

**APPLICATION NO** PA/2020/1599  
**APPLICANT** Mr Michael Torr  
**DEVELOPMENT** Planning permission to convert barn into dwelling  
**LOCATION** 36 Westgate Road, Westgate, Belton, DN9 1QG  
**PARISH** Belton  
**WARD** Axholme Central  
**CASE OFFICER** Brian McParland  
**SUMMARY RECOMMENDATION** **Grant permission subject to conditions**

**REASONS FOR REFERENCE TO COMMITTEE** Departure from the development plan

#### **POLICIES**

##### **National Planning Policy Framework:**

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.

**North Lincolnshire Local Plan:** DS1, DS4, DS7, DS14, HE9, RD2, RD9, LC14, T2, T19

**North Lincolnshire Core Strategy:** CS1, CS2, CS3, CS5, CS6, CS7, CS8, CS18, CS19

## CONSULTATIONS

**Highways:** No objection, but recommend a condition relating to access, parking and turning.

**Environmental Protection:** No objection, but recommend a condition relating to contaminated land.

**Ecology:** No objection, but recommend conditions relating to biodiversity enhancements.

**Environment Agency:** No objection. 'The property lies in Flood Zone 1 of our Flood Map for planning although partly within Zone 2/3a of the North and North East Lincolnshire Strategic Flood Risk Assessment (SFRA) November 2011. Based on the submitted Flood Risk Assessment, the site levels are well above the critical flood level of 4.1 metres above Ordnance Datum established in the SFRA for this area.'

**Drainage:** No objection, but recommend a condition requiring the submission of a flood risk statement and drainage strategy.

**Historic Environment Record:** No objection, but recommend conditions requiring a programme of historic building recording of the barn; to ensure the design, landscaping and building materials are appropriate to the historic character; and removing permitted development rights to avoid the unregulated extension of the built environment into the special historic landscape.

'The applicant has submitted amended plans and drawings and provided additional information as requested in my previous memo.'

The preferred option would be to retain the buildings for use associated with agriculture, however the residential conversion of the barn will retain much of the original fabric and appearance of the historic building and is the most current viable use consistent with its conservation.

On balance, I am satisfied that the benefits of retaining this historic building and the contribution it makes to the historic landscape character and setting outweigh the negative effects of residential conversion that will result from extending the domestic environment into the historic landscape.'

## PARISH COUNCIL

No objection.

## PUBLICITY

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

## ASSESSMENT

**The main issues to be considered are whether adequate justification can be demonstrated with regard to the principle of the development, impact on character and design, impact on the Isle of Axholme Area of Special Historic Landscape Interest, neighbouring amenity, drainage, land quality, ecology and highways.**

## **The site**

The application site is on the north side of Westgate Road and is occupied by an agricultural barn with an adjacent farmhouse (36 Westgate Road). The site is within the open countryside and the nearest settlement is Belton to the east. The site is not within a conservation area, is within SFRA flood zone 1 (low), does not relate to a listed building and does not affect any protected trees. The site does fall within policy LC14 land (Area of Special Historic Landscape Interest) in the Isle of Axholme.

## **Proposal**

Full planning permission is sought to convert a barn into a dwelling. The dwelling would occupy a similar footprint to the existing barn and would maintain the existing two-storey appearance and the existing dropped roofline towards the west elevation, with an adjacent new exterior spiral staircase also proposed along the west elevation. The conversion would be served by a new single-storey rear projection. Minor external improvements are proposed and external materials to match existing. The proposed works also include internal alterations and the addition of a first-floor level. The proposed dwelling is considered a three-bedroom single family dwelling.

## **Principle of development**

The application site is outside the settlement boundary and the proposal would represent a departure from the development 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.

In relation to policy RD2 of the local plan (development in the countryside), there is scope for the re-use and adaptation of existing buildings in the open countryside under section v) provided that the proposal meets certain criteria (appropriate location etc). It is considered that the proposal does satisfy policy RD2. Regarding policy RD9 of the local plan, this policy 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) 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) 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) the development will not create a need for new buildings to house activities displaced by conversion:
- (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) 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 barn is

an asset of local historic value which contributes to the local landscape and should be retained. A structural report has been provided which demonstrates the barn is robust and there are no concerns in respect of its stability; subsequently, the barn is 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 marketing information has been submitted as part of the application. The applicant has submitted details in which alternative uses of the site have been considered such as a potato merchant, but limited space is an issue and so is not possible. The storage of agricultural equipment has also been considered; however, the agricultural equipment would be too large for the barn. The applicant has also stated that the barn is no longer part of the working farm and is in a state of disrepair, as shown on photographs submitted with the application. Importantly, the barn lies directly to the rear of residential properties (32 and 36 Westgate Road). Therefore, it is considered that commercial employment uses are unlikely to be acceptable in this location and that residential re-use would be the only appropriate use of the barn. 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 this report.

