

Report of the Chief Executive

APPLICATION NUMBER:	24/00807/FUL
LOCATION:	Crabcroft Barn, Crabcroft Farm, Awsworth Lane, Awsworth, Nottinghamshire
PROPOSAL:	Retain extension to barn conversion as built

The application is contrary to green belt policy, however, the recommendation for the application is to grant conditional planning permission, hence the application is required to be brought to Planning Committee.

1. Purpose of the Report

- 1.1 The application seeks planning permission to retain the extension to the barn conversion as built

2. Recommendation

The Committee is asked to RESOLVE that planning permission be granted subject to conditions outlined in the appendix.

3. Detail

- 3.1 The application seeks planning permission to retain the extension to the barn conversion as built. The barn conversion is a bungalow, with the single storey extensions extending outwards of the front (west) and side (south) elevations. The access to and from the application site is to the front (west) of the bungalow, which leads to adjacent road Awsworth Lane, located north-west of the application site. The adjacent property Crabcroft Farm, which has also been converted into a dwelling, is located north of the application site, whilst to the south of the application site there is a barn and stable block. The application site is located within the Nottinghamshire Green Belt, with open Green Belt land located to the east and west of the application site.
- 3.2 The main issues relate to whether the principle of development in the Green Belt is acceptable, whether the design and appearance of the proposal is acceptable and whether the impact upon the amenity and access (highway safety) of the adjacent neighbouring properties is acceptable.
- 3.3 The benefit of the proposal is that there is enhanced living accommodation for the occupiers. The negative impact of the proposal is that it is contrary to Green Belt Policy.

The Committee is asked to resolve that planning consent be granted subject to the conditions outlined in the **Appendix**.

4. Financial Implications

- 4.1 The comments from the Head of Finance Services were as follows:

There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.

5. Legal Implications

5.1 The comments from the Head of Legal Services were as follows:

The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

6 Data Protection Compliance Implications

6.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

7. Background Papers

Nil.

Appendix

1. Details of Application

1.1 The application seeks planning permission to retain the extensions to the barn conversion as built. The single storey extensions are located on the front (west) and side (south) elevations of the barn conversion, which is now a bungalow. The original planning application (planning reference: 18/00267/FUL - extend and convert barn into a dwelling (Class C3) new access and fencing) was granted conditional planning permission on 20 July 2018. However, the barn conversion as built is different to that which was agreed in the conditions of the planning permission (planning reference: 18/00267/FUL), hence this planning application (planning reference: 24/00807/FUL) has been submitted to regularise the build.

2. Location and Site Characteristics

2.1 The application site consists of a barn conversion (which is now a bungalow). The access to and from the application site is to the front (west) of the bungalow, which leads to adjacent road Awsworth Lane, located north-west of the application site. The adjacent property Crabcroft Farm, which has also been converted into a dwelling, is located north of the application site, whilst to the south of the application site there is a barn and stable block. The application site is located within the Nottinghamshire Green Belt, with open Green Belt land located to the east and west of the application site.

2.2 The application site is located within the Coal Referral Area. There is a restricted permitted development right on the application site from the previous planning application (planning reference: 18/00267/FUL) which states: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any order revoking or re-enacting this order, no development of any kind, including a car port, shall take place within the curtilage of the dwellinghouse hereby approved without the prior written permission of the Local Planning Authority by way of a formal planning permission.

3. Relevant Planning History

3.1	Planning		
	18/00267/FUL	Extend and convert barn into a dwelling (Class C3) new access and fencing	PERC

4. Development Plan Policy

4.1 National Planning Policy

4.1.1 **National Planning Policy Framework 2024**

- Section 2 - Achieving sustainable development
- Section 4 - Decision-making
- Section 12 - Achieving well designed places
- Section 13 – Protecting Green Belt land

4.2 Local Planning Policies

4.2.1 **Part 1 Broxtowe Aligned Core Strategy 2014: and Part 2 Local Plan 2019:**

- Part 1 Policy 3 – The Green Belt
- Part 1 Policy 10 - Design and Enhancing Local Identity
- Part 2 Policy 8 – Development in the Green Belt
- Part 2 Policy 17 - Place-making, Design and Amenity

5. Consultee and Third Party Comments

5.1 Consultees

5.1.1 No comments from technical consultees are required for this application.

5.1.2 Cllr L A Ball – Awsworth, Cossall and Trowell – No comments received.

5.1.3 Cllr D Pringle – Awsworth, Cossall and Trowell – No comments received.

5.2 Neighbours

5.2.1 A site notice was posted on 18 December 2024, with the consultation period expiring on 11 January 2025. One response was received which did not object to the application, however, did raise concerns in regard to the planning process being disregarded due to the barn conversion not being built in accordance with the approved plans as part of previous planning application (planning reference:18/00267/FUL). One response was received from a contributor in the re-consultation period which stated they have no further comments to make in relation to the application to which they previously raised in their initial response.

6. Evaluation

6.1 The main issue relates to whether the principle of the development is acceptable in the Green Belt. Considerations regarding design, neighbour amenity and the impact upon access (highway safety) will also be assessed as part of the report. It must be noted the application as originally submitted was a variation of condition application (planning reference: 24/00807/VOC), however, it was considered a full planning application was required (planning reference: 24/00807/FUL). This is because the building is already built not in accordance with the plans and is therefore in breach, meaning a full planning application is required. Once the application was changed from a variation of condition application to a full planning application all consultees and contributors were re-consulted for a period of fourteen days, with the re-consultation period expiring on 13 February 2025.

6.2 Principle of Development within the Green Belt

6.2.1 The application site is located within the Nottinghamshire Green Belt and therefore the principle of development is subject to whether or not it complies with Local and National Green Belt Policy. Paragraph 154 of the National Planning Policy Framework (NPPF) 2024 states that a Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt. An exception to this is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Policy 8 of the Broxtowe Local Plan Part 2 (2019) states that 'Disproportionate additions' to a building will be treated as those that, taken cumulatively, exceed 30% of the volume of the original building.

6.2.2 The volume calculations submitted by the applicant show that the total volume of the original building was 328.7 cubic metres, whilst the total volume of the original barn conversion granted conditional planning permission (planning reference: 18/00267/FUL) was 451.9 cubic metres, hence resulting in a 37% volume increase. Policy E8 of the previous Local Plan (2004) allowed the limited extension of dwellings up to 50% of their original volume. Therefore, the original barn conversion application (planning reference: 18/00267/FUL) was within the permitted 50% volume increase limit to the dwelling.

