

<b>APPLICATION NO</b>	<b>PA/2019/1174</b>
<b>APPLICANT</b>	Miss Jacky Tolley
<b>DEVELOPMENT</b>	Planning permission to change the use of a barn to a residential dwelling
<b>LOCATION</b>	Slate House Farm, unnamed road between Holme and Messingham, Holme, DN16 3RE
<b>PARISH</b>	Holme
<b>WARD</b>	Ridge
<b>CASE OFFICER</b>	Brian McParland
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Messingham Parish Council

## **POLICIES**

**National Planning Policy Framework:** Section 5 – Delivering a sufficient supply of homes

Paragraph 79 – 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 dwelling; or
- (e) the design is of exceptional quality, in that it:
  - is truly outstanding or innovative, 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.

Section 12 – Achieving well-designed places

**North Lincolnshire Local Plan:** DS1, DS7, DS14, DS16, RD2, RD9, T19 and T2

**North Lincolnshire Core Strategy:** CS1, CS2, CS3, CS5, CS7, CS8 and CS18

## **CONSULTATIONS**

**Highways:** No objection.

**Environmental Agency:** No comments to make.

**Archaeology:** No objection, subject to conditions to secure a systematic photographic record of the building prior to demolition and the development commencing, and the submission of details relating to building materials and design.

**PROW:** No objection, but comment that Public Footpath 205 must remain unimpeded at all times.

**Ecology:** No objection, but recommend conditions requiring the submission of a biodiversity management plan.

## **PARISH COUNCIL**

Object on the grounds that the proposal is in an unsustainable location in the open countryside.

## **PUBLICITY**

The application has been advertised by a site notice and in the press. No responses have been received.

## **ASSESSMENT**

**The main issues to be considered are whether adequate justification can be demonstrated with regard to the principle of the development, the character and design of the proposal, and its impact on neighbouring amenity, drainage, land quality, the highway and ecology.**

### **The site**

The site is located on the west side of Holme Lane and is accessed from an unnamed lane. The site is known locally as Slate House Farm and is occupied by agricultural barns which form part of a traditional historic farmstead dating from the mid-Victorian period. It is also acknowledged that the site is occasionally used as a car boot sale area. The application relates to a group of agricultural buildings (stables, barns and stores) centred around an open yard area which lie along the east boundary of the site and north of the main farm building. The agricultural buildings are bounded by an existing yard wall and a partly demolished building. The agricultural buildings appear to have a low built form finished in a mixture of traditional clay tile, weathered profiled aluminium, red brickwork and out-dated stonework. The surrounding area is flat, undeveloped land used for agricultural rotation.

The site lies within the open countryside, outside the nearest settlement boundary of Messingham, which is approximately 6.5 kilometres to the south-west. There are no tree preservation orders (TPOs) within or adjacent to the site, it is within flood zone 1 SFRA (low); it does not lie within a conservation area and does not affect any listed buildings.

## The proposal

Planning permission is sought to the change of use of a barn (unused agricultural building) to a residential dwelling.

The proposed barn conversion would be on the west side of the farmstead and would include accommodation associated with independent living (a lounge, kitchen and bedrooms, etc). The proposal also includes a single-storey kitchen extension to 'square off' the north-west corner of the barn to make a simpler L-shaped footprint. A proposed garden is outlined, and a dividing wall introduced which would define the outdoor amenity space. To the east, the existing open yard, stables and agricultural storerooms would be retained. The open yard area would provide a forecourt to a proposed garage, which is proposed to be incorporated into the building. The barn benefits from a two-storey section to the south-west side of the site. The proposal seeks to maintain this two-storey section (with a ridge height of 6.5 metres) and the gable roof. The rest of the development would be served by a hipped roof with a lower roofline (a ridge height of 5 metres).

Proposed materials include reclaimed orange/brown facing brickwork to match, orange weathered clay pantiles to match (roof) and natural timber (doors).

## Principle

The site is outside the settlement boundary and the proposal would represent a departure from the North Lincolnshire Local Plan. In determining whether the principle of residential development outside the settlement boundary is acceptable in this instance, it is necessary to consider whether the proposed development is sustainable in planning policy terms.

