

Change Of Use  
14 Main Street  
Barrowden  
**D, A H & J statement**  
March 2023

Rev A



---

RAW

## Existing

### Aerial and street views

No.14 is a grade II listed building which lies on the northern side of Main Street, opposite The Green, on the eastern side of the village of Barrowden.

The stone outbuilding backs onto the pavement, following the front boundary, with the main garden to the west.

The site is slightly elevated above the pavement level, and the garden steps up to the west, from the gravel drive.



## Existing- Street views

No.14 and the annexe are accessed from Main Street by an existing pair of gates, set back from the road. The gates lead to a large gravelled drive and parking for no.14 and the annexe. No1.6 has pedestrian access from the main gates to their garden gate ONLY. There is no parking for no.16 on the drive area.



## Existing- exterior


The outbuilding was sensitively converted around 2009 and externally matches the approved planning scheme, FUL/2009/0077

(shown over leaf). With a window and door to the oak-framed office, and a window and door to the kennel element of the build.

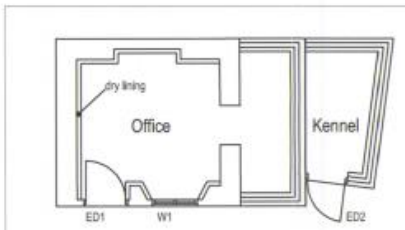
The rear and side elevations, facing the pavement (S) and no.14 are blank stonework.



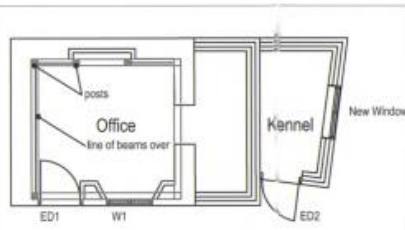
Approved Scheme



**Block Plan of Office and Kennel**  
1:200

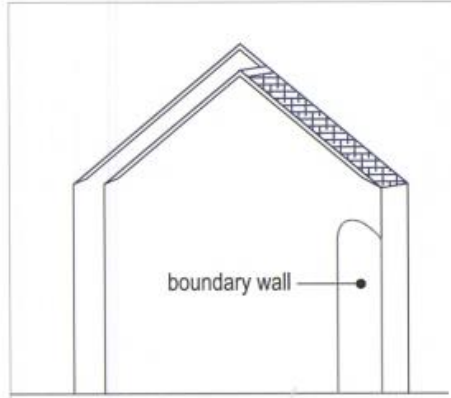


**Existing Plan of Annex**  
(Under previous approvals)




**Proposed Plan of Annex**  
(Window added to match Office Window on N Elevation and Oak support shown. Please also refer to Structural Engineer's design)

APPROVED  
 F / 2009 / 0077



**Existing South West Elevation of Kennel**  
(Under previous approvals)



**Proposed South West Elevation of Kennel**  
(Window added to match Office Window on NW Elevation)

Please refer to details from previous the following approvals in connection with this application;  
 FUL/2008/0027/NT  
 LBA/2008/0028/NT  
 FUL/2008/0015/MW  
 LBA/2008/0016/MW  
 FUL/2007/0728/NH  
 LBA/2007/0732/NH

and in particular the following Peter Wilmot Architects drawings;  
 2702 6 a Window Detail - scan of this drawing attached to this application.  
 2702 16 Window Elevations - window to be matched is labled W2, extract of this drawing attached to this application

**Notes**



**Moss Beck**  
 L 01572 747 000  
 F 01572 456 000  
 e info@mosbeck.com  
 www.mosbeck.com  
 Moss Beck Limited  
 27a Main Street, Barrowden, Rutland LE15 8EQ  
 Company Registration Number: 0200791 - England & Wales

**Client**  
Mrs J Dowman

**Property**  
14 Main Street  
Barrowden  
Rutland  
LE15 8EQ

**Drawing Title**  
Proposed Alterations to  
Office and Kennel

**Drawing No.**  
ALB-0060-15

**Date Drawn**  
06.01.09

**Scale**  
Various @ A3

 RECEIVED  
 02 FEB 2009  
 PLANNING SUPPORT
 

RAW

## Plans -

The proposal is for the building to be used as a holiday let through out the year. The change of use will bring tourism to the area, and benefit the local businesses; including the newly refurbished pub and village shop. Both of these facility compliment a quiet country break perfectly.

The Let will only sleep an individual or couple, so noise and transport will both be minimal.

