



**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**



## Planning Committee

31<sup>st</sup> July 2025

### S25/0672

Proposal:	Proposed change of use of outbuildings to short term holiday accommodation
Location:	Fortescue Arms, 27 High Street, Billingborough, NG34 0QB
Applicant:	Mr James Waddington
Agent:	Serviam Planning
Application Type:	Full Planning Permission
Reason for Referral to Committee:	Called in by Councillor Murray Turner citing concerns about the impact on the continued operations of the pub.
Key Issues:	<ul style="list-style-type: none"><li>• Character and appearance of the area</li><li>• Neighbours' residential amenities</li><li>• Heritage Asset</li><li>• Highway Impacts</li><li>• Community facility</li></ul>
Technical Documents:	

#### Report Author

Hannah Noutch, Development Management Planner



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**Corporate Priority:**

**Growth**

**Decision type:**

**Regulatory**

**Wards:**

**Toller**

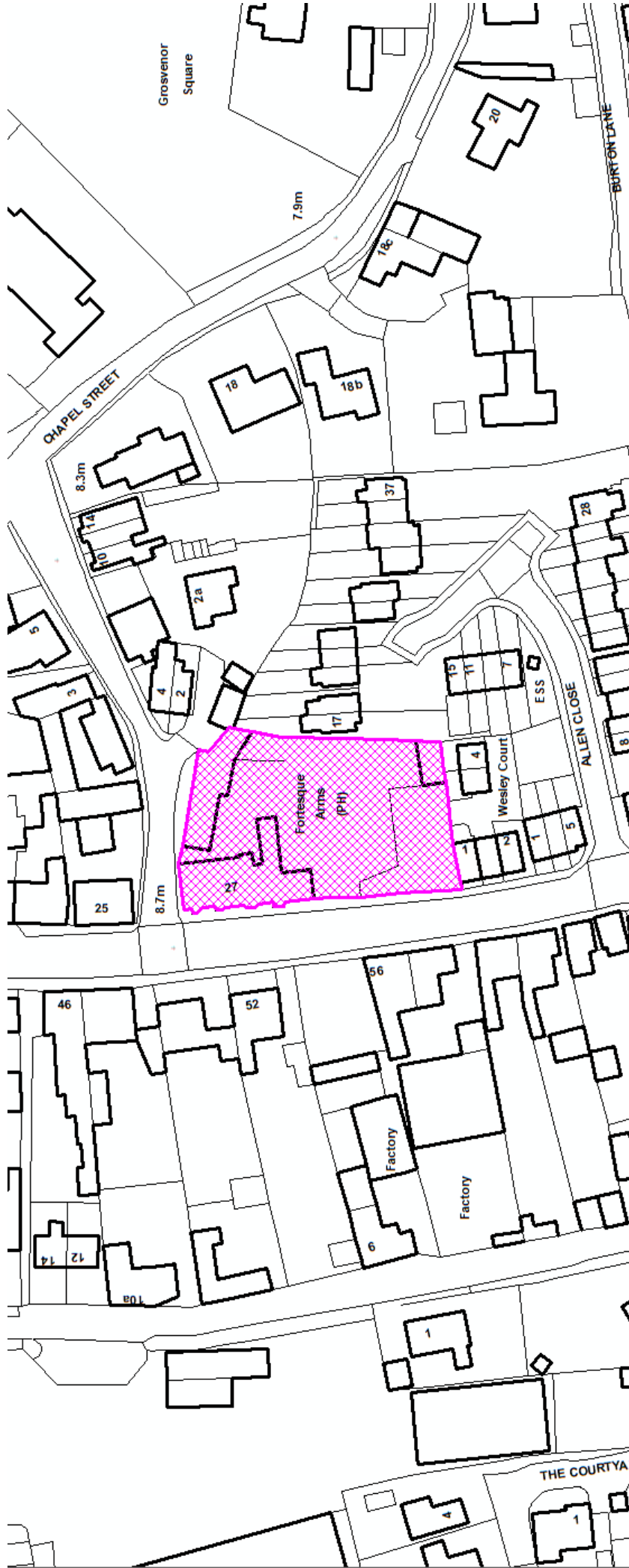
**Reviewed by:**

Adam Murray – Principal Development Management Planner

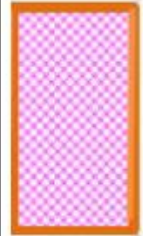
22 July 2025

#### Recommendation (s) to the decision maker (s)

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



Key



Application  
Boundary



## **1 Description of Site**

- 1.1 The application site hosts Fortescue Arms, a public house located on High Street in the village of Billingborough. The area within the site that is the focus of the application being the detached range of outbuildings to the east of the site.
- 1.2 Fortescue Arms is a Grade II listed building and the outbuilding range to the rear of the main building is curtilage listed. The site falls within the Billingborough Conservation Area.
- 1.3 The outbuilding range is predominantly single storey in scale; however, the central section does host a higher roof ridge and hosts an atrium.

