

Officers Report

Planning Application No: WL/2026/00311

PROPOSAL: Planning application for conversion and rebuild of barn to create 1no. dwelling, demolition of existing agricultural building and replacement building for agricultural and domestic use.

LOCATION: Elm Tree Farm, Heapham Lane, Heapham DN21 5PT

WARD: Hemswell

WARD MEMBER(S): Cllr P Howitt-Cowan

APPLICANT NAME: Mr and Mrs D Horsley

TARGET DECISION DATE: 26/05/2026 (Extension agreed until 24th July 2026)

CASE OFFICER: Ian Elliott

Recommended Decision: Grant permission subject to conditions and the signing of a Section 106 Legal Agreement (Unilateral Undertaking) to:

- to secure the barn conversion to residential use as serviced custom/self-build plots.

Planning Committee:

The application is referred to the Planning Committee for determination in line with the Councils constitution as the proposals would be a departure from Policy S5 (Development in the Countryside) of the Central Lincolnshire Local Plan.

Site Description:

The application site is located in the open countryside, within the wider parish of Heapham. The site currently consists of the remnants of the demolished main farmhouse, a dilapidated timber framed agricultural building, a courtyard shaped barn complex with modern steel framed agricultural canopy within the courtyard, as well as brick dovecote. The nearest residential dwelling to the site 'Harley House' lies approximately 90 metres to the south-west of the southern-western-most corner of the site.

Proposal:

The application seeks planning permission for change of use of barn to create 1no. dwelling and erection of a replacement agricultural unit.

The proposed dwelling would be a four-bedroom dwelling with some areas of new build. The later added agricultural canopy over the courtyard area is to be removed.

The agricultural building would retain the three-bay design of the building to be removed and would be retained in a similar position slightly closer to the barn.

Relevant Planning History:

PRE/2026/00025 - Pre-application advice for barn conversion, replacement agricultural unit and a replacement dwelling – 17/03/26

Extract:

“It is considered that the proposed barn conversion, agricultural building and new dwelling would be likely to be supported. Whilst the agricultural building would be likely to cause some harm it would not outweigh the benefits of converting the historical barn which site within the sensitive setting of a Scheduled Monument (Dovecote). The proposed new dwelling would be highly likely to be a departure from the development plan but it is considered likely that the benefits of restoring the historical farmstead arrangement would be likely to justify a recommendation of approval”.

WL/2025/00360 - Planning application for a barn conversion to create 1no. dwelling, erection of a replacement agricultural unit and 1no. farmhouse dwelling - 14/08/25 - Refuse

Reasons for Refusal:

- 1) The ‘barn conversion’ does not comply with policy S5 part A, in particular criteria ‘b’ and to an extent, criteria ‘c’, therefore the principle of development is not supported by Part A of Policy S5. Whilst the proposal does meet criteria ‘a’ and to an extent criteria ‘c’ with respect of the courtyard brick farmstead buildings, this alone would not outweigh the harm caused by the proposed unacceptable level of alterations to the historic barns. Therefore, the proposal is contrary to Policy S5 of the CLLP, and the provisions of the NPPF.*
- 2) The ‘new dwelling’ is not considered a replacement dwelling as there is no dwelling on the site to replace. It would be a new dwelling in the countryside and no information has been submitted to justify Part D of Policy S5. Therefore, the proposal is contrary to Policy S5 of the CLLP, and the provisions of the NPPF.*
- 3) The ‘barn conversion’ is considered to result in a high level of harm on the compact and original courtyard form of the historical farmstead at Elm Tree Farm due to the retention of the modern steel framed canopy which would be in the centre courtyard area of the building, which would alter the essence of what these buildings represent historically. The alterations would severely dominate the original barn and would diminish its intrinsic architectural and historic merit. The modern alterations including the addition of multiple roof-lights into the historic roofing together with the use of modern materials as well as the modern flat roof extension would also harm the significance of the asset. Overall, it is considered that the benefits of bringing the barns back into use would not outweigh the harm caused to the non-designated heritage asset. As such, the proposal would be contrary to Policy S53 and S57 of the CLLP, and the provisions of the*

NPPF.