The out building forms part of the listing with no. 14, and as such had listed building consent to carry out the conversion work.

The oak frame which allowed the ceiling to be opened up in the office area, was approved under LBA/2009/0076.

Previous alterations were covered under :

FUL\_2007\_0728

FUL\_2008\_0015

FUL\_2008\_0027

FUL\_2009\_0077

LBA\_2007\_0732

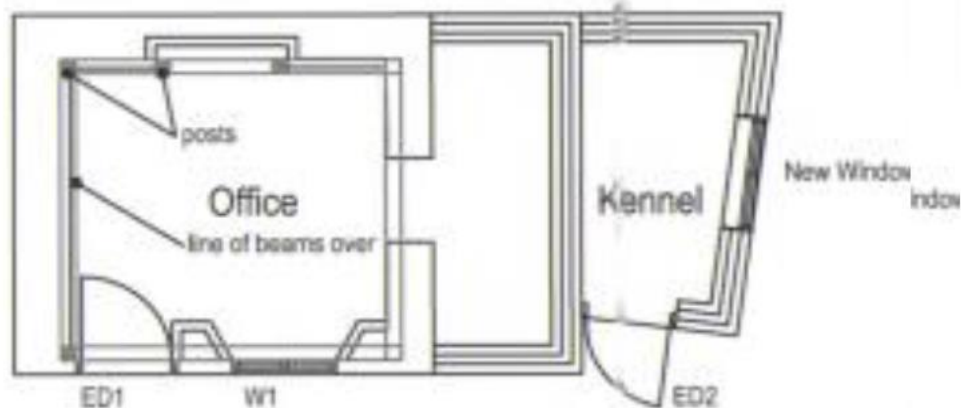
LBA\_2008\_0016

LBA\_2008\_0028

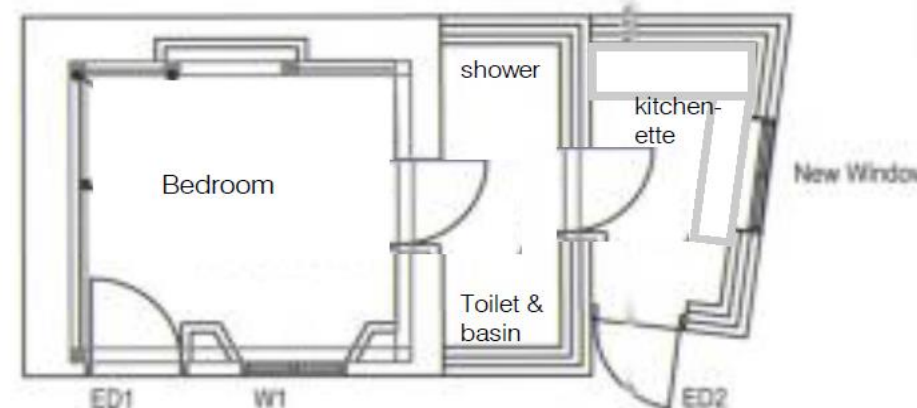
The room marked as 'kennel', already had a basic utility room layout when my client bought the property with a plumbed in washing machine. And wc adjoining the office.

All new plumbing and pipework, including the boiler have been installed onto walls constructed in 2009. No external changes have taken place, other than those approved.

Please also note the approved plans showed cavity walls to the new areas when approved in 2008 and 2009.



Approved

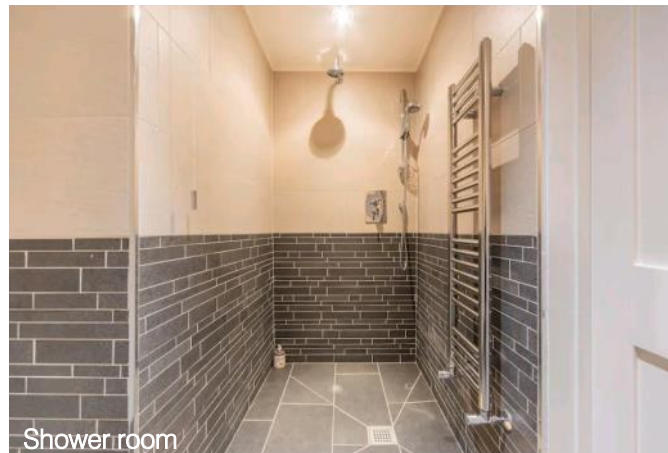


Existing

Existing —  
photos



Kitchenette



Shower room



Bedroom

Existing —  
photos



RAW