adaptable Design
  - S21 Flood Risk and Water Resources
  - S27 Residential Annexes
  - S47 Accessibility and Transport
  - S49 Parking Provision
  - S53 Design and Amenity
  - S56 Development on Land Affected by Contamination
  - S57 The Historic Environment
  - S60 Protecting Biodiversity and Geodiversity
  - S61 Biodiversity Opportunity and Delivering Measurable Net Gains
- <https://www.n-kesteven.gov.uk/central-lincolnshire>

- ***Neighbourhood Plan***

There is currently no neighbourhood plan to consider.

- ***Lincolnshire Minerals and Waste Local Plan (LMWLP)***

The site is not within a Minerals Safeguarding Area, Minerals or Waste site/area.

<https://www.lincolnshire.gov.uk/planning/minerals-waste>

#### National policy & guidance (Material Consideration)

- ***National Planning Policy Framework (NPPF)***

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

The NPPF sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions. The most recent iteration of the NPPF was published in July 2021.

- ***National Planning Practice Guidance***

<https://www.gov.uk/government/collections/planning-practice-guidance>



- **National Design Guide (2019)**

<https://www.gov.uk/government/publications/national-design-guide>

- **National Design Model Code (2021)**

<https://www.gov.uk/government/publications/national-model-design-code>

**Other:**

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

<https://www.legislation.gov.uk/ukpga/1990/9/section/66>

**Main issues:**

- Principle of the Development
  - Central Lincolnshire Local Plan 2023*
  - Assessment of Local Policy S5 Part A*
  - Heritage*
  - Flood Risk*
  - Balancing Discussion*
  - Concluding Assessment*
- Structural Survey
- Landscape and Visual Impact
- Residential Amenity
- Archaeology
- Highway Safety
- Biodiversity
  - Surveys*
  - Biodiversity Net Gain*
- Drainage
- Contamination

**Assessment:**

Principle of the Development

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

*Central Lincolnshire Local Plan 2023:*

Local policy S1 sets out a spatial strategy and settlement hierarchy from which to focus housing growth. The site is clearly within the open countryside.

Local policy S5 Part A (Re-use and conversion of non-residential buildings for residential use in the countryside) states that:

*“Where a change of use proposal to residential use requires permission, and where the proposal is outside the developed footprint of a settlement listed in*

*the Settlement Hierarchy or the developed footprint of a hamlet, then the proposal will be supported provided that the following criteria are met:*

- a) Comprehensive and proportionate evidence is provided to justify either that the building can no longer be used for the purpose for which it was originally built, or the purpose for which it was last used, **or** that there is no demand (as demonstrated through a thorough and robust marketing exercise) for the use of the building for business purposes; and*
- b) The building is capable of conversion with minimal alteration, including no need for inappropriate new openings and additional features; and*
- c) The building is of notable architectural or historic merit and intrinsically worthy of retention in its setting.”*

*Assessment of Local Policy S5 Part A:*

- a) Comprehensive and proportionate evidence is provided to justify either that the building can no longer be used for the purpose for which it was originally built, or the purpose for which it was last used, **or** that there is no demand (as demonstrated through a thorough and robust marketing exercise) for the use of the building for business purposes;*

The barns have been redundant for a number of years hence their declining and derelict condition. The barns are no longer fit for modern agricultural machinery and methods. The barns could be used for storage purposes but the farmhouse associated to the site is unoccupied and unsafe for habitation. It would be likely that the occupation of the farmhouse and use of the farm unit would use more modern and appropriate farm buildings.

- b) The building is capable of conversion with minimal alteration, including no need for inappropriate new openings and additional features;*

The application has included the submission of a letter from Siddle, Grimley and Hage Limited dated 22<sup>nd</sup> September 2022 summarising the structural condition of each building. In summary the letter states that:

- Building (barn) 2 is in general good condition with advice
- Building 3 (barn) is in general good condition with advice
- Building 4 and 5 (barn) are derelict and in a poor condition. It is considered that rebuilding on new foundations possibly extending to the firm clay (approx 1.4m down) would be the most cost-effective solution.
- Building 6 (cottage) is constructed from solid brickwork with advice
- Building 7 (barn) is missing areas of roof with some walling leaning outwards with brick courses missing

In summary only barn 2, 3, 7 and cottage 6 are capable of conversion as barn 4 and 5 are derelict requiring re-build.

The proposed plans identify the use of existing openings and only including new openings where necessary. All new openings are considered appropriate to the site. The cottage would include an acceptable two storey

extension which would provide additional space required for modern living standards.

c) *The building is of notable architectural or historic merit and intrinsically worthy of retention in its setting’.*

All of the structures which are capable of conversion are clearly of notable architectural and historic merit as agricultural structures which is further heightened by their sensitive setting and curtilage listing. The derelict barns would appear to have been of notable architectural and historic merit as part of the group value of the barns. The Authorities Conservation Officer agrees with this assessment.

