



S24/0413

Proposal:	Conversion and extension of barns to form two dwellings.
Location:	Chestnuts Farm, Village Street, Sapperton, NG34 0TB
Applicant:	Mr D Welby
Agent:	Mr Mike Sibthorp
Application Type:	Full Planning Application
Reason for Referral to Committee:	Called in by Councillor Trotter due to concerns about visual impact, impact on neighbouring amenity and impact on highways safety.
Key Issues:	<ul style="list-style-type: none"> • Impact on neighbours residential amenities • Impact on highway safety • Visual impact of the proposals
Technical Documents:	<ul style="list-style-type: none"> • Design, Access and Planning Statement • Preliminary Ecological Appraisal • Structural Survey

Report Author

Sara Hullott, Development Management Planner



01476 406080



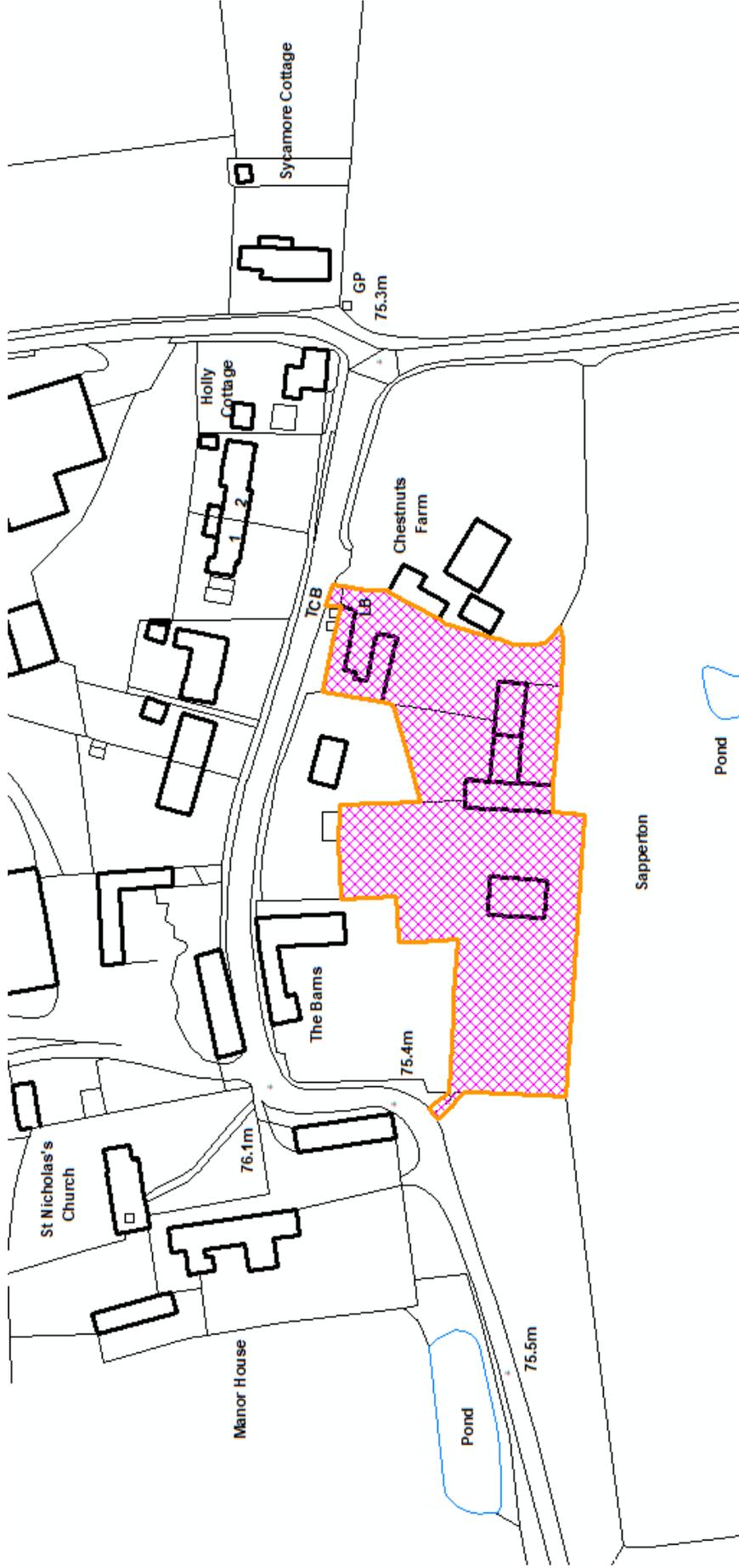
Sara.hullott@southkesteven.gov.uk

Corporate Priority:	Decision type:	Wards:
Growth	Regulatory	Lincrest

Reviewed by:	Adam Murray – Principal Development Management Planner	05 June 2024
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Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.



Key



**Application
Boundary**



1 Description of Site

- 1.1 The application site is located within the village of Sapperton and lies to the south of Village Street. The site comprises of two barn ranges and an open sided dutch barn, all of which have been in disuse for a number of years and lie to the west of the dwelling, Chestnuts Farm. The first barn range lies to the north of the site, frontage the main Village Street, with the second barn range lying to the south of two frontage dwellings. There are open fields to the south of the site.

2 Description of Proposal

- 2.1 The proposal relates to the conversion of the two former agricultural barn ranges for use as two dwellinghouses, including a proposed extension to the northern building.

