

Officers Report

Planning Application No: WL/2026/00021

Listed Building Consent No: WL/2026/00022

PROPOSAL:

WL/2026/00021 - Planning application for partial demolition, rebuild and conversion of existing cottages, outbuildings and barns to create 6no. dwellings, together with associated parking and landscaping.

WL/2026/00022 – Listed Building Consent for partial demolition, rebuild and conversion of existing cottages, outbuildings and barns to create 6no. dwellings, together with associated parking and landscaping.

LOCATION: Land Adjacent Holme Farm, 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: 24/02/2026 (Extension agreed until 18th September 2026 for both applications)

CASE OFFICER: Ian Elliott

Recommended Decision:

WL/2026/00021 – Grant permission subject to conditions and the completion of a Section 106 Agreement for a Biodiversity Net Gain contribution of £6637

WL/2026/00022 – Grant consent subject to conditions

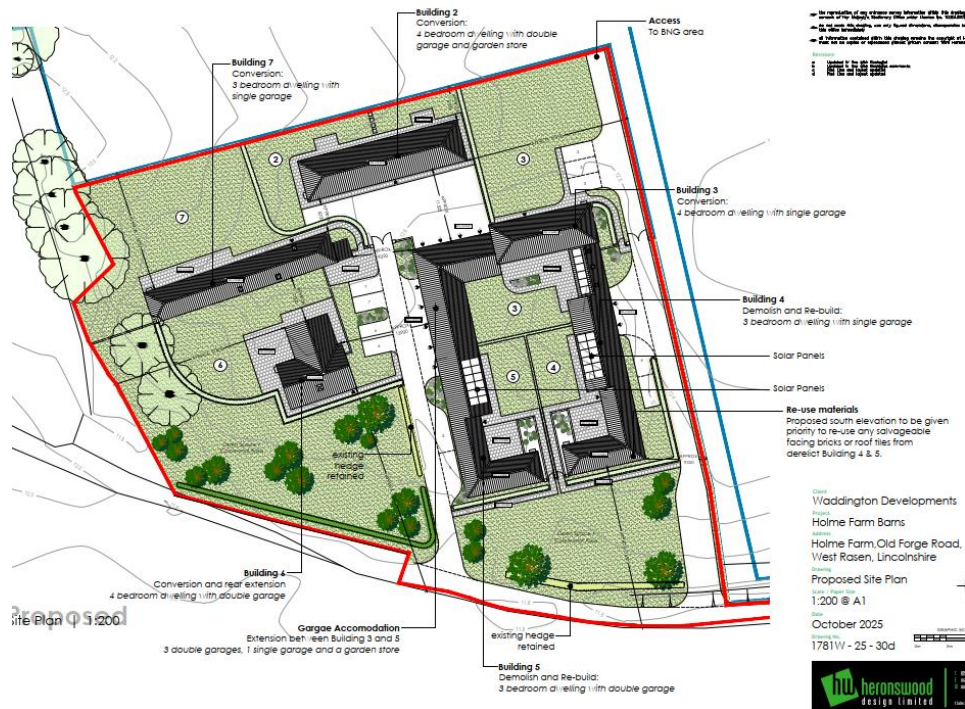
Planning Committee:

This planning application and Listed Building Consent 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 local policy S5 of the CLLP and S5 criteria c) of the NPPF.

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 three dwellings. This includes the removal of a later lean-to structure and link structure (Building 3, 4 and 5).
- Conversion of single storey barn to 1 dwelling (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 partial demolition, rebuild and conversion of existing cottages, outbuildings and barns to create 6no. dwellings, together with associated parking and landscaping.

The application has been amended to amend the original red line and include a detached red line area for Biodiversity Net Gain purposes. A re-consultation process was instructed.

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

Upon looking on the proposal it looks like the development is showing a different boundary line to my deeds. No discussion has been had between myself and the developer and I have concerns that the proposed boundary is

coming into the access of my house. If you require anything further I can supply boundary map from my solicitors.

LCC Highways and 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 and therefore does not wish to object to this planning application.

Comments:

The Highways and Lead Local Flood Authority response is in relation to the impact the proposed development would be expected to have on the operation of the Public Highway. The end of Old Forge Road is a private road, and the highway authority has no jurisdiction over the use of this road. With regard to this application, we have considered the safety and impact of these proposals on the adopted section of Forge Lane and its junction with A631 New Bridge . It is for the Local Planning Authority to determine whether the access provided by the private road is safe and suitable for all users.

