

Reference:	PA/2024/215 & PA/2024/246	Application Type:	Planning Permission & Listed Building Consent
Address:	Tithe Barn and land, Station Road, Owston Ferry, DN9 1AW	Description:	repair, refurbishment and residential conversion of a listed barn to a C3 use, together with the erection of 3 detached houses and garages as enabling works
		Date of Response:	9/7/2024
		Case Officer:	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:			
<p>The updated structural and condition report provided further to previous comments dated 26/3/2024 highlights a building that has suffered from collapse and has had material removed to prevent further damage. At this juncture, the building described and photographed in this report requires partial rebuilding from the remaining structure to accommodate the new use, rebuilding is not referred to in the description of the applications made. Whilst the end result of the proposed applications would not materially change from that put forward and has been approved previously, the written description of works is fundamental to the consent and as such the description here must reflect that the building requires partial rebuilding.</p> <p>It is accepted that elements of the original report remain valid in terms of the proposals and how the structure is evidenced to be able to accommodate the works required.</p> <p>It is noted that as per previous comments details will need to be secured via condition as outlined in comments of 26/3/2024 as it does not appear that any such conditions which were applied to previous consents here have not been discharged and as such must be applied again to secure the integrity of the listed building.</p>			
Relevant Legislation/ Policy/ Guidance			
Planning (Listed Buildings and Conservation Areas) Act 1990 Section 16, 66 North Lincolnshire Local Plan Adopted 2003 Para HE5, CS6			
Reviewed by:	Felix Mayle MA Dist IHBC	Date:	9/7/2024