- 4) *The design, appearance and use of materials for the 'new dwelling' would be entirely modern in their appearance, and would not re-introduce any of the historical features of the demolished farmhouse. As such, the proposal would not relate well to wider historic setting in which it would be viewed, and would harm the setting of the remaining farmstead NDHA as well as the scheduled Dovecote. The introduction of a dwelling of this design is considered inappropriate to the setting and character of the existing farmstead. Overall, it is considered that the benefits of the proposal would not outweigh the harm caused to setting of the nearby NDHA and the Dovecote Scheduled Monument. The proposal is therefore contrary to Policies S53 and S57 of the CLLP, and the provisions of the NPPF.*
- 5) *The modern design of the proposed 'replacement agricultural building', by virtue of the choice of materials and enclosed nature, would not relate well to the historic setting of the wider Elm Tree Farmstead. The structure would also appear as an incongruous feature within this historic setting, and would therefore detract from and harm the setting of the historic farmstead NDHA and scheduled Dovecote. Overall, it is considered that the benefits of the proposal would not outweigh the harm caused to setting of the nearby NDHA and the Dovecote Scheduled Monument. The proposal is therefore contrary to Policy S53 and S57 of the CLLP, and the provisions of the NPPF.*
- 6) *Insufficient information has been submitted to enable the Local Planning Authority to make a reasoned decision as to whether the proposal would comply with the parking standards contained within Policy S49. As such, the proposal would be contrary to Policy S49 of the Central Lincolnshire Local Plan and the provisions of the NPPF.*
- 7) *The application is claiming a self-build and custom build exemption from providing a biodiversity net gain. The proposal does not exclusively consist of dwellings as required by regulation 8 of The Biodiversity Gain Requirements (Exemptions) Regulations 2024 so the self-build exemption cannot be claimed. As the application has been unable to apply a genuine exemption under the Biodiversity Gain Requirements (Exemptions) Regulations 2024, the minimum level of information as required by Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 must be supplied. This information has not been supplied to the Local Planning Authority therefore the proposal does not comply with the statutory requirement. In addition, no baseline metric has been submitted and therefore, the Local Planning Authority have been unable to assess whether the biodiversity gain condition would be capable of being successfully discharged. As such, the proposal does not comply with the requirements of Policy S61 of the CLLP and the provisions of the NPPF and Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.*
- 8) *The submitted energy statement by 'Hubble Architecture' does not meet*

the figures contained within Policy S7.1 and S7.2, or the requirements of S6, nor does it present figures to demonstrate that the dwelling can generate the same amount of energy that it demands over the course of a year. Overall, insufficient information has been submitted to allow the Local Planning Authority to make a reasoned decision on the acceptability of the proposal in energy terms. The proposal would therefore be contrary to Policy S6 and S7 of the Central Lincolnshire Local Plan.

- 9) *Insufficient information has been submitted to the Local Planning Authority to allow it to determine whether there would be sufficient amenity space for the converted farmstead building within the confines of the proposed red line boundary for the site. In addition, the proposal does not make provision for adequate levels of natural light to enter the living areas of the dwelling. The proposal would therefore be contrary to Policy S53 of the CLLP, and the provisions of the NPPF.*
- 10) *There is a low to moderate roost possibility of bats– a European protected species being present in the roof of the existing on-site buildings. Insufficient information has been submitted to allow the Local Planning Authority to make a reasoned decision of the impacts of the proposal on protected species. The proposal would therefore be contrary to Policy S60 of the Central Lincolnshire Local Plan, and the provisions of the National Planning Policy Framework.*

Constraints:

- Elm Tree Farm is identified within the Lincolnshire HER (MLI118066). It is a 19th century farmstead built in a regular courtyard with working buildings to all four sides of the yard. There was also a 19th century farmhouse detached from the working complex. This has been confirmed to have been existing until 2024 when it was demolished by the owner. The barn farmhouse complex is therefore considered as a non-designated heritage asset (NDHA).
- A definitive right of way, namely Heap/1170/1 runs along the northern boundary of the site in an east-west direction, and then continues in a northerly direction.
- The Dovecote at Elm Tree Farm is a designated scheduled ancient monument. This dates from the 19th century, possibly in origin to the rest of the farmstead.
- To the northwest of the site is a moated manorial complex, the HER record labels this site as Ner Gars. Records of land ownership of this area are known from 1086 with clear association in the 15th and 16th century of the moated site being linked to the manor of North Ingleby. There is a significance in the archaeological surroundings to this farmstead from the existing 19th century farmstead and the medieval settlement sited previously in the area.

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

LCC Highways and Lead Local Flood Authority: No objections

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.

Comments:

The proposal is located at the end of a track which is not a through route and is lightly trafficked, the increase in traffic movements along the lane due to the proposals will be minimal, therefore it will not have an unacceptable impact on the public highway.

LCC Archaeology: No objections subject to conditions

Conditions:

- Level 3 Historic Building Record
- Scheme of Archaeological Works

Conservation Officer: No representations received to date

WLDC Principal Ecology and Wildlife Officer:

- I request additional information before I can come to a conclusion regarding this application.
- The surveys need to be updated.

Biodiversity Net Gain:

- The applicant has claimed BNG exemption through custom self-build. I will need confirmation that this will be secured through a UU, otherwise a BNG assessment will be required.

