



Maria Ferguson

PLANNING CONSULTANCY

YOUR REFERENCE:

OUR REFERENCE: 20/044

Durham County Council
County Hall
Durham
County Durham
DH1 5UQ

16th September 2021

Dear Sir / Madam

PROPOSED CONVERSION OF BARN TO DWELLING, AND ERECTION OF TWO STOREY EXTENSION TO DWELLING TO FORM ANNEX, LINBURN HALL FARM, HAMSTERLEY, DL13 3QL

PLANNING PORTAL REFERENCE NUMBER: PP-10224230

Please find enclosed an application for planning permission for the conversion of an existing barn to a dwelling and erection of two storey extension to dwelling to form annex, at Linburn Hall Farm, Hamsterley.

The applicant purchased Linburn Hall Farm earlier in the year to farm the land and have recently applied for planning permission for an additional farm building on land to the west of the application site. This will enable the reconfiguration of remaining farm buildings close to the site which will be in part retained and part demolished.

The application proposes the conversion of a two-storey barn which is attached to the existing farm house. Where possible, existing openings will be re-used, limiting the need for new windows and doors. This will ensure that the agricultural character of this traditional farm building will be preserved. In establishing a new and viable use for the building, this will ensure its retention. It is currently in reasonable condition, but without a viable use it will deteriorate quickly.

In addition, the proposal includes the modest and sympathetic extension of the existing farmhouse for form annex accommodation for the applicant's elderly mother. This has been designed to be in keeping with the scale, design, and appearance of the host property.

Policy 10 of the County Durham Plan (Development in the Countryside) provides support for development necessary to support the change of use of an existing building or structure which already makes a positive contribution to the character and appearance of the area and is capable of conversion without complete or substantial rebuilding, disproportionate extension or unsympathetic

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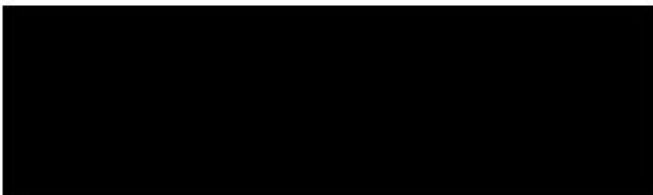
alterations. It also provides support for the extension of an existing dwelling or other householder development within the existing curtilage which is incidental to the enjoyment of the dwelling.

The application is accompanied by proposed plans and elevations, a location plan, and a bat survey to demonstrate that the development can be achieved without harm to protected species.

It is acknowledged that the application proposed a dwelling in close proximity to livestock housing. However, it is intended that the dwelling will be occupied by Hannah Walton and her mother, both of whom are partners in the farm business, and the barn conversion by Robert Walton, also a partner and who works on the farm. The applicants are therefore happy to accept a condition that the barn conversion is not sold separate to the farm.

If further information is required, please let me know, otherwise I look forward to hearing from you in due course.

Yours faithfully

A solid black rectangular redaction box covering the signature area.

Maria Ferguson

DIRECTOR
MARIA FERGUSON PLANNING