

Planning Statement Including Listed Building Design and Access Statement

Submitted in support of:

Planning application and Listed Building
Consent for conversion of existing barn to form
1no. dwelling (C3) including the erection of a
detached outbuilding:

**Stone Barn, Dovecote Rise, South Rauceby,
Sleaford, NG34 8WZ.**



This Planning Statement has been produced by Fytche-Taylor Planning Ltd to support a full planning application and listed building consent for the conversion of an existing barn to form 1no. dwelling (C3) including the erection of a detached outbuilding, known as 'Stone Barn', Dovecote Rise, South Rauceby, Sleaford, NG34 8WZ.

Project:	Stone Barn, Dovecote Rise, South Rauceby, Sleaford, NG34 8WZ.		
	Planning application and listed building consent for conversion of agricultural building to 1no.dwelling (C3).		
Client:	Mr. A Hastings		
Issue Date:	October 2023.	Revision:	A
Job Ref:	329/SRA/0702		
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1.0 INTRODUCTION

1.1 This planning statement has been prepared in support of a Full Planning Application and Listed Building Consent submitted to North Kesteven District Council for conversion of an existing barn to 1no. dwelling (C3) including the erection of a detached outbuilding known as ‘Stone Barn’, Dovecote Lane, South Rauceby, Sleaford, NG34 8WZ.

Figure 1 - Site Location Plan



Not produced here to scale.

1.2 This statement also incorporates a Listed Building Design and Access Statement as required by Part 1, Section 10, Paragraph 4 of the Planning (Listed Building and Conservation Areas) Act 1990.

1.3 The purpose of this document is to present an overview of the development proposal and to describe how the material planning considerations relevant to this planning application have influenced the scheme thus far to ensure policy compliance.

1.4 This application is supported by plans and reports detailed within the table below.

Document	Author
Plans and drawings	Fytche-Taylor Planning Ltd
Statement of Heritage Significance	Liz Mayle Heritage
Preliminary Ecology Appraisal	C.B.E. Consulting
Structural Report	Mason Clark Associates

2.0 DEVELOPMENT OVERVIEW

Existing Site

- 2.1 The application site comprises of approximately 0.2ha situated between Dovecote Rise and Tom Lane in the village of South Rauceby. The site currently hosts a predominantly stone-built barn. The Stone Barn is one of two traditional agricultural buildings located to the rear of Hill House, a small Georgian farmhouse dating from the mid-18th century with later alterations and additions. The building is currently unoccupied, and no agricultural undertaking operates from the site.
- 2.2 The site is located to the rear of Hill House, which is a designated heritage asset listed at grade II. The Stone Barn is not listed in its own right, but does form part of the curtilage to Hill House, and has done so since the time of listing (1987) and was constructed prior to the 1st July 1948, as such the Stone Barn is considered by the local planning authority (LPA) to be listed by 'virtue of curtilage' under Section 1 (3) (b) of the Planning (Listed Buildings & Conservation Areas) Act 1990.
- 2.3 The site slopes gradually from north to south and the building's floor level is set across different levels. The southern part of the existing building contains an upper floor, the northern part of the building is single-storey. The Stone Barn has recently been sold to the applicant and the garden of Hill House sub-divided accordingly. As such, an area of domestic garden directly to the east of the building, lies within the applicant's ownership.
- 2.4 Directly to the west of the building lies a gravelled area, used informally as a parking area. Beyond which lies Dovecote Rise, a private access which is laid to gravel.
- 2.5 Dovecote Rise spans the entirety of the western boundary beyond which lie residential dwellings. Tom Lane adjoins the eastern boundary with the car park serving 'The Bustard Inn' on the opposite side of the road. To the south and north lie Hill House and no.3 Dovecote Rise respectively, both residential dwellings.
- 2.6 The site is bound by a mixture of hedging and low stone walling.
- 2.7 The site is accessed from Dovecote Rise, a private access serving 3no. dwellings. Dovecote Rise connects to Main Street to the south, which is the

main thoroughfare through the village. Dovecote Rise is a 'shared surface' with no defined pedestrian/vehicular separation.

2.8 The site is surrounded by a wealth of heritage assets. The site is located within South Rauceby Conservation Area and Raucby Hall GII Park and Garden lies on the opposite side of Tom Lane. The site lies within the setting of 'The Bustard Inn' GII and 'Former brewhouse and stables to Bustard Inn' GII located 35m to the south-east of the site and 'Old School House' GII, located 60m to the south-west.

2.9 The site lies within flood zone 1 and is located within a Limestone Minerals Safeguarding Area.

Proposed Development

2.10 The proposed development consists of the conversion of the existing barn to form 1no. dwelling (C3) including the erection of a detached outbuilding.

2.11 The proposed conversion has been carefully designed to retain as much historic fabric as possible while ensuring that the proposed dwelling is suitable for modern standards of living. The scale, form and architectural proportion of the existing building will fundamentally be retained.