3 Relevant History

- 3.1 None

4 Policy Considerations

4.1 SKDC Local Plan 2011 – 2036

Policy SD1 - The Principles of Sustainable Development in South Kesteven

Policy SP2 – Settlement Hierarchy

Policy SP5 – Open Countryside

Policy DE1 - Promoting Good Quality Design

Policy SB1 – Sustainable Building

Policy EN2 – Biodiversity and Geodiversity

5 Representations Received

5.1 Heritage Trust of Lincolnshire

Recommends a condition for the submission of a Scheme of Archaeological works prior to the commencement of the development.

5.2 Environmental Protection

No objection. Have recommended conditions for the submission of a Construction Management Plan, Construction Hours and Contaminated Land Condition.

5.3 Historic England

No comments. Referred to published advise regarding conversion of farm buildings.

5.4 Parish Council

- 5.5 No comments.

5.6 LCC Highways & SuDS Support

- 5.7 No objections - This proposal is for the conversion of two barns to dwellings, the access meets the guidelines as set out in Manual for Streets and adequate provision for car parking is proposed within the limits of the site, therefore, it is considered that the proposals would not result in an unacceptable impact of highway safety.

6 Representations as a result of publicity

This application has been advertised in accordance with the Council's Statement of Community Involvement and 4 letters of representation have been received. The points raised can be summarised as follows:

1. Concern over loss of privacy and overlooking, including from any potential future windows
2. Noise pollution from the buildings being used as dwellings
3. Loss of view and encroachment into the green space known as 'Sapperton Green'
4. Concern relating the access and potential traffic generation
5. Concern over landscaping proposals and the post and rail fencing proposed
6. Renovations appear in keeping with the village and the conversion appears sympathetic

7 Evaluation

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. In this case, the adopted development plan comprises of the following documents:

- South Kesteven Local Plan 2011-2036 (Adopted January 2020); and

The Lincolnshire Minerals and Waste Local Plan forms part of the development plan in relation to minerals planning.

7.2 The policies and provisions set out in the National Planning Policy Framework (updated December 2023) are also a material consideration in the determination of planning applications, alongside the recently adopted Design Guidelines for Rutland and South Kesteven.

7.3 The Planning Inspectorate confirmed that the Council has a 5.01 year housing land supply in September 2023 and therefore full weight can be attributed to the policies in the South Kesteven Local Plan.

7.4 Principle of the development

7.4.1 Local Plan Policy SP1 sets out the spatial strategy for the District, with the majority of growth focused on the four market towns, but with identified "Smaller Villages" providing development opportunities where proposals do not compromise the villages nature and character.

7.4.2 Local Plan Policy SP2 provides the settlement hierarchy, however Sapperton is not listed as either a larger or smaller village within the hierarchy and would therefore be considered under Policy SP5, under which consideration for new development/conversions of existing buildings within open countryside can be considered subject to certain exceptions.

7.4.3 The principle of development in this instance is assessed against Policy SP5, criterion d, e and f which supports the conversion of existing buildings, within open countryside locations, providing they are structurally sound and suitable for conversion without substantial alteration and provided that the works undertaken do not detract from the character of the building or their setting. The policy also requires buildings to contribute to the character of the area by virtue of their historic, traditional or vernacular form.

7.4.4 A structural survey has been submitted which establishes that the buildings are capable of conversion. The proposed dwelling to the south of the site would not extend beyond the

footprint of the existing barn however there is a detached garage proposed to the north west of the dwelling. An extension is proposed to the southern elevation of the dwelling located to the north of the site; however, it is considered that this extension and the detached garage previously mentioned would not be substantial in size. Existing materials will be re-used and new roofing would be constructed from clay pantiles to match the existing with new walling to match the existing including the use of brick surrounds, ashlar keystone, and brick quoins. Despite the conversion works the buildings would retain their barn-like characteristics, which does not detract from the character of the buildings or their setting.

7.4.5 Taking into account the site characteristics and the rural character of the surrounding area, the proposal would accord with Policy SP5 (criteria f), in that the buildings are suitable for conversion into an independent dwelling without substantial alteration, extension or rebuilding. This is subject to the assessment against site specific criteria; including (but are not limited to) the impact of the proposal on the character or appearance of the area, impact on the residential amenities of neighbouring occupiers, and impact on highway safety, which are discussed in turn as follows.

7.5 **Impact on the character and appearance of the area**

7.6 Policy DE1 of the SKLP requires that proposal should ensure high quality design is achieved throughout the District, all development proposals will be expected to make a positive contribution to the local distinctiveness, vernacular and character of the area. Proposals should reinforce local identity and not have an adverse impact on the streetscene, settlement pattern or the landscape / townscape character of the surrounding area.

7.7 Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area; This policy is consistent with NPPF Section 15 (Conserving and enhancing the natural environment) which among other things requires that valued landscapes should be protected and enhanced.

7.8 The proposed conversion would result in the northern barn being converted into a single storey, 3-bedroom dwellinghouse. An extension would be incorporated to the southern elevation of the property, to create a living and dining area. There are no proposed alterations to the northern elevation of the barn which would be the main section of the building visible from the highway. The southern barn would be converted into a two storey, 4-bedroom dwellinghouse with no extensions proposed. An annex is proposed to the rear of the property to accommodate a dependant and a condition has been recommended to secure the use of the annex as ancillary to the main dwelling. A detached garage is proposed to the north west of the dwelling, this would be constructed from materials to match the dwelling.

7.9 The alterations would result in two dwellings which retain their original barn-like appearance and would not be unexpected given their location within a former farmyard. As such, the converted barns retain much of its character and appearance as an agricultural conversion.

