

LABPS

PLANNING STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR A DETERMINATION UNDER THE PROVISIONS OF THE GENERAL PERMITTED DEVELOPMENT ORDER IN RESPECT OF A CLASS Q CONVERSION AND CHANGE OF USE OF AN AGRICULTURAL BUILDING TO A SINGLE DWELLING HOUSE

AT

LANE ENDS FARM

ASHBOURNE ROAD BRADNAP STAFFORDSHIRE ST13 7HA

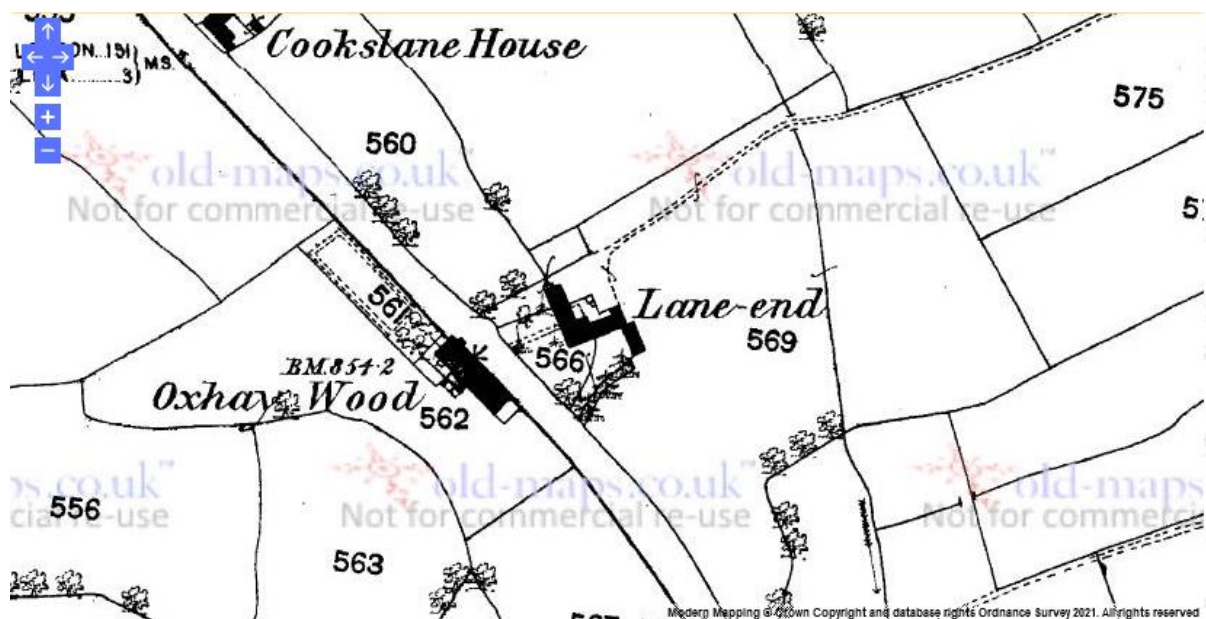
AUGUST 2021

The building/s to be converted are of traditional construction and appearance and of some vernacular merit being thus worthy of preservation for our future British cultural heritage.

They appear in their current plan form on the earliest available Ordnance Survey maps c. 1885. The main part clearly dates from this period well before. Although the single storey concrete block building must have been rebuilt on the same footprint of the earlier; probably in the early/ mid 20th cent.

They have collectively been in sole use until recently as cattle housing and associated storage.

The buildings are structurally sound and can be converted with only minor fabric repair.



EXTRACT FROM THE C. 1885 OS MAP



THE BUILDINGS TO BE CONVERTED VIEWED FROM THE NORTH



THE BUILDINGS TO BE CONVERTED VIEWED FROM THE SOUTH



THE TWO STOREY PART TO BE CONVERTED WITH ATTACHED FARMHOUSE BEYOND WITH YARD PARKING – VIEW FROM NORTH EAST



VIEW FROM NORTH EAST SHOWING THE GABLE END OF THE TWO STOREY BARN AND THE SINGLE STOREY ATTACHED BUILDING



INTERNAL OF THE TWO STOREY BARN SHOWING BOSKINS, HEEL STONE AND MUCK PASSAGE

PROTECTED SPECIES SURVEY /BIODIVERSITY

Notwithstanding para. 12 of appeal decision dated 13 Sept 2019 ref: APP/B3438/W/19/3230017 pertaining to a GPDO Class Q notification LPA ref: DET/2018/0043 (the Inspector held that ecological concerns were dealt with under legislation other than Planning considerations). A bat and bird survey has been commissioned and is attached to this application under separate cover.

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