## **2 Description of Proposal**

- 2.1 The proposal relates to a change of use of the range to the rear from storage purposes in association with the public house to short-term holiday accommodation to be used in conjunction with the public house. The conversion works would include introducing first floor accommodation to the previous atrium area of Store 2.
- 2.2 There is a total of 6 rooms proposed for the holiday accommodation, with all the rooms at ground level except for room 3. A new opening would be created, and an integral staircase would be introduced to allow access to the first floor.
- 2.3 Rooms 1, 2, 3 are proposed as double rooms with a sofa bed, rooms 4 and 5 are proposed as single rooms and room 6 would be a double room. Each room would host an en-suite.

## **3 Relevant History**

- 3.1 There is no relevant planning history on the site

## **4 Relevant Planning Policies and Documents**

SKDC Local Plan 2011-2036

- Policy DE1 – Promoting Good Quality Design
- Policy E5 – Expansion of Existing Businesses
- Policy E9 – Visitor Economy
- Policy EN6 – The Historic Environment
- Policy SB1 – Sustainable Building Measures
- Policy SP3 – Infill Development
- Policy SP6 – Community Facilities

National Planning Policy Framework (NPPF)

- Section 12 – Achieving well-designed places
- Section 9 - Promoting Sustainable Development

## **5 Representations Received as a result of Publicity**

- 5.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and 2 letters of representation have been received. The points raised can be summarised as follows:

1. Removal of popular area of the public house used by customers
2. Each holiday let is too small in scale to be attractive to potential visitors
3. Would result in the deterioration of 'The Fortescue Arms'
4. Inaccurate site location plan (since amended)
5. Loss of community amenity area
6. Noise impact from public house on occupiers of the overnight accommodation
7. Misleading information on proposed use class
8. Lack of detail regarding site management and maintenance with no details of staffing, access or servicing
9. Impact on heritage asset and its setting

## **6 Representations Received**

### **6.1 Environmental Protection**

- 6.2 No objections subject to conditions relating to hours of construction, a construction management plan, fire safety and sound proofing.

### **6.3 SKDC Conservation Team**

- 6.4 It is proposed to convert and change the use of the outbuildings to the rear of the Fortescue Arms to short term holiday accommodation.
- 6.5 The proposal to convert the outbuildings to the rear of Fortescue Arms is acceptable in principle. The proposal will bring the buildings into use which will secure them for the future.
- 6.6 The proposals have considered the existing openings on the buildings. Where new openings have been proposed it is to facilitate the change of use to accommodation. There is the potential for historic fabric loss, particularly with the introduction of a new doorway to allow access to the first-floor accommodation and the removal of the wall between Storeroom 5 and 6 to create Room 6.
- 6.7 It is a shame that the existing doors of the carriage house can't be retained and repurposed on site, however this does limit the ability to create access to the first floor.
- 6.8 Further drawings of the proposed rear elevation and drawings that show the elevation of the ensuite for Room 6 are required. Currently there are no rear elevation drawings nor elevation drawings that show Room 6s ensuite and the window proposed there. It appears the existing window on the first floor of the rear elevation of the carriage house is to be used as part of the development and the existing doorway is to be blocked up for a window.
- 6.9 Materials and joinery details should be conditioned to ensure that the materials and windows are in keeping with the curtilage listed building and the listed building at the front of the site. The rooflights proposed should be of conservation design.
- 6.10 The proposal will result in a low level of less than substantial harm to the curtilage listed building due to the loss of historic fabric and change in appearance.

- 6.11 The NPPF Paragraph 215 states: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 6.12 In this instance, the harm to the heritage asset caused by the proposal is outweighed by the public benefit of securing the optimum viable use of the outbuildings. The proposal will also improve the Billingborough Conservation Area in line with paragraph 219 by repairing an at-risk historic building.
- 6.13 Service routes and plant rooms have not been considered with these proposals, further information regarding this should be conditioned to ensure that minimal fabric loss occurs and therefore harm is kept to a minimum. Similarly, the proposal for the floors and proposed insulation for the conversion to accommodation has been omitted from these proposals. Further details are needed to ensure that the materials used are appropriate for the traditionally constructed building and that any original features, such as flooring, are preserved.
- 6.14 Overall, I have minor concerns with the proposal on heritage grounds, however in principle the conversion of the outbuildings to ancillary holiday let accommodation for the public house is acceptable. A Listed Building Consent application should be submitted to accompany the planning permission as the buildings are curtilage listed to the Fortescue Arms that fronts High Street