7.10 The dwellings do not appear unduly prominent within the surrounding countryside when viewed from public land or footpaths and the site layout retains much of the existing open setting and proposes appropriate domestic garden/curtilage areas, given the size of the new dwellinghouses.

7.11 The two existing access points to the site would be utilised by the occupants of the dwellinghouses, with the northern barn utilising the existing northern access point with

parking and turning to the south of the dwelling. The southern barn will utilise the western access point with the detached garage and parking to the north.

7.12 With regards to the concern raised over the potential loss of existing green open space known as 'Sapperton Green', it is considered that the development would not encroach on this area and that the piece of land is not covered by any planning policy designations.

7.13 Given the policy requirements to ensure the conversion does not detract from the character of the building or its setting, it would be considered reasonable and necessary to remove permitted development rights for means of enclosure, outbuildings and extensions. Subject to the above conditions, the proposed conversion would preserve the existing character of the area and be in accordance with Local Plan Policies SP5 and DE1 and the NPPF (section 12)

7.14 **Impact on the neighbours' residential amenities**

7.14.1 Policy DE1 of the SKLP requires that development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape within which it is situated, and make a positive contribution to the local distinctiveness, vernacular and character of the area. Further, para 135 of the NPPF provides that planning policies and decisions should ensure that developments are sympathetic to the local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change

7.14.2 The Council have an adopted Design Guidelines SPD (Adopted November 2021), which sets out the following standards which are to be used in assessing the impact of proposed developments on residential amenity:-

- Where practical, windows should not look onto private areas of other homes, including habitable rooms (living rooms, dining rooms, bedrooms), kitchens and patio areas in gardens immediately adjoining the building.

- The 45-degree rule states that there is normally the potential to achieve adequate levels of daylight and outlook when no part of a building cuts through a line radiating at 45-degrees from the centre of a window that lights a habitable room.

- The 25-degree rule states that there is normally the potential to achieve adequate levels of daylight and outlook when no facing building breaks a 25-degree angle from the horizontal from a point 2-metres above the floor level.

7.14.3 In the context of the above, it is noted that the proposed northern dwelling does not incorporate any windows in the west elevation and the southern barn does not incorporate any first floor windows within the north elevation. Therefore, there would be no potential for increased overlooking into any neighbouring properties to the north or west.

7.14.4 The objections relating to privacy noise are noted and whilst the construction of a single dwelling would not usually give rise to a level of noise that would be harmful, to help ease concerns a condition has been attached restricting the hours to the standard hours recommended by Environmental Protection. Furthermore, a construction management plan condition has been attached, which would include details relating to construction vehicles, delivery of materials and measures in place to manage dust/fumes during construction.

7.14.5 Concern has been raised over any potential future windows which may cause overlooking and privacy concerns. To help ease concerns over this, conditions have been recommended

which remove the permitted development rights of the dwellings for any future alterations, extensions and outbuildings.

- 7.15 As a result of existing separation distances, it is considered that the proposed conversion would not result in any unacceptable overlooking or loss of privacy impacts on the occupiers of the neighbouring dwellings. Furthermore, the proposed residential use is considered to be more compatible than the previous unrestricted agricultural use. The proposed conversion would therefore not result in any unacceptable detrimental impacts on the occupiers of the neighbouring properties.
- 7.16 SKDC's Environmental Protection Team have been consulted and they have not raised any objections to the change use. The proposed conversion would create two family dwellinghouses with ample internal and external space.
- 7.17 SKDC's Environment Protection team have commented that in order to minimise noise impacts on the existing residential dwellings, it is recommended that 'construction work' should be restricted to reasonable hours in order to minimise the potential impacts of noise of the surrounding area, and this would include the delivery of construction materials. A condition has been recommended.
- 7.17.1 The Case Officer is satisfied that the proposed dwelling would be sufficiently distanced and positioned from neighbouring properties for there to be any unacceptable levels of impact to neighbours by way of overshadowing, loss of privacy, excess noise or light pollution.
- 7.18 The proposed conversion would result in a high standard of amenity for the future occupiers, and it is anticipated to be in accordance with Local Plan Policy DE1 and the NPPF (section 12).
- 7.19 **Highways Issues**
- 7.20 Policy ID2 (Transport and Strategic Infrastructure) of the Local Plan requires all new development to apply principles to reduce the need for travel, maximise the use of sustainable transport modes, and ensure there would be no severe impact on the safety and movement of traffic on the highway network. Paragraph 115 of the NPPF directs that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.21 The proposal is for conversion of existing agricultural buildings to form two residential units. The existing access points would be retained, and the proposal would not detrimentally impact on the Public Highway. Lincolnshire County Council (as Local Highway Authority) have been consulted and raised no objection to the proposal which would result in adequate access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety in accordance with Local Plan Policy ID2 and the NPPF (section 9).
- 7.22 **Climate Change**
- 7.23 Policy SB1 (Sustainable Buildings) states that all development proposals will be expected to mitigate and adapt to climate change; stating that "All development proposals will be expected to mitigate against and adapt to climate change, to comply with national and contribute to local targets on reducing carbon emissions and energy use unless it can be demonstrated that compliance with the policy is not viable or feasible".
- 7.24 This policy goes on to state, amongst other criteria, "New development should demonstrate how carbon dioxide emissions have been minimised in accordance with the following energy

hierarchy" and "All new development should demonstrate how they can support low-carbon travel, to achieve this:

g. new residential development will be expected to provide electric car charging points

h. new commercial developments shall make provision for electric car charging points. The number of charging points required will be determined on a case-by-case basis.