Degradation:

- Based on satellite imagery, I am satisfied that there has been no degradation to this site since 2020.

Strategic Significance:

- The site is not deemed strategically significant under the CLLP or the draft LNRS. Parts of the site do form part of the green infrastructure baseline so policy S59 will need to be considered. One way of evidencing the appropriate level of impact is using an urban greening factor score.

Protected species:

- Protected species surveys were conducted in May 2024, making them out of date under CIEEM guidance and the red line boundary appears to have been updated since the PEA was completed, based on the boundaries in the document differing from those in the site location plan and the planning portal mapping. Given that the site is located adjacent to, and possibly within, habitat identified within the priority habitat mapping, we require a UKHab assessment of all habitats within the red line on NPPF and s60 grounds, as well as to provide clarification on the de minimis exemption under a wider red line boundary.

Regarding protected species, we require updated Edna for pond 1 and updated emergence surveys for bats as these surveys are no longer in date as per the CIEEM guidance (they fall into the 18 months- 3 years category: <https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf>), and the expanded site boundary may have the potential to include more evidence of protected species than was previously identified, especially the more mobile species.

There is no need to contact Natural England based on the impact risk zones for SSSI's.

Lincolnshire Wildlife Trust: Comment

no substantive comments or recommendations on the proposal.

National Grid: Comment

There are no National Gas assets affected in this area.

Historic Buildings & Places (Ancient Monuments Society): No representations received to date

Lincolnshire Bat Group: No representations received to date

Natural England: No representations received to date

Ramblers Society: No representations received to date

Date Checked: 3rd July 2026

Relevant Planning Policies and Legislation:

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 2023–2043***

Relevant policies of the CLLP include:

S1 The Spatial Strategy and Settlement Hierarchy

S5 Development in the Countryside

S6 Design Principles for Efficient Buildings
S8 Reducing Energy Consumption – Non-Residential Development
S13 Reducing Energy Consumption in Existing Buildings
S20 Resilient and Adaptable Design
S21 Flood Risk and Water Resources
S23 Meeting Accommodation Needs
NS24 Custom and Self-Build Housing
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/adopted-local-plan-2023>

- **Neighbourhood Plan (NP)**

There is currently no neighbourhood plan to consider for the Heapham area.
<https://www.west-lindsey.gov.uk/planning-building-control/planning/neighbourhood-planning/all-neighbourhood-plans-west-lindsey>

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

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

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

National policy & guidance (Material Consideration)

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

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 December 2024. Paragraph 232 states:

However, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- **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 Model Design Code (2021)**

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

Other:

Draft Custom and Self Build Housing Guidance Note dated January 2024

Main Considerations:

- Principle of the Development
Central Lincolnshire Local Plan 2023-2043
Assessment of Local Policy S5 Part A
Self-Build
Assessment of Local Policy S5 Part E
Concluding Statement
- Heritage
- Visual Impact
- Residential Amenity
- Energy Efficiency
- Foul and Surface Water Drainage
- Highway Safety and Parking Provision
- Ecology
- Biodiversity Net Gain
- Archaeology
- Contamination
- Landscaping
- Public Right of Way

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.

The development consists of:

- A. Barn Conversion
- B. Agricultural/Domestic Storage Building

Central Lincolnshire Local Plan 2023-2043:

A. Barn Conversion

This section of the development is associated to the domestic section of the proposed agricultural building.

The site is clearly detached from the settlement of Heapham and is in an isolated countryside location and therefore, for the purposes of S1, the site would be categorised within tier 8 as 'Countryside'.

With reference to tier 8, policy S1 states that:

“Unless allowed by:

- a) policy in any of the levels 1-7 above; or*
- b) any other policy in the Local Plan (such as S4, S5, S34, or S43) or a relevant policy in a neighbourhood plan, development will be regarded as being in the countryside and as such restricted to:*
 - that which is demonstrably essential to the effective operation of agriculture, horticulture, forestry, outdoor recreation, transport or utility services;*
 - delivery of infrastructure;*
 - renewable energy generation; and*
 - to minerals or waste development in accordance with separate Minerals and Waste Local Development Documents.*

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 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 has been demolished.

- 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 Structural Report by Ward Cole Consulting Engineers dated May 2024. Paragraph 3.11 concludes that the site is *“structurally suitable for conversion without the need for wholesale rebuild”*.

However, there would be three areas of the development that would have to be considered as new build sections. These would be the:

- section that would provide the family room accommodation
- proposed new wall to provide a hallway
- The domestic vehicles/storage space within the new building

These would have to be considered as more than a minimal alteration to the existing barn building

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

The barn is clearly of notable architectural and historic merit as an agricultural structure which is further heightened by its sensitive location within the setting of two Scheduled Ancient Monuments (The Dovecote and Ner Gars). The Authorities Conservation Officer has agreed in the previously refused application that the site has notable architectural and historic merit.

