

APPLICATION NO PA/2022/542

APPLICANT Mr Adrian Axe

DEVELOPMENT Planning permission to erect a detached dwelling and garage (Plot 3) with associated works

LOCATION Axholme Poultry Farm, Station Road, Owston Ferry, DN9 1AW

PARISH Owston Ferry

WARD Axholme South

CASE OFFICER Jess Hill

SUMMARY RECOMMENDATION Grant permission subject to conditions

REASONS FOR REFERENCE TO COMMITTEE Departure from the development plan

POLICIES

National Planning Policy Framework:

Section 12 (Achieving well-designed places)

Section 16 (Conserving and enhancing the historic environment)

Planning (Listed Buildings and Conservation Areas) Act 1990:

Section 66 (General duty as respects listed buildings in exercise of planning functions)

North Lincolnshire Local Plan: Policies DS1, DS7, HE5, HE9, L5, T2, T19, RD2, H5 (criteria a-m), LC14

North Lincolnshire Core Strategy: Policies CS1, CS2, CS3, CS5, CS6

Housing and Employment Land Allocations DPD (2016): The site is unallocated and partially within, partially outside, the development limits of Owston Ferry.

CONSULTATIONS

Highways: No comments or objections, subject to conditions.

Drainage: No comments or objections.

Environmental Protection: A Phase 1 Report should be submitted prior to determination; however, if the local authority is minded to determine the application without this, conditions are recommended.

Conservation: This application has the potential to affect the setting of the grade II listed barn 55 metres north of Owston Hall, numbers 24 and 26 range adjoining to the north (former C18 century hemp and flax warehouse) and Owston Hall.

It is noted that this application will impact on the setting of the scheduled monument and the character of the Isle of Axholme Special Historic Landscape (reference local plan policy LC14). The council's archaeologist will comment on the impact on these heritage assets which needs to be taken into account in the planning balance as required by section 202 of the NPPF where the harm is weighed against the public benefits of the application.

In 2015 listed building consent and planning permission was given to refurbish the barn and convert it to residential use, see details PA/2015/1558 and 1557.

After this date there has been a change in circumstances to the barn in which it suffered significant storm damage and is in a more dilapidated condition.

An application was subsequently approved (PA/2020/1345) to repair the barn and erect two dwellings which acted as enabling development to refurbish the barn.

After this application the barn has suffered further structural collapse and storm damage and the applicant has submitted costs showing additional finance required to refurbish the barn.

Presently the listed barn is at risk of being lost and it presently detracts from the setting of the adjacent listed buildings. Therefore, refurbishing the barn and converting it to a residence has significant heritage gains in terms of retaining the listed barn and the immediate setting of the listed buildings.

The application includes the introduction of another dwelling west of the listed barn and adjoining ranges which have been included to provide the economic platform to refurbish the barn (the enabling development).

The group of listed buildings (Owston Hall the barn and attached ranges) are experienced together from the inner courtyard of the quadrangle of buildings. This is the key view of the listed buildings and also the key view from the public domain. The new building (plot 3) will not be visible from here and will not detrimentally impact on the key area where the buildings are experienced together. In addition, the buildings are not visible from Owston Hall.

The building has a simple traditional design and is at the rear aspect of the listed building and the overall impact is seen as acceptable in this instance considering the heritage gain of refurbishing the barn.

There is no objection to the application as it is accepted that, due to further deterioration of the barn's condition, additional finance is required to refurbish it. The design and location of the new dwelling are acceptable in terms of impact on the setting of the adjacent listed buildings.

Historic Environment Record: The key heritage issue is the effect of the proposed enabling development of an additional detached dwelling to the two previous consented plots for enabling development on the wider group of heritage assets.

The proposed new dwellings are outside the development boundary and will adversely affect the setting of the scheduled monument of Kinaird motte and bailey castle and the Area of Special Historic Landscape Interest of the Isle of Axholme contrary to local plan policies HE8 and LC14.

The site also has potential for non-designated archaeological remains associated with medieval and later settlement that the development would destroy.

The Conservation Officer has responded that a third plot as enabling development would be valid to secure the heritage benefits to the Threshing Barn and the setting of the adjoining grade II listed buildings.

The designated scheduled monument is the heritage asset of highest significance of this group and any harm requires clear and convincing justification (NPPF, 199). The scale of harm to the monument is less than substantial and this harm should be weighed against the public benefits of the proposal (NPPF, 201).