7.25 Paragraph 152 of the NPPF states that "the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure".

7.26 In the context of the above, as previously stated, Sapperton is not identified within the settlement hierarchy, and as such has an absence of plentiful local services and facilities. The characteristics of the location of the application site means that the scheme would be unlikely to accord with the overarching sustainability objectives of the Local Plan in respect of minimising the need to travel and encouraging low carbon travel. Furthermore, no details have been provided in relation to the use of electric charging points or in demonstrating how the proposed development would minimise carbon emissions.

7.27 Notwithstanding this, Policy SB1 principally relates to the sustainability credentials of all development proposals, including new built form, and due to the nature of this application being for two new dwelling, details of mitigation against and adaptation to climate change would be required to be provided.

7.28 It is therefore considered that these matters and details can be appropriately addressed through the use of planning conditions; requiring the submission of further details in relation to demonstrating how the proposed dwellings would comply with the requirements of Local Plan Policy SB1, including details of how carbon dioxide emissions would be minimised through the design and construction of the building; details of water efficiency; and the provision of electric car charging points.

7.29 **Ecology and Biodiversity**

7.29.1 A preliminary ecological appraisal and bat survey has been submitted alongside the application which outlines several mitigation measures and requests that a revised bat survey is carried out if the work has not commenced by May 2024. As such, conditions have been recommended for the submission of an updated bat survey and for the mitigation measures to be followed.

7.30 The application site is not part of a designated site (SSSI or similar) and there are no existing building on the site with the potential to house birds, bats or owls. It is therefore considered that the proposal is unlikely to result in significant adverse effect on local wildlife.

7.31 In this respect the proposal is acceptable and in accordance with the NPPF (Section 15: Conserving and enhancing the natural environment) and Local Plan policy EN2.

7.32 **Flood Risk and Drainage**

7.32.1 The application site is located within Flood Zone 1, with a low risk of surface water flooding. The application form states surface water will be disposed of via a soakaway.

7.32.2 It is Officers assessment that concerns relating to flood risk and drainage would be adequately addressed through compliance with building regulations.

7.33 **Contamination Risk**

7.34 Policy EN4: Pollution Control states that all development should seek to minimise pollution and where possible contribute to the protection and improvement of the quality of air, land and water. Para 189 of the NPPF states that planning decision should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination.

7.35 Contaminated land: As the existing site and outbuildings had/have an agricultural use, there may be the potential for land contamination on the proposed development site which could affect the proposed residential end use of the buildings and land. Should the developer during excavation and construction works of the said development site find any area of the site where it is suspected that the land is contaminated then all works must stop, and the local planning authority notified immediately. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared in accordance with current good practice and legislation and submitted to and approved by the Local Planning Authority, and the approved remediation shall thereafter be implemented. 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.

7.36 Subject to the above measures, it is considered that the proposal would be acceptable and in accordance with Policy and EN4 of the South Kesteven Local Plan and Section 15 of the NPPF

8 Crime and Disorder

8.1 It is considered that the proposal would not result in any significant crime and disorder implications.

9 Human Rights Implications

9.1 Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that act will be breached.

10 Conclusion

10.1 Taking the above into account, the conversion of the existing structures to two dwellings would be a substantial benefit and whilst there may be a level of impact to neighbours' residential amenities it is the Planning Officers recommendation that this would not be to an unacceptable level.

10.2 The proposal is therefore in accordance with Sections 5, 9, 12 and 16 of the NPPF and Policies SP5, DE1, SB1 and EN2 of the SKDC Local Plan.

10.3 As such, the proposed development would be in accordance with the adopted Development Plan, and there are no material considerations to indicate that planning permission should be withheld, although appropriate conditions are recommended.

11 Recommendation

11.1 To authorise the Assistant Director – Planning to GRANT planning permission subject to the recommended schedule of conditions.

Time Limit for Commencement

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- 2) The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - i. Block Plan 1890.A.1A received 8 March 2024
 - ii. Garage Floor Plan & Elevation 1890.A.6A received 8 March 2024
 - iii. Proposed Floor & Elevation Plan 1890.A.3A received 8 March 2024
 - iv. Proposed Floor & Elevation Plan 1890.A.5A received 8 March 2024

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

Before the Development is Commenced

- 3) Before the development hereby permitted is commenced an updated bat survey shall be undertaken by an experienced ecologist which shall be submitted and approved in writing by the Local Planning Authority. The survey shall identify any necessary mitigation measures to ensure no harm to any identified bats. Prior to occupation the works shall be carried out with any identified mitigation measures.

Reason: This condition is necessary in order to ensure that the proposal does not have an unacceptable impact on biodiversity and protected species.

- 4) No development shall take place until a scheme for biodiversity mitigation and enhancement has been submitted to and agreed in writing by the local planning authority. The scheme shall be based upon the recommendations of the Preliminary Ecological Appraisal dated February 2020 (including further survey work where necessary) and shall include but not be limited to measures for creation of new habitats for bats and birds. The scheme shall include a plan identifying the location of any mitigation and enhancement measures, along with a detailed schedule (and technical details as relevant) for each of the measures proposed. The required biodiversity mitigation and enhancement measures shall be completed in full, in accordance with the agreed scheme, prior to the first occupation of the dwellings hereby permitted.

Reason: This condition is necessary in order to ensure that the proposal does not have an unacceptable impact on biodiversity and protected species.