Self-Build:

Part 1 of the local policy NS24 states that *“proposals for self and custom build dwellings consistent with the policies of this local plan, to be built and occupied by the applicant or to be built on behalf of the applicant, will be supported in principle.”*

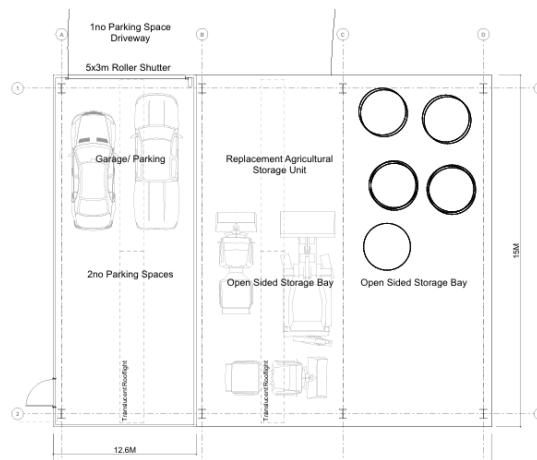
Paragraph 1.3 of the Draft Custom and Self Build Housing Guidance Note dated January 2024 states that *“a custom build has varying degrees of customisation this can be from taking control of the decision-making process **from a shell (floor, roof and external walls built)** (emphasis added) through to selecting the desired finish from a suite of options put forward by a developer (such as floorplans configuration).”*

Paragraph 16 (Reference ID: 57-016-20210208) of the Self-build and custom housebuilding section of the NPPG states *“The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) provides a legal definition of self-build and custom housebuilding. The Act does not distinguish between self-build and custom housebuilding and provides that both are where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals.¹”*

B. Agricultural/Domestic Storage Building

¹ [Self-build and custom housebuilding - GOV.UK](https://www.gov.uk/guidance/self-build-and-custom-housebuilding)

The proposed three bay building would be used for agricultural storage in two of the bays and domestic storage/parking in the remaining bay.



In relation to the agricultural section of the building local policy S5 Part E of the CLLP states that *“proposals for non-residential development will be supported provided that:*

- a) The rural location of the enterprise is justifiable to maintain or enhance the rural economy or the location is justified by means of proximity to existing established businesses or natural features;*
- b) The location of the enterprise is suitable in terms of accessibility;*
- c) The location of the enterprise would not result in conflict with neighbouring uses; and*
- d) The development is of a size and scale commensurate with the proposed use and with the rural character of the location.”*

Assessment of Local Policy S5 Part E:

- 1. The rural location of the enterprise is justifiable to maintain or enhance the rural economy or the location is justified by means of proximity to existing established businesses or natural features;*

The proposed agricultural building would replace an older existing agricultural building which is used for storage purposes by the farmer that farms the adjoining fields. The agricultural part of the building would therefore serve the farm business.

- 2. The location of the enterprise is suitable in terms of accessibility;*

The replacement agricultural building would be accessed via the existing vehicle access and track off Heapham Lane.

- 3. The location of the enterprise would not result in conflict with neighbouring uses; and*

The proposed agricultural building would be for storage purposes only. The farmhouse to the west has been demolished. This application includes the conversion and rebuild of the barn adjacent to the south to a residential unit.

The bay closest to the proposed barn conversion would be for domestic purposes only.

4. *The development is of a size and scale commensurate with the proposed use and with the rural character of the location."*

The proposed replacement building would be of similar size and scale to the agricultural building to be removed.

The bay which would be used as domestic garage/storage space would provide some secure parking in particular

Concluding Statement:

The barn would no longer be suitable for modern agricultural use and is considered to be of notable architectural and historic merit. The barn conversion would include works which would go above and beyond what can be considered minimal alteration.

The applicant has submitted a Section 106 Unilateral Undertaking (UU) to legally obligate the barn conversion to be a serviced custom/self-build residential unit.

The replacement building (agricultural section) would serve the farm business and would not be expected to conflict with neighbouring uses. The agricultural building would be suitable in terms of accessibility and would be commensurate in size and scale.

The proposed development would be expected to comply with local policy S5 Part A (a)(c) and Part E of the CLLP 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. The development would therefore be a departure from the development plan and would only be acceptable if there were beneficial material planning considerations that outweighed the departure from the development plan.

Heritage

The development would be sensitively located adjacent to and in the setting of Scheduled Ancient Monuments as listed in the constraints section of this report:

- *"The Dovecote at Elm Tree Farm is a designated scheduled ancient monument. This dates from the 19th century, possibly in origin to the rest of the farmstead.*
- *To the northwest of the site is a moated manorial complex, the HER record labels this site as Ner Gars. Records of land ownership of this area are known from 1086 with clear association in the 15th and 16th century of the moated site being linked to the manor of North Ingleby. There is a significance in the archaeological surroundings to this farmstead from the*

existing 19th century farmstead and the medieval settlement sited previously in the area.”