6.2.3 The volume calculations submitted by the applicant show that the total volume of the original building was 328.7 cubic metres, whilst the total volume of the extension to the barn conversion as built (planning reference: 24/00807/FUL) is 522.7 cubic metres, hence resulting in a 59% volume increase. As stated above, Policy 8 of the Broxtowe Local Plan Part 2 (2019) states that 'Disproportionate additions' to a building will be treated as those that, taken cumulatively, exceed 30% of the volume of the original building. Therefore, the extension to the barn conversion as built is contrary to the 30% volume increase to the original building as it will result in a volume increase of 59%.

- 6.2.4 Despite the extension to the barn conversion as built being contrary to Policy 8 of the Part 2 Local Plan (2019) by exceeding the 30% volume increase limit to the original building, it is considered the extension to the barn conversion as built does not have a significant impact upon the openness of the Green Belt. This is because the volume of the barn conversion originally granted conditional planning permission (planning reference: 18/00267/FUL) was 451.9 cubic metres, with the barn conversion as built having a total volume of 522.7 cubic metres. This means that the volume increase from the original barn conversion granted conditional planning permission and the extension to the barn conversion as built is 16%. Therefore, this is not considered to be a considerable increase in volume which would result in a significant impact upon the openness of the Green Belt.
- 6.2.2 Furthermore, the single storey front (west) extension as built extends outwards of the original front elevation of the barn conversion (bungalow) by 3.5m, has a width of 4.8m, an eaves height of 3.3m and a ridge height of 5.3m. As part of the previous planning application (planning reference: 18/00267/FUL) which was granted conditional planning permission, the single storey front extension located on the front (west) elevation of the barn conversion (bungalow) extended outwards of the original front elevation by 1.7m, had a width of 4.8m, an eaves height of 3.3m and a ridge height of 5.3m. Therefore, the width, eaves height and ridge height remain the same, with the length of the single storey front extension increasing from 1.7m to 3.5m. Hence, it is considered the single storey front (west) extension as built does not have a significant impact upon the openness of the Green Belt as it has the same width, eaves height and ridge height of the barn conversion originally granted conditional planning permission (planning reference: 18/00267/FUL), whilst the increase in length from 1.7m to 3.5m is not considered to be significant when viewed in the context of the building as a whole.
- 6.2.3 In addition to this, the single storey side (south) extension extends outwards of the original side elevation of the barn conversion (bungalow) by 8.7m, has a width of 6.1m, an eaves height of 2.6m and a ridge height of 4.9m. As part of the previous planning application (planning reference: 18/00267/FUL) which was granted conditional planning permission, the single storey side (south) extension extended outwards of the original side elevation of the barn conversion (bungalow) by 8.7m, had a width of 4.8m, an eaves height of 2.6m and a ridge height of 4.5m. Therefore, the single storey side extension as built has the same length and eaves height of the original planning application granted conditional planning permission (planning reference: 18/00267/FUL), whilst the width has increased from 4.8m to 6.1m and the ridge height has increased from 4.5m to 4.9m. Hence, it is considered the single storey side (south) extension as built does not have a significant impact upon the openness of the Green Belt as it has the same length and eaves height of the barn conversion originally granted conditional planning permission (planning reference: 18/00267/FUL), whilst the increase in width from 4.8m to 6.1m and increase in ridge height from 4.5m to 4.9m is not considered to be significant.

6.2.4 It must also be noted the extension to the barn conversion as built is located between two adjacent properties. This is because the adjacent property Crabcroft Farm, which has also been converted into a dwelling, is located north of the application site, whilst to the south of the application site there is a barn and stable block. Therefore, it is considered the extension to the barn conversion as built would not result in a significant additional harm to the Green Belt. To conclude, the development is considered to have an acceptable impact upon the openness of the Green Belt.

6.3 Design

6.3.1 Policy 10 of the Aligned Core Strategy (2014) states that development will be assessed in terms of massing, scale and proportion, materials and the impact on the amenity of nearby residents or occupiers. Policy 17 of the Part 2 Local Plan (2019) states that extensions should be of a size, siting and design that makes a positive contribution to the character and appearance of the area and does not dominate the existing building or appear over-prominent in the street scene.

6.3.2 The single storey front (west) extension as built extends outwards of the original front elevation of the barn conversion (bungalow) by 3.5m, has a width of 4.8m, an eaves height of 3.3m and a ridge height of 5.3m. As part of the previous planning application (planning reference: 18/00267/FUL) which was granted conditional planning permission, the single storey front extension located on the front (west) elevation of the barn conversion (bungalow) extended outwards of the original front elevation by 1.7m, had a width of 4.8m, an eaves height of 3.3m and a ridge height of 5.3m. Therefore, the width, eaves height and ridge height remain the same, with the length of the single storey front extension increasing from 1.7m to 3.5m. It is considered the single storey front extension as built does not dominate the existing dwelling as it has a matching width, eaves height and ridge height. In addition to this, the increased length from 1.7m to 3.5m is not considered to be a significant increase and is unlikely to dominate the existing dwelling.

6.3.3 The single storey front (west) extension was constructed using off white coloured scraped texture render and Marley Eternit Ludlow Major profiled concrete tile in grey colour which is matching with the materials used on the remaining barn conversion (bungalow). These were the same materials which were granted conditional planning permission as part of the original planning application (planning reference: 18/00267/FUL). Therefore, it is considered the materials used on the single storey front extension are in keeping with the remaining barn conversion and help to make a positive contribution to the character of the area.

6.3.4 The single storey side (south) extension extends outwards of the original side elevation of the barn conversion (bungalow) by 8.7m, has a width of 6.1m, an eaves height of 2.6m and a ridge height of 4.9m. As part of the previous planning application (planning reference: 18/00267/FUL) which was granted conditional planning permission, the single storey side (south) extension extended outwards of the original side elevation of the barn conversion

(bungalow) by 8.7m, had a width of 4.8m, an eaves height of 2.6m and a ridge height of 4.5m. Therefore, the single storey side extension as built has the same length and eaves height of the original planning application granted conditional planning permission (planning reference: 18/00267/FUL), whilst the width has increased from 4.8m to 6.1m and the ridge height has increased from 4.5m to 4.9m. It is considered the single storey side extension as built does not dominate the existing dwelling, as despite the increase in width and ridge height from the previous planning permission (ref: 18/00267/FUL), the single storey side extension still appears as subservient in regards to the existing dwelling. This is because the length, eaves height and ridge height of the single storey side extension is subservient to the eaves height, ridge height and length of the existing dwelling, meaning it is considered it does not dominate the existing dwelling.