The development proposals will generate a reduction in vehicle movements to that of its former use as a farm. It is therefore not possible to raise an objection to the proposals based on traffic impact, in accordance with NPPF 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 objection subject to a condition

Condition:

- Finished floor levels shall be set no lower than 12.87 metres above Ordnance Datum (AOD) for single storey dwellings
- Finished floor levels shall be set no lower than 12.69 metres above Ordnance Datum (AOD) for two storey dwellings.

WLDC Enabling and Contributions Officer: No representations received to date

WLDC Principal Ecology and Wildlife Officer: No objections subject to conditions and a legal agreement

Representations received 25th June 2026:

A UU will be required to secure a monitoring fee (£6637) and access to the BNG site over the applicant's land for purposes of management and monitoring.

Conditions:

- Biodiversity Net Gain
- Habitat Management and Maintenance Plan Detail
- Notice of Habitat Management and Maintenance Plan
- Habitat Management and Maintenance Plan accorded to for 30 years
- Ecological Mitigation and Enhancement Plan
- European Protected Species Licence

Representations received 18th February 2026:

This development is unacceptable in its current form in regard to Policy. The application is located within a Biodiversity Opportunity Mapping Area and is identified as part of the Wider Ecological Network and an area for opportunity for ecological creation(it is also with in the Green infrastructure network). As such a development on a site of this nature should only be granted if at least no net loss (preferably a gain) is met onsite. NPPF and Local Policy will pose significant constraint on a development of this nature

LCC Archaeology: No objections subject to a condition

An Historic Building Recording was submitted with prior application 145792 which satisfactorily recorded the historic fabric of the extant buildings.

Given the high archaeological potential and the likely impact of the proposed development I recommend that, if permission is granted, conditions are placed to ensure an archaeological scheme of works is implemented. This would likely consist of archaeological monitoring and recording of all development groundworks, including demolition works from slab-level. This is to ensure the preservation by record of any remains which may be impacted by the proposed development.

Conservation Officer: No objection subject to conditions

Representation received 12th August 2026

The details are all altered or have been discussed and agreed to remain. I have no objections to these plans subject to the previous conditions.

Representation received 20th May 2026:

Please accept my apologies for the delay in getting back to you on this one. I have done my best to separate the concerns to ease the amendments.

Overall, I have concerns with the window designs. The existing style has been removed in the new openings with no brick arched tops, and the size and scale has not been followed.

Building 2:

Are the north and south elevations incorrectly labelled? The north shows the vehicle and front door access. Not happy with the generic domestic style of the front doors but this can be conditioned. The skylight is not required. It is directly above a window with another window on the opposite and natural light from large openings on the ground floor.

Building 3, 4 & 5:

Garage Accommodation for Building 2 – the roof impacts with the existing building hipped roof. This needs to be below the eaves to prevent impact to the existing listed structures.

Building 3:

The formal fenestration and style of the new window openings are not in keeping with the agricultural character. The northern side also loses two decorative ventilation details which can be an additional light sources. The en-suite does not require a window. I would also like to see some retention or addition of character to the openings e.g. the first floor east elevation door opening could have a pinned timber door in the style of the existing.

Building 4 & 5:

The internal extension for the bedrooms 1 and en-suites are unnecessary harm to the historic form. This needs to be reduced to the original form, leaving only the garages on this range being extended. The form and style of the new window openings have been increased which makes them not in keeping with the agricultural character known through the existing structure.

Building 6:

The north and west (first floor) elevation window openings are larger than the existing which is not in keeping with its character. This is an elevation with additional walls with windows so there is no justification for larger openings here.

Building 7:

The south elevation has blocked up or removed two door openings and a window that are hidden in the new design, these need to be made legible in the alterations. The En-Suite can have lower-level cladding. The door to the living room could be utilised as an access or a window. The Study/Snug blocks up a window and creates a new window opening for the room - this new opening is not acceptable. Even if it was the size and style is not appropriate. Not happy with the generic domestic style of the utility door but this can be conditioned.

WLDC Building Control: Comment

Steve Gilmans drainage design for FW & SW along with the necessary discharge permissions noted looks fine.