- 5) Before the development hereby permitted is commenced, a written scheme of archaeological investigation must have been submitted to and approved in writing by the

Local Planning Authority. The programme must include a provision for recording the historic assets within the site prior to any works being undertaken. The works must then be carried out in line with the written scheme of investigation.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy DE1 of the adopted South Kesteven Local Plan and Paragraph 205 of the NPPF.

6) No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan and Statement shall include measures to mitigate the adverse impacts during the construction stages of the permitted development and shall include:

- a. The phasing of the development, including access construction
- b. The on-site parking of all vehicles of site operatives and visitors
- c. The on-site loading and unloading of all plant and materials.
- d. The on-site storage of all plant and materials used in constructing the development.
- e. Dust suppression measures
- f. Wheel washing facilities
- g. A strategy stating how surface water runoff on and from the development will be managed during construction, and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during all construction works.

The Construction Management Plan and Method Statement shall be strictly adhered to throughout the construction period.

Reason: In the interests of the residential amenity of the neighbouring properties.

During Building Works

7) Before any hard landscaping works are commenced, details of hard landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:

- i. finished levels and contours;
- ii. means of enclosure;
- iii. car parking layouts;
- iv. other vehicle and pedestrian access and circulation areas;
- v. hard surfacing materials.

Reason: Hard landscaping makes an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

8) Before any construction work above foundation level is commenced, details of any soft landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:

- i. planting plans;
- ii. written specifications (including cultivation and other operations associated with plant and grass establishment);
- iii. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

- 9) Should the developer during excavation and construction works of the said development site find any area of the site where it is suspected that the land is contaminated then all works must stop, and the local planning authority notified immediately. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared in accordance with current good practice and legislation and submitted to and approved by the Local Planning Authority, and the approved remediation shall thereafter be implemented. 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.

Reason: To ensure that works do not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Policies EN2 and EN4 of the adopted South Kesteven Local Plan.

- 10) No development above damp-proof course shall take place until details demonstrating how the proposed dwelling would comply with the requirements of Local Plan Policy SB1 relating to the provision of electric car charging points have been submitted to and approved by the Local Planning Authority.

The approved sustainable building measures shall be completed in full, in accordance with the agreed scheme, prior to the first occupation of the dwelling hereby permitted.

Reason: To ensure the development mitigates and adapts climate change in accordance with Local Plan Policy SB1 and SD1

- 11) Construction work shall only be carried out between the hours of 7:30 am to 6:00 pm, Monday to Friday and 9:00 am to 1:00 pm on a Saturday. Construction work shall not be carried out on Sundays or Public Holidays. The term 'construction work' shall include mobile and fixed plant/machinery, (e.g. generators) radios and the delivery of construction materials.

Reason: In order to minimise impacts on the occupiers of adjacent residential dwellings, in accordance with Policy DE1 of the South Kesteven Local Plan

- 12) During construction work, deliveries of construction materials shall only take place between 8:00 am and 5:00 pm, Monday to Friday and between 9:00 am and 5:00 pm on a Saturday. No deliveries shall take place on a Sunday or Public Holiday.

Reason: In order to minimise noise impacts on the occupiers of adjacent residential dwellings, in accordance with Policy DE1 of the South Kesteven Local Plan.

Before the Development is Occupied

- 13) Before any part of the development hereby permitted is occupied, all hard landscape works shall have been carried out in accordance with the approved hard landscaping details.

Reason: Hard landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

- 14) Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms and approved drawings unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Ongoing

- 15) Before the end of the first planting/seeding season following the occupation/first use of any part of the development hereby permitted, all soft landscape works shall have been carried out in accordance with the approved soft landscaping details.

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

- 16) Within a period of five years from the first occupation of the development hereby permitted, any trees or plants provided as part of the approved soft landscaping scheme, that die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced in the first planting season following any such loss with a specimen of the same size and species, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved designs and in accordance with Policy DE1 and EN2 of the adopted South Kesteven Local Plan.

- 17) Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B & C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no window, dormer window, rooflight or other shall be inserted into the elevations of the property other than those expressly authorised by this permission without Planning Permission first having been granted by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties.

- 18) Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no building, enclosure, swimming or other pool or container used for domestic heating purposes shall be constructed within the curtilage of the dwellinghouse without Planning Permission first having been granted by the Local Planning Authority.