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 NPPF is a material consideration when determining planning applications. Paragraph 79 states that planning policies and decisions should avoid 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 redundant barn and 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 proposal would not conflict with the relevant policies within the local plan and would be in accordance with paragraph 79 (c) of the NPPF. As such, the principle of development of the barn conversion would be acceptable, subject to the considerations below.

### **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 and limited new openings, where possible. A front elevation cladding feature is proposed which would be sympathetic to the existing barn door. A small, single-storey rear extension is proposed as part of the conversion and would serve as a living room and study (and would replace a similar rear extension); 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 structure. As such, 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 barn. The conversion will secure the long-term retention and maintenance of the barn, which is 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 policy DS1 of the local plan and policy CS5 of the Core Strategy.

### **Impact on the Isle of Axholme**

Policy LC14 designates the Isle of Axholme as an area of Special Historic Landscape Interest. Within this area, development will not be permitted which would destroy, damage, or adversely affect the character, appearance or setting of the historic landscape, or any of its features.

The council's archaeologist has commented as follows:

'The application site is located within the historic landscape character zone of the Early Enclosed Land (EEL) that forms the setting to the ancient open strip fields (AOSF) in this part of the Isle. The site is on the opposite side of Westgate to Belton Fields, one of the best-preserved areas of AOSF in the Isle. The EEL block of land north of Westgate retains the characteristic features of the EEL historic landscape described above, with clear open views from within and across the historic landscape, looking towards and out from the site, including from the Westgate roadside.

The EEL around Westgate dates from the 19th century or earlier. The farmhouse and barns at 36 Westgate are of late 18th/19th century date and are shown on the 1st edition Ordnance Survey map of 1885. The farmstead was one of a number that lay between the crossroads to the east and the main Westgate settlement to the west of Belton Field. It is the most complete example to survive along the length of Westgate opposite Belton Fields.

The roadside farmhouse at number 36 has been altered over the years, but the farm buildings on the site, including the barns to the rear and to the east side of the farmhouse, appear relatively little changed with no loss of buildings and only slight changes to their footprint. The farm buildings are constructed in local brick and pantile and make a valuable contribution to the agricultural character of the historic landscape along Westgate as the most complete 19th century survival. The farmstead is a heritage asset of local historic value that provides legibility to the historic landscape and an appreciation of its setting.

The applicant's heritage assessment does not identify or describe the farmstead and farm buildings as a heritage asset, nor does it include photographs of the buildings or their setting relative to the historic landscape other than a single high-level aerial view. The applicant's supplementary letter explores the options for continued use of the farm buildings for agricultural related purposes, but it is concluded that these would not be feasible. The conversion to residential use is thus likely to be the most viable use to sustain the existing structure and its future conservation.

The Structural Appraisal report includes some useful information and photographs. The main barn has a hayloft and attached two-storey granary and some of the roof timbers

appear to be original. The map evidence suggests that the front elevation of the barn has been altered to the west where a projecting section has been removed.

The structural report concludes “that the premises are constructed in a permanent and robust manner and that there are no major constraints or concerns in respect of its overall stability, nor ultimately its suitability and sustainability for conversion for other purposes, including residential usage.” Furthermore, the report recommends “The premises are of some historical interest and therefore we would advocate retention of original features wherever possible and the conversion works should be undertaken sympathetically utilising conservation materials including repointing work in NHL3.5 mortar mix, use of clay pantiles and re-use of original timberwork wherever possible.”

The land to the rear of the barn is open to the EEL fields behind and there is no visible physical boundary between the property and the historic landscape, emphasising the legibility of the landscape and the agricultural role of the barn.

In view of the contribution of the barn to the historic landscape character and setting, the preferred option would be to retain the buildings in agricultural use and maintain the historic function and association between the farmstead and historic landscape.