Ancholme IDB: No objections subject to advice

Date Checked: 25th August 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 (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
S12 Water Efficiency and Sustainable Water Management
S13 Reducing Energy Consumption in Existing Buildings
S20 Resilient and Adaptable Design
S21 Flood Risk and Water Resources
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 August 2026. The relevant Decision-Making National Policies (DMNP) are:

S3 Presumption in Favour of Sustainable Development
S5 Principle of Development Outside Settlements

- ***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:

LB Legal Duty

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

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

Main Considerations:

- Planning Background
- Principle of the Development
 - Local and National Policy*
 - Assessment of Local Policy S5 Part A of the Central Lincolnshire Local Plan 2023-2043 and Policy S3/S5 of the National Planning Policy Framework 2026*
 - Heritage*
 - Flood Risk*
 - Balancing Discussion*
 - Concluding Assessment*
- Structural Survey
- Landscape and Visual Impact
- Residential Amenity
- Archaeology
- Highway Safety
- Ecology
- Biodiversity Net Gain
- Drainage
- Contamination

Assessment:

Planning Background

The application currently has planning permission and Listed Building Consent for conversion and rebuild of the existing and derelict barns to 3 dwellings with an annex, car parking and storage. The permission and consent are extant but still have conditions to be discharged. They both expire at the end of the 25th September 2026.

The proposed scheme increases the residential units on the site from 3 to 6 units. The square shaped building becomes 3 units instead of 1 unit and the barn approved for car port parking is changed to a single residential unit.

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.

Local and National Policy:

Local policy S1 of the CLLP 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 of the CLLP (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.”*

Decision-Making National Policy (DMNP) S3 criteria 1 of the NPPF states that:

“Decisions on development proposals should apply a presumption in favour of sustainable development. This means:

- a. Policy S4 in this Framework should be applied when considering development proposals within settlements;*
 - b. Outside settlements, policy S5 should be applied; and*
- In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.”*

DMNP S5 criteria 1c. of the NPPF states that:

“Only certain forms of development should be approved outside settlements, as set out in the following list. These should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework:

- c. The reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial*

construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the existing building. In the case of proposals for a replacement building, it should be for the same use and not disproportionately larger than the one it replaces;"

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.

Local policy S5 Part A criteria a is consistent with the purpose of DMNP policy S5 criteria c to reuse, extend, alter or replace an existing building outside a settlement.

- 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 Steve Gilman Design Ltd dated December 2025 summarising the structural condition of each building left standing. In summary the letter states that:

- Building 2 (barn) with careful consideration of repair and strengthening, that the structure is suitable for conversion into living accommodation.
- Building 3 (barn) with careful consideration of repair and strengthening, that the structure is suitable for conversion into living accommodation.
- Building 6 (cottage) is suitable for the proposed works.
- Building 7 (barn) is severely dilapidated, the structure is unsafe, unviable to convert and advise it is demolished and rebuilt.

In summary only barn 2, 3 and cottage 6 are capable of conversion as barn 4, 5 and 7 are derelict or unviable to convert and require re-building.

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.

Local policy S5 Part A criteria b is consistent with the purpose of DMNP policy S5 criteria c where the reuse of a building is of permanent and substantial construction. The development is a mix of conversion and rebuild due to one of the barns being substantially derelict.

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 has agreed in previous approved applications that the site has notable architectural and historic merit.

Local policy S5 Part A criteria c of the CLLP is not wholly consistent with DMNP S5 Paragraph 1c. of the NPPF as it restricts the conversion works only to building of notable and architectural or historic merit. DMNP S5 Paragraph 1c. of the NPPF supports reuse of existing buildings outside of settlements which are permanent and of substantial construction and that they *"should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects."*

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'.*

DMNP HE5 Paragraph 1 of the NPPF states that *"Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary."*

DMNP HE6 Paragraph 1 of the NPPF states that *“when considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial 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 effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.”*

DMNP HE6 Paragraph 2 of the NPPF states that *“Development proposals which would have a positive effect on a designated heritage asset should be supported”*.

It is considered that local policy S57 of the CLLP is consistent with DMNP HE4, DMNP HE5 and DMNP HE6 of the NPPF.

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-013-20190723 (Revised 23rd July 2019)) further supports this definition declaring that *“the contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.”*

The application has included the submission of an Assessment of Significance and Heritage Impact Assessment (HIA) by Austin Heritage Consultants dated October 2025. The HIA summarises on page 32 that *“There would be no adverse physical or visual impact on the listed building of Holme Farm farmhouse, or its immediate domestic setting separate and to the east of the former farmyard building. Overall, it is believed that the proposals will enable the outbuildings to find sympathetic new uses following their redundancy and ensure their repair, restoration of roofs, rebuilding where needed, and survival of the structures of the former farmyard for the future.”*

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.