Where the authority is minded to grant consent any permission should be subject to conditions: to secure a programme of historic building and archaeological monitoring and recording work; to remove permitted development rights to protect the Special historic landscape; and to secure the heritage benefits of the enabling development.

Spatial Planning: No comments received.

PARISH COUNCIL

No response has been received.

PUBLICITY

A site notice has been displayed. No comments have been received.

ASSESSMENT

Site location and context

The site is located towards the southern edge of Owston Ferry, along the development boundary. The site boundary adjoins a grade II listed barn. 24 and 26 Station Road are also grade II listed and located south of the site.

Planning history

- 2/1995/0727: Outline permission to erect six dwellings and garages (renewal of 2/1992/0239) – approved 08 November 1995
- 2/1992/0239: Outline permission to erect six detached houses with garages – approved 11 August 1992
- PA/1997/1024: Full planning permission to erect a poultry house and construct an aboveground water storage tank – approved 27/10/1997
- PA/2015/1557: Full planning permission for partial demolition of agricultural/commercial store building and change of use of listed agricultural barn to residential dwelling – approved 20 June 2016

- PA/2015/1558: Listed building consent to convert an existing agricultural barn to dwelling – approved 20 June 2016
- PA/2017/371: Outline planning permission for two dwellings (including demolition of existing buildings) with all matters reserved for subsequent approval – approved 18 January 2019
- PA/2019/1668: Full planning permission to demolish listed barn and erect a two-storey dwelling with associated works – withdrawn 29 September 2020.
- PA/2019/1739: Listed building consent to demolish barn – withdrawn 29 September 2020
- PA/2020/1345: Planning permission to convert existing barn to residential and erect two detached dwellings with associated works – approved 26 March 2021
- PA/2020/1473: Listed building consent to repair and refurbish barn for residential use (Use Class C3) – approved 06 April 2021
- PA/2021/1290: Outline planning permission to erect two dwellings (including demolition of existing buildings) with all matters reserved for subsequent consideration – approved 14 January 2022.
- PA/2022/734: Listed building consent to erect a detached dwelling and garage (Plot 3) with associated works – pending consideration.

Designations/constraints

The site is not located within or near to a conservation area; however, it is next to a grade II listed barn and there are two further grade II listed buildings to the south of the site (24 and 26 Station Road). The site is also approximately 100m east of the Scheduled Ancient Monument Kinaird Motte and Bailey Castle.

The eastern part of the site (including the site access) is within the development limits of Owston Ferry as identified by the Housing and Employment Land Allocations DPD 2016, and the western portion of the site is outside the development limits.

The site is within the Isle of Axholme Area of Special Historic Landscape Interest (therefore policy LC14 applies).

The site is within Flood Zone 1 which is at low risk of flooding.

Proposal

Planning permission is sought to erect a detached dwelling on plot 3 of the site. As the site is within the curtilage of the listed barn, a separate application for listed building consent has also been submitted for the proposed dwelling under reference PA/2022/734.

As set out above, there have been a number of previous applications, including consents, on the site. The main applications of relevance that will be referenced frequently in this report include full permission for two enabling dwellings (PA/2020/1345) and outline permission for two enabling dwellings (PA/2021/1290).

The main considerations in assessing this application are:

- **principle of development;**
- **heritage impacts;**
- **design and appearance;**
- **residential amenity;**
- **access and highway safety;**
- **flood risk and drainage;**
- **ecology; and**
- **land contamination.**

Principle of development

The site is mostly outside the development limits of Owston Ferry. The eastern part of the site is within the development limits (featuring the site access) and the western portion of the site is outside (where the dwelling is proposed). The site is therefore considered to be within the countryside as defined by policy CS3.

Policies CS2 and CS3 attempt to restrict development within the open countryside, including to development which is essential to the functioning of the countryside. This might include uses such as those related to agriculture, forestry or other uses which require a countryside location or which will contribute to the sustainable development of the tourist industry.

Policy RD2 does, however, allow for the re-use and adaptation of existing rural buildings (part v). Similarly, the NPPF encourages the re-use of previously developed land, which the site is considered to comprise, and also supports housing in rural areas where it will enhance or maintain the vitality of rural communities (paragraph 79).