The effect of residential conversion of the barn will be to change the character of the historic farmstead and farm buildings within the setting of the historic landscape contributing to the erosion of the legibility of the heritage assets and their historic function. The effects of the domestic built environment, currently confined to the roadside, will extend to the rear property boundary and intrude further into the historic landscape and the wide-open views of the site from within the countryside and from the road.

The change to domestic use would introduce further inappropriate elements into the historic landscape such as boundary fences, hard paved drives and surfaces and external lighting; landscaped gardens and associated domestic and recreational structures, as well as otherwise permitted development. Such items would not be related to the traditional features and uses of the historic landscape and would harm the character.

On balance, I am satisfied that the benefits of retaining this historic building and the contribution it makes to the historic landscape character and setting outweigh the negative effects of residential conversion that will result from extending the domestic environment into the historic landscape.

Any permission should be subject to conditions that secure the following:

- a programme of historic building recording of the historic farmstead prior to conversion work;
- details of the design, landscaping and building materials to ensure they are appropriate to the historic character;
- removal of permitted development rights within the residential curtilage to avoid the unregulated extension of the built environment into the special historic landscape.’

Considering the above and subject to conditions, the proposal would not adversely affect the character, appearance or setting of the historic landscape, or any of its features. As such, the proposal would be in accordance with policy LC14 of the North Lincolnshire Local Plan, and policies CS5 and CS6 of the Core Strategy.

## **Neighbouring amenity**

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 proposal would be of a modest design and there would be no east elevation fenestrations and no first-floor south elevation fenestrations. The proposal does include an external spiral staircase along the west elevation; however, the neighbouring property (40 Westgate Road) would be set back by approximately 50 metres and separated by outbuildings. There are no other residential properties in proximity to the site. Furthermore, the proposed development would not increase the scale or massing of the barn. For these reasons, it is considered the proposed conversion would not prejudice neighbouring amenities. As such, the proposal would be in accordance with policy DS1 of the local plan and policy 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 council's drainage team have been consulted and have no objections subject to a pre-commencement condition requiring the submission of a flood risk statement and drainage strategy, given the historical issues with flooding in the area.

The application site is located within flood zone 1 and therefore is a preferred place for development in terms of flood risk.

## **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 in relation to contamination of land is recommended.

## **Ecology**

The ecologist has suggested conditions which will secure the necessary mitigation measures and prevent unacceptable harm to protected and priority species. Subject to the requested 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.

## **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 from Westgate Road and has sufficient off-road parking available. The

council's highways department has no objection to the proposal, subject to a condition. It is therefore considered that the proposal would be in accordance with policies T2 and T19.

## **Conclusion**

Whilst the proposal is within the open countryside and in an area of Special Historic Landscape Interest, it would not conflict with the relevant local plan policies. On balance, the proposed barn conversion would comply with the overarching paragraph 79 (c) of the NPPF which has been given significant weight.

## **Pre-commencement conditions**

The pre-commencement conditions included in the recommendation have been agreed with the agent/applicant.

## **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: 005 Site Plan as Existing; 001 Barn Ground Floor Plan as Existing; 002 Barn Elevation as Existing; 009 Barn Ground Floor Plan as Proposed; 010 Barn First Floor Plan as Proposed; 008 Rev A Barn Elevations as Proposed; 003 Garage Floor Plan as Existing; 004 Garage Elevations as Existing; Heritage Statement; Design, Access & Planning Statement; Structural Appraisal Report; additional Archaeology information (letter); Ecological Impact Assessment.

### **Reason**

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

3.  
No development shall take place until a detailed flood risk statement and drainage strategy has been submitted to and approved in writing by the local planning authority. This should outline all sources of flood risk (including surface water, ground water and ordinary watercourse) and proposals to mitigate this, and include preliminary drainage layout plans. SuDS should be considered. Full ground investigations must be carried out along with a feasibility assessment for infiltration. Infiltration tests should comprise full-scale tests to demonstrate long-term effectiveness and suitability. Reference should be made to North Lincolnshire Council's SuDS and Flood Risk Guidance Document.

### **Reason**

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation and future maintenance of the sustainable drainage structures in accordance with policy DS16 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the Core Strategy, and paragraphs 155, 157, 163 and 165 of the National Planning Policy Framework.

4.

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.

5.

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 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 workers, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

6.