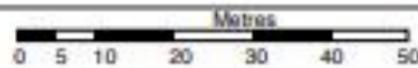
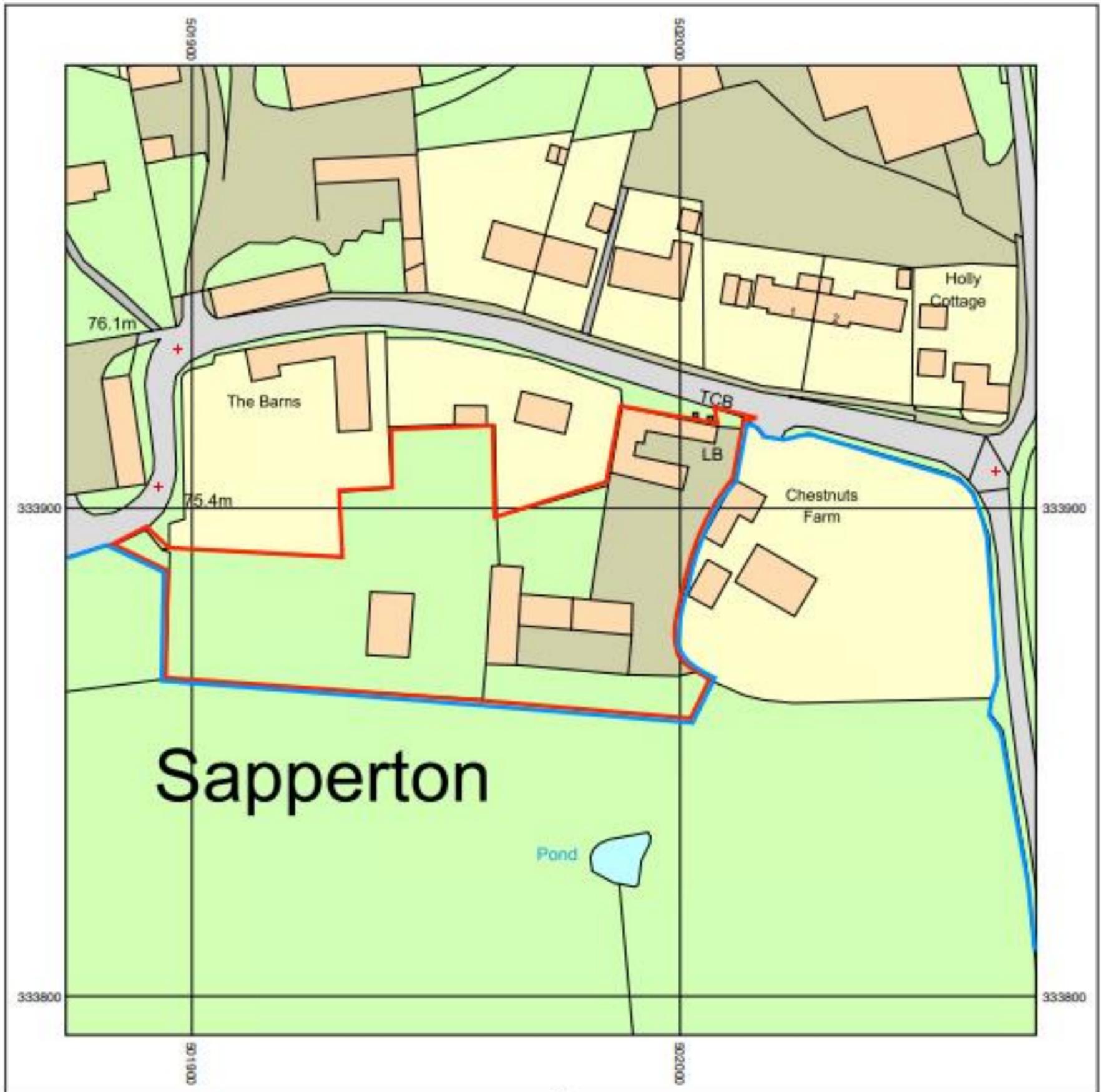
Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area, and for this reason would wish to control any future development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

- 19) Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the property other than those expressly authorised by this permission shall be carried out without Planning Permission first having been granted by the Local Planning Authority.

20) Reason: To safeguard the amenities of the occupiers of nearby properties.

Standard Note(s) to Applicant:

- 1) In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.
- 2) Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit the Highway Authority's website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>



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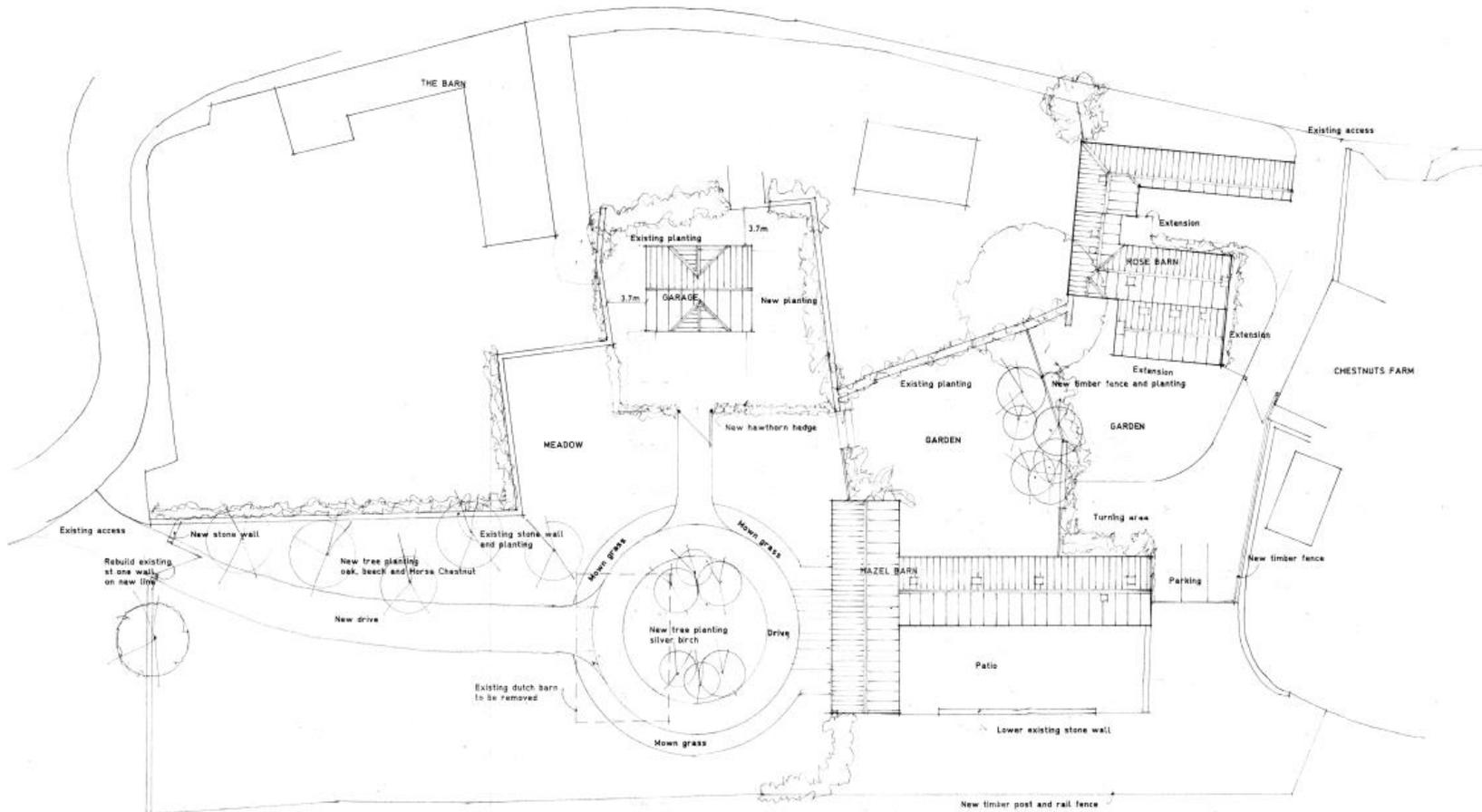


