



Appeal Decision

Site visit made on 1 December 2025

by Ryan Cowley MPlan (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 08 December 2025

Appeal Ref: APP/N2535/W/25/3368512

The Old Barn, Willingham Hill, North Willingham, Market Rasen LN8 3RN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Neil Blake against the decision of West Lindsey District Council.
 - The application Ref is WL/2025/00210.
 - The development proposed is to replace the remaining 6 windows with black ash wood effect UPVC frames to match the window on the side elevation.
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Decision

1. The appeal is allowed and planning permission is granted to replace the remaining 6 windows with black ash wood effect UPVC frames to match the window on the side elevation at The Old Barn, Willingham Hill, North Willingham, Market Rasen LN8 3RN in accordance with the terms of the application, Ref WL/2025/00210, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with drawing nos:
NB DOC 007 Block Plan
NB DOC 005 Window Specification.
 - 3) Prior to installation, full details of all new windows showing elevations, sections, cill and header details, colour and finish must be submitted to and approved in writing by the Local Planning Authority. The development must thereafter be completed in strict accordance with the approved details.

Applications for costs

2. An application for costs was made by Mr Neil Blake, against West Lindsey District Council. This is the subject of a separate Decision.

Preliminary Matters

3. In the banner heading and formal decision above I have set out a truncated form of the description of development in the application form, omitting that which is unnecessary to accurately describe the scheme.
4. I saw on my site visit that the large window on the northwest elevation has already been replaced. I have had regard to correspondence between the appellant and the Council at that time, though a Lawful Development Certificate confirming the planning status of the window is not before me. This window does not form part of

the appeal proposal, and it is not within the remit of this appeal to formally determine whether it requires planning permission.

5. On the 22 November 2023, all designated Areas of Outstanding Natural Beauty (AONB) in England and Wales became National Landscapes (NL). The site lies within the designated Lincolnshire Wolds NL. I have thus used the NL description even where the AONB description is directly cited within the policies and guidance.
6. The appeal building is not statutorily listed, nor located in a conservation area. There is however disagreement between the main parties as to whether it should be considered as a non-designated heritage asset (NDHA). There is no evidence that the building is featured in a local heritage list. However, the Planning Practice Guidance (PPG) indicates that, in some cases, local planning authorities may identify NDHAs as part of the decision-making process on planning applications¹.
7. The Council's Conservation Officer highlighted that the appeal building was a barn belonging to Boucherette Farm (formerly Willingham Corner Farm). This is found in the Historic Environment Record (HER)² and noted as a 19th century farmstead with a regular courtyard and multiple regular yards and a detached farmhouse. However, the evidence indicates that the barn was significantly damaged by fire in August 2017, with most of the building either collapsing or being demolished. This is recognised in a later update to the HER. Despite this, the building was sympathetically reconstructed. It retains a degree of significance and group value through its agricultural origins and context, which can still be appreciated in its appearance, layout, relationship to neighbouring buildings and rural setting.
8. I am thus satisfied on the evidence before me that the appeal building requires consideration as a NDHA and I have done so in reaching my decision.

Main Issue

9. The main issue is the effect of the proposal on the character and appearance of the host dwelling and surrounding area, including the significance of the NDHA and the landscape and scenic beauty of the Lincolnshire Wolds NL.

Reasons

10. Policy S62 of the Central Lincolnshire Local Plan Adopted April 2023 (the Local Plan) states that great weight should be given to conserving and enhancing the landscape and scenic beauty of the Lincolnshire Wolds NL. This accords with Paragraph 189 of the National Planning Policy Framework (the Framework), which places great weight on the conservation and enhancement of landscape and scenic beauty in NLs. I am also mindful of my statutory duty to seek to further the purposes of conserving and enhancing the natural beauty of NLs.
11. The Lincolnshire Wolds NL is characterised by open plateau hilltops, sweeping views, strong escarpments, wide grass verges and ridge-top routeways, dramatic wooded slopes and valleys, beech clumps, attractive villages often nestled in hill folds, and natural and historic features of great interest. The appeal site is part of a small cluster of several dwellings, with some of the adjacent buildings also associated with the historic farmstead. The surrounding area is otherwise predominantly rural in nature, with agricultural fields extending in all directions. The

¹ Paragraph: 040 Reference ID: 18a-040-20190723

² Ref MLI117887

site sits close to an intersection, with the appeal building set back only a modest distance from the road, in a relatively prominent position.

12. Paragraph 216 of the Framework states that the effect of an application on the significance of a NDHA should be taken into account in determining the application. In weighing applications that directly or indirectly affect NDHA, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
13. The appeal building comprises a detached dwelling which has successfully recreated many of the characteristics of the former agricultural barn, including close similarities in its general appearance, layout, finishing materials and decorative features. It differs however in some significant respects, including in terms of its overall footprint, floor area, roof heights and use. While the building retains a degree of significance, this has weakened its authenticity and its historic and architectural interest.
14. The existing windows are side hung timber casement windows with Georgian glazing bars, some of which are new openings in the elevations of the building. While the timber finish of the existing windows is analogous of materials used in the windows of the original barn, they are otherwise clearly modern additions, with opening sashes that stand proud of the face of the window and conspicuous dark brown plastic trickle vents. Though the arched nature and decorative brickwork of the original openings have been replicated, the evidence shows the size and overall form of them differs in places. Moreover, the existing timber frames are rather bulky and do not respond to the curvature of the openings but instead feature thick timber infill boards. These attributes are somewhat emphasised by the bright honey pine colour. Notably, the Council's Conservation Officer acknowledges that the existing windows are not of historic or architectural interest.
15. The proposal would replace the existing windows with traditional mechanical weld flush uPVC casement windows with slim line heritage frames and concealed trickle vents in a black ash finish. The dark colour of the frames and their simpler design would appear more subtle and provide a contrast to the decorative brickwork and characterful stone façade of the appeal building. They would also be in keeping with the existing window installed in the north-west elevation and so would improve the overall consistency in the building's fenestration.
16. I find that the proposed windows are therefore of a style and material that would not be inappropriate in this context. Given the limited contribution from the existing windows and the evolution of the building over time, the proposal would not detract from the character and appearance of the NDHA or its significance. Accordingly, it would not harm the character and appearance of the surrounding area and would conserve the landscape and scenic beauty of the Lincolnshire Wolds NL.
17. The proposal would comply with Policies S53, S57 and S62 of the Local Plan. These policies, among other provisions, seek to ensure that all developments achieve high quality sustainable design that contributes positively to local character and landscape. They also seek to protect, conserve and enhance the historic environment, including protecting the significance of heritage assets; and ensure developments are compatible with the special character of the Lincolnshire Wolds NL, and retain and enhance existing historic and cultural features that contribute to the special quality of the landscape.

Conditions

18. The Council has suggested conditions should the appeal be successful. I have considered these and amended where necessary to accord with the PPG and the tests for conditions set out in the Framework.
19. In addition to the standard time limit condition, it is necessary to specify the approved plans as this provides certainty and clarifies the finishing materials and colour. While a window specification and sections through parts of the frames have been provided, these do not show the windows or their finish in detail nor how they will be positioned and fit to existing openings, for example the extent to which they will be recessed into the wall or the treatment of the arched openings. A condition to secure full details of the windows prior to installation is thus also required.

Conclusion

20. The proposed development would adhere to the development plan as a whole and there are no other considerations which outweigh this finding. Accordingly, for the reasons given, the appeal succeeds.

Ryan Cowley

INSPECTOR