#### *Heritage:*

The barns and cottage building are curtilage listed and in the setting of the listed farmhouse therefore the site is sensitive in nature and location and the impact of the proposal on its surrounding area carries significant weight. This includes the potential loss by leaving the barns and cottage in their current redundant state.

Local policy S57 of the CLLP states that *“Development proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire”* and provides a breakdown of the required information to be submitted as part of an application in a heritage statement.

In the Listed Building section of S57 it states that *‘Development proposals that affect the setting of a Listed Building will be supported where they preserve or better reveal the significance of the Listed Building’.*

Guidance contained within Paragraph 194 of the NPPF states that *‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation’.*

Paragraph 199 states that *‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’.*

The impact of a development of the setting of a listed building is more than just its visual presence and annex 2 of the NPPF defines the setting of a heritage asset as:

*'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'.*

Paragraph 13 (Conserving and Enhancing the Historic Environment) of the NPPG (Reference ID: 18a-013-20140306) further supports this definition declaring that *'Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage'* and *'although views of or from an asset will play an important part, the way in which we experience.*

The application has included the submission of an Assessment of Significance and Heritage Impact Assessment (HIA) by Austin Heritage Consultants dated October 2022. The HIA concludes that *"although the proposals will see completely new uses for the buildings and necessary reconfiguration and some rebuilding for conversion, it is expected that the repair and restoration of the buildings generally to their existing footprints and rooflines (with the only exception being the rear addition to the cottages) as part of their conversion will restore the overall appearance, character, and layout of the original farmyard. This will significantly improve the intervisibility between, and enhance the setting of, the listed farmhouse and the farm complex as part of the overall traditional setting of Holme Farm"*.

The Local Authority's Conservation Officer (CO) has been heavily involved in the appropriateness of the scheme in terms of its design, scale, layout plus the overall heritage impacts of the development whether they are beneficial or harmful.

Following the submission of amended drawings the CO concludes that *"the proposal seeks to conserve the historic layout, building forms and material design whilst offering a new use to the redundant buildings. The elevations and floor plans have minimal alterations to the existing and the proposed additions respect and character of the original. I have no objections subject to the following conditions"*.

The proposed development would convert, rebuild and extend the site in an appropriate and sensitive manner to retain the presence of the barns in the future. The development, including the sections of rebuild respects the historic scale, built form and grouping of the barns preserving the relationship with the listed farmhouse to the west.

#### *Flood Risk:*

As already stated the site sits primarily in flood zone 2 with the lower southern section in flood zone 3. Local policy S21 and the National Planning Policy Framework (NPPF) requires a sequential approach towards locating

development to areas at lower risk of flooding and the submission of a Flood Risk Assessment (FRA).

An amended FRA dated June 2023 (Issue 07) by sgh has been submitted. The Environment Agency have no objections to the development subject to a condition and creating a Flood Warning and Evacuation Plan.

Paragraph 162 of the NPPF states that *“the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source”*.

The proposed use of the site for dwellings is classed under Table 2 (Flood Risk Vulnerability Classification) of the NPPG as being more vulnerable. Given consideration to annex 3 (Flood risk vulnerability and flood zone ‘compatibility’) of the NPPF the site would not be required to pass the exceptions test if the sequential test is passed. The Sequential Test should be applied first to guide development to Flood Zone 1, then Zone 2, and then Zone 3. The sequential test is applied by the Local Planning Authority.

Footnote 56 of the NPPF guides on when the sequential and exceptions test does not need to be applied. It states that *“This includes householder development, small non-residential extensions (with a footprint of less than 250m<sup>2</sup>) and **changes of use** (emphasis added)<sup>1</sup>; except for changes of use to a caravan, camping or chalet site, or to a mobile home or park home site, where the sequential and exception tests should be applied as appropriate”*.

Therefore barn 2, 3 and 7 do not require the application of the sequential test. Cottage 6 would retain a residential use but be converted to a single dwelling therefore passes the sequential test. Barn 4 and 5 as new builds needs to pass the sequential and exceptions test as set out below.

Paragraph 27 (Reference ID: 7-027-20220825) of the Flood Risk and Coastal Change section of the NPPG states that *“for individual planning applications subject to the Sequential Test, the area to apply the test will be defined by local circumstances relating to the catchment area for the type of development proposed”*.

The proposed new build sections of the development would rebuild sections of the barns which had a grouped heritage value as curtilage listed buildings. The development proposes to construct the new build sections in the same location and on the same footprint as the derelict barns.

Paragraph 31 (Reference ID: 7-031-20220825) of the Flood Risk and Coastal Change section of the NPPG states that to pass the exceptions test the development should demonstrate that:

- *“development that has to be in a flood risk area will provide wider sustainability benefits to the community that outweigh flood risk; and*

- *the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall”.*

The proposed development would convert and rebuild existing and derelict curtilage listed buildings in an appropriate and sensitive manner. This would maintain the presence and relationship of the heritage assets to the listed farmhouse.