2.12 The proposal will create 1no. residential dwelling with amenity space to the rear. The site will be accessed from Dovecote Rise and parking space is provided to the western elevation of the building. The proposed conversion utilises all the existing accommodation available making most efficient use of the building.

2.13 The proposal is a self-build project for the applicant, who intends to convert the building and occupy the new dwelling.

2.14 Overall, through sensitive design and careful consideration of the site and its setting, the proposed development will make a positive contribution to the character and appearance of the area. The proposed alterations to the building have been minimised to retain the historic fabric of the building and retain its significance in the context of the heritage setting.

Site photos

2.15 The following photos show the current site and its boundaries.

Figure 2 - Site Photos

Photo showing the existing access into the site (Dovecote Rise).



Photo showing the southern elevation of the existing barn.



Photo showing the western elevation of the existing barn.



Photo showing the eastern elevation and curtilage of the existing barn.



Photo showing the existing access (looking south).



3.0 SITE LOCATION | Area Context

3.1 South Rauceby is a village and civil parish in the North Kesteven district of Lincolnshire.

3.2 South Rauceby is a small settlement of c.170 dwellings. The village is located c.4km to the west of Sleaford and c.1.5km to the south of the hamlet of North Rauceby.

3.3 The village has a limited range of facilities including a village hall and a public house. The nearest primary school is located in North Rauceby, c.1km to the north of the application site.

3.4 The nearest bus stop is located on Main Street, directly next to Dovecote Rise, a short walk from the application site. Bus services operate between Grantham and Sleaford via South Rauceby. Rauceby Railway Station is located c.1.5km to the south-east of the village which is served by the Nottingham – Skegness service. This service provides daily connections to nearby Sleaford and Grantham, together with surrounding villages.

3.5 The village is located equidistant between the A15 (east) and A17 (north) providing vehicular connections to Sleaford, Newark, Grantham and beyond.

3.6 The village is perhaps best known for its wealth of heritage interest. South Rauceby is adjoined by Rauceby Hall Park and Garden, a large, designed landscape which form the grounds of Rauceby Hall, a c.1840 Country House designed by Architect William Burn in Jacobethan style.

3.7 The historic core of the village is covered by a Conservation Area and there are several Listed Buildings within it. Traditional properties within the conservation area display vernacular features which consist of Lincolnshire limestone walling sat beneath pantile roofs (the estate properties traditionally were slate roofed), although over time there has been some degradation of the character of the area with the inclusion of modern materials and finishes.



4.0 KEY PLANNING CONSIDERATIONS

- 4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Here, the Development Plan comprises the provisions of the Central Lincolnshire Local Plan (adopted in April 2023); and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016).

Development Plan

- 4.2 Central Lincolnshire Local Plan 2023 (CLLP)

- 4.3 Relevant policies of the CLLP include:

Policy S1: The Spatial Strategy and Settlement Hierarchy

Policy S2: Growth Levels and Distribution

Policy S4: Housing Development in or Adjacent to Villages

Policy S12: Water Efficiency and Sustainable Water Management

Policy S13: Reducing Energy Consumption in Existing Buildings

Policy NS18: Electric Vehicle Charging

Policy S20: Resilient and Adaptable Design

Policy S21: Flood Risk and Water Resources

Policy NS24: Custom and Self-build Housing

Policy S47: Accessibility and Transport

Policy S49: Parking Provision

Policy S53: Design and Amenity

Policy S57: The Historic Environment

Policy S60: Protecting Biodiversity and Geodiversity

Policy S61: Biodiversity Opportunity and Delivering Measurable Net Gains

<https://www.n-kesteven.gov.uk/central-lincolnshire/local-plan/>

- 4.4 Lincolnshire Minerals and Waste Local Plan (LMWLP)

- 4.5 The site is within a Limestone Minerals Safeguarding Area and policy M11 of the Core Strategy applies.

<https://www.lincolnshire.gov.uk/planning/minerals-waste>

National policy & guidance (Material Consideration)

- 4.6 National Planning Policy Framework (NPPF)

- 4.7 The NPPF sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions.

4.8 The most recent iteration of the NPPF was published in September 2023. Relevant chapters of the NPPF include:

- Chapter 5: Delivering a sufficient supply of homes
- Chapter 9: Promoting sustainable transport
- Chapter 11: Making effective use of land
- Chapter 12: Achieving well-designed places
- Chapter 14: Meeting the challenge of climate change, flooding and coastal change
- Chapter 16: Conserving and enhancing the historic environment

4.9 The most recent iteration of the NPPF was published in September 2023. Paragraph 219 states:

"Existing [development plan] policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)."

4.10 The weight afforded to the policies of the CLLP, in accordance with paragraph 219, is set out in the following sections of the report.

4.11 National Planning Practice Guidance –

- *National Planning Practice Guidance*
- *National Design Guide (2019)*
- *National Design Code 2021*

Other Guidance

- Central Lincolnshire Energy Efficiency Design Guide 2023
- Delivering Biodiversity Net Gain in Central Lincolnshire Guidance for Applicants Seeking Planning Permission

Neighbourhood Plan

4.10 None.

Heritage Statutory Duties

4.11 Consideration of the impacts on the listed building, its setting and the conservation area are covered by the following statutory duties:

- Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990.
- Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990.

- Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

Planning History

4.12

A full planning history search has been undertaken in preparing this planning application. Previous planning applications are set out below:

Reference	Description	Decision
Application Site		
N/59/1727/88	Conversion of farm buildings to two dwellings.	Granted 07/02/1989.
93/0996/FUL	Renewal of permission N/59/1727/88 for conversion of farm buildings to two dwellings.	Granted 22/12/1993.
98/1052/OUT	Renewal of permission for conversion of barn into residential unit.	Granted 25/01/1999.
01/1250/FUL	Conversion of upper floor outbuilding to study with ancillary re-roofing works.	Granted 08/03/2002.

5.0 ASSESSMENT

5.1 The following section provides an assessment of the main planning considerations relevant to the proposed development.

5.2 The main considerations relevant to the proposed development are:

- Principle of Development
- Impact on Historic Environment
- Sustainability and Climate Change
- Design and Landscape Impacts
- Residential Amenity
- Highway Safety and Parking
- Ecology and BNG
- Mineral Safeguarding

Principle of Development

5.3 The strategic approach to growth set out in the CLLP is built around the core principles outlined in the NPPF at paragraph 11, in establishing a firm commitment to delivering sustainable development and to support the Government's objective of significantly boosting the supply of homes.

5.4 The housing requirement for Central Lincolnshire is confirmed in Policy S2 as being 1,102 dwellings per year, or 24,244 dwellings between 2018 and 2040.

5.5 The Central Lincolnshire spatial strategy seeks to concentrate growth on the main urban areas of Lincoln, Gainsborough and Sleaford, and in settlements that support their roles, with remaining growth being delivered elsewhere in Central Lincolnshire to support the function of other sustainable settlements, particularly where these are well connected by public transport or where the main centres can be accessed by active travel means.

5.6 South Rauceby is identified as a Tier 6 Small Village within policy S1. Policy S1 states: *"Well connected or well served small villages may receive some limited growth, primarily through allocations in this plan in order to achieve a balance between ensuring the vitality of the village and the rural character. Beyond site allocations made in this plan or any applicable neighbourhood plan, development will be limited to that which accords with Policy S4"*.

5.7 The application site is not allocated for development within Policy S82 and therefore Policy S4 is relevant.

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- 5.8 Part 1 of Policy S4 advises that Small Villages, such as South Rauceby, will experience limited growth to support their role and function through allocated sites of 10 or more dwellings in the Local Plan, sites allocated in neighbourhood plans, or on unallocated sites in appropriate locations* within the developed footprint** of the village that are typically ‘up to 5 dwellings in Small Villages’ (* ** - definitions are below).
- 5.9 The application site is not allocated within the CLLP nor a neighbourhood plan and therefore to meet the requirements of policy S4 it is necessary to consider if the site constitutes an ‘appropriate location’ within the ‘developed footprint’ of South Rauceby.
- 5.10 An ‘appropriate location’ is defined in the CLLP Glossary as: *“Appropriate locations means a location which does not conflict, when taken as a whole, with national policy or policies in this Local Plan. In addition, to qualify as an ‘appropriate location’, the site, if developed, would:*
- *retain the core shape and form of the settlement;*
 - *not significantly harm the settlement’s character and appearance;*
- and*
- *not significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement”.*
- 5.11 The ‘developed footprint’ of South Rauceby is defined in the CLLP Glossary as: *“Developed footprint of a settlement is defined as the continuous built form of the settlement and excludes:*
- *individual buildings or groups of dispersed buildings which are clearly detached from the continuous built up area of the settlement;*
 - *gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built up area of the settlement;*
 - *agricultural buildings and associated land on the edge of the settlement; and*
 - *outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement”.*
- 5.12 The proposal accords with the scale of development of up to 5 dwellings. The application site is surrounded by residential uses to the north, west and south. As such, the proposal would retain the core shape and form of the village, would not harm the character and appearance of the village nor impact on the character of the surrounding countryside. The site is therefore considered to meet to ‘appropriate location’ definition.

5.13 The site is also clearly read and experienced as part of the developed footprint of the village, being surrounded by residential uses to the north, west and south and Tom Lane to the east (with the pub car park beyond). It is noted that the 'developed footprint' definition excludes agricultural buildings on the edge of the settlement, however, the application site is not considered to be an 'edge of settlement' site and there would be no harmful sprawl into the countryside which this policy definition seeks to control.