The CO has provided some initial concerns in relation to the design of parts of the development such as the roof, windows and doors. These have been forwarded to the agent for comment.

Following the submission of amended drawings the CO concludes *that “the details are all altered or have been discussed and agreed to remain. I have no objections to these plans subject to the previous 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 (Policy F5 Paragraph 1)) requires a sequential approach towards locating development to areas at lower risk of flooding and the submission of a Flood Risk Assessment (FRA). For clarity purposes it is considered that the individual buildings (as numbered on the site plan) are in the following flood zones:

- Barn 2 – Flood Zone 1
- Barn 3 – Flood Zone 2
- Barn 4 – Flood Zone 2 and 3
- Barn 5 – Flood Zone 2 and 3
- Building 6 – Flood Zone 1 and 2
- Barn 7 – Flood Zone 1 and 2



An FRA dated November 2025 by Steve Gilman Design Ltd has been submitted. The Environment Agency have no objections to the development subject to a condition stating floor levels (see below) and creating a Flood Warning and Evacuation Plan.

- *Finished floor levels shall be set no lower than 12.87 metres above Ordnance Datum (AOD) for single storey dwellings*
- *Finished floor levels shall be set no lower than 12.69 metres above Ordnance Datum (AOD) for two storey dwellings.*

Policy F5 Paragraph 1 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 Annex F (Managing Flood Risk and Coastal Change), Table 2 (Flood risk vulnerability classification) of the NPPF as being more vulnerable. Given consideration to Annex F, Table 3 (Flood risk vulnerability and flood zone ‘incompatibility’) of the NPPF the site would only be required to pass the exceptions test if the sequential test is passed and the proposed residential unit is in flood zone 3. 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.

DMNP F5 Paragraph 2c. of the NPPF guides on when the sequential and exceptions test does not need to be applied. It states that *“the sequential test should be used in areas known to be at risk now or in the future from any form of flooding, other than for:*

c. For the following types of development:

- i. Householder development;*
- ii. Small non-residential extensions (with a footprint of less than 250m²); and*
- iii. Changes of use, other than changes of use to a caravan, camping or chalet site, or to a mobile home or park home site.”*

It is considered that local policy S21 of the CLLP is consistent with DMNP F4, DMNP F5 and DMNP F7 of the NPPF.

The application has included the submission of a Sequential/Exceptions Test (SET) report by hwd architecture.

Barn 2 is within flood zone 1 therefore is located in a sequentially preferable location.

Barn 3, building 6 and barn 7 are in or partly in flood zone 2. These structures to be converted 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 need to pass the sequential and exceptions test. 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. This can only happen in these locations to retain the heritage value of the site. Barn 4 and 5 would therefore pass the sequential test but would in addition need to pass the flood risk exceptions test.

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:

- i. Provide wider sustainability benefits to the community that outweigh the flood risk;*
- ii. Be safe for its anticipated lifetime in accordance with policy F7; and*
- iii. Not increase flood risk elsewhere and, where possible, reduce flood risk overall.*

The SET submitted by hwd architecture considers the development will deliver the following sustainability benefits:

- *“The conservation and enhancement of a historic farmstead, securing the long-term future of buildings that are currently in a dilapidated condition.*
- *The preservation of the setting of the Grade II listed Holme Farmhouse, reinforcing the historic agricultural character of the site.*
- *The reuse of previously developed land (brownfield), reducing pressure on greenfield sites.*
- *The delivery of high-quality rural housing in a sustainable location, contributing to the local housing supply within West Lindsey District Council.”*

And will be safe for its lifetime:

- *“The development will be safe for its lifetime, taking account of climate change.*
- *Finished floor levels are set above extreme flood levels, ensuring safe internal refuge.*
- *The scale and nature of the development will not increase flood risk elsewhere.*
- *Appropriate flood resilience and resistance measures can be incorporated into the design.”*

The rebuilding of Barn 4 and 5 would retain the presence of the historic form of these curtilage listed barns and would preserve the setting of the host listed building (Holme Farm). This is a significant benefit of the development which can be considered a minor wider sustainability benefits to the community. Whilst the proposed residential units would be located in an unsustainable rural location they would only residential accommodation for members of the community that want to live in a more isolated historic rural location.