## **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)
- 7.2 The Lincolnshire Minerals and Waste Local Plan forms part of the development plan in relation to minerals planning.
- 7.3 The policies and provisions set out in the National Planning Policy Framework are also a material consideration in the determination of planning applications, alongside the recently adopted Design Guidelines for Rutland and South Kesteven.
- 7.4 As of March 2025, the Council are presently unable to demonstrate a 5-year supply of housing land and as a result, the policies most important for determining the application are deemed to be out-of-date by virtue of footnote 8 and paragraph 11d) of the Framework. Paragraph 11d) requires that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or where specific policies in The Framework, indicate that development should be restricted.
- 7.5 Principle of Development
- 7.6 Extending the use to the further land to the south within the proposed site area, would be classed as expanding this use class, and the associated business use. Therefore, Policy E5 (Expansion of Existing Businesses) would be applicable.
- 7.7 The expansion of existing businesses will be supported, provided that:

- a) existing buildings are re-used where possible;
- b) vacant land on existing employment sites is first considered;
- c) the expansion does not conflict with neighbouring land uses;
- d) the expansion will not impact unacceptably on the local and/or strategic highway network; and
- e) the proposal will not have an adverse impact on the character and appearance of the area and/or the amenities of neighbouring occupiers.

7.8 Further to this, the result in tourism to the area and therefore Policy E9 (Visitor Economy) would be applicable. Policy E7 states

7.9 E9: Visitor Economy Proposals for development of the local visitor economy will be supported where these:

- a) allow provision for visitors which is appropriate in use and character to South Kesteven's settlements and maintains the quality of the countryside and the natural environment;
- b) enhance existing tourist and visitor facilities; aid the retention and/or enhancement of existing overnight accommodation and the provision of new overnight accommodation;
- c) allow new tourism provision and initiatives where these would also benefit local communities and support the local economy; or
- d) allow new tourism development of an appropriate scale and use which utilises existing historic buildings in the countryside whilst respecting their character.

In all cases proposals should be of a scale appropriate to the setting of the area and a sequential test should be applied where appropriate.

Proposals which generate high levels of visitor traffic or increased public use of tourist facilities should only be permitted within or on the edge of the towns and Larger Villages, or where they can be easily accessed by public transport, foot and cycle.

To ensure that tourism-related development does not result in the creation of permanent living accommodation, conditions may be imposed which restrict the use and/or period of occupation.

7.10 Given that there is the existing use class provided by the host building and its associated curtilage, and the expanded site area would be directly adjacent, and is read in connection with this existing site, the expansion of the business use in this area is considered acceptable in principle subject to criteria d and e of E5 which would be discussed further below. This is relevant for Policy E9 also given that the existing sites use would contribute towards visitor economy and therefore it would be a case of the site-specific criteria to the details of this expanded proposal that are further considered in the sections that follow.

7.11 Due to the application site and buildings within forming part of the public house 'Fortescue Arms' Policy SP6: Community facilities would be applicable.

7.12 Policy SP6 of the SKDC Local Plan states:

7.13 Applications for the change of use of all community facilities which would result in the loss of community use will be resisted unless it is clearly demonstrated that:

a) there are alternative facilities available and active in the same area which would fulfil the role of the existing use/building; and

b) the existing use is no longer viable (supported by documentary evidence), and there is no realistic prospect of the premises being re-used for alternative business or community facility use.

7.14 The proposal must also demonstrate that consideration has been given to:

c) the re-use of the premises for an alternative community business or facility and that effort has been made to try to secure such a re-use; and

d) the potential impact closure may have on the area and its community, with regard to public use and support for both the existing and proposed use.

7.15 The proposal would be converting an existing storage area underutilised by the public house, to accommodation that would be part of the services the public house offers. The proposal would still allow for use of a beer garden to the rear of the public house, whilst allowing for diversification of the business to allow the ongoing use of the main public house. The proposal would not result in the loss of the public house use, nor is it considered to compromise this use. Conditions are proposed to restrict occupation of the proposed accommodation to holiday-let units only, and to ensure that they are ancillary to the operation of the public house. These conditions will ensure that the proposals do not comprise the continued use of this public facility. The proposal is considered to comply with Policy SP6 of the SKDC Local Plan.

