



**Planning Committee**  
**Monday, 6th January, 2025 at 9.30 am**  
**in the Assembly Room, Town Hall, Saturday Market**  
**Place, King's Lynn PE30 5DQ**

**Reports marked to follow on the Agenda and/or Supplementary Documents**

1. **Presentation** (Pages 2 - 136)

**Contact**

Democratic Services  
Borough Council of King's Lynn and West Norfolk  
King's Court  
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King's Lynn  
Norfolk  
PE30 1EX  
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# Planning Committee

## 06 January 2025

Agenda Item 9

2



21/02392/OM

3



4

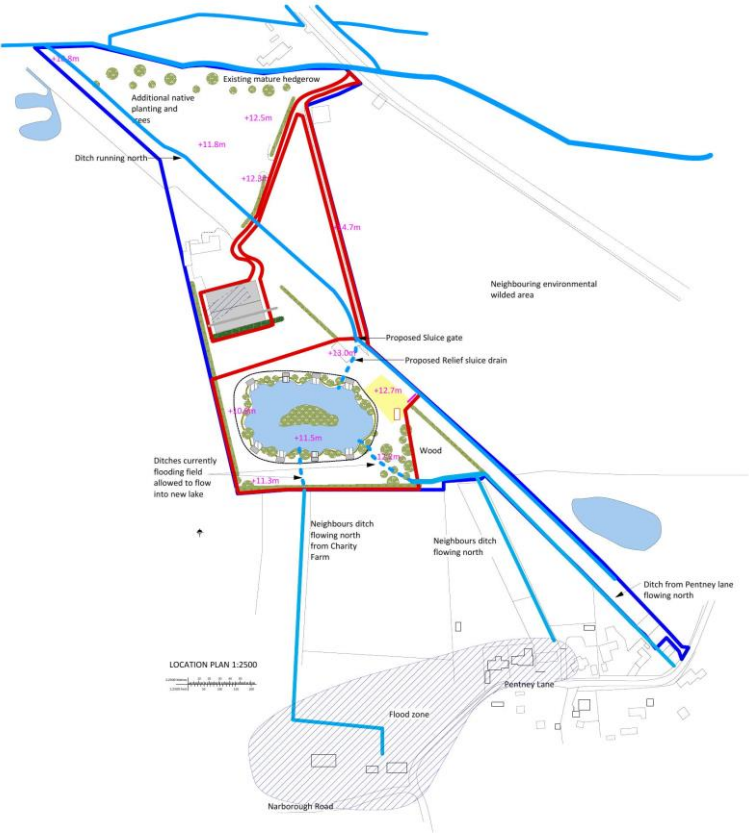


<p>1:100 Metres</p> <p>1 2 3 4 5</p> <p>1:100 Feet</p> <p>5 10 15 20</p> <p>Do not scale from these drawings. Figure dimensions only to be taken. All dimensions to be verified on site prior to commencement of work.</p>		<p><b>GENERAL:</b> All work to be carried out in accordance with the Building Regulations 1991 including all current revisions, and, all current British Standard Code of Practice. Information contained on this drawing is confidential and may not be used for any purpose other than that for which the drawing is supplied without prior written authority. All rights reserved.</p>		<p><b>Details:</b> EXISTING</p> <p>Revision:</p>		<p><b>Client:</b> OAKLAND</p> <p>Drawing No: PL21/1</p>		<p><b>Date:</b> 12/06/21</p>		<p><b>Scale:</b> PRINT A3</p> <p>Page No: 1</p>	
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9