- 6.3.5 The single storey side (south) extension was constructed using off white coloured scraped texture render and Marley Eternit Ludlow Major profiled concrete tile in grey colour which is matching with the materials used on the remaining barn conversion (bungalow). These were the same materials which were granted conditional planning permission as part of the original planning application (planning reference: 18/00267/FUL). Therefore, it is considered the materials used on the single storey front extension are in keeping with the remaining barn conversion and help to make a positive contribution to the character of the area. Furthermore, a porch was constructed to the front of the single storey side (south) extension, which extends forwards of the single storey side extension by 2.0m, has a width of 1.6m, an eaves height of 2.6m and a ridge height of 3.2m. As part of the previous planning application (planning reference: 18/00267/FUL) granted conditional planning permission, the porch extended forwards of the single storey side extension by 1.8m, a width of 1.6m, an eaves height of 2.6m and a ridge height of 3.2m. Therefore, the porch, as built, has the same width, eaves height and ridge height of the porch as part of planning application (planning reference: 18/00267/FUL) which was granted conditional planning permission, whilst the length has increased from 1.8m to 2.0m. It is considered the porch as built is a marginal addition to the barn conversion (bungalow) which is unlikely to dominate the existing dwelling.
- 6.3.6 The porch as built was constructed using brick pillars, concrete tiled pitched roof, with a grey UPVC fascia. The porch which was granted conditional planning permission as part of the original planning application (planning reference: 18/00267/FUL) was to be constructed using oak posts on low brick pillars with a concrete tiled pitched roof, with an oak fascia. Therefore, the roof of the porch has been constructed using the original agreed material, however, the material used for pillars and fascia have changed. Despite this change in material, it is considered the porch still provides a positive contribution to the character of the dwelling.
- 6.3.7 It must also be noted there have been marginal changes to the side (north) elevation of the barn conversion (bungalow), with the replacement of a window for a door. On the front (west) elevation of the single storey side extension there has been another marginal change with the addition of two

roof lights. Finally, on the side (south) elevation of the barn conversion (bungalow) three roof lights have been added, which again is considered to be a marginal change to the original planning permission (planning reference: 18/00267/FUL). It is considered due to the separation distance between the barn conversion (bungalow) and the adjacent road, Awsworth Lane, located north-west of the application site, that the extension to the barn conversion as built is unlikely to appear over-prominent in the adjacent street scene. To conclude, the development is considered to reflect an acceptable level of design.

6.4 Neighbour Amenity

- 6.4.1 Policy 10 of the Aligned Core Strategy (2014) states that impact on the amenity of nearby residents or occupiers will be a consideration. Policy 17 of the Part 2 Local Plan (2019) states that any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.
- 6.4.2 There was one response received in respect of the planning application. The response received did not object to the planning application, however, did raise concerns which are noted above in the neighbour section of the report. Firstly, it is considered the extension to the barn conversion as built is unlikely to result in a significant impact upon the amenity of adjacent neighbouring property Crabcroft Farm, located to the side (north) of the application site. This is because in regard to openings in the side (north) elevation of the barn conversion which will face towards Crabcroft Farm, the only change from the original application which was granted conditional planning permission (planning reference: 18/00267/FUL) is that a window has been replaced with a door. Therefore, it is considered the replacement of a window with a door is a marginal change which is unlikely to result in a significant impact in terms of overlooking and loss of privacy compared to the original planning application (planning reference: 18/00267/FUL) which was granted conditional planning permission.
- 6.4.3 The single storey front (west) extension as noted above in the design section of the report, has the same width, eaves height and ridge height as the single storey front (west) extension which was originally granted conditional planning permission (planning reference: 18/00267/FUL). The only change is that the length of the single storey front extension as built is 3.5m, which is an increase from the original 1.7m. It is considered this increase in length is not significant and due to the separation distance of the single storey front (west) extension to adjacent neighbouring property Crabcroft Farm, located north of the application site, it is considered a significant sense of enclosure and loss of light is unlikely to occur. It is also considered the separation distance from the single storey side (south) extension and adjacent neighbouring property Crabcroft Farm, located north of the application site is significant enough to mean that a sense of enclosure, loss of light and loss of privacy is unlikely to occur from the single storey side (south) extension.
- 6.4.4 It is considered the extension to the barn conversion as built is unlikely to result in a significant impact upon the amenity of adjacent neighbouring barn

and stable block, located to the side (south) of the application site. This is because in regard to openings in the side (south) elevation of the barn conversion which will face towards the barn and stable block, the only change from the original application which was granted conditional planning permission (planning reference: 18/00267/FUL) is that there are three roof lights in the side (south) roof face. However, it is considered due to the separation distance between the roof lights and the adjacent neighbouring barn and stable block, that significant overlooking and loss of privacy are unlikely to occur.

6.4.5 As noted above in the design section of the report, the single storey side (south) extension, as built, has the same length and eaves height of the original planning application granted conditional planning permission (planning reference: 18/00267/FUL), whilst the width has increased from 4.8m to 6.1m and the ridge height has increased from 4.5m to 4.9m. It is considered the increase in width and ridge height of the single storey side (south) extension is not significant and is unlikely to result in a significant impact in terms of sense of enclosure and loss of light to the neighbouring barn and stable block, located south of the application site. It is also considered the separation distance from the single storey front (west) extension and adjacent neighbouring barn and stable block, located south of the application site is significant enough to mean that a sense of enclosure, loss of light and loss of privacy is unlikely to occur from the single storey front (west) extension. To conclude, it is considered the extension to the barn conversion as built is acceptable in terms of neighbour amenity impact for the reasons outlined above.

6.5. Access (Highway Safety)

6.5.1 Policy 17 of the Broxtowe Local Plan Part 2 (2019) states that development (including fences, walls and other structures) should not cause risk to pedestrians or road users by reducing visibility for drivers when entering or exiting the driveway. It is considered due to the location of the extension to the barn conversion as built, which is set a considerable separation distance away from the front (west) access to and from the application site, a significant impact in terms of reduced visibility is unlikely to occur.