The site benefits from two recent planning approvals to convert a barn into a new dwelling **house**: PA/2009/1427, which was approved on 28 January 2009; and PA/2016/158, which was approved on 20 May 2016. This application is a re-submission of the previous approvals as they have now lapsed.

With regard to policy, RD2 of the local plan (development in the countryside) states, under section v), that there is scope for the re-use and adaptation of existing buildings in the open countryside provided that the proposal meets certain criteria (appropriate location, etc). It is considered that this proposal would satisfy policy RD2.

Policy RD9 of the local plan sets out the council's approach to proposals for the residential conversion of rural buildings in the open countryside and states that such conversions will only be permitted if:

- (i) (i) the building is of architectural or historic importance to the rural scene and is of substantial and permanent construction capable of conversion without major alteration;
- (ii) (ii) it can be demonstrated that residential re-use or adaptation is the only way to retain a building in viable continued use and/or secure the retention/improvement of the building; and
- (iii) (iii) the development will not create a need for new buildings to house activities displaced by conversion;

- (iv) (iv) the general design of the conversion retains and respects the original character of the building and is in keeping with its surroundings. Any extension should respect the scale and appearance of the original building; and
- (v) (v) the development will not lead to the loss of habitat for protected species.

The application site is clearly of substantial construction and whilst it is of limited architectural merit, the council's Historic Environment Record has confirmed that the barns are an asset of local historic value that contribute to the local landscape and should be retained if possible. An update to the previous structural survey has been provided to demonstrate that the buildings are capable of conversion without major alteration. Furthermore, the proposed conversion to residential accommodation remains workable and practicable. Therefore, the proposal would satisfy parts (i) and (iii) of policy RD9.

No evidence has been supplied to demonstrate that alternative uses have been considered and no marketing information has been submitted as part of the application. However, the buildings are located directly to the rear of a residential property, currently within its curtilage, and share an access with this residential property. Therefore, it is considered that employment uses are unlikely to be acceptable in this location and that residential re-use would be the only appropriate use of the buildings. Furthermore, it should be noted that the barns were marketed as part of the previous planning application (reference PA/2009/1427) without interest, and that they have stood empty ever since and now appear more dilapidated than ever. The submitted update to the previous structural survey confirms that parts of the building are currently unsafe, and that structural works will be required to make the building habitable. On this basis it is considered unlikely that the buildings would be viable for commercial use in their current state. Therefore, the proposal would satisfy part (ii) of policy RD9. Full compliance with policy RD9 is also dependent upon the design of the conversion being acceptable and there being no loss of habitat for protected species; these issues are assessed within the body of the report.

It is acknowledged there is a need for housing in North Lincolnshire as the council currently does not have a five-year land supply and the proposed new dwelling would make a modest contribution. Notwithstanding the development plan policies set out above, the National Planning Policy Framework (NPPF) is a material consideration when determining planning applications. Paragraph 79 states planning policies and decision should avoid the development of isolated homes in the countryside unless, under section (c), *'the development would re-use redundant or disused buildings and enhance its immediate setting'*. In this case the proposal would re-use a derelict barn and would enhance the immediate setting of the area in the interest of placemaking. As such, the proposal would be in accordance with paragraph 79 of the NPPF.

The previous planning approvals are also a material consideration. The previous approvals determined the acceptability of the principle of development of a new dwelling in this location. In addition, the proposal would not go against the relevant policies within the local plan. Considering the context of the previous planning approvals, and given the re-use of the derelict barn (paragraph 79(c) of the NPPF), on balance, the principle of the development in this location is acceptable.

### **Impact on character and design**

The NPPF attaches great importance to the design of the built environment. Paragraph 130 states that permission should be refused for development of poor design that fails to take

the opportunities available for improving the character and quality of an area. Policy DS1 of the North Lincolnshire Local Plan (adopted May 2003) and policy CS5 of the Core Strategy (adopted June 2011) are concerned with quality of design and amenity. In respect of impact on character, policy DS1 states that the design and external appearance of the proposal should reflect or enhance the character, appearance and setting of the immediate area.

The conversion has been designed to be sympathetic to the original structure, retaining its form and massing and making use of existing openings where possible. Limited new openings are provided where necessary. A small, single-storey extension is proposed as part of the conversion, which would serve as a kitchen; however, this has been designed to be sympathetic to the main structure, which will remain the dominant visual feature. Materials used in the conversion will match the existing structures. Conditions have been recommended by HER requiring details of external materials and detailed drawings of the proposed windows to be submitted. These will be attached to any grant of planning permission. Once approved, the proposal would satisfy part (iv) of policy RD9.

