

**PRE-APPLICATION ADVICE
FOR
RENEWAL OF
19_1536_PNND (Site B)**

**Prior Approval for a proposed change of use from
agricultural barn to dwelling (Class C3) and for
associated operational development**



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Following the Prior approval for a proposed change of use from agricultural barn to dwelling (class C3) and for associated operational development at 3 barns in Timberland through the 'Class Q' permitted development regulations, this application seeks to allow the extension of time, owing to the fact that the then land owner decided to sell the development and a commencement of the conversions has yet to be made by the new owners.

A comprehensive application for three dwellings was submitted in 2019 and approved on 11th February 2020, under references 19/1535/PNND, 19/1536/PNND & 19/1537/PNND for Buildings A, B & D respectively at the following address:

Manor Farm Yard
Main Street
Timberland
Lincolnshire
LN4 3RZ

Condition 1 of these approvals issues a time control mechanism that advises the conversions must be completed in 3 years, suggesting that the permission would run out on 11th February 2023.

Heronwood Design made enquiries to Tony Sargent (TS) of NKDC (Officer who dealt with original applications) to seek some advice on this matter. TS advised that he had dealt with a comparable application in Brant Broughton which was granted in 2019 under approval 19/0387/PNND, which was neither commenced, nor completed before it expired and was then subsequently resubmitted and approved again under application 22/0643/PNND.

This submission is identical in that the proposals remain exactly the same as when submitted in 2019, in terms of design, site curtilage, size etc...

An updated Contaminated Land report is appended to the application, carried out by the same consultant that produced the 2019 reports.

This application should be seen as a straightforward resubmission/renewal under the Prior Notification/Permitted Development Rights system and it is hoped that the same case officer can review the application for continuity of advice and past knowledge of the previous application.