Barn 4 and 5 would not have any first floor accommodation to provide refuge to the potential occupiers, but as required by the Environment Agency ground floor levels would have to be constructed to a certain level which the SET confirms would be *“set above extreme flood levels”*. The development would also have an evacuation plan and be signed up to the flood warning 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 application site currently has planning permission and listed building consent for 3 dwellings which is given some weight in the determination of this application. This application was identical in that it included conversion and rebuild on the site.

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 to retain the historic value of the site and the wider site that includes the Grade II Listed Farmhouse. It considered that the rebuild of the barns cannot be located anywhere else therefore the site as a whole passes the flood risk sequential test.

It is considered that providing these two barns are built to the above flood ground floor level alongside other flood risk mitigation measures they would be safe for a lifetime. It is additionally considered that there are sufficient wider sustainability benefits to the community.. Therefore, the development passes the flood risk exceptions test. This is consistent with the approach taken in extant planning permission 145792 (expires at the end of 25th September 2026)

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) 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

As stated earlier in the report, local policy S5 Part A criteria c of the CLLP is not consistent with the purpose of DMNP S5 criteria c of the NPPF. This due to S5 Part A criteria c of the CLLP restricting the reuse, extension, alteration and replacement of an existing building to building of notable or architectural merit.

However, this development includes conversion and rebuild/replacement works due the derelict condition of at least one of the barns. In line with criteria c of policy S5 of the NPPF the replacement/rebuild residential accommodation would not be disproportionately larger than the building it or they replace but would not be for the same agricultural use. The development would therefore not wholly be in accordance with criteria c of policy S5 and would be a departure from the NPPF.

The development passes the flood risk sequential and exceptions test.

This departure of the development plan was previously accepted by the Local Planning Authority through a planning committee resolution in approved planning application 145792 and Listed Building Consent 146827.

Given that local policy S5 Part A of the CLLP is not consistent with the NPPF local policy S5 of the CLLP can only be afforded **very limited weight** (emphasis added) in accordance with Annex A Paragraph 2 of the NPPF which states *“Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight”*.

The development is however not wholly compliant with DMNP S5 criteria c of the NPPF as the replacement building would not be used (residential use) for the same previous agricultural use.

However, the substantial heritage benefits are considered to outweigh the harms of including appropriate and sensitive new build sections 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 barns and the dwelling has been amending to an acceptable position following negotiation including specialist 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.

Proposed residential unit 2, 3, 6 and 7 of the development would have sufficient private external garden spaces. Proposed residential unit 4 and 5 would have sufficient garden space with the courtyard area but this would have limited or no privacy due to proposed garden spaces to proposed residential unit 3, 4 and 5. Whilst this is not ideal it is a situation which can be created when converting barn arrangements of this scale and there also has to be a certain amount of buyer beware.



Therefore, given the nature of the development, it is considered that the living conditions of the existing neighbouring dwellings and future occupants would be acceptable and accords to local policy S53 of the Central Lincolnshire Local Plan 2023 and DMNP L2 criteria d (ii) of the National Planning Policy Framework.

Local policy S53 is consistent with the purpose of DMNP policy L2.

Archaeology

The Historic Environment Officer (HEO) at Lincolnshire County Council Archaeology has accepted the Historic Building Record previously submitted and has requested conditions for a scheme of archaeological works. An Historic Building Recording was submitted with prior application 145792 which satisfactorily recorded the historic fabric of the extant buildings.

The comments of the HEO are conflicting when compared to the comments made in approved planning application 145792. No further archaeological works was recommended in 145792 but in conflict to this a scheme of archaeological works has been recommended in this application.

Given that 145792 is an extant planning permission and could still be commence it is considered unreasonable to attach archaeological conditions to this permission.

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 in the form of car ports and bay parking. 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 195 of the NPPF encourages the protection and enhancement of protected species (fauna and flora) and providing net biodiversity gains.

The site is redundant farm buildings surrounded by arable and grass land with trees. The application has included an updated survey of Holme Farm Barns, West Rasen dated 12th November 2025 by CGC Ecology.

This update is in response to the Preliminary Ecological Appraisal by CGC Ecology dated April 2022 submitted in 145792. In summary the update survey recommends the following:

Further Surveys:

- evening emergence surveys will be required prior to any works commencing on Barns 2 or 6 in order to inform the mitigation licence application to Natural England.