21/02392/OM

Slide  
No 6

Access onto A47





21/02392/OM

Slide  
No.7

8



Access to existing  
business





Existing garden supply business





Existing garden supply business





Existing garden supply business – temporary structure to left



21/02392/OM

Slide  
No.11



Existing garden supply business – temporary structure to left, trailers to right





Existing garden supply business – trailers used for storage





Existing garden supply business – existing bund to south of business





Existing garden supply business from the south standing on former railway line



16

Proposed new access to holiday site on the left hand side adjacent to CWS







Proposed new access to holiday site adjacent to CWS



21/02392/OM

Slide  
No.17

Facing South - Proposed holiday site to right, CWS to left



19

Proposed holiday site





21/02392/OM

Slide  
No.19



Proposed holiday site





Proposed holiday site

24/01793/F

22



344100m

344100m

344000m

344000m

584400m

584500m

584600m

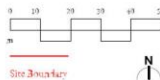
584700m

584800m



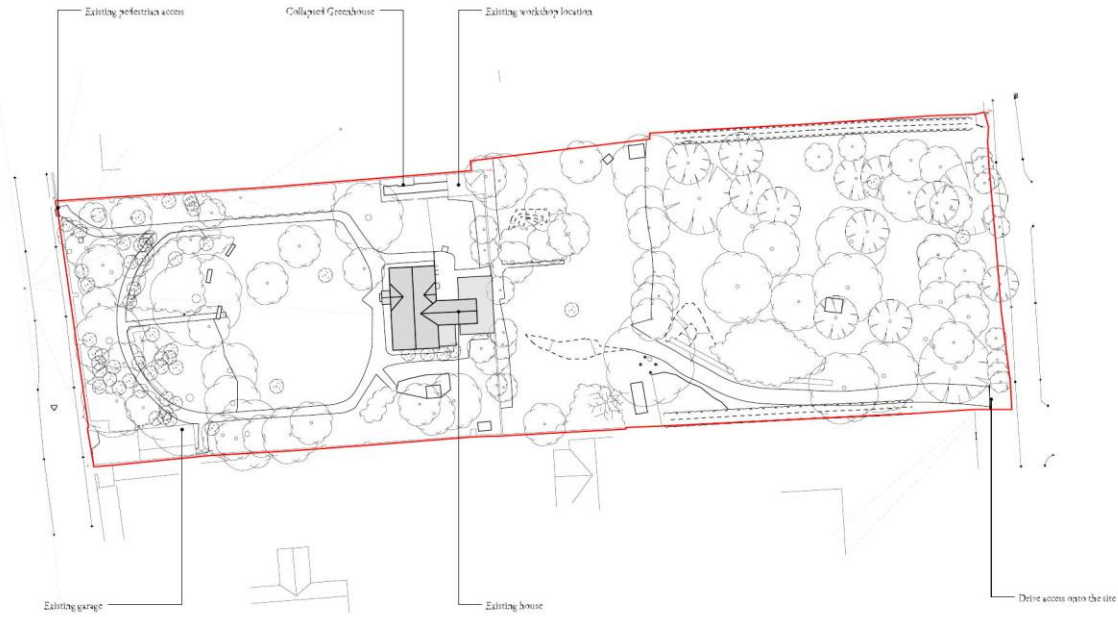
Dimensions shown and built where they are not fully approved and should be verified on site by the applicant. The applicant should provide a copy list of all dimensions. Measurements are taken to the face of the building unless otherwise stated. Measurements are taken to the face of the building unless otherwise stated. Measurements are taken to the face of the building unless otherwise stated. Measurements are taken to the face of the building unless otherwise stated.

Plan Date Item



Project: 24/01793/F  
 Date: 14/12/2024  
 Drawn: [Name]  
 Checked: [Name]

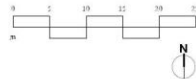
**apa**  
 Ashworth Parkes Architects  
 Unit 7, Dale's Brewery / Cambridge / CB1 7JL /  
 01223 266222  
 office@ashworthparkes.co.uk  
 www.ashworthparkes.co.uk



Existing Site Plan  
Scale: 1:500  
Site Boundary

Proposed areas and levels shown are for information only and are not intended to be used for construction. The architect does not warrant or give any liability for errors or omissions. This drawing is to be used in conjunction with the contract documents. The architect does not warrant or give any liability for errors or omissions. All levels shown are in meters above sea level unless otherwise stated. The architect does not warrant or give any liability for errors or omissions. All levels shown are in meters above sea level unless otherwise stated. The architect does not warrant or give any liability for errors or omissions. All levels shown are in meters above sea level unless otherwise stated.