7.16 Impact on the character and appearance of the area

7.17 Policy DE1 (Promoting Good Quality Design) of the adopted Local Plan states (amongst other criteria) that to ensure high quality design is achieved throughout the District, all development proposals will be expected to make a positive contribution to local distinctiveness vernacular and character of the area. Proposals should reinforce local identity and not have an adverse impact on the street scene, settlement pattern or the landscape / townscape character of the surrounding area. Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area. Part 12 of the NPPF (Achieving well-designed places) states that good design is a key aspect of sustainable development and new development should be visually attractive as a result of good architecture and appropriate landscaping.

7.18 The Local Planning Authority is required to ensure that special regard to preserving the Listed Buildings and their settings in relation to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act'). No harm should be caused with the historical assets and their surroundings requiring to be preserved or enhanced.

7.19 The Local Planning Authority is required to ensure that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, through the Planning (Listed Buildings and Conservation Areas) Act 1990 at Section 72.

7.20 Furthermore, the importance of considering the impact of development on the significance of designated heritage assets is expressed in the National Planning Policy Framework (NPPF). The NPPF advises that development and alterations to designated assets and their settings can cause harm. These policies ensure the protection and enhancement of the historic buildings and environments. Proposals that preserve those elements of the

setting that make a positive contribution to or better reveal the significance should be treated favourably.

- 7.21 Policy EN6 (The Historic Environment) states amongst other criteria that the Council will seek to protect and enhance heritage assets and their settings, in keeping with the policies in the National Planning Policy Framework. Proposals will be expected to take into account the Conservation Area Appraisals, where these have been adopted by the Council.
- 7.22 SKDC's Conservation Officer advised that there is no objection from a heritage standpoint to the change of use in principle. The proposals have considered the existing openings on the buildings. Where new openings have been proposed it is to facilitate the change of use to accommodation. Whilst it would be preferential for the existing doors of the carriage house to be retained and repurposed on site, it is acknowledged that this would limit the ability to create access to the first floor.
- 7.23 The reuse of this outbuilding would however serve to bring the building from its current less optimal use to the best most optimal use of the building, with the accommodation and its upkeep ensuring the continued maintenance and use of the structure.
- 7.24 Due to the historic nature of the building, it is considered to be appropriate for a condition to be attached requiring level 2 historic building recording be carried out prior to the conversion works being undertaken. A condition has been attached accordingly.
- 7.25 Further details would be required in relation to materials, insulation, flooring and joinery. Therefore, further details in relation to these aspects have been conditioned.
- 7.26 Within representation it was noted that the scale of the proposed accommodation are small units and therefore would be unattractive to potential occupiers. The units are a mix and single- and double-bedroom units, some with sofa beds. This mix is considered acceptable, and any future occupiers would be aware of the scale of the units and facilities on offer and the attractiveness of these uses is not relevant to the determination of the planning application.
- 7.27 Overall, the Conservation Officer advised the proposal would result in a low level of less than substantial harm to the setting of the Fortescue Arms. This low level of less than substantial harm is considered to be outweighed by the public benefit resulting from the holiday lets helping to generate funding to secure the best most optimal use of the building and diversifying the services it offers, as well as safeguarding the continued operation of the public house. This would be in accordance with the NPPF Sections 12 and 16 and Policies EN6 and DE1 of South Kesteven Local Plan.
- 7.28 Impact on neighbours' residential amenities
- 7.29 Policy DE1 (Promoting Good Quality Design) of the adopted Local Plan states (amongst other criteria) that all development proposals will be expected to ensure there is no adverse impact on the amenity of neighbouring users in terms of noise, light pollution, loss of privacy and loss of light and provide sufficient private amenity space, suitable to the type and amount of development proposed. Paragraph 135 of the NPPF states that developments should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.