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Site Location Plan

Land and buildings at Chestnuts Farm, Sapperton
Conversion / extension of barns to form 2(no.) dwellings
Trustees of Sapperton Trust
Plan Ref: MSP.1992/001

Proposed Site Layout



BARNs AT CHESTNUTS FARM

ROSAMUND NICHOLSON B Arch (HONS)

KNAPENEY FARM
OSSINGTON LANE
OSSINGTON
NEWARK ON TRENT
NOTTINGHAMSHIRE
NG23 6ND

Telephone: 01836 822770
Email: ros@rosamundnicholson.co.uk

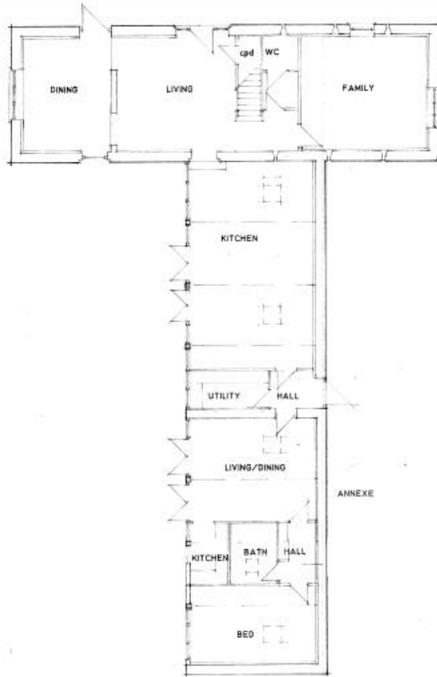
PROJECT CONVERSION OF BARNs AT
CHESTNUTS FARM, SAPPERTON

CLIENT WELBY ESTATE

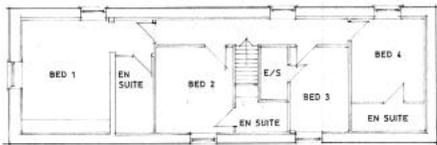
DRAWING BLOCK PLAN

0 1 2 3 4 5
SCALE 1:100 @1A1

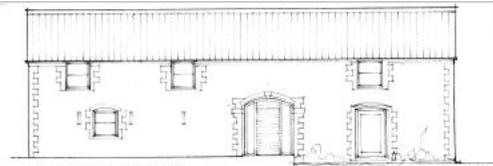
Proposed Elevations and Floor Plans – Hazel Barn



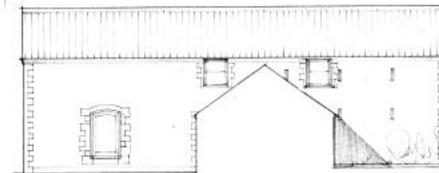
GROUND FLOOR PLAN
1:50



BARNs AT
CHESTNUTS FARM



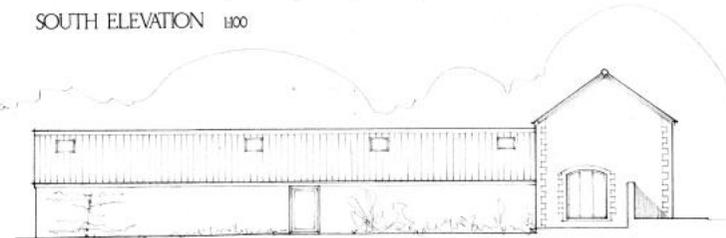
WEST ELEVATION 1:100



EAST ELEVATION 1:100



SOUTH ELEVATION 1:100



NORTH ELEVATION 1:100

ROSAMUND NICHOLSON B Arch (ONS)

KNAPENBY FARM
OSSINGTON LANE
OSSINGTON
NEWARK ON TRENT
NOTTINGHAMSHIRE
NG23 6ND

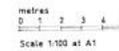
Telephone: 01636 822770
Email: ros@rosamundnicholson.co.uk