The proposed conversion would result in a new dwelling with a traditional and befitting appearance, which would retain many of the key features of the original buildings. The conversion would secure the long-term retention and maintenance of the buildings, which are currently in a state of disrepair, and would benefit the appearance of the area and the character of the landscape. As such, the proposal would be in accordance with policies DS1 of the local plan and CS5 of the Core Strategy.

### **Impact on the amenity of neighbours**

Policy DS1 of the North Lincolnshire Local Plan and policy CS5 of the Core Strategy are concerned with quality of design and amenity. In respect of impact on amenity, policy DS1 states that no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, or through the effects of overlooking or overshadowing.

The outbuildings stand to the rear of the existing dwelling associated with Slate House Farm, within spacious grounds, and are separated from this property by a significant distance. There are no other residential properties in close proximity to the site. Furthermore, the proposed development would not increase the scale or massing of the building. For these reasons, it is considered that the proposed conversion would not prejudice neighbouring amenities. As such, the proposal would be in accordance with policies DS1 of the local plan and CS5 of the Core Strategy.

### **Drainage**

Policy CS19 of the Core Strategy is concerned with flood risk, whilst policy DS14 of the local plan is concerned with foul sewage and surface water drainage. The application site is located within flood zone 1 and therefore is a preferred place for development in terms of flood risk. The council's drainage team has been consulted and has no objections. As such, the development would be in accordance with policies DS14 and CS19.

### **Land quality**

Policy DS7 of the local plan is concerned with contaminated land. It states that permission will only be granted on contaminated sites where a detailed site survey has been

submitted, and a suitable scheme of remedial measures has been agreed to overcome any existing contamination. The site is proposed to be a vulnerable use; however, the applicant has not submitted any information regarding land quality. A condition relating to contamination of land will be attached to any permission granted. This condition was attached to the previous approvals.

## **Highways**

Policy T2 of the North Lincolnshire Local Plan states that all development should be served by a satisfactory access. Policy T19 is concerned with parking provision, as well as general highway safety. Both policies are considered relevant. The site is served by an existing means of access and has sufficient off-road parking. The council's highways department has made an assessment and has no objection to the proposal. It is considered that the proposal would be in accordance with policies T2 and T19.

## **Ecology**

A protected species report has been submitted as part of the application which identifies that the site has importance for nesting birds, foraging bats and roosting barn owls. The report suggests that unacceptable harm to protected species can be avoided by means of suitable mitigation measures. The council's ecologist has commented on the application and confirms agreement with the submitted ecology report. He suggests conditions to secure the necessary mitigation measures and prevent unacceptable harm to protected and priority species. Subject to the suggested conditions, it is considered that the proposed development is acceptable with regard to its impact on ecology. The proposal would satisfy part (v) of policy RD9 of the local plan.

## **Conclusion**

Whist the proposal is within the open countryside, it does accord with the relevant local plan policies. Furthermore, the previous planning approvals and paragraph 79(c) of the NPPF have been given significant weight. On balance, the proposed dwelling would be situated within an acceptable rural location.

## **Other matters**

In addition to the above, it should be noted that the submitted plans are identical to those approved in 2009 and 2016 when the proposal was also assessed against policies RD2 and RD9.

The recommended conditions have been agreed by the applicant (dated 25/06/2020).

## **RECOMMENDATION      Grant permission subject to the following conditions**

1.  
The development must be begun before the expiration of three years from the date of this permission.

### **Reason**

To comply with section 91 of the Town and Country Planning Act 1990.

- 2.

The development hereby permitted shall be carried out in accordance with the following approved plans: DRWG/PA/2019/1174/01 Site Plan; DRWG/PA/2019/1174/02 OS Map; Barn/01.A Existing Layout Plan; Barn/02.A Proposed Layout Plan; Barn/03.A Proposed First Floor Layout Plan; Barn/04.A Existing Elevations; Barn/05.A Existing Elevations; Barn/07.A Proposed Elevations; Barn/08.A Proposed Elevations; Barn/09.A Proposed Elevations; Protected Species Survey March 2019 Andrew P. Chick; Structural Survey Simpkins Kenny Ltd; Design & Access Statement.