No 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 Core Strategy and policy HE9 of the North Lincolnshire Local Plan, as the historic farm buildings are a heritage asset of local value and are within the important historic landscape. Conversion 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.

7.

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 Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the significance of historic buildings will be affected; the proposed recording will ensure that the heritage asset is appropriately recorded and a permanent archive created.

8.

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.

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 policy CS6 of the Core Strategy, and policies RD9 and HE9 of the North Lincolnshire Local Plan, as the barn is a heritage asset of local significance.

10.

Notwithstanding the provisions of Classes A, B, C, D, E and G of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, or any order re-enacting that order with or without modification, no extensions, buildings or enclosures shall be erected on the site or installed on the building other than those expressly authorised by this permission.

#### Reason

To protect the historic landscape in accordance with policies LC14 of the North Lincolnshire Local Plan and CS6 of the North Lincolnshire Core Strategy.

11.

No development shall commence until the local planning authority has been provided with either:

- (a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorizing the specified development to go ahead; or
- (b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

#### Reason

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

12.

Works and biodiversity enhancements shall be carried out strictly in accordance with sections F.4.2, F.5.2 and G of the submitted Ecological Impact Assessment document dated August 2020. The applicant or their successor in title shall submit photographs of the installed bat roosting and bird nesting features, within two weeks of installation, as evidence of compliance with this condition. All biodiversity features shall be retained thereafter.

#### Reason

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

#### **Informative 1**

Our records indicate that the proposed development site is bounded by, or has running through it, a watercourse (surface water pipe/culvert or ditch). Following inspection, the watercourse may need to be cleared, replaced, protected, or diverted by the landowner at their expense in accordance with their riparian responsibilities. An easement adjacent to the watercourse may need to be provided for future maintenance. Any other drainage feature found during excavations must be immediately reported to the LLFA Drainage Team on 01724 297522, prior to any further construction works being carried out. Please refer to North Lincolnshire Council's 'Guide to Watercourses and Riparian Ownership', detailing riparian rights and responsibilities. Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.

#### **Informative 2**

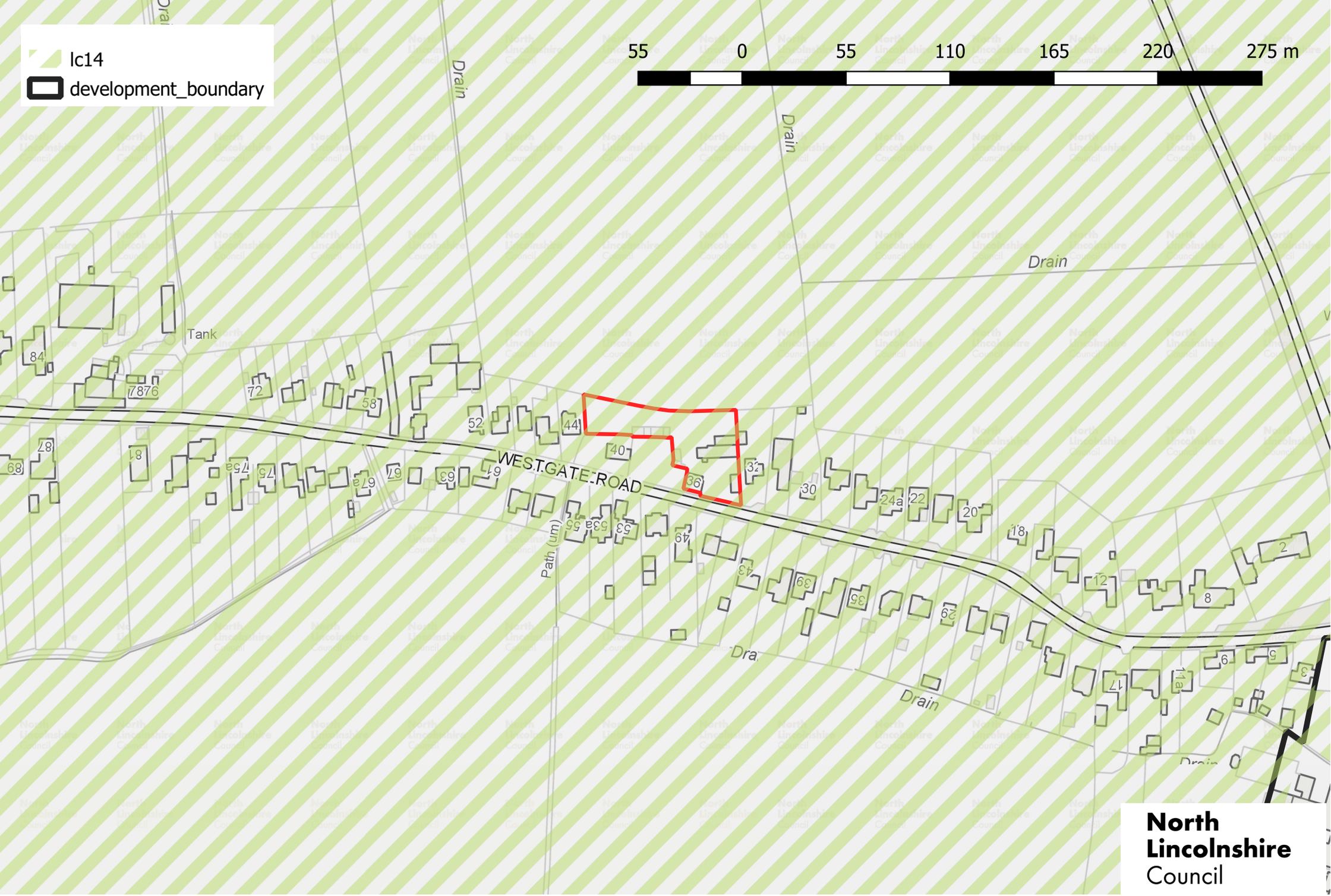
Connections must be consented by North Lincolnshire Council's LLFA Drainage Team, in their capacity as Lead Local Flood Authority, or the local Internal Drainage Board through an Ordinary Watercourse Consent, and appropriate discharge rates must be agreed. Please contact the LLFA Drainage team on 01724 297522 or by email to [llfadrainateteam@northlincs.gov.uk](mailto:llfadrainateteam@northlincs.gov.uk) for further details. Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.