Each residential unit would have first floor living accommodation to go to as refuge. Paragraph 7.8 of the FRA recommends that a “*Flood Warning and Evacuation Plan for each dwelling and advises the occupiers to signs onto the Environment Agency Floodline (FWD) system.*

The proposed development would be required through further details be able to demonstrate a surface water drainage system which would suitably deal with surface water from rainfall. This would be expected to overall reduce the risk of flooding from the current surface water drainage situation on the site.

*Balancing Discussion:*

The flood risk sequential test does not apply to the buildings to be converted. The conversion of the cottage to a single dwelling would retain a residential use therefore passes the sequential test. The new build sections of the development are considered to pass the sequential test as they would be constructed on the same footprint as the derelict curtilage listed barns they would replace.

The proposed development is a mix of converting existing buildings, retaining a residential use and rebuilding derelict buildings. In summary barn 2, 3, 7 and cottage 6 are capable of conversion and barn 4 and 5 are derelict requiring re-build. The buildings individually and as a group are considered to be of significant historic and/or architectural merit.

The group of buildings (barns/cottages) have previously been and are considered as curtilage listed buildings due to their relationship with Holme Farmhouse. The proposed conversion and new build aspects of the development would be sensitively done to retain the character of the buildings to be converted and the buildings to be rebuilt. It has been justified that all the buildings can no longer be used for the purpose for which they were originally built.

The application site and the buildings it comprises have significant heritage value in terms of their curtilage listed status and their historical relationship with Holme Farmhouse, a grade 2 listed building to the west. Significant positive weight in this case is therefore allocated to the heritage benefit of sensitively converting and constructing appropriate new build development to residential accommodation. The proposed development would secure the presence of the surviving curtilage listed buildings and replace the derelict curtilage listed buildings with appropriate replacements.

### *Concluding Statement:*

The proposed development would be expected to comply with local policy S5 Part A (a)(c), S21 and S57 of the CLLP and the statutory duty set out in section 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the provisions of the National Planning Policy Framework.

However the rebuild works cannot be considered as conversion therefore the development would not be fully capable of conversion and would not fully comply with local policy S5 Part A (b) of the CLLP.

Given that the development is not wholly compliant with local policy S5 Part A of the CLLP it is considered a departure from the development plan. However after careful consideration significant heritage benefits are considered to outweigh the harms of including some new buildings in the development.

### Landscape and Visual Impact

Local policy S53 of the CLLP sets out 10 criteria's based on design and amenity. It is considered that criteria 1 (Context), 2 (Identity), 3 (Built Form), 5 (Nature) and 8 (Homes and Buildings) of S53 are the most relevant to the development.

The identity chapter (pages 14-17) of the National Design Guide places importance on the need for development to either reflect its local character or create a sense of character through the built form.

As previously assessed in the principle section of this report the proposed development would appropriately convert and rebuild the site. This would sensitively restore and retain the presence of the group of listed farm buildings within their historic, open countryside and landscape setting. The proposed development would be subject to several external material conditions to ensure the development was converted and constructed with materials which were appropriate to the historic agricultural rural character and appearance.

The final design of the site and the buildings has been amended following negotiation including advice from the Authority's Conservation Officer.

The proposed development would therefore accord to local policy S53 of the CLLP and the provisions of the NPPF.

### Residential Amenity

The nearest dwellings to the site would be:

- The host dwelling Holme Farmhouse 80 metres to the west.
- The Old Forge, Old Forge Lane 115 metres to the west.

The nearest neighbouring dwellings would therefore be a considerable distance from the application site.

Each of the proposed residential units would have sufficient private external spaces

It is therefore considered that the living conditions of the existing neighbouring dwellings and future occupants would not be unacceptably harmed by overlooking, an overbearing impact or a loss of light.

The proposal therefore accords to local policy S53 of the Central Lincolnshire Local Plan 2023 and the provisions of the National Planning Policy Framework.

#### Archaeology

The Historic Environment Officer (HEO) at Lincolnshire County Council Archaeology has accepted the Historic Building Record and has no objections to the development.

The proposal would therefore not have an unacceptable archaeological impact and would accord to local policy S57 of the Central Lincolnshire Local Plan 2023 and the provisions of the National Planning Policy Framework.

#### Highway Safety

The proposed residential units would use the existing agricultural gated vehicular access of Forge Lane. Each units would have sufficient off street parking. Two of the units would be served by car port parking in building 7 and parking within the courtyard would serve the other unit. The Highways Officer at Lincolnshire County Council has no objections to the proposal.

The proposal therefore would not have an unacceptable harmful impact on highway safety and would accord to local policy S47 and S49 of the Central Lincolnshire Local Plan 2023 and the provisions of the National Planning Policy Framework.