The site is not within a conservation area or within the setting of listed buildings.

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.

Local policy S57 of the CLLP states that *“Where a non-designated heritage asset is affected by development proposals, there will be a presumption in favour of its retention, though regard will be had to the scale of any harm or loss and the significance of the heritage asset. Any special features which contribute to an asset’s significance should be retained and reinstated, where possible”*.

Guidance contained within Paragraph 207 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 212 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’*.

Paragraph 216 states *“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”*.

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 a Heritage and Impact Statement (HIS) by Hubble Architecture dated March 2026. The HIS concludes on page 13 that:

“The heritage value of the site relates primarily to its historical contribution to the village as a farmstead within an agricultural landscape. This contribution has been eroded over latter part of the 20th century through erosion and lack of maintenance of its setting. The proposals are good designs, complying with local design policy and will preserve the character and appearance of the character of the area and have no adverse impact upon the setting of the Dovecote due to design mitigation as outlined in this assessment.”

The Local Authority’s Conservation Officer (CO) has taken part in a pre-application site meeting and has verbally agreed that the barn is of historic merit and the barn conversion with some rebuild works is acceptable. The CO has also verbally raised concerns in relation to the agricultural building and its design.

Following the refusal of planning application WL/2025/00360 the Local Planning Authority has met with the applicant/agent on site to get a better understanding of the site and the development. This included the case officer, Planning Manager and the Conservation Officer. As listed in the planning history section of this report the applicant/agent followed this up by submitting a pre-application to negotiate the finer detail of the application.

The proposed barn conversion and rebuild sections would be completed in an appropriate and sensitive manner which would retain the presence of the barn whilst maintaining their historical agricultural character. The development would also remove the agricultural building constructed within the courtyard area of the barn.

The proposed agricultural/domestic building (see photos below) would replace a tired agricultural building which is predominantly open to both ends and sides.

View Looking East

View Looking South

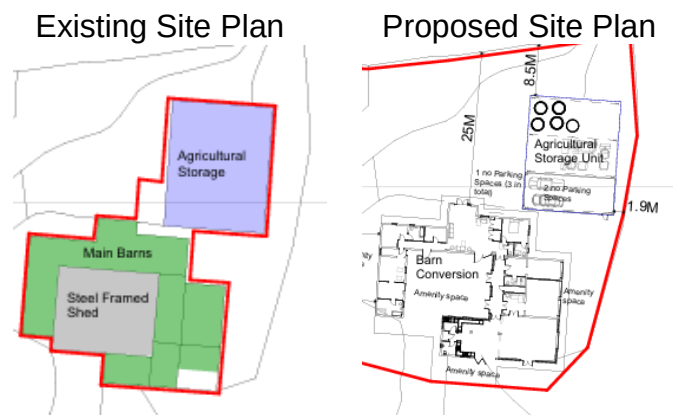


The proposed building would be open for the agricultural storage use but the domestic use section would be enclosed by walls to provide secure parking and storage.



The main consideration of the proposed replacement building is the:

- enclosed section reducing the view of the barn from the north
- the choice of a roller shutter door to secure the domestic storage section.



The photo of the existing agricultural building when looking from the north identifies that whilst the barn is in view it is obscured and spoilt by the agricultural items stored within the building.

The site plans demonstrates that the replacement building would be located slightly more to the east than the existing agricultural building therefore reducing the quantity of the barns north elevation that will be concealed. However, overall, the proposed replacement building would conceal a larger proportion of the barn than the existing agricultural building due to the domestic section being fully enclosed by walls and a roof.

The inclusion of the roller shutter door is a normal modern door design for buildings found in the open countryside on farm units and provides access to the domestic section of the building.

It is acknowledged that the proposed development would locate a modern replacement agricultural/domestic building adjacent a barn with historic and architectural merit and close to two Scheduled Ancient Monuments. The existing barn to be removed is not aesthetically pleasing and is also a modern intervention when compared to the barn.

The conversion with partial rebuild of the barn to a residential use would preserve the presence of the barns for the future and as part of the farm arrangement around the Scheduled Ancient Monuments. This would be afforded substantial weight in the consideration of the overall development.

It is considered that the position of the proposed agricultural/domestic building would be acceptable given it would be on a similar footprint as the agricultural building to be removed. The proposed agricultural/domestic building would not be completely open therefore would screen the barn from views to the north. It would also be a barn of modern appearance and colour. It has to be considered that the design and style of the barn would have some harm on the barn and the setting of the Scheduled Ancient Monuments.