#### **Informative 3**

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.

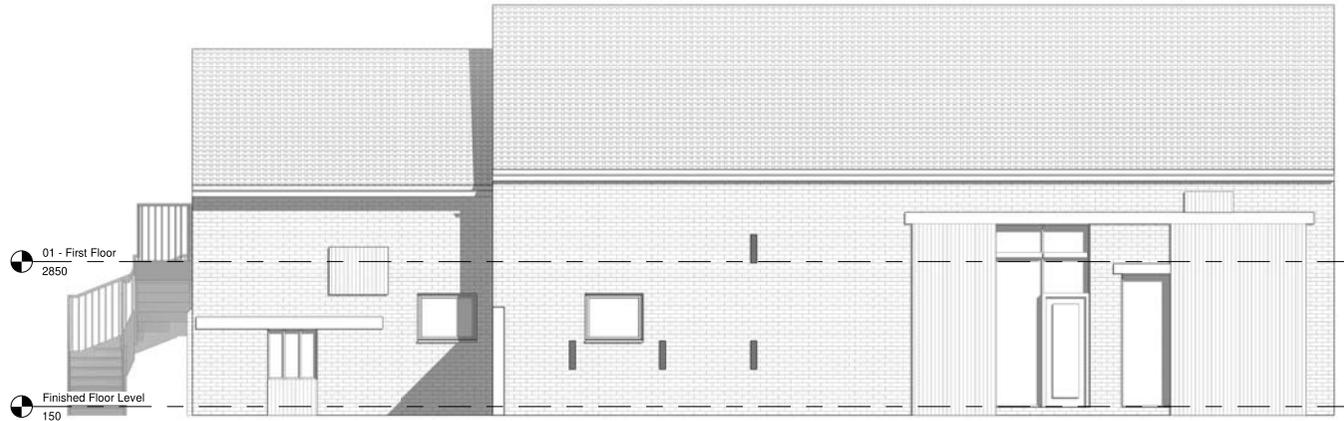
lc14  
development\_boundary



**North  
Lincolnshire  
Council**

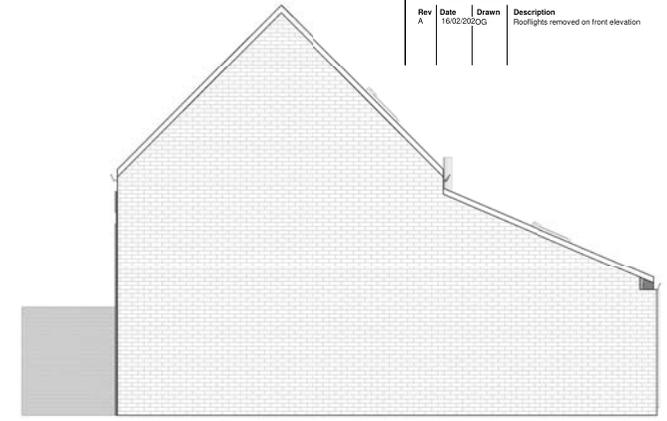
# PA/2020/1599 Proposed elevations (not to scale)

Notes			
Figured dimensions only to be taken from this drawing. Do not scale. If in doubt ask.			
Rev	Date	Drawn	Description
A	16/02/2020	OG	Footlights removed on front elevation