Bats:

- Development work will commence in early spring or autumn in order to avoid the times when bats are most vulnerable.
- The two 2F Schwegler bat boxes (or similar) to be installed on one of the mature trees must be in place prior to the works commencing and should be installed as soon as possible.
- Six integrated roost units (or pre-agreed alternatives if integrated roost units are not viable), of either the Ibstock or Habibat design, will be installed on the southern and eastern elevations of the barns.
- Any new soffit/fascia's/weatherboarding features installed as part of the works will have gaps/niches of approximately 22mm high x 60mm wide in order to allow access for use by roosting pipistrelle bats.

- A precautionary working method statement (PWMS) will be required if the two trees with bat potential are to be felled or managed as part of the proposals.
- Lighting restrictions for bats.

Birds:

- Works commence outside the bird breeding season (early March to early September)
- 10 Schwegler swallow nests
- 8 Integrated swift boxes
- No owl mitigation required.

Habitat and plant species:

- Hedgerow to be retained or appropriate replacement.
- Any solid fences must have a hedgehog hole or be raised off the ground.

The proposal would therefore subject to conditions would accord to local policy S60 of the Central Lincolnshire Local Plan 2023 and DMNP N2 of the National Planning Policy Framework.

Local policy S60 is consistent with the purpose of DMNP policy N2.

Biodiversity Net Gain

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.

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”*.

The application has included a Biodiversity Net Gain Report by CGC Ecology Dated December 2025, the statutory Biodiversity Net Gain (BNG) metric by Celia Commowick dated 20th May 2026 and a BNG Site Plan 1781W-25-39 dated May 2026. The metric identifies that the development would be expected to provide a 13.73% habitat unit gain and 24.96% hedgerow unit gain.

The Principal Ecology and Wildlife Officer (PEWO) considers the submitted amended information to be acceptable subject to a number of conditions and a S106 Legal Agreement to secure a BNG Monitoring Fee. Therefore, the development subject to conditions and an obligation in a S106 legal agreement would be expected to meet the requirements of Schedule 7A and

local policy S61 of the CLLP. The agent has included the recommended legal obligation (monitoring fee of £6,637) in their submitted heads of terms for the S106 legal agreement.

The proposed development subject to conditions and legal obligations would be expected to meet and exceed the 10% BNG for habitats and would be expected to accord with Schedule 7A of the Town and Country Planning Act 1990, local policy S61 of the CLLP and DMNP N2 of the NPPF.

Local policy S61 is consistent with the purpose of DMNP policy N2.

Foul and Surface Water Drainage

The application has included proposed drainage plan (10277/10 dated November 2025) within Drainage Strategy Report dated November 2025. This has been accepted by the Authority's Building Control Department.

Foul Water:

The submitted 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:

The drainage strategy in summary states:

- Percolation testing on the site has failed therefore infiltration is not feasible.
- The sustainable urban drainage system comprises a geo-cellular storage system.
- Access road would have a permeable construction.
- Roof water will be directed to the geo-cellular storage system.
- Surface water runoff will be restricted via a hydrobrake to 2 litres per second.
- A management company will maintain the drainage system.

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 DMNP F8 of the NPPF.

Local policy S21 is consistent with the purpose of DMNP policy F8.

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 DMNP P2 of the NPPF.

Local policy S56 is consistent with the purpose of DMNP policy P2.

Other Considerations:

Landscaping

The application has included some landscaping detail on the submitted site plan and biodiversity net gain plan but not in enough detail to accept as a comprehensive landscaping plan. It is therefore considered relevant and necessary to attach a condition requiring full details of landscaping to be submitted and implemented prior to occupation of each individual residential unit.

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 that all such residential development proposals:

- 1. Can generate at least the same amount of renewable electricity on-site (and preferably on-plot) as the electricity 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 35 kWh/m2/yr, achieved through a 'fabric first' approach to construction. No single dwelling unit to have a total energy demand in excess of 60 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 home, with no deduction for renewable energy generated on site).”*

The application has included an Energy Statement by EPS Group dated 12th December 2025.

The Executive Summary of the Energy Statement sets out how the development meets the five criteria set out in policy S6 of the CLLP. This includes the use of air source heat pumps for heating and hot water from a local carbon source. Solar panels have been included but this has been restricted following negotiations with the Local Planning Authority.

In paragraph 5.4 of the Energy Statement it states that:

- The space heating demand would range between 23.33 to 88.16 kWh/m²/yr with an average of 48.48 kWh/m²/yr
- A total energy demand of 40 kWh/m²/yr (highest is 52.64kWh/m²/yr)
- The total energy demand of 42,153.87kWh/Year would be reduced by the proposed solar panels creating 9,227.46 kWh/Year.