It is considered that the heritage benefits of the development would outweigh the harms and would be expected to accord with local policy S57 of the CLLP and the provisions of the National Planning Policy Framework.

Visual Impact

Local policy S53 of the CLLP sets out 10 criteria 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 whilst adding a modern replacement agricultural/domestic building. The benefits and harms of the development have been considered in the heritage section of this report. The proposed development would be subject to several external material conditions to ensure the barn was converted and constructed with materials which were appropriate to the historic agricultural rural character and appearance of the barn.

It is considered that the visual benefits of the development would outweigh the harms and would be expected to accord with local policy S53 of the CLLP and the provisions of the National Planning Policy Framework.

Residential Amenity

Criteria 7b) local policy S53 states that all development proposals will *“be compatible with neighbouring land uses and not result in likely conflict with existing uses unless it can be satisfactorily demonstrated that both the*

ongoing use of the neighbouring site will not be compromised, and that the amenity of occupiers of the new development will be satisfactory with the ongoing normal use of the neighbouring site”.

Given the demolition of the farmhouse there are no residential units within close proximity of the barn to be converted. The nearest residential dwelling would be Harley House to the south west (61 metres (m) to the north east boundary).

Therefore, given the nature of the development and the nearest residential dwelling, it is considered that the living conditions of the nearest neighbouring dwellings would not be harmed and accords to local policy S53 of the Central Lincolnshire Local Plan 2023 and the provisions of the National Planning Policy Framework.

Energy Efficiency

The development is split into two distinct developments:

- Barn conversion with extensions or rebuilds
- Building for agricultural and domestic use.

Barn conversion with extensions or rebuilds:

Local policy S13 of the CLLP states *“For all development proposals which involve the change of use or redevelopment of a building, or an extension to an existing building, the applicant is encouraged to consider all opportunities to improve the energy efficiency of that building (including the original building, if it is being extended).”*

The planning statement makes it clear that the barn conversion would be *“insulated to meet the current building regulations for extensions/change of use”* and would generate electricity through solar panels installed onto the roof of the barn.

Building for agricultural and domestic use:

Local policy S6 and S8 of the CLLP sets out design principles for efficient buildings and reducing energy consumption. Local policy LP8 states that:

“All new non-residential development proposals must include an Energy Statement which confirms that all such non-residential development proposals:

- 1. Can generate at least the same amount of renewable electricity on-site (and preferably on-plot) as they demand over the course of a year, such demand including all energy use (regulated and unregulated), calculated using a methodology proven to accurately predict a building’s actual energy performance; and*
- 2. To help achieve point 1 above, target achieving a site average space heating demand of around 15-20kWh/m2/yr and a site average total energy demand of 70 kWh/m2/yr. No unit to have a total energy demand in*

excess of 90 kWh/m²/yr, irrespective of amount of on-site renewable energy production. (For the avoidance of doubt, 'total energy demand' means the amount of energy used as measured by the metering of that building, with no deduction for renewable energy generated on site)

The agricultural section of the proposed replacement building would not have an electricity points therefore the energy efficiency policies would not apply to this part of the development.

The domestic section of the proposed replacement building would have lighting and electrical sockets. This part of the development would be fed by the solar panels on the barn.

The development would accord to the requirements of local policy S6, S8 and S13 of the CLLP and the provisions of the NPPF.

Foul and Surface Water Drainage

The application has not included the submission of a drainage plan.

Foul Water:

The application form proposes that 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:

The application form proposed surface water to discharged to a soakaway which is preferred as a form of sustainable urban drainage system.

It is considered that foul and surface water drainage details can be addressed through a condition on any permission.

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

Highway Safety and Parking Provision

The proposed residential unit would use the existing vehicle access and track off Heapham Lane. The unit would have sufficient off street parking including spaces within the proposed agricultural/domestic building. 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.

Ecology

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.”*

Guidance contained within paragraph 187 and 192 of the NPPF encourages the protection and enhancement of protected species (fauna and flora) and providing net biodiversity gains.

The site is a redundant barn with an open farm building used for storage of machinery and animal feed surrounded by arable and grass land. The application has included

- a Preliminary Ecological Appraisal and Phase 2 survey by Archer Ecology dated September 2024
- Great Crested Newt Report by Archer Ecology dated 11th July 2024

In addition, paragraph 6.14 and figure 20 of the planning statement confirms from Archer Ecology that the surveys are still relevant stating:

“I have taken a quick look at the PEA and seen that the site is simply composed of buildings. To this end, I can suggest that time stamped photos of the building are provided to indicate that the habitat composition of the site remains unchanged”

Therefore, in summary the surveys recommend the following:

Landscaping:

- Use native species for planting

Amphibians:

- Follow the bespoke Amphibian Method Statement in Appendix V

Birds:

- Works commence outside the bird breeding season (March to August)
- Integrated nest boxes for swift, starling, great tit, blue tit and house sparrow
- Replace/relocate owl box

Bats:

- Further surveys if planned demolition works not completed before May 2025.
- Precautionary measures set out in paragraph 5.1.3
- Maintain dark unlit corridors
- Artificial light kept directed away from foraging areas

Mammals:

- Precautionary measures set out in paragraph 5.5.2 and 5.5.3.