5.14 Part 2 of policy S4 advises that residential development proposals for unallocated sites within the size thresholds set out in part 1 of this policy and within the developed footprint of the village, as is the case here, will only be supported where it would:

- a) preserve or enhance the settlement's character and appearance;*
- b) not significantly harm the character and appearance of the surrounding countryside or the rural setting of the village; and*
- c) be consistent with other policies in the development plan.*

5.15 The proposal is a conversion within the village of South Rauceby and as described in the 'Design and Landscape Impact' section and 'Impact on Historic Environment' section, the proposal will provide a compatible, long-term future use for the building. The proposed use would secure the long-term future conservation of the building thereby preserving the significance of the building's historic fabric and its significance within the conservation area. As such, the proposal will enhance the settlement's character and appearance. No harm will arise to the countryside and as set out in the following sections of this report, the proposal is compliant with other policies in the development plan.

5.16 The principle of development is therefore considered to be acceptable in accordance with policy S1 and S4 of the CLLP.

Impact on Historic Environment

5.17 The site is located to the rear of Hill House, which is a designated heritage asset listed at grade II. The Stone Barn is not listed in its own right, but does form part of the curtilage to Hill House, and has done so since the time of listing (1987) and was constructed prior to the 1st July 1948, as such the Stone Barn is considered by the local planning authority (LPA) to be listed by 'virtue of curtilage' under Section 1 (3) (b) of the Planning (Listed Buildings & Conservation Areas) Act 1990.

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- 5.18 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that when considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 5.19 The application site lies within South Rauceby Conservation Area lies within the setting of 'The Bustard Inn' GII and 'Former brewhouse and stables to Bustard Inn' GII located 35m to the south-east of the site and 'Old School House' GII, located 60m to the south-west. Both are designated heritage assets and are offered statutory protection within the Planning (Listed Building & Conservation Areas) act 1990.
- 5.20 Section 66 of the Planning (Listed Building & Conservation Areas) act 1990 places a legislative requirement that when considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Setting is more than views, it is how the building is experienced.
- 5.21 In addition to this, Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention is paid to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 5.22 Policy S57 states that development proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire. Policy S57 and the NPPF, at paragraph 194, require a heritage statement to be provided with any proposals affecting heritage assets.
- 5.23 In relation to Listed Buildings, policy S57 states 'Permission to change the use of a Listed Building or to alter or extend such a building will be granted where the local planning authority is satisfied that the proposal is in the interest of the building's conservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting'. Similar protection is also provided with policy S57 for Conservation Areas.
- 5.24 The protection offered within S57 is echoed in the NPPF which advises that planning decisions should take into account the desirability of sustaining and

enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

5.25 A separate Statement of Heritage Significance and Structural Appraisal Report have been provided and should be read alongside this document.

5.26 There is considered to be only one viable use for the building, any commercial, leisure or community use would be significantly constrained by the size of the building, its narrow shared access and the neighbouring residential uses. Therefore, residential use is considered to be the most optimum viable use for the building. The NPPG is clear that *'If there is only one viable use, that use is the optimum viable use.'*

5.27 The external alterations proposed have been kept to a minimum, these are summarised below:

5.28 Roof:

- The existing cement sheet roof covering is to be replaced in its entirety with GreenCoat® PURAL™ Corrugated sheeting colour: Nordic Black -RR33/SS0015.

5.29 North Elevation:

- No external alterations other than cleaning and re-pointing of stonework.

5.30 East Elevation:

- 3no. openings formed to create doorway/windows for dining area.
- 1no. opening formed to create doorway within entrance hall.
- These openings are principally to provide access and views into the rear garden from the dwelling.
- 1no. rooflight proposed.
- 1no. black metal flue pipe proposed.
- Cleaning and re-pointing of stonework.

5.31 West Elevation:

- Existing timber garage doors removed and replaced with large, glazed unit with external shutters.
- New glazing unit proposed within existing open car port.
- New timber panel entrance door with fixed glazed side panel within arched opening to form new entrance.
- All other existing structural openings are to be retained with new windows and doors proposed throughout.

- Shutters and Doors to be templated, replicated, replaced, inclusive of frames.

5.32

South Elevation:

- External timber balcony removed.
- The structural window opening is retained with new window unit proposed. Shutter to be templated, replicated and replaced.
- Outbuilding to the south of the building is to be replaced using reclaimed brickwork. The outbuilding has been confirmed as not structurally capable of retention/conversion within the Structural Report.
- A new single-storey extension is proposed to the southern elevation (this will form a plant room for the Air Source Heat Pump).

5.33

Curtilage:

- Within the curtilage of the building a new single-storey timber clad outbuilding is proposed. This will house utility appliances for the dwelling given the limited internal space available. The outbuilding is a traditional form and appearance, retains a low profile in the context of the site.

5.34

The Heritage Impact Assessment confirms, in accordance with the NPPF, the identified harm to the heritage asset is considered to be 'less than substantial'. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

5.35

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, as is the case here, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

5.36

In this instance, there would be substantial public benefits arising from the development. Those benefits include providing a compatible, long-term future use for the building which will secure the heritage asset's future conservation. The proposed development will provide long-term preservation for the heritage asset, its setting, and the setting of the South Rauceby Conservation Area.