- 7.30 Concerns were raised in representation in relation to resulting noise impact to the occupiers of the holiday accommodation from the public house operating adjacent.
- 7.31 An acoustic survey and assessment were undertaken in relation to the proposal and it was determined that subject to appropriate management, the temporary nature of the accommodation and sound proofing, there would be no unacceptable impact on the future occupiers of the accommodation. The proposal being operated by the same operators as the public house, would ensure any noise issues arising from the use of the pub garden by patrons would be managed and resolved effectively. A condition has been attached requiring that Section 3 of the noise survey, which includes recommendations for noise management are adhered to.
- 7.32 Environmental Protection were consulted on the proposal and raised no concerns in relation to this relationship however did note that sufficient sound proofing would need to be provided in accordance with building regulations.
- 7.33 Taking into account the nature of the proposal, small scale, and adequate separation distances, it is considered that there would be no unacceptable adverse impact on the residential amenities of the occupiers of adjacent properties in accordance with the NPPF Section 12, and Policy DE1 of the Local Plan.
- 7.34 Highways Impacts
- 7.35 Paragraph 116 of the NPPF advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
- 7.36 There are no objections to the proposal based on highways safety from Lincolnshire County Council Highways, with the existing car parking sufficient to accommodate the parking that would result from the proposed holiday lets.
- 7.37 The proposal would result in adequate access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety in accordance with the NPPF Section 9.
- 7.38 Ecology and Biodiversity
- 7.39 The proposal would be exempt from the national Biodiversity Net Gain (BNG) requirement given that it relates solely to a change of use of an existing building.
- 7.40 Nevertheless, the proposal relates to a conversion of a historic building which could have potential for nesting bats and birds. As such, a preliminary roosting assessment accompanies the submission and identifies there were no signs of any roosting bats. The survey did however note that small birds such as house sparrows or blue tits could nest in the hole in the wall of the building. As such, it is recommended the works be undertaken between outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the building should be undertaken immediately prior to the start of works by a qualified ecologist. All active nests will need to be retained with a 5m buffer until the young have fledged.
- 7.41 Given the nature of the proposal and the historic assets on site, it is considered that an appropriate biodiversity enhancement would be for the introduction of bird nesting boxes within the trees on site. This would be in line with the advice within the roosting assessment. Subsequently, a condition has been attached requiring the provision of 2 bat boxes and 2 bird boxes on site prior to the first use of the buildings hereby permitted.

- 7.42 The proposal would be in accordance with Policy EN2 of the SKDC Local Plan.
- 7.43 Other Matters
- 7.44 Environmental Protection requested conditions in relation to fire safety, sound proofing, construction hours and a construction management plan. The construction management plan would ensure appropriate management of dust and noise pollution during construction and a condition has been attached. The construction hours would be managed through statutory noise nuisance and the sound proofing and fire safety would be managed through the appropriate building regulations therefore it is not considered to be necessary for this to be attached in this instance.
- 7.45 Concern was raised during the course of the application regarding the site plan being inaccurate. This was raised with the applicants agent and a corrected site plan was subsequently provided.
- 7.46 Crime and Disorder
- 7.47 It is considered that the proposal would not result in any significant crime and disorder implications.
- 7.48 Human Rights Implications
- 7.49 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.
- 7.50 Conclusion
- 7.51 Taking the above into account, whilst it is acknowledged the proposals would result in a low level of less than substantial harm to the setting of the listed buildings, this would be outweighed by the public benefit of achieving the buildings optimal use. Furthermore, the introduction of the holiday accommodation in connection with the ongoing use of the public house would diversify this existing community facility and the facilities it offers, ensuring the community facilities ongoing use.
- 7.52 The proposal is therefore considered to be in accordance with NPPF sections 12 and 16, and Local Plan Policies DE1 E9, EN2, EN6 and SP6. In this case, the balance of material considerations also indicates that planning permission should be granted.

## **8 Recommendation**

- 8.1 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. Site Location Plan received 30 May 2025
- ii. Proposed Floor Plans re. 22.2820.25B received 11 July 2025

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) No works shall commence until a programme of building recording at Level 2 as defined by Historic England in Understanding Historic Buildings: A Guide to Good Recording Practice is produced, submitted to and approved by the Local Authority.

The Building Recording will be undertaken in accordance with the approved scheme of work prior to development commencing.

Reason: To ensure the development is in accordance with Paragraph 218 of the NPPF and Policy EN6: The Historic Environment of South Kesteven District Council's Local Plan.

- 4) Before the development hereby permitted is commenced, a construction management plan detailing the controlling of construction noise and dust during the development of the site shall have been submitted to and approved by the Local Planning Authority.

Reason: To protect neighbouring properties the working methods will need to be carefully considered in accordance with Policies EN4 and DE1 of the SKDC Local Plan.

## **During Building Works**

- 5) During building works, any historic flooring identified during the historic building recording shall be retained and preserved through the installation of a false floor unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the satisfactory preservation of this listed building and in accordance with Policy EN6 of the adopted South Kesteven Local Plan.

- 6) Before any of the works on the external elevations for the building(s) hereby permitted are begun, samples of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces shall have been submitted to and approved 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.

- 7) Before the installation of any of the new external windows and/or doors hereby consented, full details of all proposed joinery works for those windows/doors, including 1:20 sample elevations and 1:1 joinery profiles, shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory preservation of this listed building and in accordance with Policy EN6 of the adopted South Kesteven Local Plan.

- 8) Prior to any internal works hereby permitted, a method statement for the insulation of the property, including the material details and specification for installation, shall have been submitted to and approved by the Local Planning Authority. The insulation shall be installed in accordance with the approved details prior to the building first being brought into use.

Reason: To ensure the satisfactory preservation of this listed building and in accordance with Policy EN6 of the adopted South Kesteven Local Plan.