Reason

For the avoidance of doubt and in the interest of proper planning.

3.

No development shall take place until a species protection plan has been submitted to and approved in writing by the local planning authority. The plan shall include details of measures to be taken during the site clearance, demolition and construction phases of the proposal, to avoid harm to bats, barn owls, nesting birds and other protected species or priority species. The details shall include work timings.

Reason

To conserve biodiversity in accordance with saved policy LC5 of the North Lincolnshire Local Plan and policy CS17 of the Core Strategy.

4.

Within three months of the commencement of development, the applicant, or their successor in title, shall submit a biodiversity management plan to the local planning authority for approval in writing. The plan shall include:

- (a) details of features to be installed to support bats, brown long-eared bats and nesting birds, including barn owls and house sparrows;
- (b) restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- (c) provision for hedgehogs to pass through any fencing installed between gardens and between areas of grassland;
- (d) prescriptions for the planting and aftercare of native trees and shrubs of high biodiversity value;
- (e) details of how the measures proposed will provide at least 10% biodiversity net gain in accordance with the Defra biodiversity metric 2.0;
- (f) proposed timings for the above works in relation to the completion of the building.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

5.

The biodiversity management plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless

otherwise approved in writing by the local planning authority. Prior to the completion of the approved development, the applicant, or their successor in title, shall submit a report to the local planning authority providing evidence of compliance with the biodiversity management plan and species protection plan.

#### Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

#### 6.

Unless otherwise agreed by the local planning authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts 1 to 4 below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the local planning authority in writing until part 4 has been complied with in relation to that contamination.

#### Part 1: Site Characteristics

A Phase 1 desk study shall be carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk study shall establish a 'conceptual model' of the site and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). Two full copies of the desk study and a non-technical summary shall be submitted to the local planning authority for approval prior to proceeding to further site investigation.

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the local planning authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the local planning authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
  - human health;
  - property (existing or proposed), including buildings, crops, livestock, pets, woodland, and service lines and pipes;
  - adjoining land;
  - groundwaters and surface waters;
  - ecological systems;
  - archaeological sites and ancient monuments;

- (iii) an appraisal of remedial options, and a proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the management of Land Contamination, CLR 11'.

#### Part 2: Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and is subject to the approval in writing of the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

#### Part 3: Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks' written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the local planning authority.

#### Part 4: Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Part 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Part 2, which is subject to the approval in writing of the local planning authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority in accordance with Part 3.

#### Reason

To ensure that the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to works, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

#### 7.

No alteration or development shall take place until the applicant, or their agents or successors in title, has secured the implementation of an historic building record, to be defined in a written scheme of investigation that has been submitted to, and approved in writing, by the local planning authority. The strategy shall accord with a brief provided by North Lincolnshire Historic Environment Record equivalent to Historic England's Level 2

building survey. The historic building recording shall be carried out in accordance with the approved details and timings.

Reason

To comply with paragraph 199 of the National Planning Policy Framework, policy CS6 of the North Lincolnshire Core Strategy and policy HE9 of the North Lincolnshire Local Plan as the buildings are a heritage asset of local historic value that form part of a group of historic buildings. Demolition will result in the loss of historically significant evidence; the proposed historic building record will ensure that such evidence is appropriately recorded, and a permanent archive created.

8.

The historic building report shall be deposited at the North Lincolnshire Historic Environment Record and the archive at North Lincolnshire Museum within six months of the date of commencement of the development hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

Reason

To comply with paragraph 199 of the National Planning Policy Framework, policy CS6 of the North Lincolnshire Core Strategy and policy HE9 of the North Lincolnshire Local Plan because historic buildings will be demolished; the proposed recording will ensure that this heritage asset is appropriately recorded, and a permanent archive created.

9.

No development shall take place until details of the external facing materials to be used have been submitted to and approved in writing by the local planning authority and only the approved materials shall be used.

Reason

To comply with policies RD9 and HE9 of the North Lincolnshire Local Plan as the barn is a heritage asset of local significance.

10.

No development shall take place until detailed drawings, at a scale of 1:10, of the proposed windows have been submitted to and approved in writing by the local planning authority.