6.5.2 It must be noted there have been changes to the original landscaping shown on the plans which were granted conditional planning permission (planning reference: 18/00267/FUL). The grass area to the side (north) of the barn conversion has been changed to a tarmac surface, whilst there is now a grass located to the side (south) of the barn conversion. Furthermore, there is now a paving area to the front (west) of the barn conversion. It is considered the landscaping changes are marginal and are unlikely to result in a significant impact upon the highway safety of the occupiers and the adjacent neighbouring properties. In addition to this, the paving area and tarmac surface provide a large area for parking on site, therefore, reducing the likelihood of on-road parking occurring. To conclude, it is considered the extension to the barn conversion as built is acceptable in terms of access (highway safety) impact for the reasons outlined above.

6.6 Biodiversity Net Gain

- 6.6.1 The application is exempt from biodiversity net gain because it is a retrospective planning application.

7. Planning Balance

- 7.1 The benefit of the proposal is that it provides enhanced living accommodation for the occupiers of the dwelling. The proposal is considered to reflect an acceptable level of design for the reasons outlined above. The proposal is considered unlikely to have a significant impact upon the amenity and highway safety of the adjacent neighbouring properties for the reasons outlined above. The negative impact of the proposal is that it would be contrary to Policy 8 (Development in the Green Belt) of the Part 2 Local Plan (2019). However, it is considered the proposal would not result in a significant impact upon the openness of the Green Belt for the reasons outlined above. Taking all of the above into account, it is considered on balance, the proposal is acceptable and conditional planning permission should be granted.

8. Conclusion

- 8.1 It is concluded that, having regard to the relevant policies of the Local Plan, national planning guidance and to all other material considerations including the Public Sector Equality Duty and comments raised in the representations received, the development is acceptable and that there are no circumstances which otherwise would justify the refusal of permission.

<p><u>Recommendation</u></p> <p>The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions:</p>	
<p>1.</p>	<p>The development hereby permitted shall be maintained in accordance with the plans</p> <p>Received by the Local Planning Authority on 2 December 2024:</p> <ul style="list-style-type: none"> • Ground Floor Plan (1:100) (Drawing Number: 1801(P)13, Revision: M) • Roof Plan (1:100) (Drawing Number: 1801(P)15, Revision: J) <p>Received by the Local Planning Authority on 6 December 2024:</p> <ul style="list-style-type: none"> • Amended Elevations (1:100) (Drawing Number: 1801(P)16, Revision: L) <p>Received by the Local Planning Authority on 10 February 2025:</p> <ul style="list-style-type: none"> • Site Location Plan (1:1250) • Block Plan (1:500) (Drawing Number: 1801(P)11, Revision: J) <p>Reason: For the avoidance of doubt.</p>
<p>NOTES TO APPLICANT</p>	
<p>1.</p>	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</p>
<p>2.</p>	<p>The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.</p> <p>Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the</p>

	<p>building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at: Building on or within the influencing distance of mine entries - GOV.UK</p> <p>Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property</p> <p>What is a permit and how to get one? - GOV.UK (www.gov.uk) In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.</p> <p>If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements</p> <p>If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK</p>
<p>3.</p>	<p>The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should</p>

	<p>be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.</p>
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	<p>Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK</p>
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Site Map – 24/00807/FUL – Crabcroft Barn, Awsworth Lane, NG16 2ZP

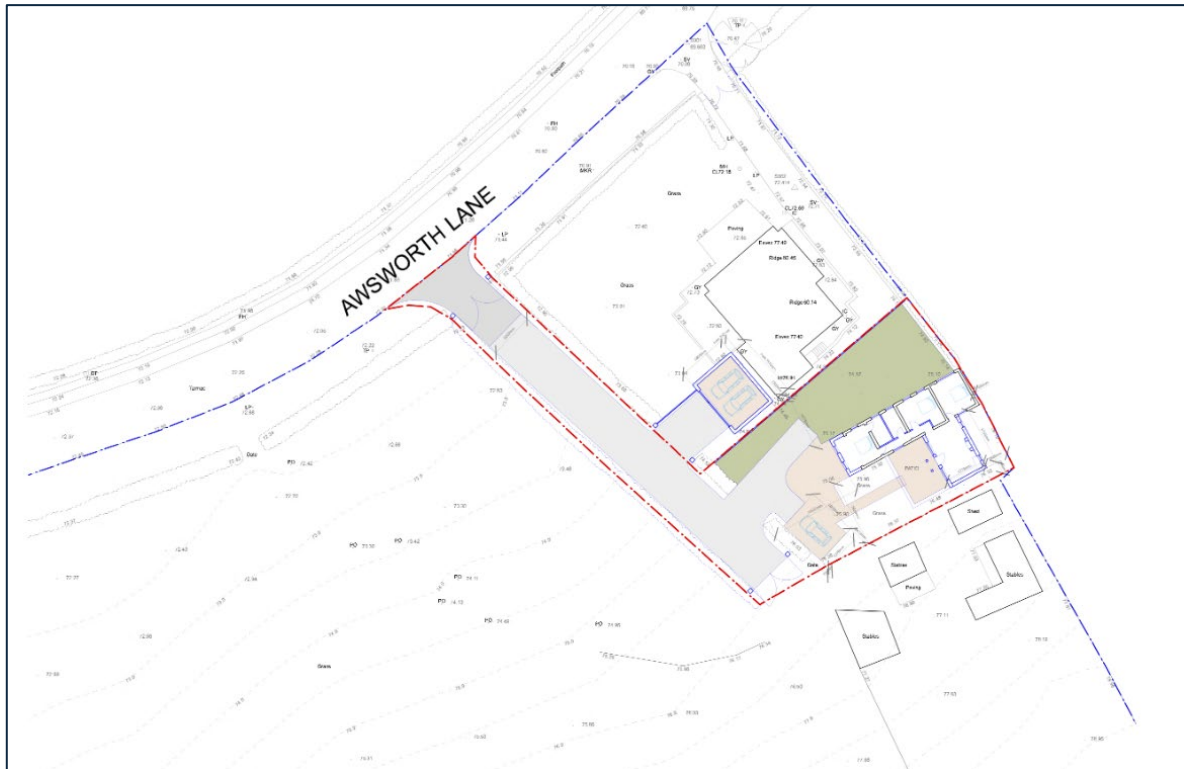


Plans (Not to Scale)