### **Before the development is occupied**

- 9) Before any part of the development hereby permitted is brought into use, the external surfaces shall have been completed in accordance with the approved details.

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

- 10) Before the part of the building being altered is first brought into use, the joinery works shall have been completed in accordance with the approved joinery details.

Reason: To ensure the satisfactory preservation of the building and in accordance with Policy EN6 of the adopted South Kesteven Local Plan.

- 11) Before any part of the development hereby approved is brought into use, the rooflights indicated to the south elevation; shall have been installed and be of a conservation type, fitted flush with the adjoining roof surface so as not to project above the plane of the roof and shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy EN6 of the adopted South Kesteven Local Plan.

- 12) Before any part of the development hereby approved is brought into use, 2 bird boxes and 2 bat boxes shall have been installed on site.

Reason: To support biodiversity provision on site in line with Policy EN2 of the SKDC Local Plan.

### **Ongoing Conditions**

- 13) The holiday accommodation hereby permitted shall solely be used in connection with the operation of the public house 'Fortescue Arms, 27 High Street, Billingborough'.

Reason: To define the permission and protect the community facility in accordance with Policy SP6 of the adopted South Kesteven Local Plan.

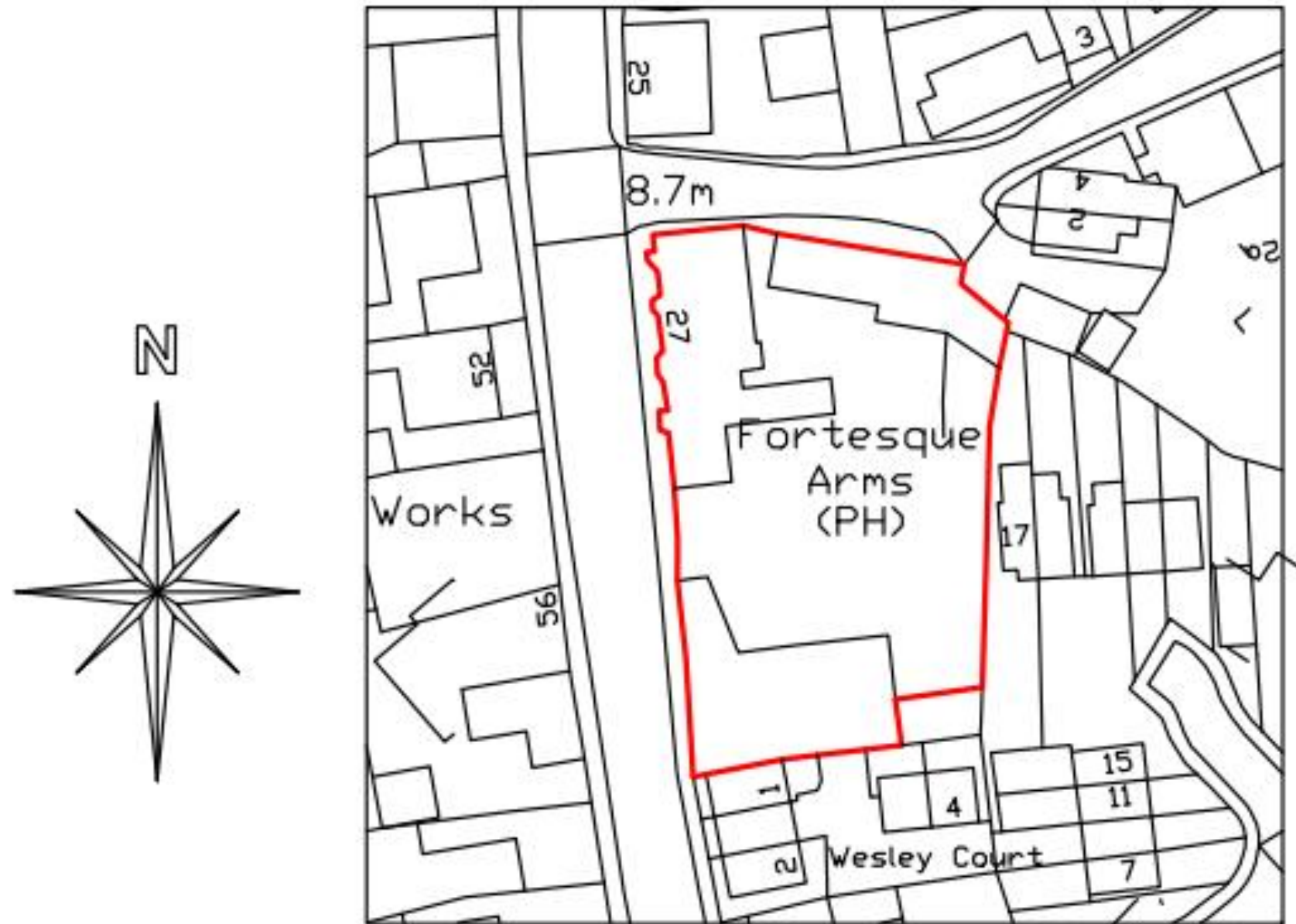
14) The accommodation hereby approved shall be occupied only in strict accordance with the following requirements:

