

<b>Reference:</b>	PA/2024/215 & PA/2024/246	<b>Application Type:</b>	Planning Application and Listed Building Consent
<b>Address:</b>	Tithe Barn and land, Station Road, Owston Ferry, DN9 1AW	<b>Description:</b>	Repair, refurbishment and residential conversion of barn, with erection of 3 no dwellings and garages
		<b>Date of Response:</b>	26/3/2024
		<b>Case Officer:</b>	Matthew Gillyon

**Heritage/Conservation Considerations:**

**Designated Heritage Assets:**

Barn Approx 55m north of Owston Hall, Grade II listed building, NHLE Ref: 1346712  
Numbers 24 and 26 and Range adj to North, Grade II Listed building, NHLE Ref: 1049046  
Owston Hall, Grade II listed building, NHLE Ref: 1083228

**Non-Designated Built Heritage Assets:**

N/A

**Advice/Comments:**

The application looks to consolidate several previously approved applications for the repair and conversion of the listed barn structure and for 3 no new dwellings and associated works in the setting of the identified built heritage assets.

Previous applications include PA/2015/1557 & PA/2015/1558, PA/2020/1345 and PA/2022/542.

It has been the position of the authority the proposals put forward here meet the requirements of the relevant legislation in the Planning (Listed Buildings and Conservation Areas) Act 1990 and the local and national planning policies. Enabling development has been permitted to ensure the survival and re-use of the listed barn structure. These comments will focus on securing the condition of the barn and quality of enabling development and associated works through use of conditions, most of which have previously been applied to the approved applications.

The listed barn is in a very poor condition. It is noted that no report on its condition has been provided since the 2015 applications. Prior to works commencing, a condition survey must be provided to the local planning authority setting out any changes in condition since the previous report and setting out what, if any works are required in addition to those previously approved to allow the barn to accommodate the approved conversion.

To ensure that repair of the listed structure is undertaken, a condition restricting occupation of some of the new development until the barn has been restored in line with approved plans should be utilised. Evidence of these works through written documentation, photomontage and site visits will be needed for the authority to sign off on this condition.

Details of all hard and soft landscaping, boundary treatments, vehicular accesses must be secured via condition.

Detailed drawings of all external and joinery of no less than 1:10 scale to show both elevation and cross sections will be required for the listed building and new development. Additionally for the listed building conversion detail of the same scale will be needed for internal joinery.

Details of all rainwater goods will be required.

Physical samples of all new external facing materials used in the repair of the barn and building of the new development will be required to be seen on site.

A 1m x 1m free standing sample panel of brickwork will be required for the repair works to the listed barn to evidence the quality of the workmanship for rebuilding of the gables and the wider repointing of the building.

A 1m x 1m free standing sample panel of brickwork will be required for each new development to show the brick and quality of the workmanship to ensure its integrity in the setting of the listed building.

Sample panels will be made available for inspection on site and retained until works are completed. In addition to this

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

A condition should be required for an appropriate historic building recording with wording for the condition sought from the council's archaeologist.

It is noted that in none of the previously approved applications has detail been sought on proposed internal works set out by the applicant for the repair and conversion of the listed barn.

With regards such works noted below from the schedule of works dated 7/3/2016 by Howard Wroot.

## 2.0 INTERNAL

- 2.1 Take out internal first floors including cutting out all internal steelwork.
- 2.2 Fit new first floor joists and flooring.
- 2.3 Frame out internal faces of external walls to accept insulation.
- 2.4 Fit insulation between studding to external walls.
- 2.5 Complete all First Fix joinery work.
- 2.6 Start and complete all First Fix plumbing work
- 2.7 Start and complete all First Fix electrical work
- 2.8 Plasterboard out all walls and ceilings dry lining or wet plaster finish as required.
- 2.9 Lay new ground floor over existing solid concrete floor.
- 2.10 Tie in DPM with DPC.
- 2.11 Fit staircase and balustrades.
- 2.12 Complete 2<sup>nd</sup> Fix Joinery
- 2.13 Complete 2<sup>nd</sup> Fix Plumbing
- 2.14 Complete 2<sup>nd</sup> Fix Electrical
- 2.15 Carryout all snagging works
- 2.16 Decorate internally
- 2.17 Lay floor coverings

Detail is needed for all insulation, DPC, new flooring structure and covering, staircase and balustrading, composition of new stud walls and other internal joinery such as skirting boards etc.

### **Relevant Legislation/ Policy/ Guidance**

Planning (Listed Buildings and Conservation Areas) Act 1990 Section 16 and 66

North Lincolnshire Local Plan Adopted 2003 Policy HE5  
National Planning Policy Framework Para 201

**Reviewed by:** Felix Mayle MA Dist IHBC

**Date:**

26/3/2024