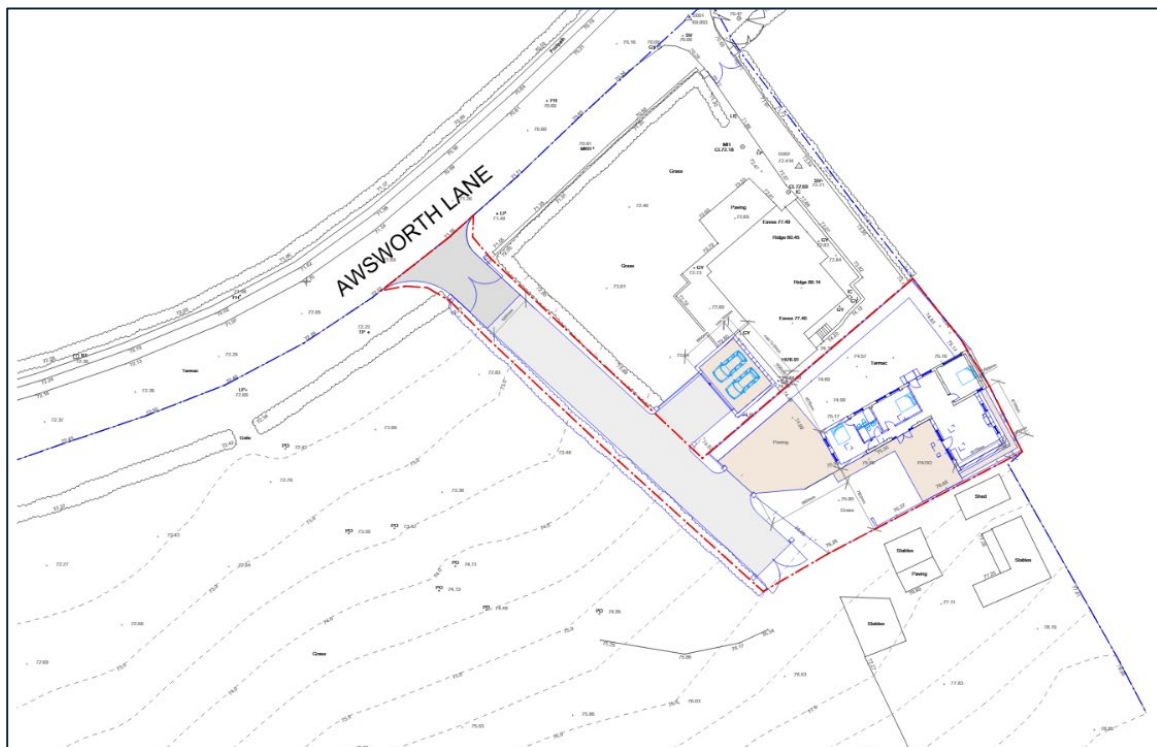
Site Location Plan



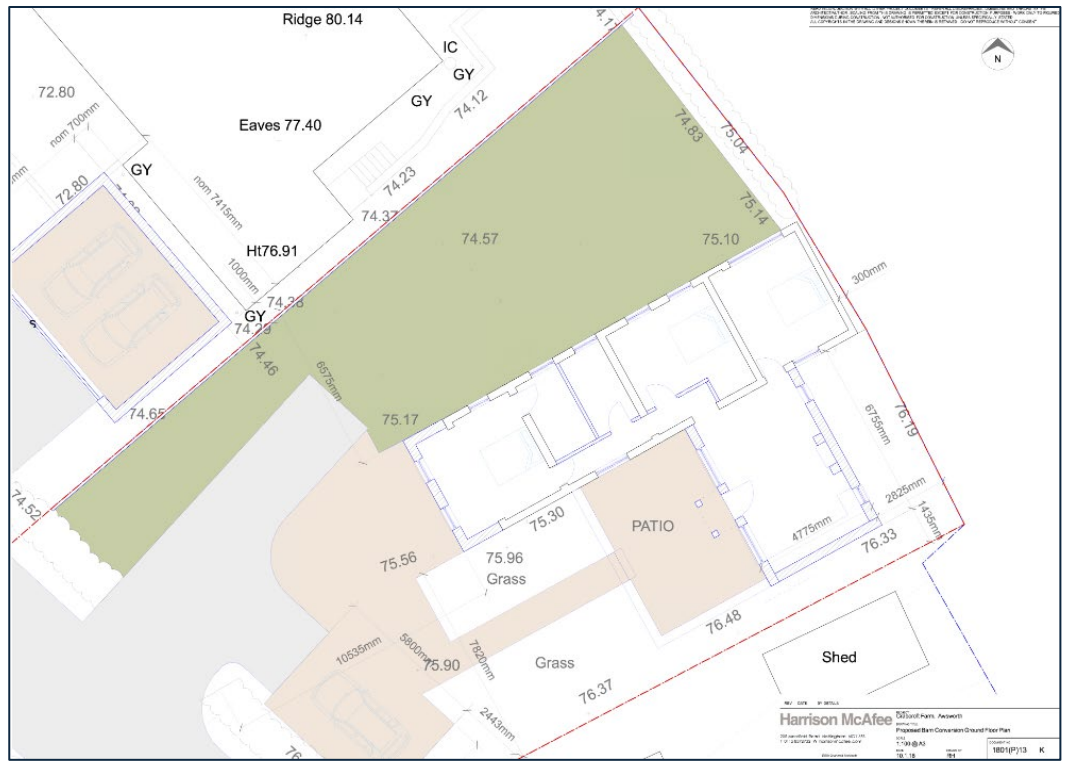
Original Block Plan granted conditional planning permission (Planning reference: 18/00267/FUL)