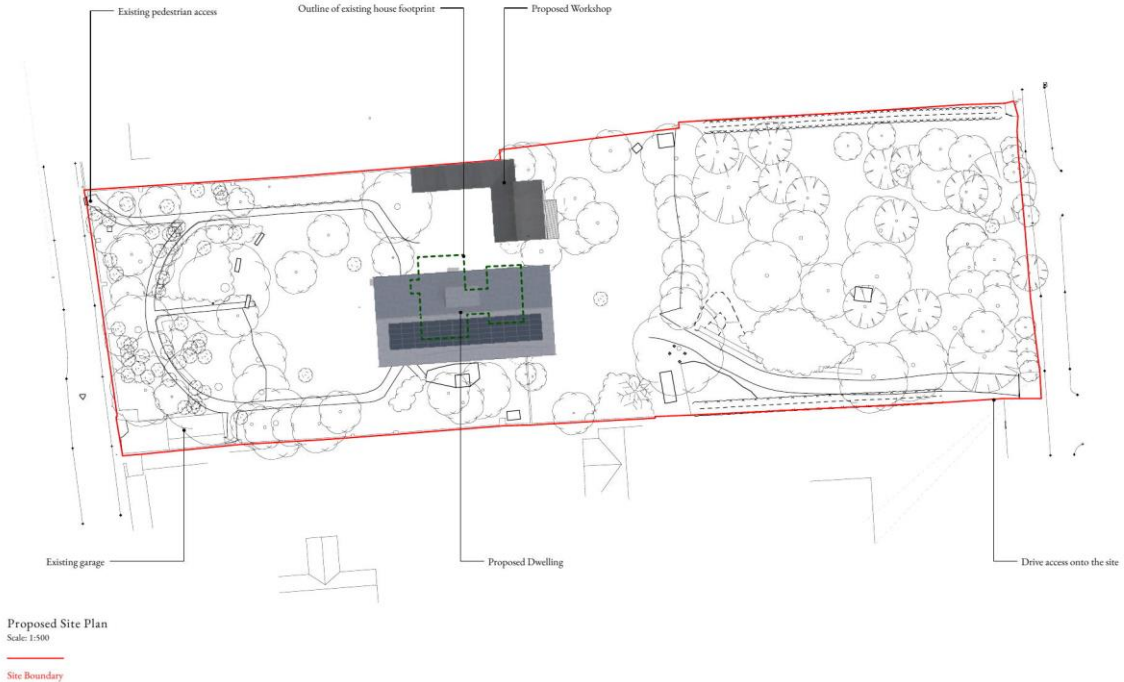
Rev. Date. Issues



Project Number: 12345  
2024-11-01  
Sheet Title:  
Existing Site Plan  
Sheet Number: 2 of 2  
Scale:  
1:500 @ A1  
Drawn:  
Checked:

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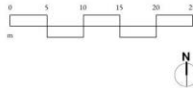


Proposed Site Plan  
Scale: 1:500

Site Boundary

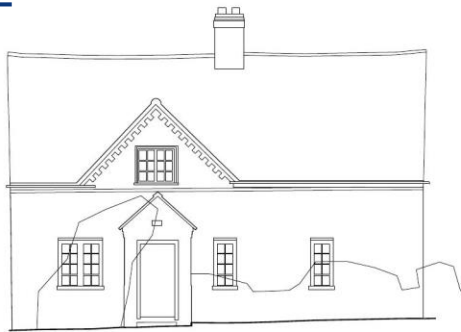
Dimensions shown and built when given are only approximate and must be verified on site by contractors. The positions shown are approximate and based on the information provided. This drawing is to be used as a guide only. All necessary construction details, specifications, dimensions and any discrepancies or variations are to be verified on site before the official work commences. All queries relating to design or construction, these shall not be treated as a contract and shall be referred to the relevant engineering consultant for resolution. This drawing applies only to the site shown. This drawing must not be used. The information on this drawing is copyright protected.