- i. The accommodation shall be occupied for holiday purposes only.
- ii. The accommodation shall not be occupied as a person's sole, or main place of residence.
- iii. A register of occupancy of the accommodation, to include the details of motor vehicle registration numbers, the names and addresses of all occupants and their arrival and departure dates, shall be kept by the site manager and shall be made available at all reasonable times for inspection by officers of the local planning authority.

Reason: To ensure that the permitted accommodation is not occupied for permanent residential use having regard to the retention of the community facility and noise amenity of occupiers in accordance with Policies SP6 and DE1 of the adopted South Kesteven Local Plan.

15) The development hereby permitted shall be carried out in accordance with Section 3 of the Acoustic Survey and Assessment Prepared by MES Ltd dated August 2024.

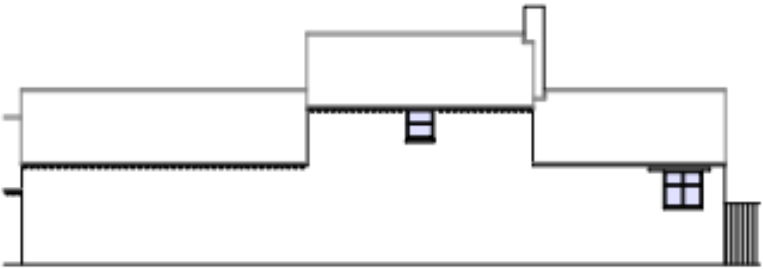
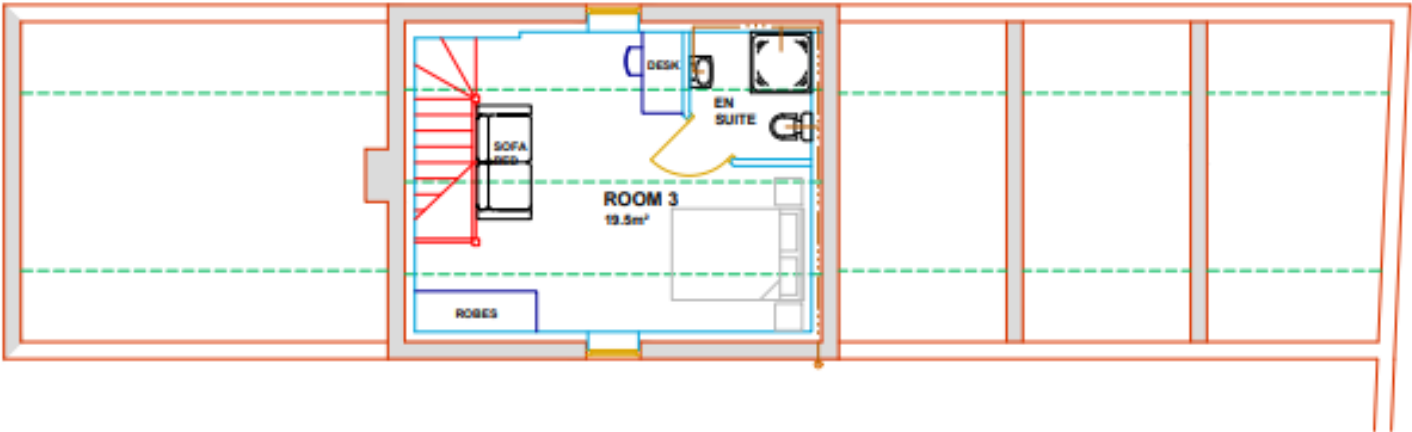
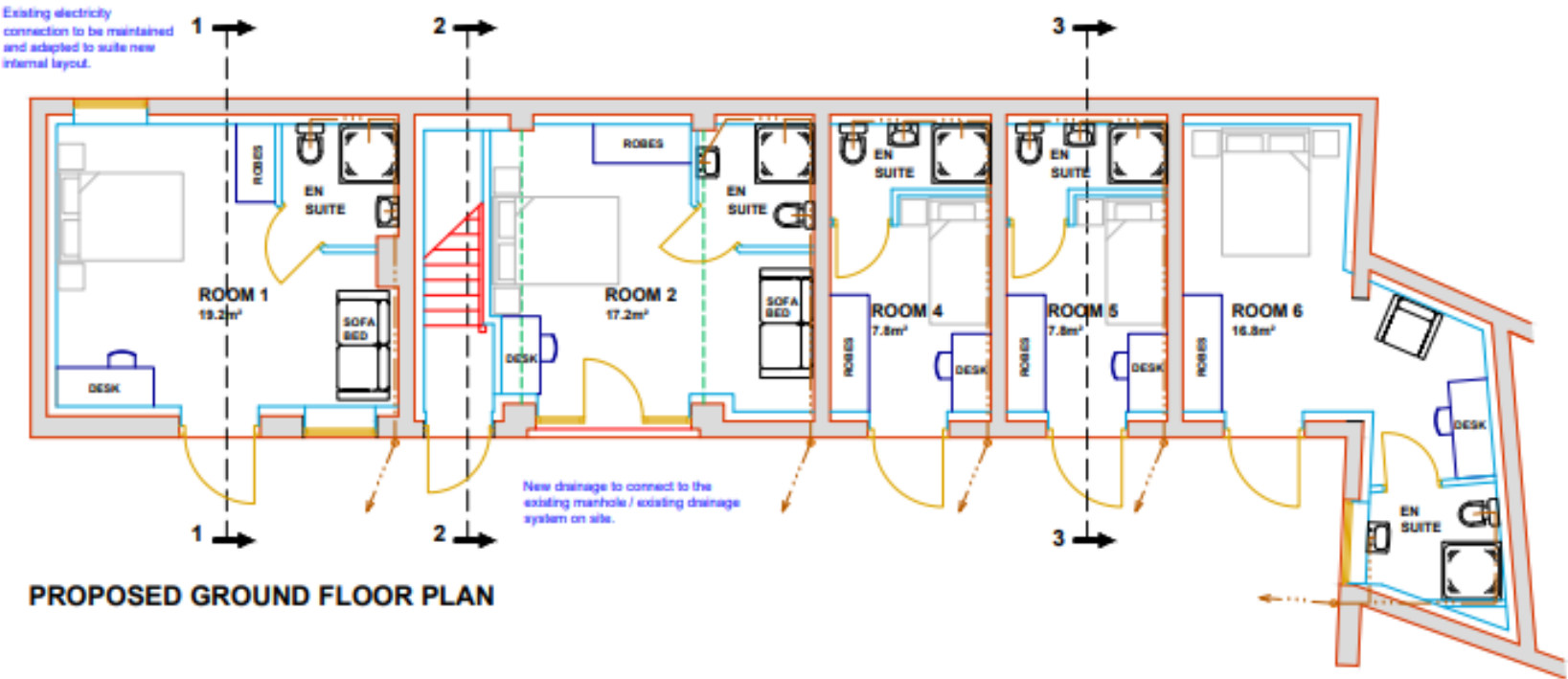
Reason: To prevent disturbance to the amenities of the occupants of the site and in accordance with Policies EN4 and DE1 of the adopted South Kesteven Local Plan.



