



## PLANNING, ACCESS & HERITAGE IMPACT STATEMENT



**Low Holland Farmhouse  
Low Holland Lane  
Sturton-le-Steeple  
Retford  
DN22 9HH**

**Modernisation of Farmhouse including Extensions**

**RESUBMISSION OF ORIGINAL PLANNING APPLICATION (OCTOBER 2021)**

**DATED JULY 2022**

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This Heritage Statement has been prepared by John Loom for Taylor Loom Consultants Ltd.



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## **RESUBMISSION INTRODUCTION**

Following consultations with the Client, we are submitting to amend the design of the sunroom to the rear of the property.

The amended scheme is to be built with a rendered finish with small parapet walls and sash style windows.

The details below are copied from the original statement dated October 2021 as the remaining scheme has not changed.

## **ASSESSMENT**

### **1. Name and Address of the Site**

Applicant Name: Mr Peter Warburton

Land Location: Low Holland Farmhouse, Low Holland Lane, Sturton-le-Steeple, Retford

### **2. Introduction**

This Planning, Access and Heritage Impact Statement is written in support of a planning application for the modernisation of the farmhouse and extension to the property. We have submitted a heritage impact statement following the checking of the council's heritage mapping. The existing open garage building seen on the front cover is noted as a 'non heritage asset'. We are not proposing to carry out any works to this building.

### **3. Assessment of Setting/Surroundings**

The property is a traditional dwelling construction with red facing bricks and roof tiling to the majority of the roof. The dwelling has been previously extended/altered and currently there is a large flat roof construction centrally to the building. Our client has asked as part of the improvements to the dwelling to remove this flat roof and also to re-skin the elevation facing the existing open garage building with facing bricks that match the majority of the facing bricks on the dwelling. This elevation appears to have had a more modern facing brick used when the property as extended/adapted previously.

The applicant wishes to construct the Sun Room in a rendered finish which would be located to the rear of the property. Having checked there are a few properties with a rendered finish on the street. Church Farm house, which is on this road opposite the church, is rendered 100%. The Manor, where our client currently live, is about 75% rendered, the new part, built in 1779 is not.

It is felt that this change in finish would compliment the proposed changes to the property and provide a high quality structure that would be a sympathetic addition to the character and style of the property and would blend with the old and new.

**4. Planning History**

There is no known recent information of any known planning history for the property indicated on the local authority planning website, although these are only recorded since 2000 on the website since our approval 21/01630/HSE on 23 December 2021.

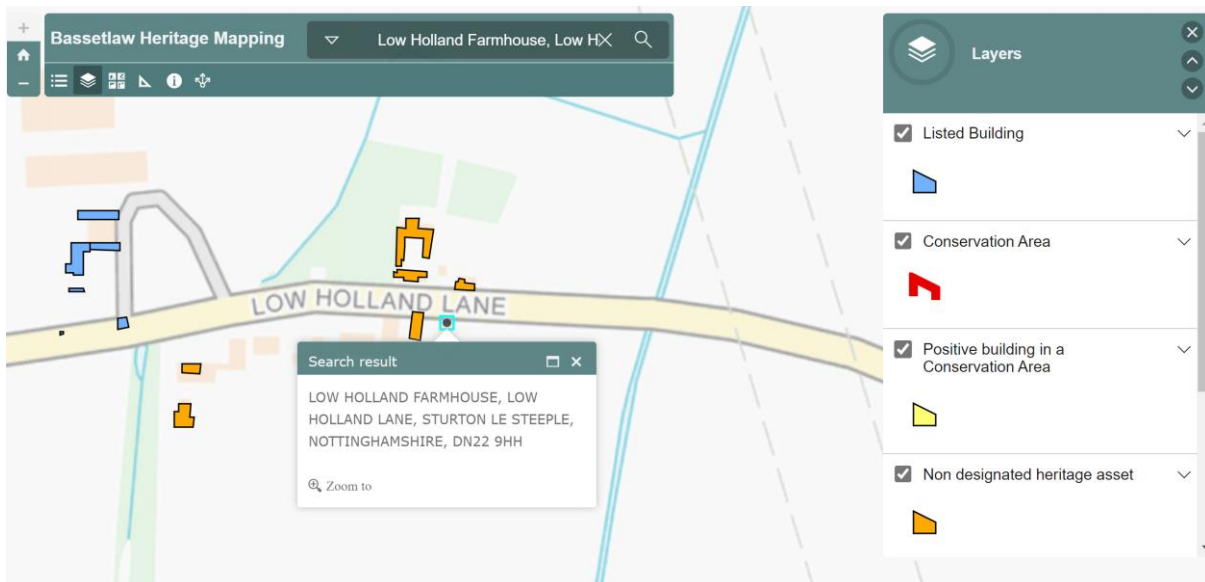
**5. Proposal**

It is proposed to erect extensions to this traditional farm house building to modernise the building. E are proposed a number of extensions including the providing of a brick wall to the road frontage.

**6. Summary**

It is felt that the proposal meets the current local and national planning policies for extending a residential dwelling in the area.

**7. Listing of Neighbouring Property**



**8. Flood Risk Information**

Having checked the Flood Risk Map for planning the site lies within Flood Zone 2.