Reason

To comply with policies RD9 and HE9 of the North Lincolnshire Local Plan as the barn is a heritage asset of local significance.

11.

No development shall take place until a scheme for the disposal of foul and surface water has been agreed in writing by the local planning authority and the dwelling shall not be occupied until it is connected to the approved drainage system.

Reason

To ensure that satisfactory drainage is provided in accordance with policy D14 of the North Lincolnshire Local Plan.

12.

The dwelling shall not be occupied until the vehicular access to it and the vehicle parking and turning space(s) serving it have been completed and, once provided, the vehicle parking and turning space(s) shall be retained.

**Reason**

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

13.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revising, revoking and re-enacting that Order with or without modification), no buildings or extensions shall be erected on the site other than those expressly authorised by this permission.

**Reason**

To maintain the character of the development in accordance with policies DS1 and RD9 of the North Lincolnshire Local Plan.

14.

The dwelling hereby approved shall be made up of the materials described within section 7 of the planning application form unless otherwise agreed in writing with the local planning authority.

**Reason**

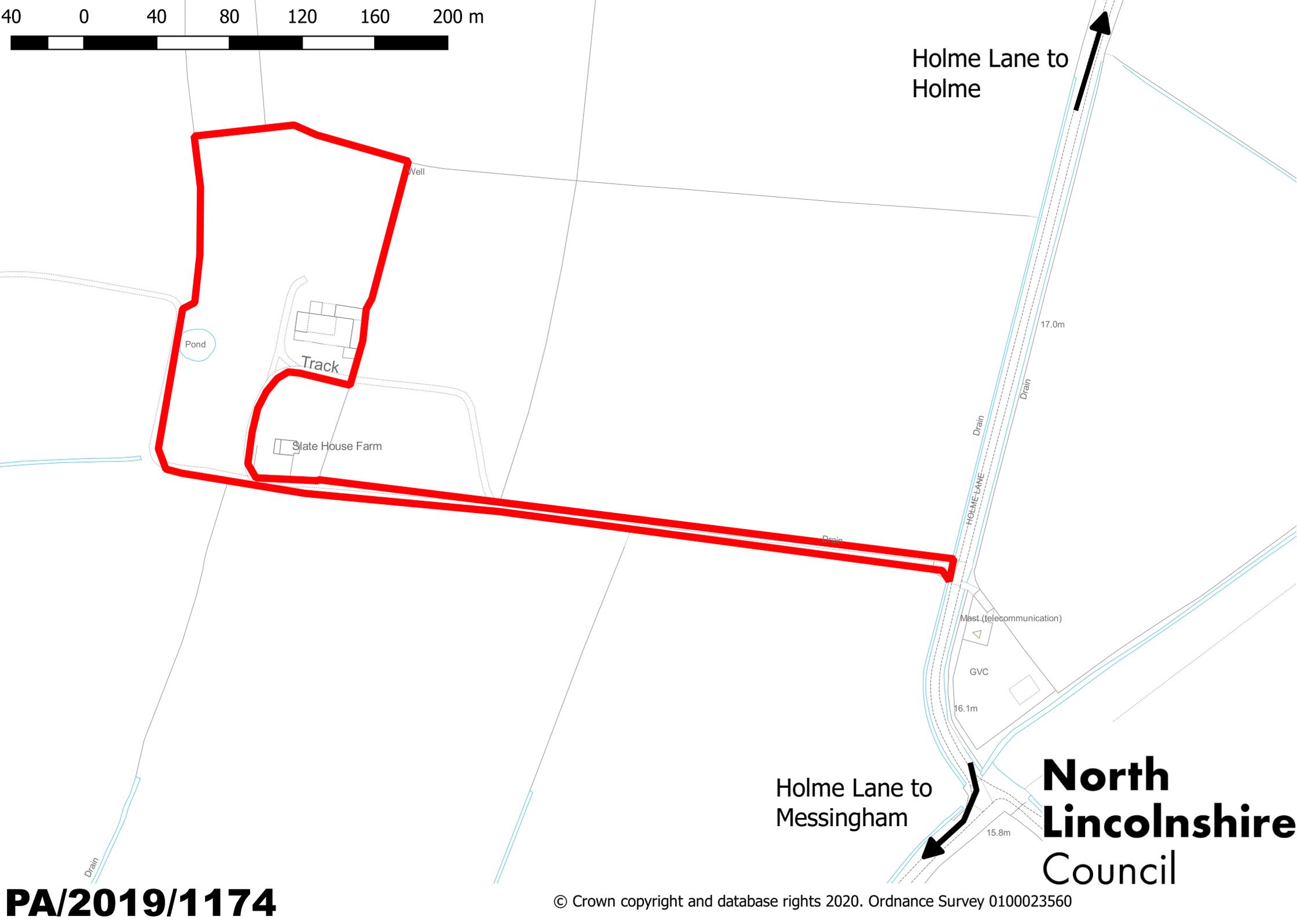
In the interest of visual amenity and to accord with policy CS5 of the North Lincolnshire Core Strategy.