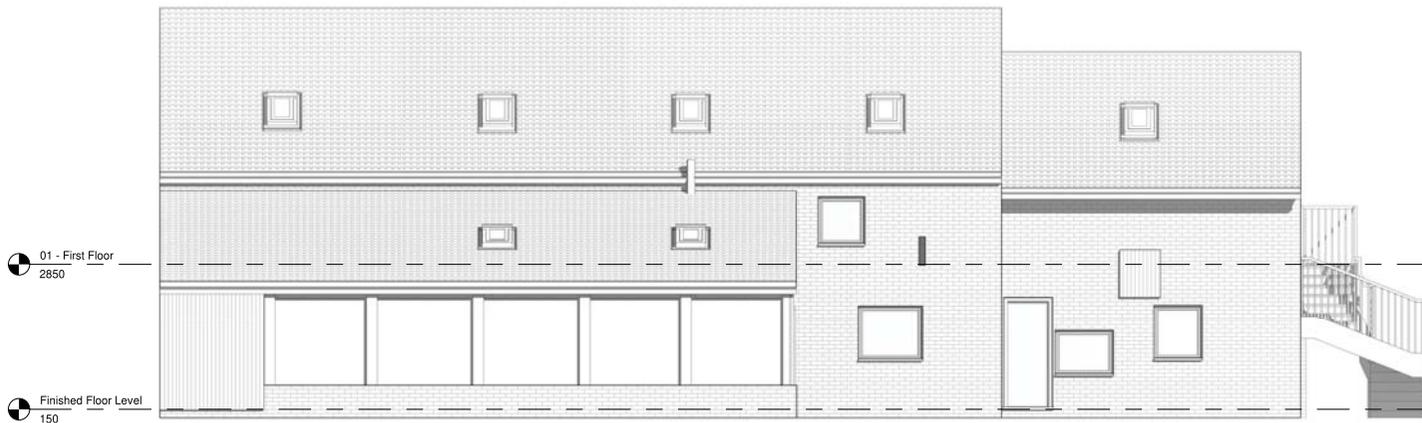
**Barn- South Elevation As Proposed**

1 : 50



**Barn- East Elevation As Proposed**

1 : 50



**Barn- North Elevation As Proposed**

1 : 50



**Barn- West Elevation As Proposed**

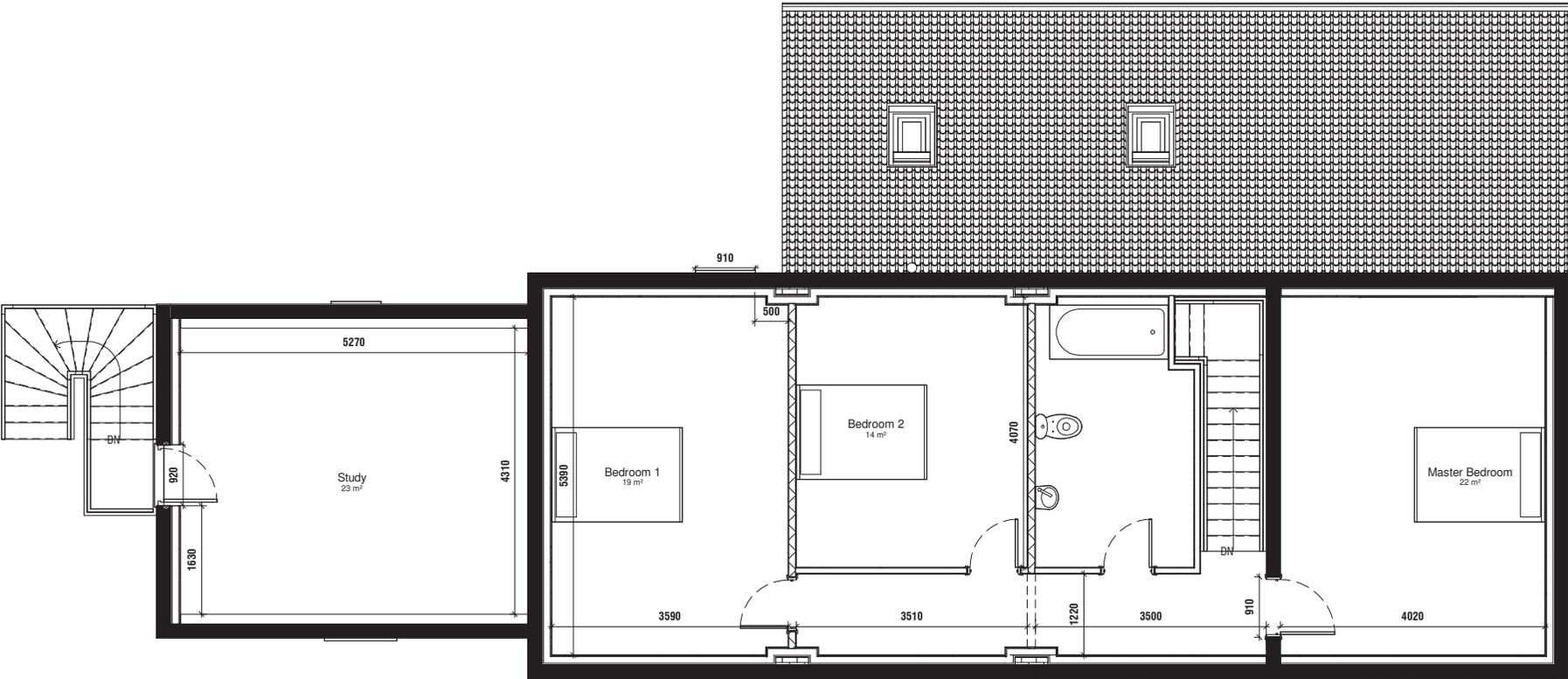
1 : 50

**AMENDED**

<b>MaxDesign</b>			
Architecture   Planning   Consultancy			
The White House, 278 Bawtry Road, Doncaster DN4 7PD			
t: 01302 867509		m: 07734 939 044	
e: design@maxdesignconsultancy.co.uk		w: maxdesignconsultancy.co.uk	
status: PRELIMINARY			
client:			
project: 36 Westgate Road, Belton			
title: Barn Elevations As Proposed			
scale: 1 : 50		date: AUG 2020	
project no.: 2107	drawn: OG	number: 008	rev: A

# PA/2020/1599 Proposed first floor (not to scale)

Notes			
Figured dimensions only to be taken from this drawing. Do not scale. If in doubt ask.			
Rev	Date	Drawn OG	Description



## MaxDesign

Architecture | Planning | Consultancy

The White House, 278 Bawtry Road, Doncaster DN4 7PD  
 t: 01302 867509 m: 07734 939 044  
 e: design@maxdesignconsultancy.co.uk w: maxdesignconsultancy.co.uk