The development would not meet the energy numbers listed in local policy S7 of the CLLP. However, in this case it would be considered extremely challenging for the development to meet the high expectations of local policy S7 of the CLLP. Therefore, in this case it is considered that the details of the Energy Statement are acceptable and has included where possible the use of renewable energy technology. The Energy Statement alongside other conditions will be conditioned on the permission.

The development would accord to the requirements of local policy S6 and S7 of the CLLP and the provisions of the NPPF.

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:

Planning Application WL/2026/00021

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 buildings in an appropriate and sensitive manner outweighs the harms of the development. The harms of the development would be the location of some of the residential units, in flood zone 3 and the departure from some of the development from local policy S5(b) and S21 of the CLLP. The proposed development would enable the retention of these curtilage listed structures and the historic relationship they have with the host 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/exceptions 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 WL/2025/00022

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.

Recommendation WL/2025/00021: 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. The Biodiversity Gain Plan shall be prepared in accordance with the Statutory Biodiversity Metric dated 20th May 2026 and prepared by Celia Commonwick.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy S61 of the Central Lincolnshire Local Plan 2023-2043.

3. No development hereby permitted must take place until a written Habitat Management and Maintenance Plan (HMMP) in accordance with the Statutory Biodiversity Metric dated 20th May 2026 and prepared by Celia Commonwick and shall relate to all 'significant' biodiversity gains on site is to be submitted to and approved in writing by the Local Planning Authority. The HMMP document must be produced in accordance with sections listed below:
- a) a non-technical summary;
 - b) the roles and responsibilities of the people or organisation(s) delivering/monitoring the HMMP;
 - c) the details of funding, resources and mechanisms for long term delivery of the HMMP.
 - d) the planned habitat creation and enhancement works for the initial completion period to create or improve habitat. Initial creation/enhancement must be completed within 2 years of commencement of development
 - e) the management measures to maintain habitat for a period of 30 years from the end of initial habitat creation.
 - f) the monitoring/reporting methodology and frequency in respect of the retained, created and/or enhanced habitat to be submitted to the local planning authority on years 1,2, 3, 4,5,10,15,20,25,30 All reports must be submitted no later than September 1st on each reporting year (reports must be produced by a suitably qualified ecologist)
 - g) the mechanisms of adaptive management and remedial measures to account for changes in the work schedule to achieve required targets.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy S61 of the Central Lincolnshire Local Plan 2023-2043.

4. No development shall take place until a written Ecological Mitigation & Enhancement Plan (EMEP) in accordance with Update survey of Holme Farm Barns, West Rasen, Lincolnshire dated 12th November 2025 by CGC Ecology is submitted to and approved in writing by the local planning authority. The EMEP shall include: -
- A plan showing habitat protection zones
 - Details of any precautionary method statements for protected species
 - Details and supporting documents sufficient for European Protected Species Licence submission for Bats. Must include timing of works and phasing to minimise disruption and provide adequate compensatory roosting provision prior to impact on an extant roost feature.
 - Details of a sensitive lighting strategy

- Details of wildlife friendly landscaping within curtilage of private dwellings (must include native tree/hedge planting and flowering lawns, could include urban greening [i.e. rain gardens] and garden ponds)
- Details of educational leaflets to be provided to all residence as to the enhancements for wildlife within their own cartilage and the wider development and guidance on how to manage their garden space for nature.
- Details, specification location of hedgehog highway within all closed panel fence boundaries
- Details, specification, locations of wildlife friendly curb and drain treatments.
- Details, specification and timings of Invasive species removal from the site
- Details, specification and location of the following species enhancements incorporated into structures across the site:
 - a) 2 Bat boxes
 - b) 6 Integrated Bat Roosts
 - c) 20 Schwegler Swallow Nests
 - d) 8 Integrated Swift Boxes or Bricks
 - e) Hedgehog mitigation measures
 - a) 2 bee/insect bricks per dwelling

The EMEP shall be implemented in strict accordance with the approved plan. All features shall be installed during construction and retained as such thereafter.