**Informative 1**

Public Footpath 205 skirts the western edge of the site, close to where the kitchen extension is planned. It is imperative that walkers are able to continue using the footpath unimpeded and safely before, during and after the execution of works. If this is not possible, the applicant should contact Neighbourhood Services to discuss the situation at their earliest opportunity.

**Informative 2**

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



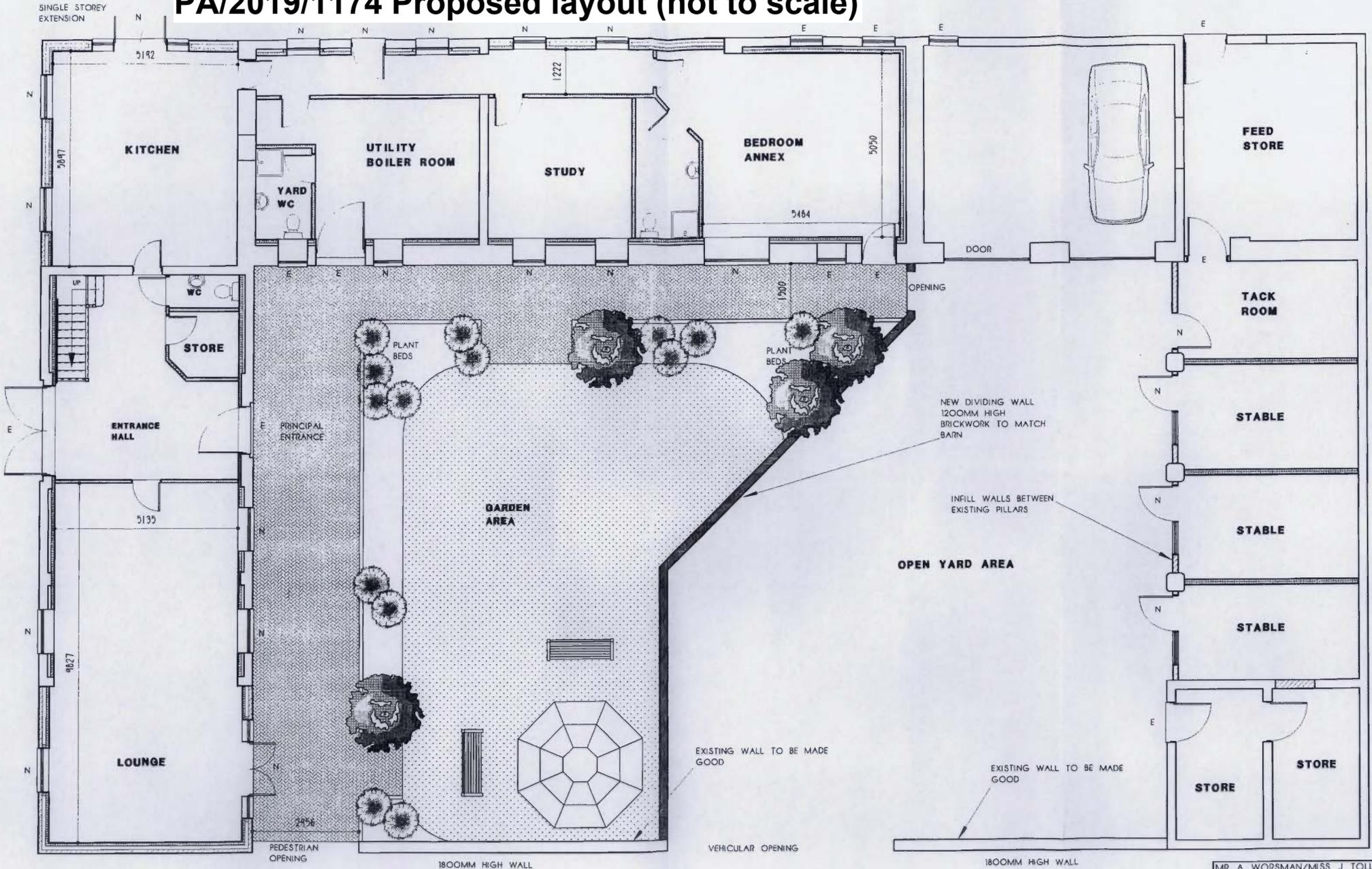
Holme Lane to  
Holme

Holme Lane to  
Messingham

**North  
Lincolnshire  