Great Crested Newts:

1. Negative eDNA

Whilst the assessing professional ecologist has confirmed that the submitted PEA is up to date it does include the following recommendation :

"Further surveys if planned demolition works not completed before May 2025."

The PEA states in paragraph 4.3.17 that *"for foraging activity only and no evidence of roosting activity was recorded during the survey"*. Given that ecology surveys have been completed with no roosting activity it is considered in this case reasonable and necessary to condition the completion of further bat surveys prior to works commencing.

The proposal would therefore subject to conditions would accord to local policy S60 of the Central Lincolnshire Local Plan 2023 and the provisions of the National Planning Policy Framework.

Biodiversity Net Gain

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"*.

Schedule 7A of the Town and Country Planning Act 1990 sets out in law that 10% Biodiversity Net Gain (BNG) for minor developments is a statutory requirement after 2nd April 2024. This takes precedence over local policy S61 of the CLLP.

Provision 8 (self-build and custom build applications) of the Biodiversity Gain Requirements (Exceptions) Regulations 2024 states that:

*"(1) The biodiversity gain planning condition does not apply in relation to planning permission for development which—
(a) consists of no more than 9 dwellings;*

*(b) is carried out on a site which has an area no larger than 0.5 hectares; and
(c) consists exclusively of dwellings which are self-build or custom housebuilding.*

(2) In this regulation “self-build or custom housebuilding” has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015(1).”

This is further confirmed under the question “*which planning permissions are in scope and which are exempt from biodiversity net gain?*” in Paragraph 3 (Reference ID: 74-003-20240214) of the Biodiversity Net Gain section of the NPPG.

The proposed development as a custom/self-build is therefore exempt from Biodiversity Net Gain.

Archaeology

Local policy S57 of the CLLP states “*Development affecting archaeological remains, whether known or potential, designated or undesignated, should take every practical and reasonable step to protect and, where possible, enhance their significance*”.

The Historic Environment Officer (HEO) at Lincolnshire County Council has recommended conditions for a level Historic Building Record and Scheme of Archaeological Works.

Therefore, the proposal subject to conditions would 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.

Contamination

Local policy S56 of the CLLP states “*where development is proposed on a site which is known to be or has the potential to be affected by contamination, a preliminary risk assessment should be undertaken by the developer and submitted to the relevant Central Lincolnshire Authority as the first stage in assessing the risk of contamination.*”

The application has not included the submission of a Contamination Report. The barn would have previously had an agricultural storage and animal use. In this case it is considered relevant and necessary to add a precautionary contamination condition to any permission.

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

Other Considerations:

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 22nd 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 proposed development has been assessed against policies S1 The Spatial Strategy and Settlement Hierarchy, S5 Development in the Countryside, S6 Design Principles for Efficient Buildings, S8 Reducing Energy Consumption – Non-Residential Development, S13 Reducing Energy Consumption in Existing Buildings, S20 Resilient and Adaptable Design S21 Flood Risk and Water Resources, S23 Meeting Accommodation Needs, NS24 Custom and Self-Build Housing, 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 2023-2043. Furthermore, consideration has been given to guidance contained within the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and the National Design Code, as well as all other material considerations and representations received. In light of this assessment, it is considered that the benefits of converting and rebuilding the barn would outweigh the harms of the replacement agricultural/domestic building and the departure of some of the development from local policy S5(b) of the CLLP. The proposed development would preserve the future retention of the barn within its setting. The proposal 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, climate change or contamination.

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 must take place until a comprehensive Historic Building Record to level 3 standard has been submitted to and approved in writing by the local planning authority.

Reason: To ensure a complete written and photographic record of the building(s) is submitted prior to works commencing to accord with the National Planning Policy Framework and local policy S57 of the Central Lincolnshire Local Plan 2023-2043.

3. No development must take place until details of the type and position of the bird nest boxes for swift, starling, great tit, blue tit and house sparrow have been submitted to and approved in writing by the Local Planning Authority. The approved boxes must be retained as such thereafter.

Reason: In the interest of nature to accord with the National Planning Policy Framework and local policy S60 and S61 of the Central Lincolnshire Local Plan 2023-2043.