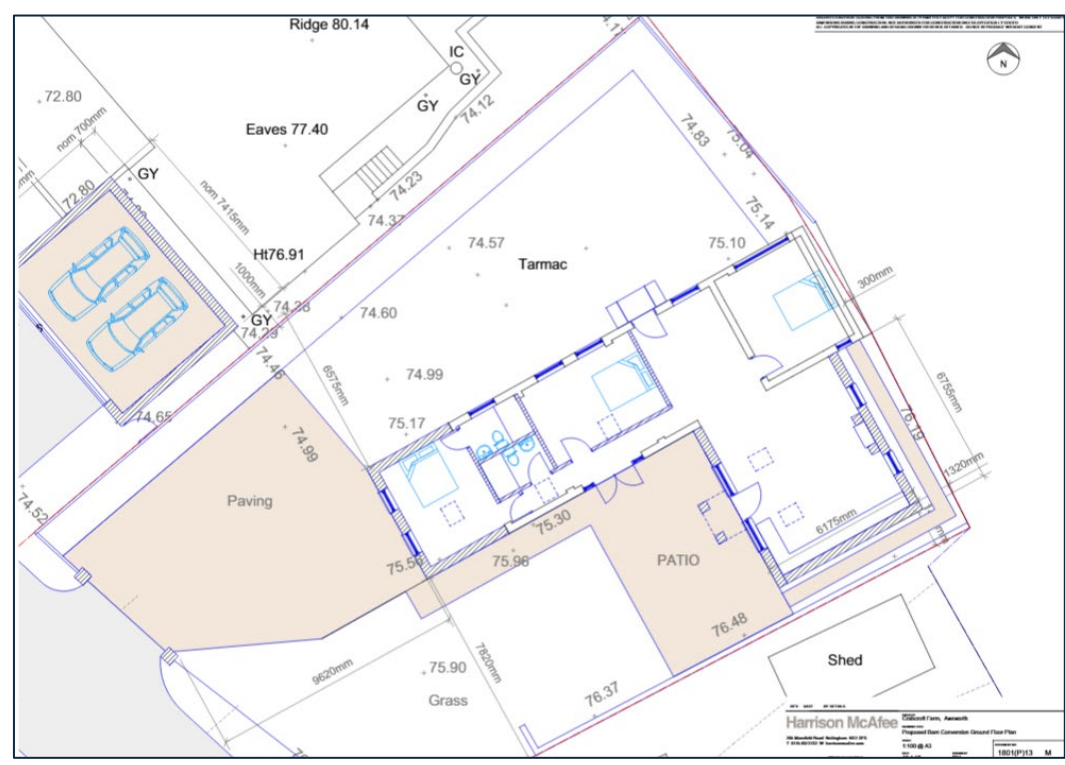
Block Plan showing extension to barn conversion as built (Planning Reference: 24/00807/FUL)



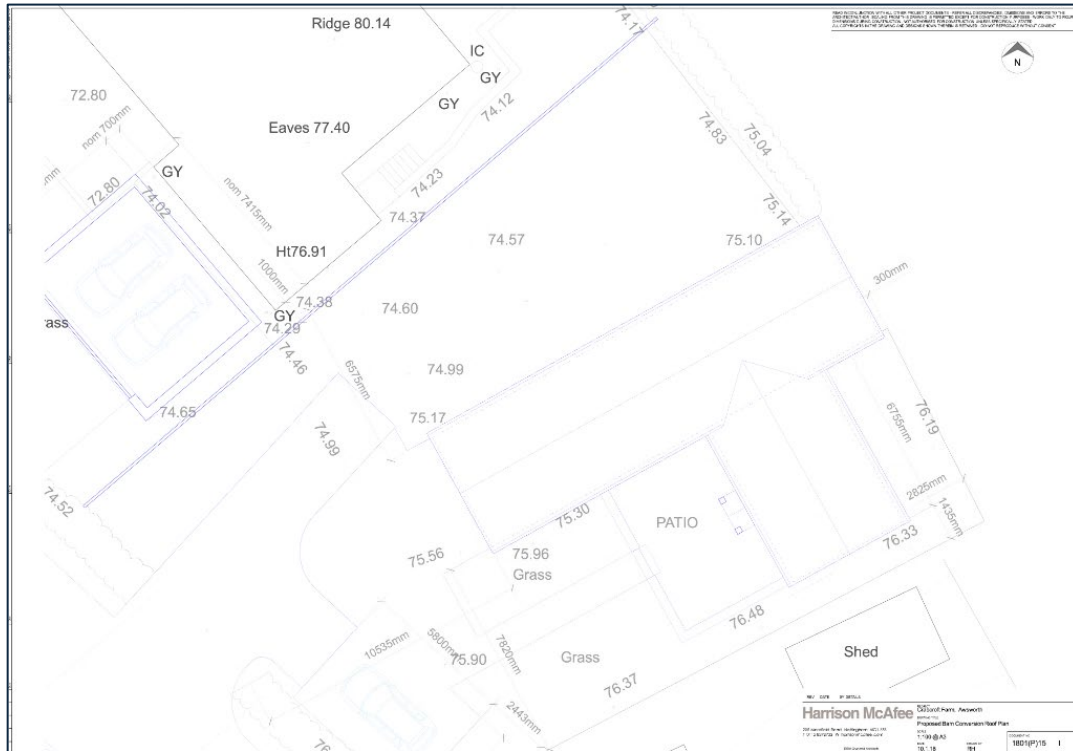
Original Ground Floor Plan granted conditional planning permission (planning reference: 18/00267/FUL)



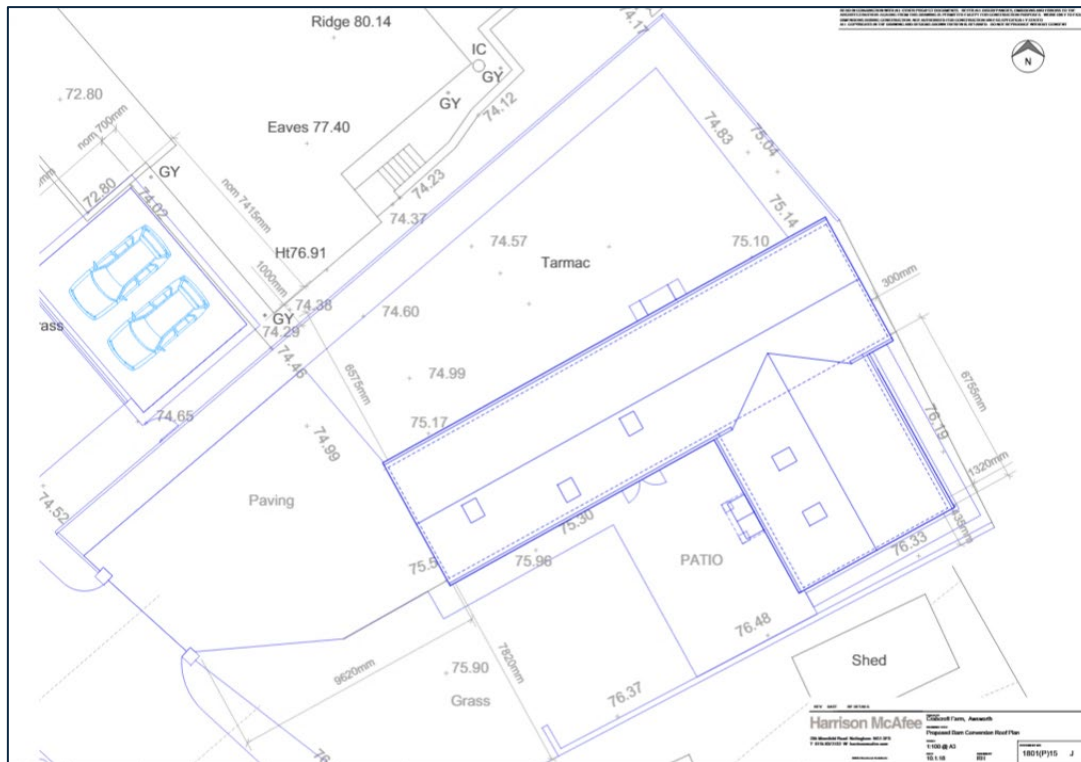
Ground Floor Plan showing extension to barn conversion as built (planning reference: 24/00807/FUL)