#### Biodiversity

Local Policy S60 of the CLLP states:

*“All development should:*

- a) protect, manage, enhance and extend the ecological network of habitats, species and sites of international, national and local importance (statutory and non-statutory), including sites that meet the criteria for selection as a Local Site;*
- b) minimise impacts on biodiversity and features of geodiversity value;*
- c) deliver measurable and proportionate net gains in biodiversity in accordance with Policy S61; and*
- d) protect and enhance the aquatic environment within or adjoining the site, including water quality and habitat.”*

Local policy S61 of the CLLP requires *“all development proposals should ensure opportunities are taken to retain, protect and enhance biodiversity and geodiversity features proportionate to their scale, through site layout, design*



*of new buildings and proposals for existing buildings with consideration to the construction phase and ongoing site management". Local policy S61 goes on to state that "All qualifying development proposals must deliver at least a 10% measurable biodiversity net gain attributable to the development. The net gain for biodiversity should be calculated using Natural England's Biodiversity Metric".*

Guidance contained within paragraph 174 and 179 of the NPPF encourages the protection and enhancement of protected species (fauna and flora) and providing net biodiversity gains.

*Surveys:*

The site is redundant farm buildings surrounded by arable and grass land with trees. The application has included the submission of a Preliminary Ecological Appraisal by CGC Ecology dated April 2022. In summary the Preliminary Ecological Appraisal (Section 5) recommends the following:

*Further Surveys:*

- Further bat emergence surveys on all barns.

*Birds:*

- Works commence outside the bird breeding season (early March to early September)
- Replacement swallow nests
- No owl mitigation required.
- 2 starling nest boxes
- 2 house sparrow nest boxes
- 6 integral swift boxes

*Badgers/hedgehogs:*

- Precautionary measures
- Hedgehog fencing with small hole.

*Bats:*

- As a precaution, the lighting scheme should be designed in accordance with industry guidance, including the general principles provided in the 'Bats and Artificial Lighting in the UK' (ILP/BCT, 2018) and 'The Landscape and Urban Design for Bats and Biodiversity' (Gunnell, Grant and Williams, 2012), which provide advice on minimising and mitigating the effects of lighting on commuting and foraging areas used by bats.

Following the requirement for further bat surveys the agent submitted a Bat Survey Report dated June 2023. Section 5 of the Bat Survey Report recommends:

- A Natural England EPS (European Protected Species) mitigation licence will be required ahead of any works to Barns 2 and 6. Advice is provided on an appropriate mitigation strategy including timing, pre-development checks and roost provision.

*Biodiversity Net Gain:*

This application was valid on 15<sup>th</sup> March 2023 when the adopted Local Plan was the Central Lincolnshire Local Plan 2012-2036. Whilst revoked policy LP21 of the Central Lincolnshire Local Plan 2012-2036 required some net biodiversity gain it did not require at least 10%. In this case with consideration given to the date of validation it is considered that it would be unreasonable to expect the applicant to satisfy the requirements of local policy S60(c) or S61 of the CLLP.

However the application has included a small sites metric report evidencing a 54% net habitat gain and 1796.81% net hedgerow gain. This has been welcomed by the Lincolnshire Wildlife Trust Officer. The Lincolnshire Wildlife Trust Officer has raised a concern about the surveys being completed during construction works. This is not the case and the derelict condition of some of the barns is probably triggering the concerns of the Lincolnshire Wildlife Trust Officer.

The ecologist from CGC has suggested in email dated 1<sup>st</sup> August 2023 that only approved demolition works would be acceptable prior to the issue of the licence by Natural England. A suitably worded condition would therefore be required to ensure this is the only development that can occur to restrict disturbance on bats.

The proposal would therefore subject to conditions not have an unacceptable harmful impact on biodiversity and would provide at least 10% net biodiversity gain. The development therefore accords to local policy S60 and S61 of the Central Lincolnshire Local Plan 2023 and the provisions of the National Planning Policy Framework.

Foul and Surface Water Drainage

The application has included proposed drainage plan (5555-DS-01 Rev E dated 29<sup>th</sup> June 2023) within Flood Risk Assessment and Surface Water Strategy (Report No. 5555/DR/01 and Issue 07) by SGH dated June 2003. This has been accepted by the Environment Agency and the Authority's Building Control Department.

*Foul Water:*

The drainage plan identifies foul drainage will be disposed of to a package treatment plant. Paragraph: 020 (Reference ID: 34-020-20140306) of the water supply, wastewater and water quality section of the NPPG states that "*where a connection to a public sewage treatment plant is not feasible (in terms of cost and/or practicality) a package sewage treatment plant can be considered*". It is accepted that connection to a foul sewer would be unlikely in this location.

*Surface Water:*

Paragraph 7.12 and 7.13 of the Flood Risk Assessment and Surface Water Strategy (Report No. 5555/DR/01 and Issue 07) states:

*“The preferred and most feasible means of disposing of surface water from the building roofs is to provide underground storage cells with a restricted discharge to the River Rase of 2l/s. Storage cells will need to provide a minimum of 57m<sup>3</sup> storage volume. A silt trap should be provided upstream of the storage tanks.”*

*“The discharge route will pass through third party land and either a new pipe will be required or an existing land drainage system utilised (if records can be found). A non-return (flap) valve should be fitted at the outfall to prevent river water filling the storage during flood conditions. A discharge and outfall consent will be required from the Environment Agency.”*

The drainage plan identifies the proposed method described in the Flood Risk Assessment and Surface Water Strategy (Report No. 5555/DR/01 and Issue 07).