4. No development must take place until further bat surveys on all the buildings have been completed by a suitably qualified professional person and a bat survey report submitted to and approved in writing by the Local Planning Authority. The bat survey report must include any necessary mitigation measures including a plan showing their position. The development must be completed in strict accordance with the recommendations and retained as such thereafter.

Reason: In the interest of nature and to ensure the protection of roosting bats to accord with the National Planning Policy Framework and local policy S60 and S61 of the Central Lincolnshire Local Plan 2023-2043.

5. No development must take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the local planning authority. This scheme must include the following
 - a) An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
 - b) A methodology and timetable of site investigation and recording.
 - c) Provision for site analysis.
 - d) Provision for publication and dissemination of analysis and records.
 - e) Provision for archive deposition.
 - f) Nomination of a competent person/organisation to undertake the work.
 - g) The scheme to be in accordance with the Lincolnshire Archaeological Handbook.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation and in accordance with the National

Planning Policy Framework and local policy S57 of the Central Lincolnshire Local Plan 2023-2043.

6. The local planning authority must be notified in writing of the intention to commence the archaeological investigations in accordance with the approved written scheme referred to in condition 5 at least 14 days before the said commencement. No variation must take place without prior written consent of the local planning authority.

Reason: In order to facilitate the appropriate monitoring arrangements and to ensure the satisfactory archaeological investigation and retrieval of archaeological finds in accordance with the National Planning Policy Framework and local policy S57 of the Central Lincolnshire Local Plan 2023-2043.

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

7. 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:

- SBP1 Rev PL2 dated 7th May 2026 – Site Plan
- D02 Rev PL1 dated 27th March 2026 – Barn Conversion Elevation and Floor Plans
- D05 Rev PL1 dated 27th March 2026 – Barn Conversion Courtyard Elevation Plans
- D06 Rec PL1 dated 27th March 2026 – Agricultural/Domestic Storage Unit Elevation and Floor Plans

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 2023-2043.

8. No construction works above ground level must take place until details of a scheme for the disposal of foul/surface water (including any necessary soakaway/percolation tests) from the barn conversion and the agricultural/domestic building including a plan identifying connectivity and their position has been submitted to and approved in writing by the local planning authority. No occupation must occur until the approved scheme has been carried out.

Reason: To ensure adequate drainage facilities are provided to serve the proposed residential unit and the agricultural/domestic building, 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 2023-2043.

9. 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) Brickwork repairs/repointing (extent to be shown shaded on elevations). A sample panel of repointing must be made available for inspection and approval by the Local Planning Authority.
 - c) Structural repairs (including any works to remove any 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 and local policies S5, S53 and S57 of the Central Lincolnshire Local Plan 2023.

10. 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 Schedule Ancient Monuments to accord with the National Planning Policy Framework and local policies S5, S53 and S57 of the Central Lincolnshire Local Plan 2023-2043.

11. 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
- 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 Scheduled Ancient Monuments to accord with the National Planning Policy Framework and local policies S5, 53 and S57 of the Central Lincolnshire Local Plan 2023-2043.

12. If during the course of development, contamination is found to be present on site, then no further development (unless otherwise agreed in writing by the local planning authority) must be carried out until a method statement detailing how and when the contamination is to be dealt with has been submitted to and approved in writing by the local planning authority. The contamination must then be dealt with in accordance with the approved details.

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.

13. The archaeological site work shall be undertaken only in full accordance with the written scheme required by condition 5.

Reason: To ensure the satisfactory archaeological investigation and retrieval of archaeological finds in accordance with the National Planning Policy Framework and local policy S57 of the Central Lincolnshire Local Plan 2023-2043.

14. Following the archaeological site work referred to in condition 13 a written report of the findings of the work shall be submitted to and approved in writing by the local planning authority within 3 months of the said site work being completed.

Reason: To ensure the satisfactory archaeological investigation and retrieval of archaeological finds in accordance with the National Planning Policy Framework and local policy S57 of the Central Lincolnshire Local Plan 2023-2043.

15. The report referred to in condition 14 and any artefactual evidence recovered from the site shall be deposited within 6 months of the archaeological site work being completed in accordance with a methodology and in a location to be agreed in writing by the local planning authority.

Reason: To ensure the satisfactory archaeological investigation and retrieval of archaeological finds in accordance with the National Planning Policy Framework and local policy S57 of the Central Lincolnshire Local Plan 2023-2043.

16. Apart from the bird boxes approved in condition 3 of this permission the development must be completed in strict accordance with Section 5 of the Preliminary Ecological Appraisal and Phase 2 survey by Archer Ecology dated September 2024.

Reason: In the interest of nature to accord with the National Planning Policy Framework and local policy S61 of the Central Lincolnshire Local Plan 2023-2043.

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

17. 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.

18. 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

Decision Level: Planning Committee

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