5.37 The proposed conversion will create 1no. dwellinghouse which provides a modest contribution to the authority's housing supply. The construction phases of the project also generate economic benefits associated with employment and trade. The economic activities of the future occupants will also help to sustain services and facilities within the village and the wider North Kesteven District.

5.38 Overall, the public benefits of the proposal, in particular the long-term preservation of the building, would outweigh the 'less than substantial harm' to the heritage asset that has been identified. Consequently, it is considered that the proposed works are in accordance with policy S57 of the CLLP, the guidance contained within the NPPF and the statutory duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

Sustainability and Climate Change

5.39 The planning system is tasked with supporting the transition to a low carbon future in a changing climate. It is directed, by Government policy in the NPPF, to shape places in ways that contribute to "radical reductions" in greenhouse gas emissions, minimise vulnerability and improve resilience. As part of that, it is tasked with supporting renewable and low carbon energy and associated infrastructure.

5.40 The CLLP introduces a visionary approach to ensure that development proposals contribute to reducing emissions, help mitigate against climate change and help society adapt to a changing climate.

5.41 Policy S13 states: *"For all development proposals which involve the change of use or redevelopment of a building, or an extension to an existing building, the applicant is encouraged to consider all opportunities to improve the energy efficiency of that building"*. The policy goes on to advise that *"Proposals which do consider and take such viable opportunities will, in principle and subject to other material considerations, be supported"*.

5.42 The fabric of the building largely comprises of limestone masonry construction, the southern store is of brick construction. Limestone is a natural insulator and has particularly good thermal properties will avoid the need for additional insulation. The roof will be replaced with a highly sustainable alternative consisting of corrugated SSAB Steel. A modern heating system will be employed consisting of an Air Source Heat Pump. New windows and doors throughout will also minimise thermal bridges within the building to improve its energy efficiency.

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- 5.43 The building does not benefit from any south facing roof slopes to maximise solar infrastructure on the building. To include such infrastructure would also have a visual impact on the heritage asset which has not been considered.
- 5.44 As such, in accordance with policy S13, opportunities have been considered for the building to provide a sustainable property whilst preserving the historic merit of the building.
- 5.45 Overall, the inclusion of these proposed measures to improve the energy standards for the building accord with Policy S13 of the CLLP.

Design and Landscape Impacts

- 5.46 The NPPF is clear that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 132 of the NPPF states that Design quality *“should be considered throughout the evolution and assessment of individual proposals”*.
- 5.47 These requirements are echoed throughout policy S53 of the CLLP which explains that *“good design will be at the centre of every development proposal and this will be required to be demonstrated through evidence supporting planning applications to a degree proportionate to the proposal”*.
- 5.48 The Government promotes good design through the publication of its National Design Guide and National Model Design Code in January 2021 which are aimed at ensuring that the requirement for good design is embedded in planning policy and ultimately is delivered through the development being built and the places being created.
- 5.49 Policy S53 provides a clear set of standards and considerations which follow the ten themes of the National Design Guide. In particular, development proposals should contribute positively to the sense of place, reflecting and enhancing existing character and distinctiveness and reflect or improve on the original architectural style of the local surroundings.
- 5.50 The existing building is constructed of local coursed limestone rubble laid in lime mortar, with red brick dressings, set under a replacement corrugated cement roof covering. A small brick-built store is located to the south of the building.
- 5.51 The proposed external alterations are summarised in the preceding sections of this report, at paragraph 5.27 – 5.33. Alterations to the building have been

kept to a minimum in order to preserve the historic fabric of the building. However, given the limited openings on the eastern elevation, some additional openings are essential to provide a residential dwelling with living accommodation suitable for modern standards of living.

5.52 All existing structural openings are retained. The inclusion of new openings has been minimised to the eastern elevation only. The 4no. openings to the eastern elevation are essential to provide a suitable arrangement between the future dwelling and its garden space. The openings are not individually nor cumulatively considered disproportionate or otherwise incongruous to the overall design of the building.

5.53 A small single-storey extension is proposed to the southern elevation of the building, this is required to house the plant serving the Air Source Heat Pump. This extension has been designed to be a subservient addition to the main building and is suitably accommodated on site.

5.54 A new single-storey timber clad outbuilding is proposed within the curtilage of the building. This will house utility appliances for the dwelling given the limited internal space available. The outbuilding itself is well-designed and retains a low profile in the context of the site.

5.55 Wider impacts on the landscape will be limited given the concealed presence of the site.

5.56 Overall, the design of the proposed development respects the architectural and historic interest which the building possesses and will suitably integrate into the character of the surrounding area. The proposal therefore accords with the requirements of policy S53 and the high design aspirations of the NPPF.

Residential Amenity

5.57 Policy S53 is clear that development proposals should not result in harm to people's amenity either within the proposed development or neighbouring it through overlooking, overshadowing, loss of light or increase in artificial light or glare. Nor should development result in adverse noise and vibration taking into account surrounding uses nor result in adverse impacts upon air quality from odour, fumes, smoke, dust and other sources. This echoes the requirements of the NPPF which at paragraph 130(f), seeks to ensure that development provides a high standard of amenity for existing and future users.