It is considered that foul and surface water details are acceptable and can be conditioned to be adhered to.

Therefore the development would be accord to local policy S21 of the CLLP and the provisions of the NPPF.

#### Contamination

The application has included the submission of a Phase 1 Desk Study Site Investigation Report dated May 2022 and Phase 2 Intrusive Site Investigation Report dated April 2022 by Geo Investigate. The Authority's Environmental Officer has accepted the content of the report and has no objections providing the recommendations at section 7:2 of the phase 2 report are adhered to.

The proposed development would not have a harmful contamination impact and would accord to local policy S56 of the CLLP and the provisions of the NPPF.

#### **Other Considerations:**

#### Annex

The annex accommodation is clearly identified on the floor plan (1781W-21-13d) with two bedrooms at ground floor level. The proposed annex contains all the required elements to be a self-contained residential unit. Therefore the annex is ancillary to the main dwelling but the use of the annex needs restricting through a condition on the permission.

#### Landscaping

The application has included a soft landscaping plan (96)001 Rev A and hard landscaping plan (96)001 Rev B.

The proposed hardstanding appears acceptable in terms of the type of material including the use of permeable materials. Some soft boundary treatments are required for residential amenity purposes but these would be

minimised to retain the openness of the site in all directions. The Authority's Tree and Landscape Officer has accepted the planting details as suitable.

It is therefore considered that details of hard and soft landscaping are acceptable.

#### Climate Change

Local policy S6 and S7 of the CLLP sets out design principles for efficient buildings and reducing energy consumption. Local policy LP7 states that:

“Unless covered by an exceptional basis clause below, all new residential development proposals must include an Energy Statement which confirms in addition to the requirements of Policy S6”.

Local policy S7 provides guidance and criteria on the generation of renewable electricity and the limit on the total energy demand for each single dwelling (*“not in excess of 60 kWh/m<sup>2</sup>/yr”*).

As previously stated this application was valid on 15<sup>th</sup> March 2023 when the adopted Local Plan was the Central Lincolnshire Local Plan 2012-2036. Revoked policy LP19 of the Central Lincolnshire Local Plan 2012-2036 required consideration of renewable energy developments but it did not require all development to reduce energy consumption.

In this case with consideration given to the date of validation it is considered that it would be unreasonable to expect the applicant to satisfy the requirements of local policy S6 and S7 of the CLLP.

#### Permitted Development

It would be considered relevant and necessary to remove certain permitted development rights. This is due to the sensitive location of the site and its surrounding. The permitted development rights to be removed would be Class A, AA, B, C, D, E, F, G, H of Part 1 and Class A of Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification).

#### Community Infrastructure Levy

West Lindsey District Council adopted a Community Infrastructure Levy (CIL) which will be charged from 22<sup>nd</sup> January 2018. The site is within charging zone 1, where the charge would be £15 per square metre for houses. It is the case officer's opinion that at least the rebuild and extension sections of the development would be liable to a CIL Payment.

#### Pre-commencement conditions

The agent has agreed in writing to the pre-commencement conditions.

#### **Conclusion and Reason for Decision:**

The decision has been considered against S1 The Spatial Strategy and Settlement Hierarchy, S5 Development in the Countryside, S7 Reducing Energy Consumption – Residential Amenity, S13 Reducing Energy

Consumption in Existing Buildings, S20 Resilient and Adaptable Design, S21 Flood Risk and Water Resources, S27 Residential Annexes, S47 Accessibility and Transport, S49 Parking Provision, S53 Design and Amenity, S56 Development on Land Affected by Contamination, S57 The Historic Environment, S60 Protecting Biodiversity and Geodiversity and S61 Biodiversity Opportunity and Delivering Measurable Net Gains of the Central Lincolnshire Local plan 2023 and guidance contained within the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and National Design Model Code. Furthermore consideration has been given to the duty set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. In light of this assessment it is considered that the heritage benefits of converting, rebuilding and extending these curtilage listed in an appropriate and sensitive manner outweighs the location of the site in flood zone 2 and the departure from some of the development from local policy S5(b) of the CLLP. The proposed development would enable the retention of these curtilage listed structures and the historic relationship they have with the listed farmhouse. The development would therefore be an enhancement of the site and at least preserve the setting of the nearby listed building. The proposal is considered to pass the flood risk sequential test and would not have an unacceptable harmful visual impact on the site or the surrounding area. It would not have an unacceptable harmful impact on the living conditions of neighbouring occupiers, highway safety, biodiversity, drainage, archaeology or contamination.