Council**

**PA/2019/1174**

# PA/2019/1174 Proposed layout (not to scale)



RECONSTRUCT EXISTING TWO STOREY SECTION OF BARN

## PROPOSED LAYOUT PLAN

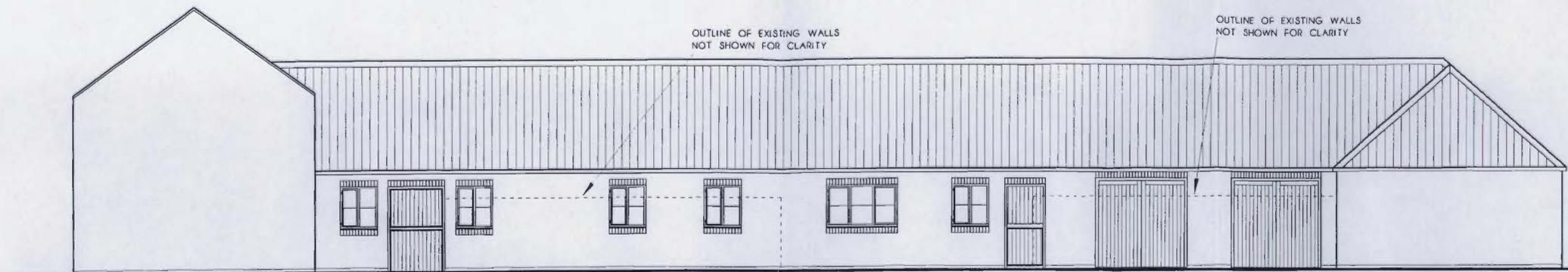
DEVELOPMENT CONTROL SECTION  
 26 FEB 2016  
 DATE RECEIVED  
 Referred To

E = EXISTING DOOR OR WINDOW  
 N = NEW DOOR OR WINDOW

DEVELOPMENT CONTROL SECTION  
 - 3 DEC 2009  
 DATE RECEIVED  
 Referred To

MR A WORSMAN/MISS J TOLLEY  
 SLATE HOUSE FARM  
 HOLME LANE  
 HOLME  
 NORTH LINCOLNSHIRE  
 CONVERSION OF EXISTING BARN TO RESIDENTIAL DWELLING  
 DATE FEB 08  
 SCALE 1:100  
 DRAWING BARN/O2A