The grade II listed barn is clearly in need of restoration given its dilapidated state. The roof has caved in with only two areas near the two gable ends remaining intact. The internal area is held up by an internal steel frame and concrete mezzanine. Listed building consent has been granted under application PA/2020/1473 for the works to restore the listed barn.

This application seeks consent for a further dwelling (in addition to the two dwellings already permitted by PA/2020/1345 and two dwellings permitted by PA/2021/1290) to help fund the restoration of the grade II listed barn. The proposed dwelling would therefore comprise enabling development to facilitate works to the barn.

The enabling development would result in the erection of a dwelling in the countryside, which is generally unacceptable. Notwithstanding this, paragraph 2 requires decision makers to consider other material considerations. Paragraphs 80 and 202 of the NPPF require decision makers to consider a departure from the development plan on the grounds of enabling development provided it secures the future conservation of a heritage asset.

Therefore, whilst the erection of a further market dwelling is a departure, establishing whether the principle of development is acceptable is dependent on whether the proposal represents suitable enabling development. As such, the nature and impact of the proposed enabling development is assessed within the following section.

Heritage impact

The site is adjacent to a grade II listed barn and there are grade II listed properties to the south of the site. There is also a scheduled ancient monument approximately 100m to the west of the site (Kinnaird Motte and Bailey Castle). The site is not within or near to a conservation area.

When considering proposals which affect listed buildings regard should be made to Section 66 of the Planning (Listed Building and Conservation Area Act) 1990 which states that, 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

Policy CS6 (Historic Environment) sets out that the council will seek to protect, conserve and enhance North Lincolnshire's historic environment, including the character and setting of listed buildings and scheduled ancient monuments. Policy HE8 (Ancient Monuments) sets out that development proposals which would result in an adverse impact on scheduled ancient monuments will not be permitted.

The proposed dwelling has been submitted as enabling development that is necessary to facilitate the repair of the grade II listed threshing barn. The key issues for consideration therefore include the following:

- whether or not the repair and restoration of the heritage asset is proportionate to the amount of enabling development applied for (including when assessed against the already granted enabling development to the north for two dwellings under permission PA/2020/1345 and two dwellings under PA/2021/1290);
- whether or not there are alternatives to the enabling route to secure the long-term survivability of the listed buildings; and
- the impact of the development upon the listed buildings, open countryside and historic environment (including the scheduled monument).

Proportionality of the enabling works

The proposal is for one dwelling only; however, permission has already been granted under PA/2020/1345 and PA/2021/1290 for a total of four dwellings as enabling development to help fund the regeneration of the barn.

Since the enabling development was granted for the two dwellings to the north under application PA/2020/1345, the estimated costs for the works to repair the listed threshing barn have increased by 30%. This is a significant rise and results in a negative cash balance.

Historic England's guidance 'Enabling Development and Heritage Assets' (June 2020) advises that the case for enabling development rests on there being a conservation deficit.

Based on the submitted information, it is clear there is a conservation deficit given the cost of the repair to the listed building exceeds its market value on completion of the repairs. It is therefore also clear that the additional enabling dwelling is financially required to facilitate the restoration of the listed barn.

As with the permission for the two enabling dwellings to the north (PA/2020/1345), conditions are recommended to control materials and prevent occupation of the dwelling until the works to the listed buildings have been completed in accordance with the approved plans. The proposal would therefore accord with policies CS6 and HE5.

Exploration of alternatives to enabling development

It is clear from the planning history associated with the site that various attempts have been made to secure the repair of the barn and facilitate its regeneration. The dilapidated state of the listed building would suggest that this is the last resort for the building's survival. Therefore, it would appear that enabling development is the only realistic route in order to achieve the heritage gain and no other alternatives reasonably exist.

Impact upon listed buildings, scheduled monument and special historic landscape (ASHLI)

The proposed dwelling will inevitably impact upon the historic environment; however, the dwelling is located at a suitable distance so as to not give rise to any unacceptable impacts upon the setting of listed buildings.

The site is within the Area of Special Historic Landscape Interest of the Isle of Axholme. This area is locally designated for its unique historic landscape retaining the pattern of ancient open strip fields and enclosed fields surrounding the villages on the Isle, and the Turbaries (areas of historic peat cutting). This historic landscape is considered to be of national importance and policy LC14 applies which requires proposals in this area to reflect the local character.