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

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

5. 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-25-30e dated 21st July 2026 – Site Plan (excluding soft and hard landscaping)
 - 1781W-25-31a dated 21st July 2026 – Plot 2 Elevation, Floor and Roof Plans
 - 1781W-25-32b dated 21st July 2026 – Plot 3 Floor Plans
 - 1781W-25-33a dated 21st July 2026 – Plot 4 and 5 Floor Plans
 - 1781W-25-34b dated 21st July 2026 – Plot 3, 4 and 5 Elevation Plans
 - 1781W-25-35a dated 21st July 2026 – Plot 3, 4 and 5 Elevation and Section Plans
 - 1781W-25-36a dated 21st July 2026 – Plot 6 Elevation, Floor and Roof Plans

- 1781W-25-37a dated 21st July 2026 – Plot 7 Elevation, Floor and Roof 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, local policy S5, S47, S49, 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. 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 (see site plan 1781W-25-30d).
 - 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.

7. Notice in writing shall be given to the Council within 15 working days of the Initial habitat creation and enhancement works as set out in the Habitat Management and Monitoring Plan being completed.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy S61 of the Central Lincolnshire Local Plan 2023-2043.

8. The Habitat Management and Monitoring Plan (HMMP) submitted and approved as part of condition 3 must be strictly adhered to and implemented in full for a minimum of 30 years following the initial completion period approved pursuant to condition 7.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy S61 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) 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.

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 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.

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
- 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, local policies S5, 53 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.

12. 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 10277/10 dated November 2025 (within Drainage Strategy Report dated November 2025) 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.

13. The development must be carried out in strict accordance with the submitted Flood Risk Assessment (FRA dated November 2025 by Steve Gilman Design Ltd including the following mitigation measures it details:

- Finished floor levels shall be set no lower than 12.87 metres above Ordnance Datum (AOD) for single storey dwellings
- Finished floor levels shall be set no lower than 12.69 metres above Ordnance Datum (AOD) for two storey dwellings.
- The Signing up to the Environment Agencies Flood Warning System
- The completion of a Flood Evacuation Plan to be kept in each residential unit hereby approved.

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.

14. 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.

15. No occupation of each individual dwelling must take place until its individual vehicular access, turning space and parking identified on site plan 1781W-25-30e dated 21st July 2026 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.

16. No occupation of any residential units hereby approved must take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. Details to include (see advisory note):

- Type, height and position of all boundary treatments.
- Material finish of all hardstanding (access road, driveways, patios and paths).
- Species, planting height, formation and position of new trees and hedging.

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.

17. Apart from the details required in condition 4 and 7, the development must be completed in strict accordance with the updated survey of Holme Farm Barns, West Rasen dated 12th November 2025 by CGC Ecology.

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.

18. Alongside the approved plans the development hereby approved must be completed in accordance with the Energy Statement by EPS Group dated 12th December 2025.

Reason: In the interests of energy efficiency to accord with the National Planning Policy Framework and with policies S6 and S7 of the Central Lincolnshire Local Plan 2023.

19. No occupation must take place until a written verification statement to demonstrate that the approved scheme has been implemented in strict accordance with the submitted Energy Statement by EPS Group dated 12th December 2025 has been submitted to and approved in writing by the planning authority.

Reason: To ensure that the development takes place in accordance with the approved details and in accordance with the provisions of policies S6 and S7 of the Central Lincolnshire Local Plan 2023-2043.

20. No services must be laid within the development for the provision of piped natural gas.

Reason: In the interests of energy efficiency to accord with policies S6 and S7 of the Central Lincolnshire Local Plan 2023.

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

21. 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.

22. 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

23. Notwithstanding the provisions 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) no domestic oil tanks or domestic gas tanks must be placed within the curtilage of the dwelling(s) hereby approved.

Reason: In the interests of energy efficiency to accord with policies S6 and S7 of the Central Lincolnshire Local Plan 2023.

Recommendation WL/2025/00022:

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-25-30e dated 21st July 2026 – Site Plan (excluding soft and hard landscaping)
 - 1781W-25-31a dated 21st July 2026 – Plot 2 Elevation, Floor and Roof Plans
 - 1781W-25-32b dated 21st July 2026 – Plot 3 Floor Plans
 - 1781W-25-33a dated 21st July 2026 – Plot 4 and 5 Floor Plans
 - 1781W-25-34b dated 21st July 2026 – Plot 3, 4 and 5 Elevation Plans
 - 1781W-25-35a dated 21st July 2026 – Plot 3, 4 and 5 Elevation and Section Plans

- 1781W-25-36a dated 21st July 2026 – Plot 6 Elevation, Floor and Roof Plans
- 1781W-25-37a dated 21st July 2026 – Plot 7 Elevation, Floor and Roof 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 to safeguard the fabric and setting of the Grade II Listed Building to accord with the National Planning Policy Framework.

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

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: 25th August 2026