Rev. Date. Notes



Project Number - Name  
298 - Nursery  
Sheet Title  
Proposed Site Plan  
Sheet Number / Revision  
100 /  
Scale  
1:500 @ A3  
Date  
May 2024  
Drawn  
Checked

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Existing Elevation 1  
Scale: 1:100



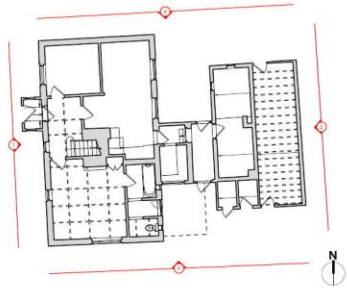
Existing Elevation 2  
Scale: 1:100



Existing Elevation 3  
Scale: 1:100

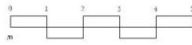


Existing Elevation 4  
Scale: 1:100



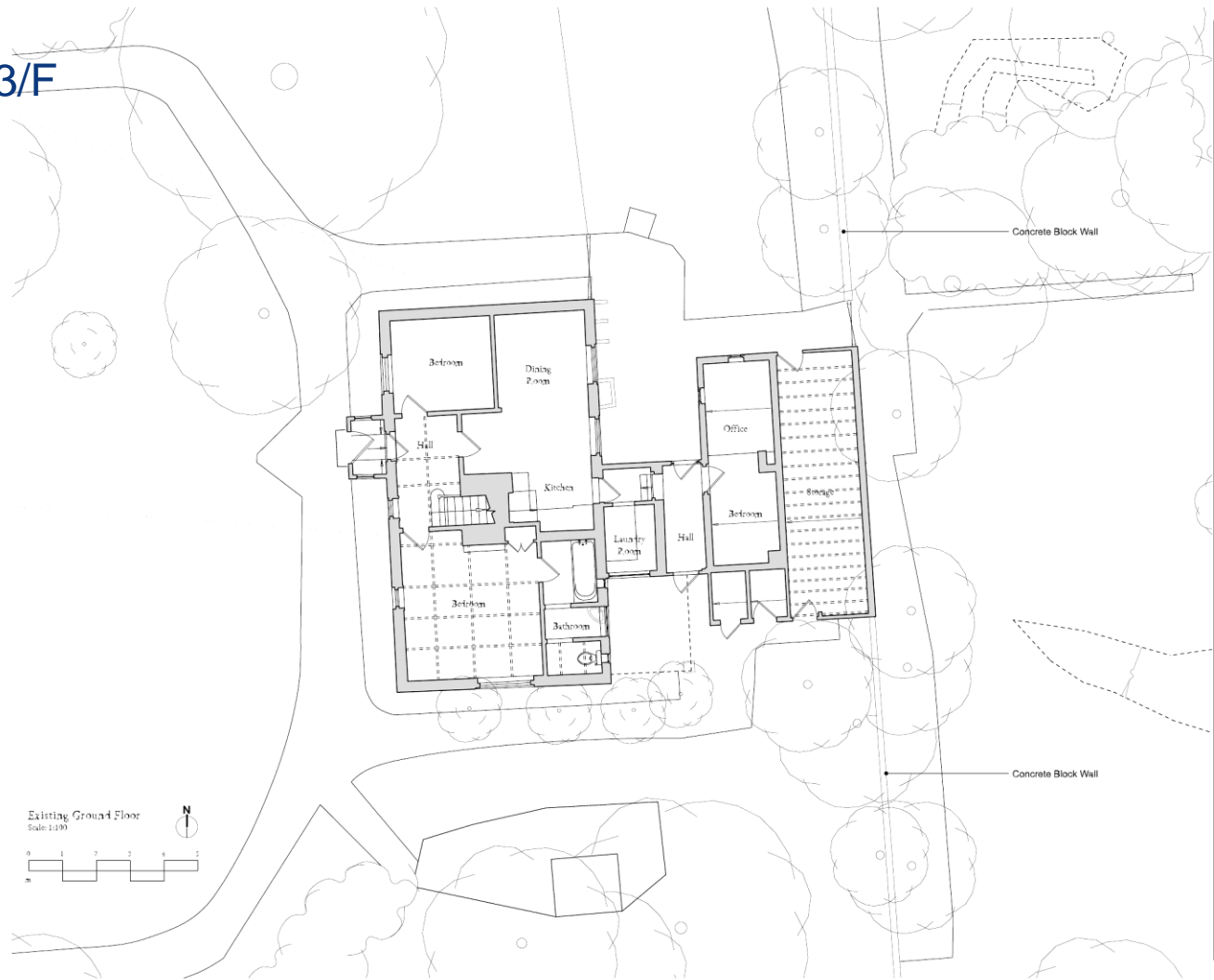
These drawings are for the use of the Council and the applicant and are not to be used for any other purpose. They are not to be used for any other purpose. They are not to be used for any other purpose. They are not to be used for any other purpose.