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- 5.58 There are no amenity impacts in relation to over dominance or loss of light over adjoining properties because there are no extensions or alterations proposed that would encroach towards neighbours.
- 5.59 In relation to overlooking, the change of use of the building will increase the human habitation of the building. All existing openings are proposed to be utilised and as such there may be some overlooking experienced towards No. 1 Dovecote Rise from the first-floor bedroom windows. The private drive (Dovecote Rise) intervenes the space between the application site and No.1 which provides a degree of separation, as such, the relationship is acceptable.
- 5.60 There are no adjacent uses which are considered to be incompatible with a residential use in this location and the proposed dwelling would not have any adverse impact upon air quality from odour, fumes, smoke, dust or other sources. In contrast, retaining the building for agricultural uses could introduce significant noise, odour and other disturbances in this residential area.
- 5.61 The development ensures the provision of adequate natural light in all habitable rooms of the dwellinghouses and outlook is relatively free from constraint. The dwelling is provided with a suitably sized garden area.
- 5.62 The limited harm caused by the overlooking impacts would be outweighed by the benefit of converting the heritage asset. The proposed use would secure the long-term future conservation of the building thereby preserving the significance of the building's historic fabric and its significance within the conservation area. This matter weighs in significant favour of the development.
- 5.63 Overall, on balance, the proposed conversion would not result in significant overlooking or loss of privacy, to the unduly detrimental harm of the amenities presently enjoyed at the nearby properties. The proposal is considered to comply with the design and amenity considerations of policy S53.

Highway Safety and Parking

- 5.64 The site is accessed from Dovecote Rise, a private access serving 3no. dwellings. Dovecote Rise connects to Main Street to the south, which is the main thoroughfare through the village. Dovecote Rise is a 'shared surface' with no defined pedestrian/vehicular separation.
- 5.65 No changes to the access arrangements are proposed and the proposed dwelling will utilise the existing access off Dovecote Rise.

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- 5.66 Parking is provided on site; two spaces are provided in line with the parking standards set out in policy S49 and Appendix 2.
- 5.67 The proposal would achieve safe access standards and the residual cumulative impacts on the road network would be limited. Overall, the proposed access is suitable to serve the development and accords with policy S47 of the CLLP and provisions of the NPPF.

Ecology & BNG

- 5.68 Section 40 of the Natural Environment and Rural Communities Act 2006 places a duty on all public authorities in England and Wales to have regard, in the exercise of their functions, to the purpose of conserving biodiversity. Central Lincolnshire has many areas which are noted for their natural beauty and biodiversity value. These areas also support a wide variety of species and habitats, and form an important part of the network of biodiversity sites within the wider environment.
- 5.69 Paragraph 99 of Circular 06/2005 Biodiversity and Geological Conservation – Statutory Obligations and their impact within the Planning System¹ advises that it is essential that the presence or otherwise of protected species and the extent to which they might be affected by the proposed development, is established before planning permission is granted, otherwise all relevant material considerations will not have been addressed on making the decision.
- 5.70 Policy S60 of the CLLP explains that development should protect, manage, enhance and extend the ecological network of habitats, species and sites of international, national and local importance (statutory and non-statutory). Furthermore, development should minimise impacts on biodiversity and features of geodiversity value.
- 5.71 A ‘Preliminary Ecology Appraisal’ has been submitted as part of the application. The appraisal finds that no evidence was found either internally or externally to indicate that roosting bat are or have been present within the building. Consequently, in this instance, due to the lack of features and lack of evidence, a further bat activity is not considered necessary.
- 5.72 It is recommended that as part of the conversion work that an artificial bat roost is affixed the suitable external location on the building to provide a roosting location for bats in this area and that a pair of swift or swallow nest boxes are also fitted in an appropriate area to provide a nest location for these species. These features have been incorporated into the design.

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- 5.73 The site is not located within or adjacent to any statutory designated sites.
- 5.74 Subject to the inclusion of the bat and bird boxes as proposed it is considered that the proposal will enhance the biodiversity value of the site in accordance with Policy S60 of the CLLP.
- 5.75 Consistent with the general provisions of the Environment Act, CLLP policy S61 specifies an approach whereby all qualifying development proposals must deliver at least a 10% measurable biodiversity net gain attributable to the development.
- 5.76 S61 specifies that 'all development proposals, unless specifically exempted by Government, must provide clear and robust evidence for biodiversity net gains and losses in the form of a biodiversity gain plan, which should ideally be submitted with the planning application (or, if not, the submission and approval of a biodiversity gain plan before development commences will form a condition of any planning application approval)'.
- 5.77 However, first part of S61 is prefaced by the following; *"The following part of the policy applies unless, and until, subsequently superseded, in whole or part, by national regulations or Government policy associated with the delivery of mandatory biodiversity net gain arising from the Environment Act 2021. Where conflict between the policy below and the provisions of Government regulations or national policy arises, then the latter should prevail"*.
- 5.78 The Central Lincolnshire Authorities have published associated guidance - 'Delivering Biodiversity Net Gain in Central Lincolnshire Guidance for Applicants Seeking Planning Permission' dated April 2023 which provides further commentary on this point. Section 6 of the guidance sets out a number of exemptions from the BNG requirement which is then clarified by reference to a footnote which reads across to the exemptions specified in the Environment Act 2021 and the Government response to consultation on Biodiversity Net Gain regulations and implementation.
- 5.79 The list of exemptions in Section 6 then includes 'Small scale self-build and custom housebuilding applications'. The approach being adopted is that single dwelling schemes will not (at the present time) be subject to mandatory 10% BNG; albeit that as confirmed in Section 6 proposals should still apply the mitigation hierarchy and seek to incorporate proportionate measures to enhance biodiversity on site wherever possible.