**Listed Building Consent 147827:**

The proposal has been considered against the duty contained within section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended. In light of this assessment, the proposal is considered as an acceptable change of use and it would sensitively retain the presence of the historic curtilage listed farm buildings as well as preserving the setting of nearby listed building. Furthermore the proposed development would preserve the desirability of the historic buildings, their setting and the special architectural features or historic interest they possesses.

**Human Rights Implications:**

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

**Legal Implications:**

Although all planning decisions have the ability to be legally challenged it is considered there are no specific legal implications arising from this report

**Representors to be notified -**

*(highlight requirements):*

**Standard Letter**       **Special Letter**       **Draft enclosed**

**Prepared by:** Ian Elliott

**Date:** 10<sup>th</sup> August 2023

**Recommendation 145792: Grant consent subject to the following conditions.**

**Conditions stating the time by which the development must be commenced:**

1. The development hereby permitted must be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

**Conditions which apply or require matters to be agreed before the development commenced:**

2. No development apart from the demolition works hereby approved must take place until the local planning authority has been provided with either:
  - a) A European Protected Species mitigation license issued by Natural England authorising the specified development to barn 2 and 6.
  - b) A statement in writing from the relevant licencing body to the effect that it does not consider the specified activity/development requires a licence.

The submitted licence or statement must be approved in writing by the local planning authority.

Reason: To obtain the appropriate licence to protect and mitigate for the presence of bats and to accord with the National Planning Policy Framework, local policy S60 and S61 of the Central Lincolnshire Local Plan 2023.

**Conditions which apply or are to be observed during the course of the development:**

3. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved must be carried out in accordance with the following proposed drawings:
  - 1781W-21-10g dated 28<sup>th</sup> June 2023 – Site Plan (excluding soft and hard landscaping)
  - 1781W-21-11d dated 16<sup>th</sup> May 2023 – Proposed building 2 Elevation, Floor and Roof Plans
  - 1781W-21-12d dated 16<sup>th</sup> May 2023 – Proposed building 3, 4 and 5 Floor Plans
  - 1781W-21-13d dated 16<sup>th</sup> May 2023 – Proposed building 3, 4 and 5 Floor Plans

- 1781W-21-14d dated 16<sup>th</sup> May 2023 – Proposed building 3, 4 and 5 Elevation and Roof Plans
- 1781W-21-15d dated 16<sup>th</sup> May 2023 – Proposed building 3, 4 and 5 Elevation and Roof Plans
- 1781W-21-16b dated 14<sup>th</sup> April 2023 – Proposed building 6 Elevation, Floor and Roof Plans
- 1781W-21-17b dated 16<sup>th</sup> May 2023 – Proposed building 7 Elevation, Floor and Roof Plans
- (90)001 Rev b dated 9<sup>th</sup> May 2023 – Hard Landscaping
- (96)001 Rev b dated 16<sup>th</sup> May 2023 – Soft Landscaping
- 5555-DS-01 Rev E dated 29<sup>th</sup> June 2023 - Drainage Strategy Plan (within the Flood Risk Assessment and Surface Water Strategy (Report No. 555/DR/01 and Issue 07))

The works must be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework and local policy S5, S47, S49, S53 and S57 of the Central Lincolnshire Local Plan 2023.

4. Prior to the commencement of any external repairs being undertaken, a full specification and methodology for external repairs must be supplied and agreed in writing by the Local Planning Authority. This to include:
  - a) Repairs to the roof covering and structure;
  - b) Rainwater goods;
  - c) Brickwork repairs/repointing (extent to be shown shaded on elevations). Sample panels will be required for inspection and approval by the Local Planning Authority.
  - d) Structural repairs (including unauthorised works to remove a timber beam);

The development must be completed in accordance with the approved details.

Reason: To ensure the retention of key historical features in the first instance or appropriate replacements to accord with the National Planning Policy Framework, local policies S5, S53 and S57 of the Central Lincolnshire Local Plan 2023 and the statutory duty in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. Prior to installation full joinery details of all new windows, rooflights, doors and glazed screens must be supplied at scale of no less than 1:20, and 1:1 for glazing bar details, showing elevations, sections through, cill and header details and door frames, colour and finish. The joinery details must be approved in writing by the Local Planning Authority. The development must be completed in strict accordance with the approved details.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the barns, the site, the open countryside and to preserve the setting of the Listed Building to accord with the National Planning Policy Framework, local policies S5, S53 and S57 of the Central Lincolnshire Local Plan 2023 and the statutory duty in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. Prior to installation, the external material listed below must be submitted to and approved in writing by the Local Planning Authority:

- A one metre square sample panel of brickwork, mortar and bond of all new types of brickwork. The brickwork panel(s) constructed must be retained on the site until the development hereby approved has been completed.
- Retained and new roof tiles
- Any cladding material and colour finish
- Header, Cills, Lintels and other decorative finishes
- rainwater goods and downpipes including the colour
- all windows and, domestic doors including section drawings
- Treatment of gables and cappings
- Treatment of verges and barge boards
- Leadwork
- Means of ventilating the roof
- Flues, vents or other pipework piercing the roof (and decorative finish)
- Retention or replaced ironmongery

The development must be completed in strict accordance with the approved details.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the surrounding area including the setting of the Listed Church to accord with the National Planning Policy Framework and local policies S5, 53 and S57 of the Central Lincolnshire Local Plan 2023.