# PA/2019/1174 Proposed elevations (not to scale)



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION

DEVELOPMENT CONTROL SECTION  
26 FEB 2010  
DATE RECEIVED  
Referred To

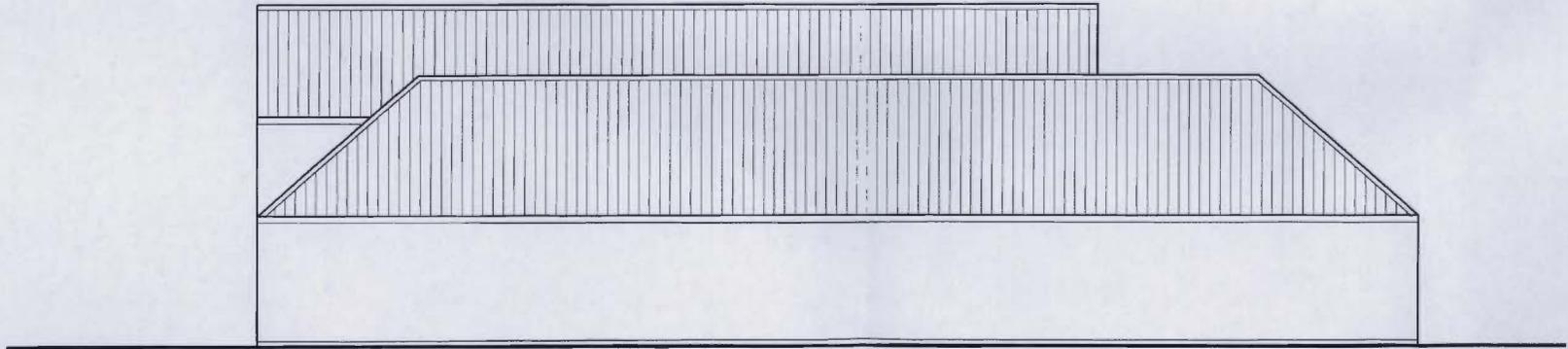
DEVELOPMENT CONTROL SECTION  
- 3 DEC 2009  
DATE RECEIVED  
Referred To

MR A WORSMAN/MISS J TOLLEY  
SLATE HOUSE FARM  
HOLME LANE  
HOLME  
NORTH LINCOLNSHIRE  
CONVERSION OF EXISTING BARN  
TO RESIDENTIAL DWELLING  
DATE FEB 08  
SCALE 1:100  
DRAWING BARN/07.A

**PA/2019/1174 Proposed elevations (not to scale)**



**PROPOSED WEST ELEVATION**



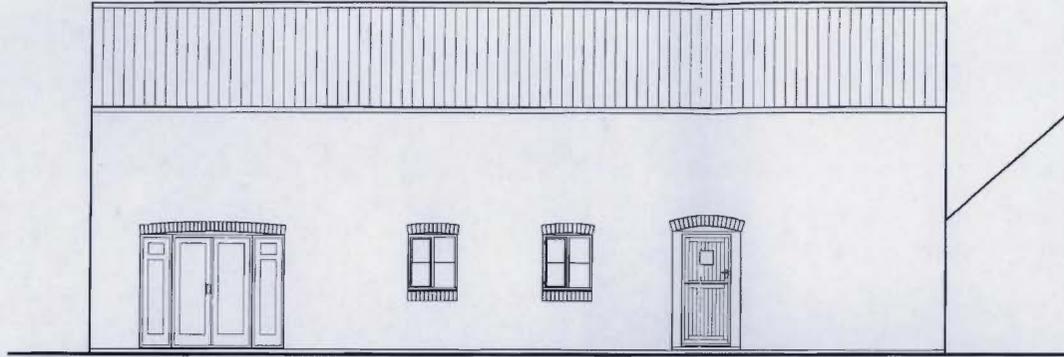
**PROPOSED WEST ELEVATION**

DEVELOPMENT CONTROL SECTION  
26 FEB 2013  
DATE RECEIVED  
Referred To

DEVELOPMENT CONTROL SECTION  
- 3 DEC 2009  
DATE RECEIVED  
Referred To

MR A WORSMAN/MISS J TOLLEY  
SLATE HOUSE FARM  
HOLME LANE  
HOLME  
NORTH LINCOLNSHIRE  
  
CONVERSION OF EXISTING BARN  
TO RESIDENTIAL DWELLING  
  
DATE FEB 08  
SCALE 1:100  
DRAWING BARN/OB.A

# PA/2019/1174 Proposed elevations (not to scale)



**PROPOSED EAST ELEVATION VIEWED FROM INSIDE YARD**



**PROPOSED WEST ELEVATION VIEWED FROM INSIDE YARD**

DEVELOPMENT CONTROL SECTION  
26 FEB 2009  
DATE RECEIVED  
Referred To

DEVELOPMENT CONTROL SECTION  
- 3 DEC 2009  
DATE RECEIVED  
Referred To

MR A WORSMAN/MISS J TOLLEY  
SLATE HOUSE FARM  
HOLME LANE  
HOLME  
NORTH LINCOLNSHIRE  
  
CONVERSION OF EXISTING BARN  
TO RESIDENTIAL DWELLING  
  
DATE FEB 08  
SCALE 1:100  
DRAWING BARN/09.A