5.80 Overall, the proposed application accords with the requirements of policy S61 and the accompanying guidance and the provisions of the NPPF.

Mineral Safeguarding

5.81 The site lies within a Limestone Minerals safeguarding area. A change of use application where there is no intensification of the use, as is the case here, is exempt from the requirements of policy M11 and therefore there is no requirement to supply a minerals assessment or assess the development's impact on mineral resources.

Other Policy Considerations

5.82 Flood Risk - The application site is located within flood zone 1 (Low Risk). The site is also not identified as being at risk of flooding from other sources (such as surface water). The site is therefore sequentially preferably in accordance with paragraph 162 of the NPPF.

5.83 The site area is less than 1ha and the scale of development proposed constitutes 'minor' development as defined by the NPPF. As such, a site-specific flood risk assessment is not required as part of any future planning application for this site and the sequential/exceptions tests are not applicable.

5.84 Utilities and Drainage – The application proposes the method of foul drainage to an existing mains sewer. Both the NPPG and the Building Regulations 2010 (Approved Document H) set out a presumption in favour of connection to the public foul sewer wherever it is reasonable to do so. Surface water will be disposed of via soakaways which is the sequentially preferable method of surface water drainage in accordance with the NPPG¹.

5.85 It is recommended that on-site percolation tests in accordance with BRE Digest 365 are undertaken to confirm the ground conditions are suitable to support infiltration. As such, the proposal is providing a positive drainage strategy where currently there is the absence of such.

5.86 With residential development in close proximity to the site, all utilities connections are understood to be available from within very close proximity to the site with new connections available from the public highway.

5.87 Bin Storage – The proposed site layout offers suitable space to accommodate domestic refuse storage.

¹ <https://www.gov.uk/guidance/flood-risk-and-coastal-change>

6.0 LISTED BUILDING DESIGN AND ACCESS STATEMENT

Introduction

6.1 Under the Town and Country Planning (Development Management Procedure) (England) Order 2015, it is a requirement that a statement covering design principles and access issues is submitted with any application for listed building consent.

6.2 The statement demonstrates how the special historic or architectural interest of the building or area has been considered within the proposals.

6.3 A separate Statement of Heritage Significance has been prepared which investigates the history of the site in more detail as well as looking at the potential impact of proposed development on the character and setting of the surrounding Listed Buildings and the Conservation Area as a whole.

Description

6.4 Stone Barn is a mid-19th century agricultural building containing remnants of an earlier building and retaining a truncated slightly later range to its south. Constructed of local coursed limestone rubble laid in lime mortar, with red brick dressings, set under a replacement corrugated cement roof covering, and contains evidence of animal feeding troughs, suggesting the main use was for stabling (likely horses) and a trap house (for Hill House) in the southerly part of the building.

6.5 The site is located to the rear of Hill House, which is a GII Listed Building. The Stone Barn is not listed in its own right, but does form part of the curtilage to Hill House, and has done so since the time of listing (1987) and was constructed prior to the 1st July 1948, as such the Stone Barn is considered by the local planning authority (LPA) to be listed by 'virtue of curtilage' under Section 1 (3) (b) of the Planning (Listed Buildings & Conservation Areas) Act 1990.

Proposed Development

6.6 The proposed development consists of the conversion of the existing barn to form 1no. dwelling (C3) including the erection of a detached outbuilding.

Design

Use -

6.7 The barn is proposed to be converted into 1no. dwelling (C3). The proposal also includes the erection of a detached outbuilding to the rear of the building.

6.8 The internal arrangement will make effective use of the internal space available and will provide a compatible, long-term future use for the building. The proposed use would secure the future conservation of the building thereby preserving the significance of the building.

Layout -

6.9 The layout of the proposal has been informed by the space available and relationship with the surrounding built and natural environment.

6.10 The existing footprint of the building is retained with the addition of a small extension to the south. This extension has been designed to be a subservient addition to the main building and is suitably accommodated on site.