The site is therefore constrained and located within a sensitive area in terms of heritage and landscape designations. Notwithstanding this, the site is relatively enclosed and not highly visible from the south, given the location of existing buildings and vegetation in the area. Approval has already been granted for dwellings on the site and north of the listed building which will change the character of the area. Cumulatively, the addition of a further dwelling is not considered to have an adverse impact on the historic landscape area or heritage assets. The proposals therefore accord with the aims of policies LC14 and RD2.

Therefore, having reviewed the submitted information, it is considered that a third enabling dwelling would be required to facilitate the restoration of the grade II listed barn. This would represent a significant benefit in favour of the proposal. The site is on the edge of the development limits and relates well to the existing built development in the area due to the location of other buildings around the site.

As such, the impact of the proposed dwelling on the surrounding heritage assets is considered acceptable as is the principle of development.

Design and appearance

Policies DS5 and CS5 are concerned with visual amenity. Policy DS5 states that proposals should be sympathetic in design, scale and materials. Given the context of the site (outside

development limits, proximity to listed building), it is also necessary to assess the proposals in accordance with policies LC14 and RD2.

The proposed dwelling comprises a detached three-bedroom property with a detached garage to the north. The dwelling is located to the south of enabling plots 1 and 2 and to the west of the barn. The dwelling comprises two storeys and would be proportionate to the context of the area, particularly given it has already been found acceptable for the two enabling plots to the north. The dwelling features evenly spaced windows with brick soldier course detailing above. The proposed scale and appearance of the dwelling is therefore acceptable. The dwelling is similar to those that have been approved on plots 1 and 2 which have been found acceptable through the granting of permission PA/2020/1345.

Materials are not specified but should be in keeping with the character of the area. Details of the proposed materials will be secured by condition.

The proposed scale and design of the dwelling are therefore considered to accord with policies RD2, H5, HE5, CS5, CS6 and S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Residential amenity

Policy DS1 requires proposals to be designed so as not to have a detrimental impact on the amenity of neighbouring uses.

There are suitable separation distances from existing properties to the west and from the consented dwellings (permissions PA/2020/1345 and PA/2021/1290) which are not yet built.

Given the separation distances of existing dwellings near the site and the consented dwellings not yet built, the proposal would not carry any overbearing, overlooking or overshadowing impacts that would be detrimental to the residential amenity rights of adjoining neighbours. The proposal therefore accords with policy DS5.

Access and highway safety

Policy T2 (Access to Development) requires all development to be served by a satisfactory access and policy T19 (Car Parking Provision and Standards) requires suitable parking arrangements to be secured for proposals.

The site is accessed from Station Road. This access is unchanged from the other permissions on the site which were previously found to be acceptable. The council's Highways officer has confirmed they have no objections to the proposal subject to the imposition of conditions. As such, the access and parking arrangements are considered suitable and the proposals accord with policies T2 and T19.

Flood risk and drainage

The site is within Flood Zone 1, which is considered to be at a low risk of flooding. The council's drainage team has confirmed they have no objections to the proposed dwelling. Further details regarding foul and surface water drainage will be secured by condition. The proposals are therefore acceptable in terms of their flood risk and drainage impact.

Ecology

Policy CS17 (Biodiversity) of the Core Strategy and paragraph 170 of the NPPF relate to biodiversity. Paragraph 174 states in part that a net gain for biodiversity should be achieved. The site is not designated for any known ecological interest. As for the enabling plots to the north, to ensure the proposal achieves a gain for ecological interest an appropriately worded condition should be attached. The proposal is therefore considered to be acceptable in this regard in line with the aims of policy CS17.

Land contamination

Policy DS7 (Contaminated Land) sets out 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 Environmental Health Officer has assessed the scheme and recommends a condition requiring the submission of a desk top study, remediation and verification reports. This is considered appropriate given the site comprises previously developed land.

Conclusion

This proposal for enabling development for a dwelling outside the development limits of Owston Ferry is considered to be acceptable in principle, given that the dwelling will help facilitate the repair and restoration of the grade II listed threshing barn. The restoration of this heritage asset weighs heavily in favour of the proposal and accords with the requirements of paragraphs 79 and 202 of the NPPF. Therefore, although the proposed dwelling represents a departure from the development plan to an extent given its location outside defined development limits, the benefits from the proposed enabling development are considered to outweigh this.

Pre-commencement conditions

The pre-commencement conditions have been agreed with the applicant's agent.