Rev.	Date	Issue
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Project Number - 12345  
20-01-2024  
Sheet Title  
Existing Elevations - Sheet 1  
Sheet Number - 2 of 2  
Scale  
1:100 @ A1  
Drawn  
Checked

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The client has provided a floor plan for the proposed new building. The client has provided a floor plan of the existing building. The floor plan is to be used in conjunction with all other information. The client has provided a floor plan of the existing building. The floor plan is to be used in conjunction with all other information. The client has provided a floor plan of the existing building. The floor plan is to be used in conjunction with all other information.

PLANNING

Rev: Date: E:000

Project Number: 11/10/1  
2013-14/10/10

Sheet Title:  
Existing Ground Floor

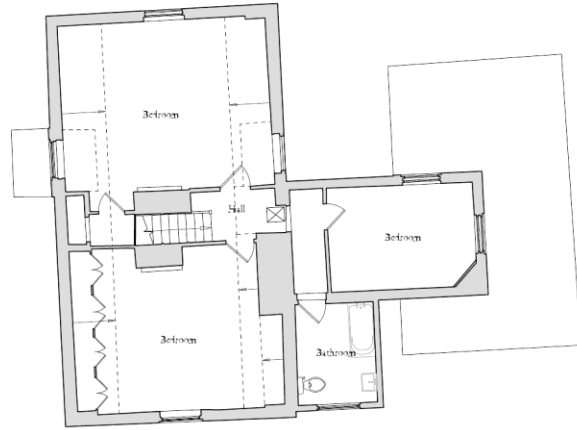
Sheet Number: 20/10/10  
10/10/10

Scale: 1:100  
Date: Mar 2014

Drawn: Checked:



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www.ashworthparkes.co.uk



Existing First Floor  
Scale: 1:100



Information on the floor plan is not intended to be used as a guide to the construction of the building. It is intended to be used as a guide to the construction of the building. It is intended to be used as a guide to the construction of the building. It is intended to be used as a guide to the construction of the building.

Plan Date: 1/1/2011

PLANNING

Project Number: 1/1/2011

2011-11-11

Sheet Title

Existing First Floor

Sheet Number: 001

Scale:

1:100 #A1

Drawn:

Theresa

Date:

May 2011

Checked:



24/01793/F

29

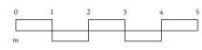


North Elevation  
Scale 1:100



Dimension lines and levels, where given, are only approximations and must be verified on site by contractors. The architect makes no warranty or liability of discrepancy whatsoever. This drawing is to be used in conjunction with all relevant construction tender specifications. Discrepancies and any discrepancies or omissions are to be resolved on the ground before the official start of construction. All specifications are subject to change without notice and any structural alterations or modifications to this drawing require the approval of the architect. The architect accepts no liability for any errors or omissions. This drawing must not be used for any other purpose without the written consent of the architect. The information on this drawing is copyright protected.

