

**From:** [Lyn Eglen](#) on behalf of [Planning EConsultation](#)  
**To:** [Natacha Osler](#); [PScan1](#)  
**Subject:** FW: Planning Application 19/01540/F  
**Date:** 15 January 2021 09:03:50  
**Attachments:**

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**From:** Jane Forder <jane.forder@west-norfolk.gov.uk>  
**Sent:** 14 January 2021 15:16  
**To:** Planning EConsultation <planning.econsultation@West-Norfolk.gov.uk>  
**Cc:** Natacha Osler <natacha.osler@west-norfolk.gov.uk>  
**Subject:** Fw: Planning Application 19/01540/F

Conservation Team Comments.

Object to the current proposal.

This farm building is not on the Enclosures Map (late 18th C - mid 19th C) but it is on the First Edition OS Map (1879 - 1886) so is clearly of some age and is identified as a non-designated heritage asset.

The document produced by Historic England, 'Adapting Traditional Farm Buildings', gives clear guidance and advise on the conversion of farm buildings and I have therefore based my response on this document.

This barn is in an isolated location and has an impact on the setting of the adjoining farmstead and landscape and makes a positive contribution to the surrounding countryside.

Therefore, architectural styles, materials and details need to be respected in order to maintain the character of the farmstead and its landscape setting.

Before any scheme can be produced for a conversion, a Heritage Assessment of the barn and farmstead and a Schedule of Condition should be produced to fully understand the building. A good design can then be based on an understanding of the historic character

and significance of the barn and the landscape character.

Maximising the use of existing openings by planning internal spaces around them and limited the formation of new ones will help retain character. Where new openings are added, or new windows inserted within existing door openings, great care needs to be given to their placing and design.

The roofs of farm buildings are often highly visible in the landscape. Farm buildings rarely had any form of glazing at roof level. Therefore, the use of multiple badly positioned rooflights can have a detrimental impact on the character of the farm building and the landscape.

The window and door fenestration and the use of multiple roof lights of this scheme has a detrimental impact on the building and the landscape and does not accord for the NPPF.

NPPF Paras 124 - 132, deal with 'Requiring Good Design', especially Para 130 which states 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.'

NPPF Paras 184 - 199 deal with 'Conserving and enhancing the historic environment' especially Para 197 which states 'The effect of any 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.'

I would therefore suggest that this scheme should either be withdrawn or significantly amended to accord with the above national guidance.

Kind regards

Jane Forder  
Conservation Support Officer

Environment and Planning  
Borough Council of King's Lynn and West Norfolk

I am currently working from home and will reply to emails as quickly as possible.

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**From:** Steven King <[Steven.King@West-Norfolk.gov.uk](mailto:Steven.King@West-Norfolk.gov.uk)>

**Sent:** 08 January 2021 11:42

**To:** Jane Forder <[jane.forder@west-norfolk.gov.uk](mailto:jane.forder@west-norfolk.gov.uk)>

**Subject:** Fwd: Planning Application 19/01540/F

Steven King  
Conservation Officer  
Borough Council of King's Lynn and West Norfolk

I am currently working from both home and the office, but I am replying to emails as quickly as possible

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**From:** [Planning.econsultation@west-norfolk.gov.uk](mailto:Planning.econsultation@west-norfolk.gov.uk) <[Planning.econsultation@west-norfolk.gov.uk](mailto:Planning.econsultation@west-norfolk.gov.uk)>

**Sent:** Friday, January 8, 2021 11:37:32 AM

**To:** Steven King <[Steven.King@West-Norfolk.gov.uk](mailto:Steven.King@West-Norfolk.gov.uk)>

**Subject:** Planning Application 19/01540/F

Please see attached consultation document