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:

Plot 3 – House & Garage (418-22)
Proposed Block Plan (418-19)
Location, Site and Block Plans (418-22).

Reason

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

3.

Prior to any above-ground works, details of all external materials, including those for the barn and the enabling development, shall be submitted to and agreed in writing with the local planning authority.

Reason

In the interest of the historic environment and to accord with policies HE2 of the North Lincolnshire Local Plan and CS6 of the North Lincolnshire Core Strategy.

4.

Prior to the occupation of the dwelling marked as Plot 3 on the site plan (418-22), the barn shall be restored in accordance with approved plan 418-20 dated 20/08/2020 PA/2020/1345. The applicant must evidence these works through both written documentation and photomontage, and this is to be agreed in writing with the local planning authority.

Reason

In the interest of the historic environment and to align with the terms of this planning permission, in accordance with policies CS6 of the Core Strategy and HE5 of the North Lincolnshire Local Plan.

5.

Details of the repair and replacement of the timber roof elements shall be agreed with the local planning authority prior to the work starting on the roof and retained thereafter.

Reason

In the interest of the historic environment and to accord with policy CS6 of the Core Strategy.

6.

Prior to occupation of any of the dwellings, a detailed scheme showing the position and type of boundary treatments shall be submitted to and agreed in writing by the local planning authority. The agreed scheme shall be retained thereafter.

Reason

In the interest of the historic environment and to accord with policies CS6 of the North Lincolnshire Core Strategy and HE2 of the North Lincolnshire Local Plan.

7.

Construction of the new dwelling above ground level shall not take place until details of the means of foul and surface water drainage have been submitted to and approved in writing by the local planning authority. Development shall proceed in accordance with the approved details.

Reason

To secure appropriate drainage details to prevent flooding and pollution of the environment in pursuance of policy DS14 of the North Lincolnshire Local Plan.

8.

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.

9.

No development shall take place until a species protection plan has been submitted to and approved in writing by the local planning authority. The plan shall include details of measures to avoid harm to hedgehogs, reptiles, bats and nesting birds during demolition, vegetation clearance and construction works.

Reason

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

10.

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

Reason

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

11.

The species protection plan and biodiversity management plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter. The applicant or their successor in title shall submit photographs of the installed bat roosting and bird nesting features, and planted trees and shrubs, within two weeks of installation, as evidence of compliance with this condition.

Reason

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

12.

No alteration or development shall take place until the applicant, or their agents or successors in title, has produced an historic building record in accordance with a written specification, including a timetable for the recording, which has been submitted by the applicant and approved in writing by the local planning authority.

Reason

In the interest of the historic environment and to accord with policy CS6 of the Core Strategy.

13.

The historic building recording shall be carried out in accordance with the approved details and timings, subject to any variations agreed in writing by the local planning authority.

Reason

In the interest of the historic environment and to accord with policy CS6 of the Core Strategy.

14.

The historic building archive shall be deposited at the North Lincolnshire Historic Environment Record 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

In the interest of the historic environment and to accord with policy CS6 of the Core Strategy.

15.

No development shall take place until detailed scale drawings, which include both elevations and cross-sections of the proposed windows and doors, with material specification to be used on the new buildings and the listed barn, have been submitted to and approved in writing by the local planning authority.

Reason

In the interest of the historic environment and to accord with policy CS6 of the Core Strategy.

16.

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 the site is safe for future users and construction workers.

17.

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of an archaeological mitigation strategy, 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 and shall include details of the following:

- (i) measures and methodologies to ensure the preservation by record of the historic structure, building fabric and fittings of the listed barn
- (ii) measures to ensure the preservation by record of archaeological features of identified importance within the application site
- (iii) methodologies for the recording and recovery of archaeological remains, including artefacts and ecofacts
- (iv) post-fieldwork methodologies for assessment and analyses
- (v) report content and arrangements for dissemination, and publication proposals
- (vi) archive preparation and deposition with recognised repositories including the ADS
- (vii) a timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy
- (viii) monitoring arrangements, including the notification in writing to the North Lincolnshire Historic Environment Record of the commencement of archaeological works and the opportunity to monitor such works
- (ix) a list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

Reason

To comply with paragraph 205 of the National Planning Policy Framework, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the barn is grade II listed and the site potentially contains archaeologically significant remains that the development would otherwise destroy; the archaeological mitigation strategy is required in order to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding.