PROJECT CONVERSION OF BARNs AT
CHESTNUTS FARM, SAPPERTON

CLIENT WELBY ESTATE

DRAWING HAZEL BARN PROPOSALS

SCALE 1:50 **DATE** April 2023 **DRAWING No.** 1890.A.3a

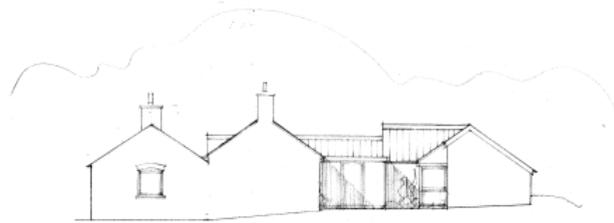


Proposed Elevations and Floor Plans – Rose Barn

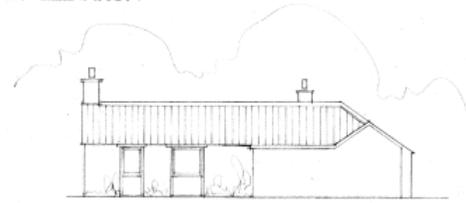
BARNs AT
CHESTNUTS FARM



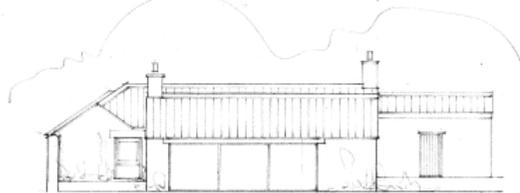
GROUND FLOOR
PLAN



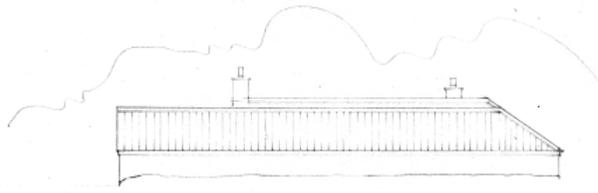
EAST ELEVATION



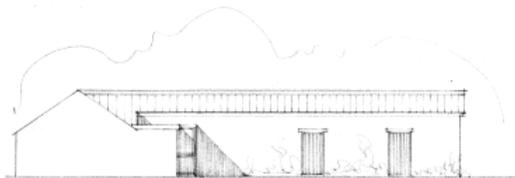
NORTH ELEVATION (from courtyard)



SOUTH ELEVATION



NORTH ELEVATION



SOUTH ELEVATION (from courtyard)



WEST ELEVATION

0 1 2 3 4 5 metres
SCALE 1:100 at A1

ROSAMUND NICHOLSON B Arch (RIBA)

KMARENEY FARM
OSSINGTON LANE
OSSINGTON
NEWARK ON TRENT
NOTTINGHAMSHIRE
NG23 6ND

Telephone: 01636 822770
Email: rn@rosamundnicholson.co.uk

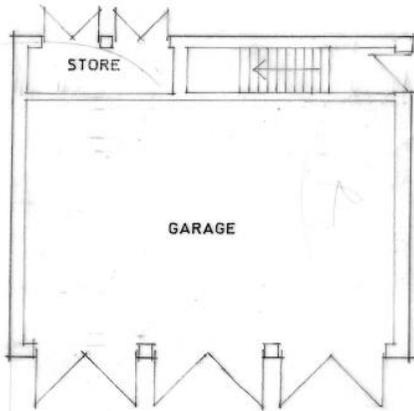
PROJECT CONVERSION OF BARNs
AT CHESTNUTS FARM

CLIENT WELBY ESTATE

DRAWING ROSE BARN PROPOSALS

SCALE 1:100 DATE: SEPT 2023 DRAWING No. 1890.A.5.3

Proposed Elevations and Floor Plans – Garage



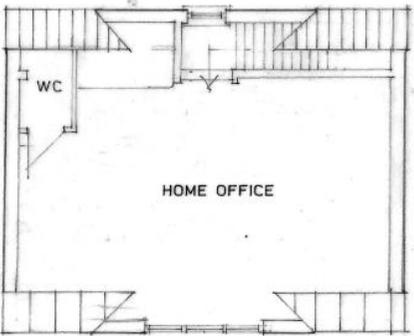
GROUND FLOOR PLAN



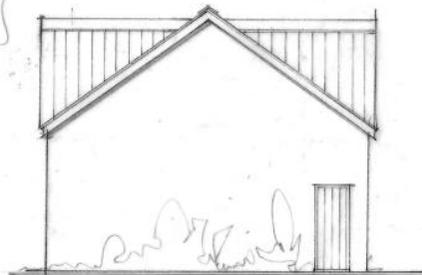
SOUTH ELEVATION



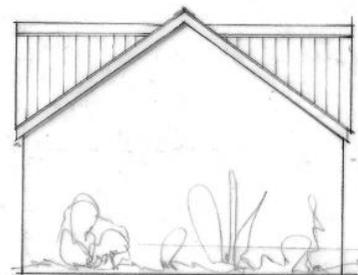
NORTH ELEVATION



FIRST FLOOR PLAN



EAST ELEVATION



WEST
ELEVATION

ROSAMUND NICHOLSON
 Knapey Farm
 Ossington Lane
 Ossington
 Newark NG23 6ND

SCHEME CONVERSION OF BARNs AND NEW GARAGE
 AT CHESTNUTS FARM, SAPPERTON

CLIENT WELBY ESTATE

DRAWING NEW GARAGE AND HOME OFFICE

SCALE 1:100 DATE SEPT 2023 DRAWING No 1890.A.62

Financial Implications reviewed by: Not applicable

Legal Implications reviewed by: Not applicable