status: **PRELIMINARY**

project: **36 Westgate Road, Belton**

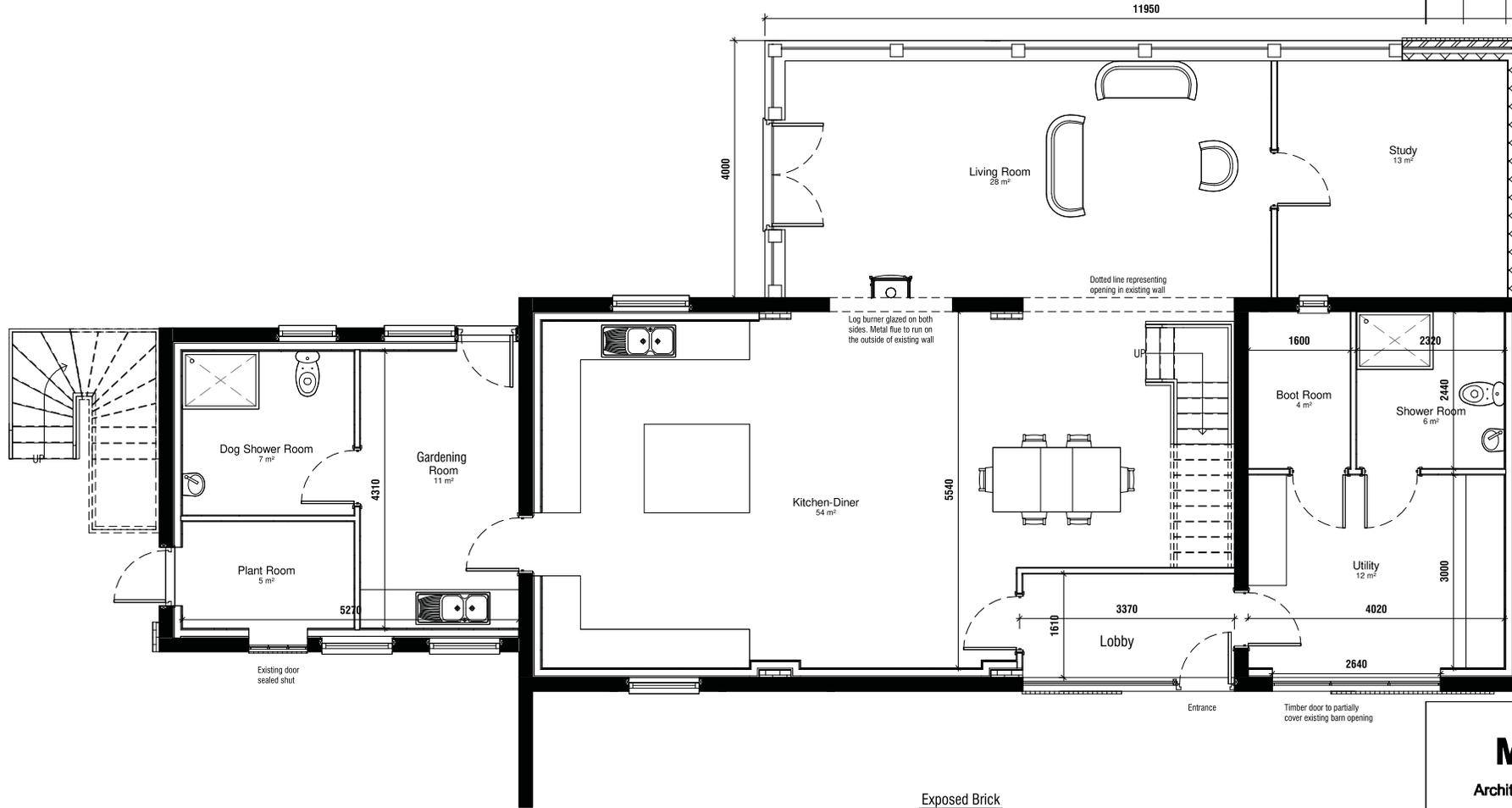
title: **Barn First Floor Plan As Proposed**

scale: **1 : 50** date: **SEP 2020**

project no.: <b>2107</b>	drawn: <b>OG</b>	number: <b>010</b>	rev:
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# PA/2020/1599 Proposed ground floor (not to scale)

Notes			
Figured dimensions only to be taken from this drawing. Do not scale. If in doubt ask.			
Rev	Date	Drawn OG	Description



## MaxDesign

Architecture | Planning | Consultancy

The White House, 278 Bawtry Road, Doncaster DN4 7PD  
 t: 01302 867509 m: 07734 939 044  
 e: design@maxdesignconsultancy.co.uk w: maxdesignconsultancy.co.uk

status: **PRELIMINARY**

project: **36 Westgate Road, Belton**

title: **Barn Ground Floor Plan As Proposed**

scale: **1 : 50** date: **SEP 2020**

project no.: <b>2107</b>	drawn: <b>OG</b>	number: <b>009</b>	rev:
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PA/2020/1599 Proposed front visual (not to scale)



PA/2020/1599 Proposed rear visual (not to scale)