18.

The applicant shall notify the local planning authority in writing of the intention to commence the archaeological site works at least one week/seven days before commencement. Thereafter, the archaeological mitigation strategy shall be carried out in accordance with the approved details and timings.

Reason

To comply with paragraph 205 of the National Planning Policy Framework, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the barn is grade II listed and the site potentially contains archaeologically significant remains that the development would otherwise destroy; the archaeological mitigation strategy is required in order to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding.

19.

A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the North Lincolnshire Historic Environment Record within six months of the date of completion 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 205 of the National Planning Policy Framework, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the barn is grade II listed and the site potentially contains archaeologically significant remains that the development would otherwise destroy; the archaeological mitigation strategy is required in order to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding.

20.

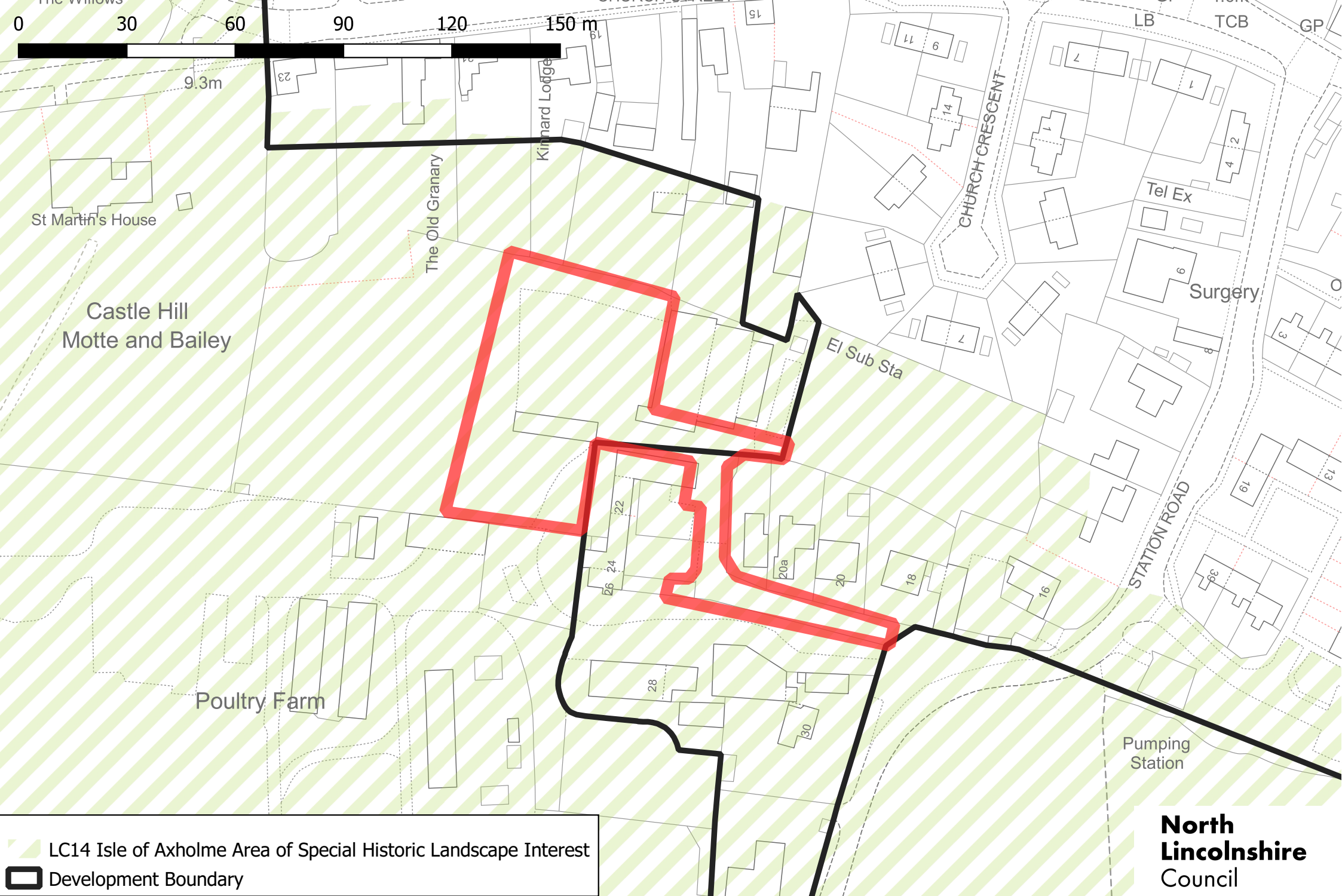
Notwithstanding the provisions of Classes A, B, C, D, E and G of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order (2015), or any order re-enacting that order with or without modification, no extensions, buildings or enclosures shall be erected on the site or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