6.11 A new single-storey timber clad outbuilding is proposed within the curtilage of the dwelling, to the east of the building. This will house utility appliances for the dwelling given the limited internal space available.

Scale -

6.12 The architectural proportion and scale of buildings should not be mistaken by assessing individual mass or height. The 'Scale' of the proposed dwelling is essentially defined by relative proportions of fenestration and architectural features of traditional architecture.

6.13 The scale of the development is largely dictated by the existing building. All existing openings are proposed to be utilised. The inclusion of new openings has been minimised to the eastern elevation only. The 4no. openings to the eastern elevation are essential to provide a suitable arrangement between the future dwelling and its garden space. The openings take on a more modern form and appearance but retain sympathetic proportion in the context of the building.

Appearance -

6.14 The proposal has derived from careful consideration in layout and proportion to ensure the proposed dwelling respects the surrounding area.

6.15 The design approach has been to respond positively to the constraints and opportunities of the site, as well as the applicant's vision for the development.

This has been achieved via a specific response to the site and its context as an approach for creating a sustainable development.

6.16 The main alteration to the appearance of the building will be via the installation of a new roof covering. The existing roof comprises corrugated cement sheeting (a later addition). The application seeks to replace the roof covering in its entirety with GreenCoat® PURAL™ Corrugated sheeting thermally efficient modern alternative. The proposed colour is Nordic Black - RR33/SS0015. The sheeting will retain the existing profile of the roof.

6.17 New windows and doors are proposed throughout. The existing joinery features (shutters etc.) are to be removed, replicated and replaced as part of the proposed development.

6.18 The replacement building and new extension to the south of the building will be built using reclaimed bricks from the site.

6.19 The finished appearance of the new detached outbuilding is to be timber cladding stained/treated black sat beneath the roof which will match the appearance of the dwelling (Black Corrugated Steel).

Access

6.20 **Vehicular Access** - Access to the site will utilise the existing access off Dovecote Rise. No changes to the access arrangements are proposed and the proposed dwelling will utilise the existing access arrangements.

6.21 Access to the building will also remain unchanged, utilising the existing openings on the western elevation to form the new principal entrance to the building.

7.0 CONCLUSION

- 7.1 This planning statement has been prepared in support of a Full Planning Application and Listed Building Consent submitted to North Kesteven District Council for conversion of an existing barn to 1no. dwelling (C3) including the erection of a detached outbuilding known as 'Stone Barn', Dovecote Lane, South Rauceby, Sleaford, NG34 8WZ.
- 7.2 The application site comprises of approximately 0.2ha situated between Dovecote Rise and Tom Lane in the village of South Rauceby. The site currently hosts a predominantly stone-built barn. The Stone Barn is one of two traditional agricultural buildings located to the rear of Hill House, a small Georgian farmhouse dating from the mid-18th century with later alterations and additions. The building is currently unoccupied and no agricultural undertaking operates from the site.
- 7.3 The proposed development consists of the conversion of the existing barn to form 1no. dwelling (C3) including the erection of a detached outbuilding.
- 7.4 The application site is considered to be within the 'developed footprint' of South Rauceby and located within an 'appropriate location. The principle of residential development is therefore considered to be acceptable in accordance with policy S1 and S4 of the CLLP.
- 7.5 The Heritage Impact Assessment confirms, in accordance with the NPPF, the identified harm to the heritage asset is considered to be 'less than substantial'. In this instance, there would be substantial public benefits arising from the development that would outweigh the 'less than substantial' harm caused to the heritage asset. Consequently, it is considered that the proposed works are in accordance with policy S57 of the CLLP, the guidance contained within the NPPF and the statutory duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 7.6 The proposal will incorporate measures which contribute to a reduction in greenhouse gas emissions, in accordance with policy S13 of the CLLP.
- 7.7 The design of the proposed development respects the architectural and historic interest which the building possesses and will suitably integrate into the character of the surrounding area. The proposal therefore accords with the requirements of policy S53 and the high design aspirations of the NPPF.

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- 7.8 The proposed conversion would not result in significant overlooking or loss of privacy, to the unduly detrimental harm of the amenities presently enjoyed at the nearby properties. The proposal is considered to comply with the design and amenity considerations of policy S53.
- 7.9 The proposal would achieve safe access standards and the residual cumulative impacts on the road network would be limited. Overall, the proposed access is suitable to serve the development and accords with policy S47 of the CLLP and provisions of the NPPF.
- 7.10 The proposed conversion will not impact on any protected species or their habitats, nor any locally or nationally designated sites. Subject to the inclusion of the bat and bird boxes as proposed it is considered that the proposal will enhance the biodiversity value of the site in accordance with Policy S60 of the CLLP.
- 7.11 Matters of mineral safeguarding, flood risk, utilities and drainage are considered to be acceptable.
- 7.12 Overall, the development accords with policy S1, S2, S4, S12, S13, NS18, S20, S21, NS24, S47, S49, S53, S60 and S61 of the CLLP, the provisions of the NPPF and the heritage statutory duties.

End.