7. No occupation of each individual dwelling must take place until its individual foul and surface water drainage connections have been fully completed in strict accordance with drainage plan 5555-DS-01 Rev E dated 29<sup>th</sup> June 2023 and retained as such thereafter.

Reason: To ensure adequate drainage facilities are provided to serve each dwelling, to reduce the risk of flooding and to prevent the pollution of the water environment to accord with the National Planning Policy Framework and local policy S21 of the Central Lincolnshire Local Plan 2023.



8. The development shall be carried out in accordance with the submitted flood risk assessment (FRA) ref: '5555/DR/01 issue: 07', dated June 2023, prepared by Siddle Grimley Hage Limited including the following mitigation measures it details:

- Finished floor levels shall be set no lower than the levels shown on drawing no. 5555-DS-01 (rev E): Drainage Strategy Plan and stated within paragraph 7.4 of the FRA.
- Compensatory storage shall be provided in accordance with drawing no. 5555-DS-01 (rev E): Drainage Strategy Plan and document 5555/VOL/01/Rev A within the FRA.
- No gardens to be on land below 12.09 metres as shown on drawing no. 1781W - 21 - 10g: Proposed Site Plan within the FRA.

These mitigation measures shall be fully implemented prior to occupation. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development to accord with National Planning Policy Framework and local policy S21 of the Central Lincolnshire Local Plan 2023.

9. The development must be completed in strict accordance with section 7.2 of the Phase 2 Intrusive Site Investigation Report by Geo Investigate dated April 2022.

Reason: In order to safeguard human health and the water environment and to accord with the National Planning Policy Framework and local policy S56 of the Central Lincolnshire Local Plan 2023.

10. No occupation of each individual dwelling must take place until its individual vehicular access, turning space and parking identified on site plan 1781W-21-10g dated 28<sup>th</sup> June 2023 has been fully completed and retained for that use thereafter.

Reason: To ensure safe access to the site and each dwelling/building in the interests of residential amenity, convenience and safety and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety to accord with the National Planning Policy Framework and local policy S47 and S49 of the Central Lincolnshire Local Plan 2023.

11. All landscaping must be completed in strict accordance with hard landscaping plan (90)001 Rev b dated 9<sup>th</sup> May 2023 and soft landscaping plan (90)001 Rev b dated 16<sup>th</sup> May 2023. No occupation of its each residential unit must take place until its individual hard and soft landscaping has been fully completed in strict accordance with the approved plans. The hard and soft landscaping must be retained as such thereafter.

Reason: To ensure that appropriate landscaping is introduced and will not unacceptable harm the character and appearance of the site to accord

with the National Planning Policy Framework and local policies S5, S53 and S57 of the Central Lincolnshire Local Plan 2023.

12. Prior to installation details of the type and position of replacement swallow nest boxes, 2 starling nest boxes, 2 house sparrow nest boxes and 6 integral swift boxes has been submitted to and approved in writing by the Local Planning Authority. The approved boxes must be installed during the conversion and/or construction works of each dwelling and retained as such thereafter.

Reason: In the interest of nature and to provide enhancements to accord with the National Planning Policy Framework and local policy S60 and S61 of the Central Lincolnshire Local Plan 2023.

13. Apart from the details required in condition 2 and 12, the development must be completed in strict accordance with section 5 of Preliminary Ecological Appraisal by CGC Ecology dated April 2022.

Reason: In the interest of protecting protected species and to accord with the National Planning Policy Framework and local policy S60 of the Central Lincolnshire Local Plan 2023.

**Conditions which apply or relate to matters which are to be observed following completion of the development:**

14. The annex accommodation identified on floor plan 1781W-21-13d dated 16<sup>th</sup> May 2023 must only be used and occupied ancillary to the proposed dwelling (building 3, 4 and 5) and must not be used as a separate unit of living accommodation.

Reason: The creation of an independent dwelling in this location would be contrary to the National Planning Policy Framework and local policies S5, S27, S53 and S57 of the Central Lincolnshire Local Plan 2023.

15. All planting and turfing comprised in the approved details of soft landscaping must be carried out in the first planting and seeding season following the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased must be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The landscaping should be retained thereafter.