Informative

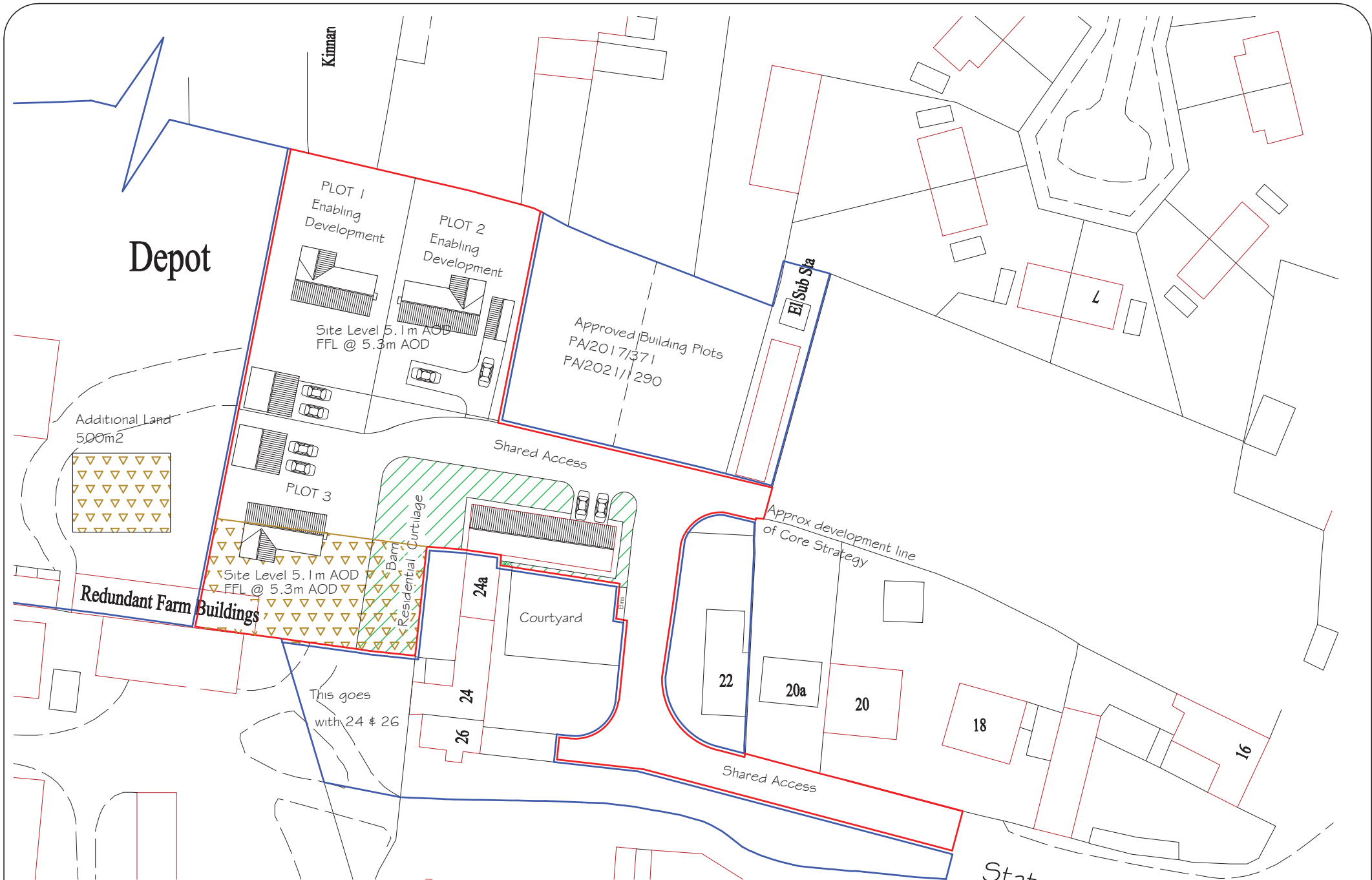
In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



