

Barns at Beechwood Barn, MARTIN

Supporting Planning Statement

For

Change of Use of Historic Brick Barns to 2 x Dwellings

9th January 2023

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1.0 INTRODUCTION

- 1.1 This Planning Statement supports a Planning application for the change of use of a set of historic brick barns located at Beechwood Barn, Martin into two dwellings.
- 1.2 The barns at Beechwood Barn are located to the north west of Martin Village. The proposal seeks to develop the brick barns into two 2-bed dwellings.



Photo 1: Existing Set of Brick Barns at Beechwood Barn, Martin.

2.0 POLICY BACKGROUND

National Context

- 2.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how they should be applied in England. It identifies the policies which contribute to sustainable development across the country, noting the economic, social and environmental objectives.
- 2.2 The NPPF states at paragraph 80 that '*Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:*
- a) *There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;*
 - b) *The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;*

- c) *The development would re-use redundant or disused buildings and enhance its immediate setting;*
- d) *The development would involve the subdivision of an existing residential building; or*
- e) *The design is of exceptional quality, in that it*
 - *Is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and*
 - *Would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.'*

2.3 This application is for the conversion and re-use of a set of historic, local vernacular brick barns into 2 x dwellings, and is supported by paragraph 80 sub sections b & c; the proposal is for the optimal viable use of a heritage asset, which will in turn secure its future and make use of what is currently a redundant building and in turn enhance the immediate setting.

Local Context

- 2.4 The Central Lincolnshire Local Plan (CLLP) adopted in 2017, contains the current planning policies at the local level for the North Kesteven administrative area. It should be noted that the CLLP is currently under review.
- 2.5 The CLLP sets out under LP55, policies to guide development in the countryside including the re-use and conversion of non-residential buildings for residential use in the countryside, replacement of a dwelling in the countryside, mobile homes within the countryside, new dwellings in the countryside, non-residential development in the countryside, agricultural diversification, and protecting the best and the most versatile agricultural land.
- 2.6 *Part A: Re-use and conversion of non-residential buildings for residential use in the countryside 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, 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.*

- 2.7 In relation to Part A of Policy LP55 it can be clearly evidenced that the barns in question can no longer be used for the purpose for which they were originally built; it's clear from the layout of the 2-storey brick barn that this barn would have originally been used for storing bags of corn at first floor level and small items agricultural equipment at ground floor level. Similarly the adjoining single storey barn would have been used for the stabling of working farm horses and small items agricultural equipment.
- 2.8 Accordingly, following farming mechanisation, it is clear *'the building can no longer be used for the purpose for which it was originally built'* and thus this satisfies the requirement of Part A of Policy LP55.
- 2.9 The Structural Report (by Andrew Marlor, Structural Engineer) submitted with this Planning Application, demonstrates that the barns in question are capable of conversion. The proposed sensitive design, similarly demonstrates how the barns can be converted with minimum alterations required. Accordingly, the proposal satisfies the requirement of Part B of Policy LP55.
- 2.10 The historic barns are built from locally handmade bricks and are under a clay-pantile roof. The barns are of historic merit and intrinsically worthy of retention in their setting. Accordingly, the proposal satisfies the requirement of Part C of Policy LP55.

3.0 THE SITE

- 3.1 The application site is made up of a two storey barn with a timber lean to structure to the west and a single storey barn. Neither of the barns are listed nor is the application site in a Conservation Area. The existing internal layout comprises of a variety of disused store rooms.
- 3.2 The site is not in a Flood Risk Zone.
- 3.3 The dwelling is constructed of handmade red bricks under a pantile roof along with timber windows and doors under brick arches. There are neighbouring properties to both the east and west of the site on the same property line.
- 3.4 Access to the barns is served by a shared tarmac driveway leading to the Public Highway.

4.0 THE PROPOSAL

- 4.1 The proposal involves the change of use of use of the set of redundant historic brick barns at Beechwood Barn, Martin to a pair of 2-bed dwellings. The design focuses on the re-use of existing openings, keeping any new openings to a minimum.

- 4.2 The re-ordering has been carefully considered to suit modern day living. The elevations remain as existing protecting the historic character of the building.
- 4.3 It is proposed that both dwellings will be served by the existing shared tarmac driveway to the south that leads to North Moor Lane.
- 4.4 The main access for each dwelling will be from the west with proposed gravelled parking and turning heads. This provides each dwelling with private lawns and adequate outdoor amenity. A proposed hedgerow is to be planted along the western boundary.
- 4.5 The single storey barn accommodates an open plan kitchen, living, and dining area, along with a shower room, and 2x double bedrooms (one with an en-suite). The two-storey barn accommodates at ground floor an open plan kitchen and dining area, living room, toilet and entrance hall. To the first floor there are 2x double bedrooms and a shower room.
- 4.6 The proposed layout of the two dwellings and associated outdoor amenity space and driveways are conducive to protecting the residential amenities of the future occupiers of the two dwellings.

5.0 CONCLUSION

- 5.1 In summary, the proposal will provide for an attractive development of two residential barn conversions, which will enhance the existing site and ensure a set of historic agricultural barns remain as a visual account of the local farming past.