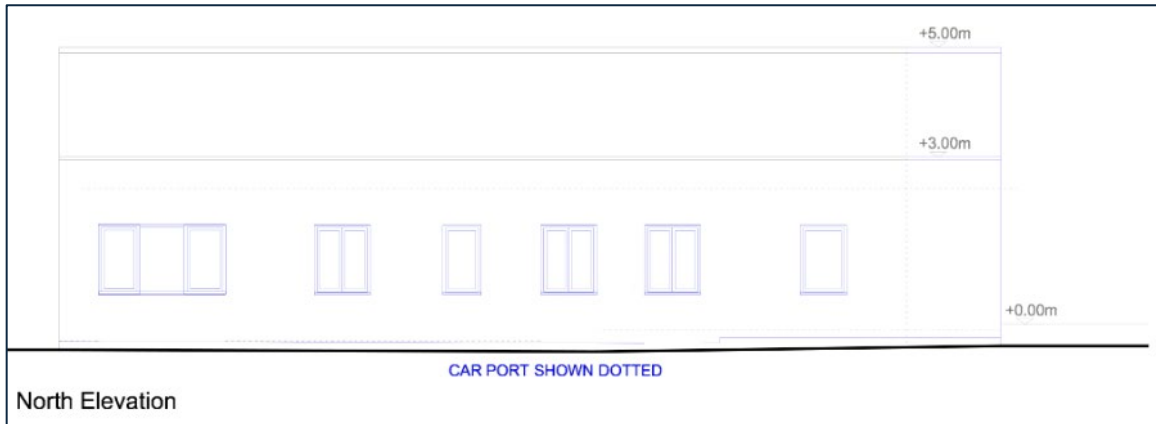
Original Roof Plan granted conditional planning permission (planning reference: 18/00267/FUL)



Roof Plan showing extension to barn conversion as built (planning reference: 24/00807/FUL)



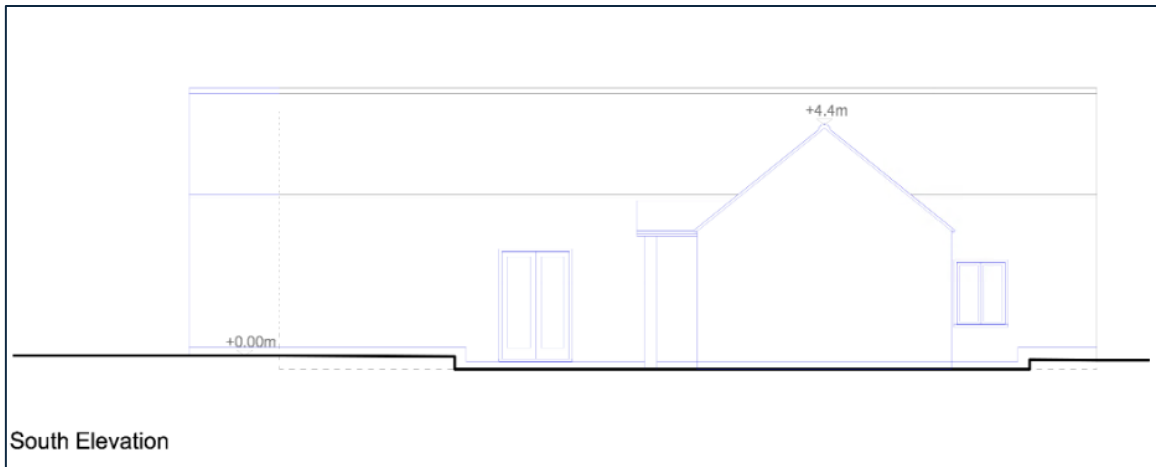
Original Side (North) Elevation granted conditional planning permission (planning reference: 18/00267/FUL)



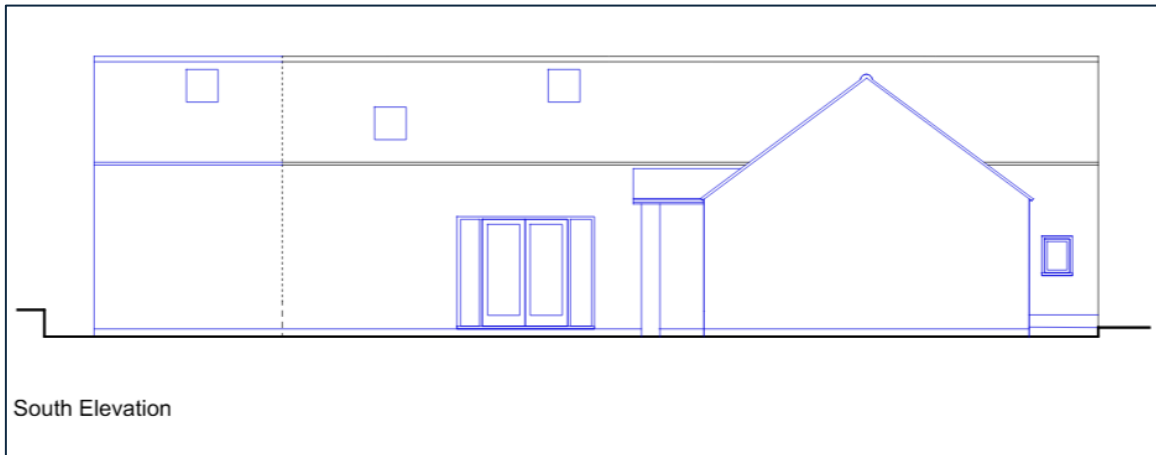
Side (North) Elevation showing extension to barn conversion as built (planning reference: 24/00807/FUL)