LC14 Isle of Axholme Area of Special Historic Landscape Interest
 Development Boundary

**North
Lincolnshire
Council**

PA/2022/542 Proposed layout (not to scale)



Howard J Wroot BSc MRICS Chartered Surveyor 240 Wharf Road, Ealand Scunthorpe DN17 4JN	Client	Adrian Axe		Proposal	Additional enabling plot at The Barn, Station Road, Owston Ferry, Doncaster, DN9 1AW. Proposed Block Plan
	Date	3/3/22	Dwg No		
	Scale	1:500	Ref No	418-19	



PA/2022/542 Proposed plans and elevations (Plot 3) (not to scale)



Front Elevation



Left Side Elevation

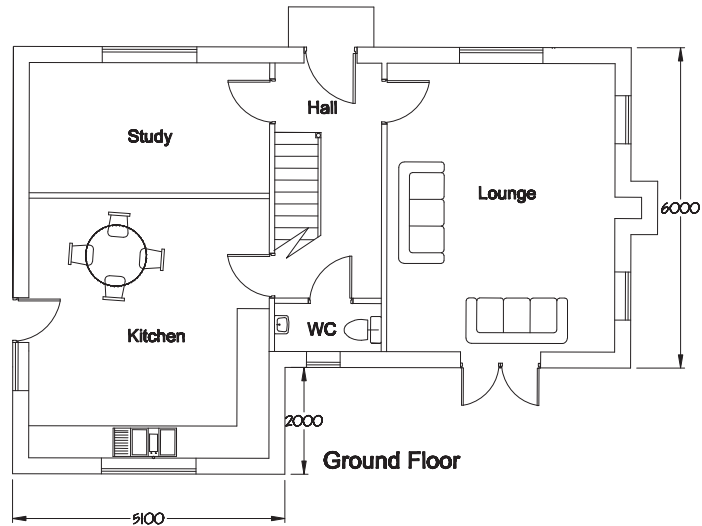


Right Side Elevation

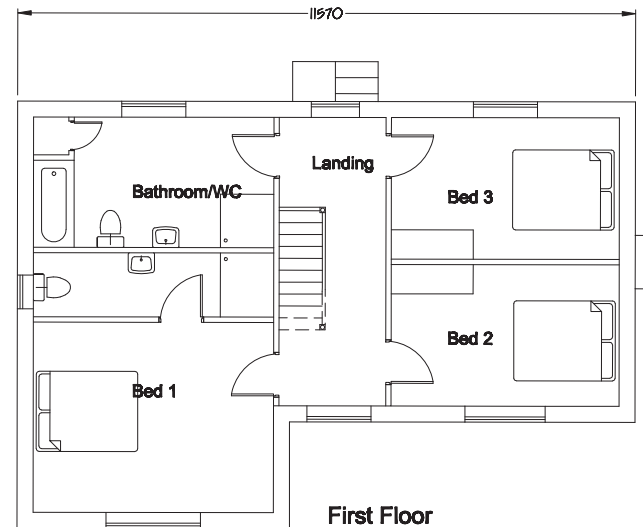


Rear Elevation

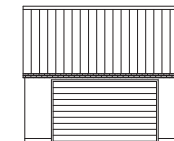
Elevations 1:100



Ground Floor



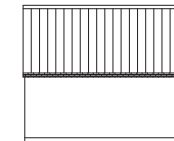
First Floor



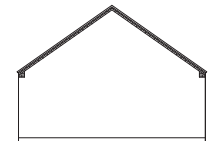
Front Elevation



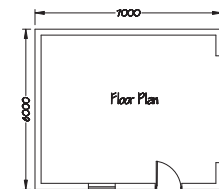
Left Side Elevation



Rear Elevation




Right Side Elevation



Floor Plan

Garage 1:100

Floor Plans 1:50

Howard J Wroot BSc MRICS Chartered Surveyor 240 Wharf Road Ealand Scunthorpe DN17 4JN	Client Mr A Axe	Proposal Additional enabling plot
	Drawing Plot 3 - House & Garage	Address The Barn, Station Road Owston Ferry, Doncaster, DN9 1AW
	Date 3/3/2022	Ref 418-22
	Scale Noted	Sheet 1 of 3