**Scale 1:1250**

# **SITE LOCATION PLAN**

Proposed Plans



**PROPOSED REAR ELEVATION  
SCHEME 3**



**PROPOSED FRONT ELEVATION  
SCHEME 3**



**PROPOSED SIDE ELEVATION  
SCHEME 3**

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**CONSTRUCTION NOTES:-**

**SCHEDULE**

- ROOM 1 - DOUBLE WITH SOFA BEDROOM
- ROOM 2 - DOUBLE WITH SOFA BEDROOM
- ROOM 3 - DOUBLE WITH SOFA BEDROOM
- ROOM 4 - SINGLE
- ROOM 5 - SINGLE
- ROOM 6 - DOUBLE

DRAWING TITLE		
SCHEME 3 PROPOSED FLOOR PLANS		
 <b>JAMES CAMPBELL ASSOCIATES LTD</b> CHARTERED ARCHITECTURAL SERVICES  		
Campbell House 171 Rochdale Road Rochdale OL16 3BN		
Tel: 01706 354888 Mob: 01817 621083 Email: admin@jamescampbellassociates.co.uk Web: www.jamescampbellassociates.co.uk		
PROJECT		
PROPOSED CONVERSION TO FORM ACCOMMODATION		
LOCATION		
The Fortesque Arms High Street Billingborough Sleaford		
DRAWN:-	Martin D. Ashworth	DRAWING NUMBER:-
DATE:-	May 2024	<b>22.2820.25B</b>
SCALE:-	1:50 1:100 @ A1	
ISSUE:-	0	