Reason: To ensure that the approved landscaping is implemented to accord with the National Planning Policy Framework, local policies S5, S53 and S57 of the Central Lincolnshire Local Plan 2023 and the statutory duty in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

16. Notwithstanding the provisions of Classes A, AA, B, C, D, E, F, G and H of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the dwellings, annex and carport building hereby permitted must not be extended, altered and no buildings or structures shall be erected within the curtilage of the dwellings, annex and carport building unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable any such proposals to be assessed in terms of their impact on the design, character and appearance of the dwellings within its historic setting and on the living conditions of neighbouring occupiers in accordance with the National Planning Policy Framework, local policy S5, S53 and S57 of the Central Lincolnshire Local Plan 2023 and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

17. Notwithstanding the provisions of Class A of Schedule 2 Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the dwellings, annex and car port building hereby permitted no gates, fences, walls or other means of enclosure must be erected within or on the boundary of the site unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable any such proposals to be assessed in terms of their impact on the area and the historic setting to accord with the National Planning Policy Framework, local policy S5, S53 and LP57 of the Central Lincolnshire Local Plan 2023 and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

**Recommendation 146827:**

**Grant consent subject to the following conditions**

**Conditions stating the time by which the development must be commenced:**

1. The works to which this consent relates must be begun before the expiration of three years from the date of this consent.

Reason: To conform with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

**Conditions which apply or require matters to be agreed before the development commenced:**

NONE

**Conditions which apply or are to be observed during the course of the development:**

2. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved must be carried out in accordance with the following proposed drawings:

- 1781W-21-10g dated 28<sup>th</sup> June 2023 – Site Plan (excluding soft and hard landscaping)
- 1781W-21-11d dated 16<sup>th</sup> May 2023 – Proposed building 2 Elevation, Floor and Roof Plans
- 1781W-21-12d dated 16<sup>th</sup> May 2023 – Proposed building 3, 4 and 5 Floor Plans
- 1781W-21-13d dated 16<sup>th</sup> May 2023 – Proposed building 3, 4 and 5 Floor Plans
- 1781W-21-14d dated 16<sup>th</sup> May 2023 – Proposed building 3, 4 and 5 Elevation and Roof Plans
- 1781W-21-15d dated 16<sup>th</sup> May 2023 – Proposed building 3, 4 and 5 Elevation and Roof Plans
- 1781W-21-16b dated 14<sup>th</sup> April 2023 – Proposed building 6 Elevation, Floor and Roof Plans
- 1781W-21-17b dated 16<sup>th</sup> May 2023 – Proposed building 7 Elevation, Floor and Roof Plans
- (90)001 Rev b dated 9<sup>th</sup> May 2023 – Hard Landscaping
- (96)001 Rev b dated 16<sup>th</sup> May 2023 – Soft Landscaping

The works must be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework and local policy S5, S47, S49, S53 and S57 of the Central Lincolnshire Local Plan 2023.

3. Prior to the commencement of any external repairs being undertaken, a full specification and methodology for external repairs must be supplied and agreed in writing by the Local Planning Authority. This to include:

- e) Repairs to the roof covering and structure;
- f) Rainwater goods;
- g) Brickwork repairs/repointing (extent to be shown shaded on elevations). Sample panels will be required for inspection and approval by the Local Planning Authority.
- h) Structural repairs (including unauthorised works to remove a timber beam);

The development must be completed in accordance with the approved details.

Reason: To ensure the development proceeds in accordance with the approved plans to safeguard the fabric and setting of the Grade II Listed Building to accord with the National Planning Policy Framework.

4. Prior to installation, full details of all new internal joinery, insulation, masonry, and materials must be submitted to and approved in writing by the Local Planning Authority. The development must be completed in strict accordance with the approved details. The details must include all: new and existing doors, frames, architrave, infills, surrounds, walls, insulation, wall finishes, and other means of enclosure.

Reason: To ensure the development proceeds in accordance with the approved plans to safeguard the fabric and setting of the Grade II Listed Building to accord with the National Planning Policy Framework.

5. Prior to installation full joinery details of all new windows, rooflights, doors and glazed screens must be supplied at scale of no less than 1:20, and 1:1 for glazing bar details, showing elevations, sections through, cill and header details and door frames, colour and finish. The joinery details must be approved in writing by the Local Planning Authority. The development must be completed in strict accordance with the approved details.

Reason: To ensure the development proceeds in accordance with the approved plans to safeguard the fabric and setting of the Grade II Listed Building to accord with the National Planning Policy Framework.

6. Prior to installation, the external material listed below must be submitted to and approved in writing by the Local Planning Authority:
  - A one metre square sample panel of brickwork, mortar and bond of all new types of brickwork. The brickwork panel(s) constructed must be retained on the site until the development hereby approved has been completed.
  - Retained and new roof tiles
  - Any cladding material and colour finish
  - Header, Cills, Lintels and other decorative finishes
  - rainwater goods and downpipes including the colour
  - all windows and, domestic doors including section drawings
  - Treatment of gables and cappings
  - Treatment of verges and barge boards
  - Leadwork
  - Means of ventilating the roof
  - Flues, vents or other pipework piercing the roof (and decorative finish)
  - Retention or replaced ironmongery

The development must be completed in strict accordance with the approved details.

Reason: To ensure the development proceeds in accordance with the approved plans to safeguard the fabric and setting of the Grade II Listed Building to accord with the National Planning Policy Framework.

**Conditions which apply or relate to matters which are to be observed following completion of the development:**

NONE