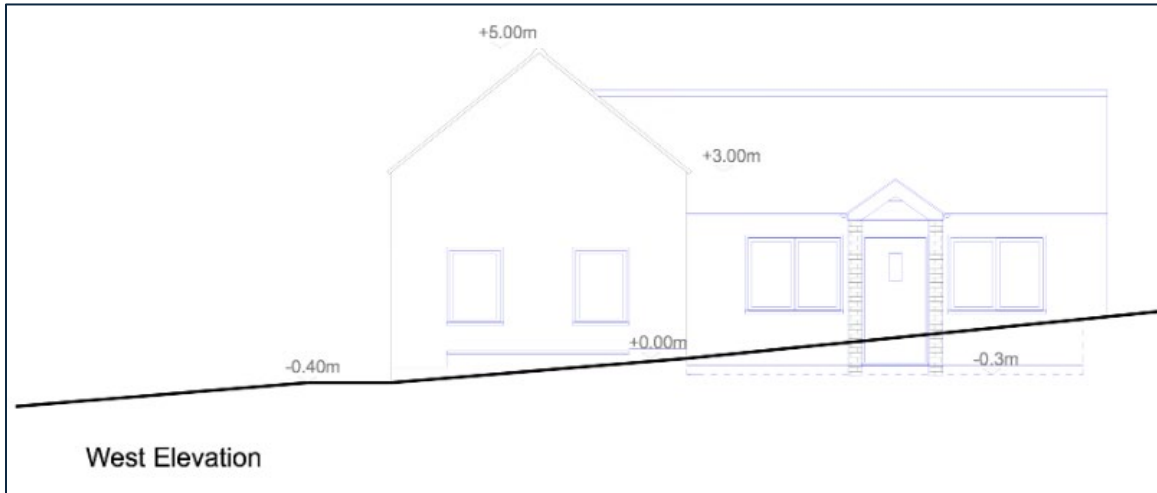
Original Side (South) Elevation granted conditional planning permission (planning reference: 18/00267/FUL)



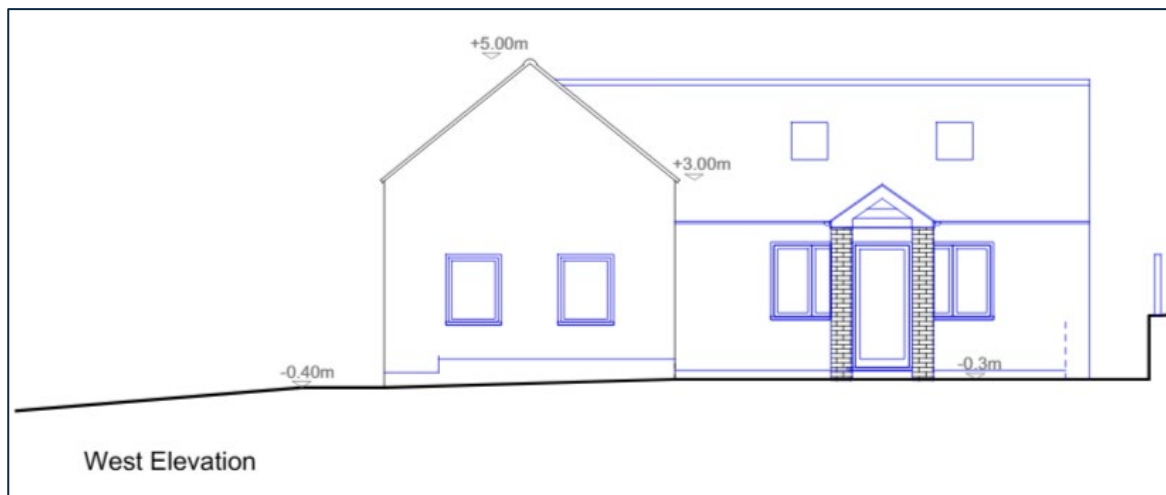
Side (North) Elevation showing extension to barn conversion as built (planning reference: 24/00807/FUL)



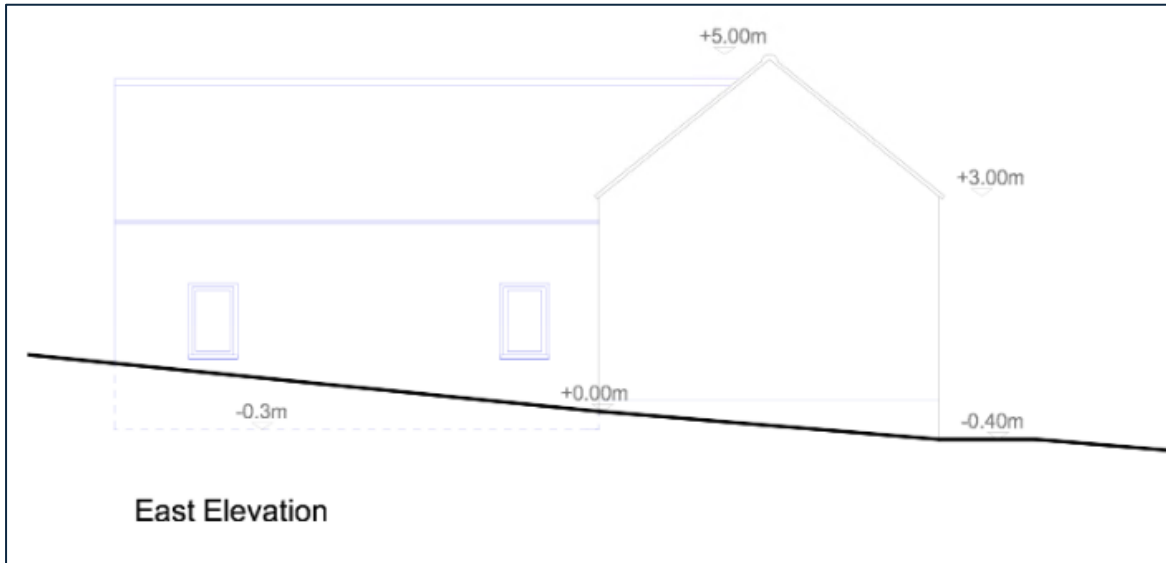
Original Front (West) Elevation granted conditional planning permission (planning reference: 18/00267/FUL)



Front (West) Elevation showing extension to barn conversion as built (planning reference: 24/00807/FUL)



Original Rear (East) Elevation granted conditional planning permission (planning reference: 18/00267/FUL)



Rear (East) Elevation showing extension to barn conversion as built (planning reference: 24/00807/FUL)