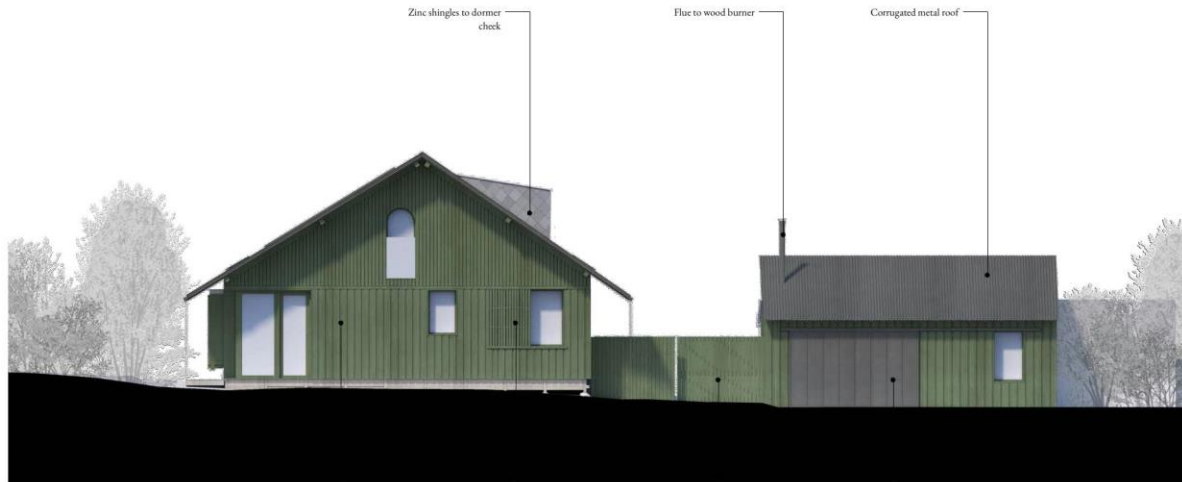
Rev.	Date	Notes



Project Number - Name  
296 - Nately  
Sheet Title  
Proposed North Elevation  
Sheet Number / Revision  
104 /  
Scale  
1:100 @ A3  
Date  
May 2024  
Drawn  
Checked

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30



East Elevation  
Scale: 1:100

Vertical, hit and miss, translucent stained timber cladding

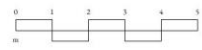
Manually operated sliding shutter to bathroom

Pair of timber gates into workshop yard

Metal clad sliding workshop door

Dimension lines and hatching, when given, are only approximations and must be verified on site by contractors. The architect makes no warranty of any kind of description (literally). This drawing is to be used in conjunction with all relevant, statutory building regulations, designations and any designated or reserved site to be marked on the plan before the official work programme. All specific details or design of construction, floor levels and any structural alterations are to be confirmed with the relevant engineering, structural and other specialists. The drawing applies only to the job and site. This drawing must not be used for other projects. The information on this drawing is copyright protected.

Rev.	Date	Notes



Project Number - Name  
296 - Naresby  
Sheet Title  
Proposed East Elevation  
Sheet Number / Revision  
105 /  
Scale  
1:100 @ A3  
Drawn  
Date  
May 2024  
Checked

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31



Zinc shingles

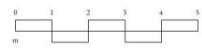
Photovoltaic panels integrated into building structure

South Elevation  
Scale 1:100

Oriel window

Dimensions shown and levels where given are only approximate and must be verified on site to construct. The architect shall be notified of any kind of discrepancy immediately. This drawing is to be used as a guide only. All materials, construction, finishes, specifications, dimensions and any discrepancies or variations are to be verified on the site before the official work commences. All quantities shown on drawings of foundations, floor slabs and any structural elements are to be verified by the structural engineering consultant for submission. This drawing applies only to the site shown. This drawing must not be used. The information on this drawing is copyright protected.

Rev.	Date	Notes
P1	02/07/2024	Bathroom window added



Project Number - Name  
298 - Narosby

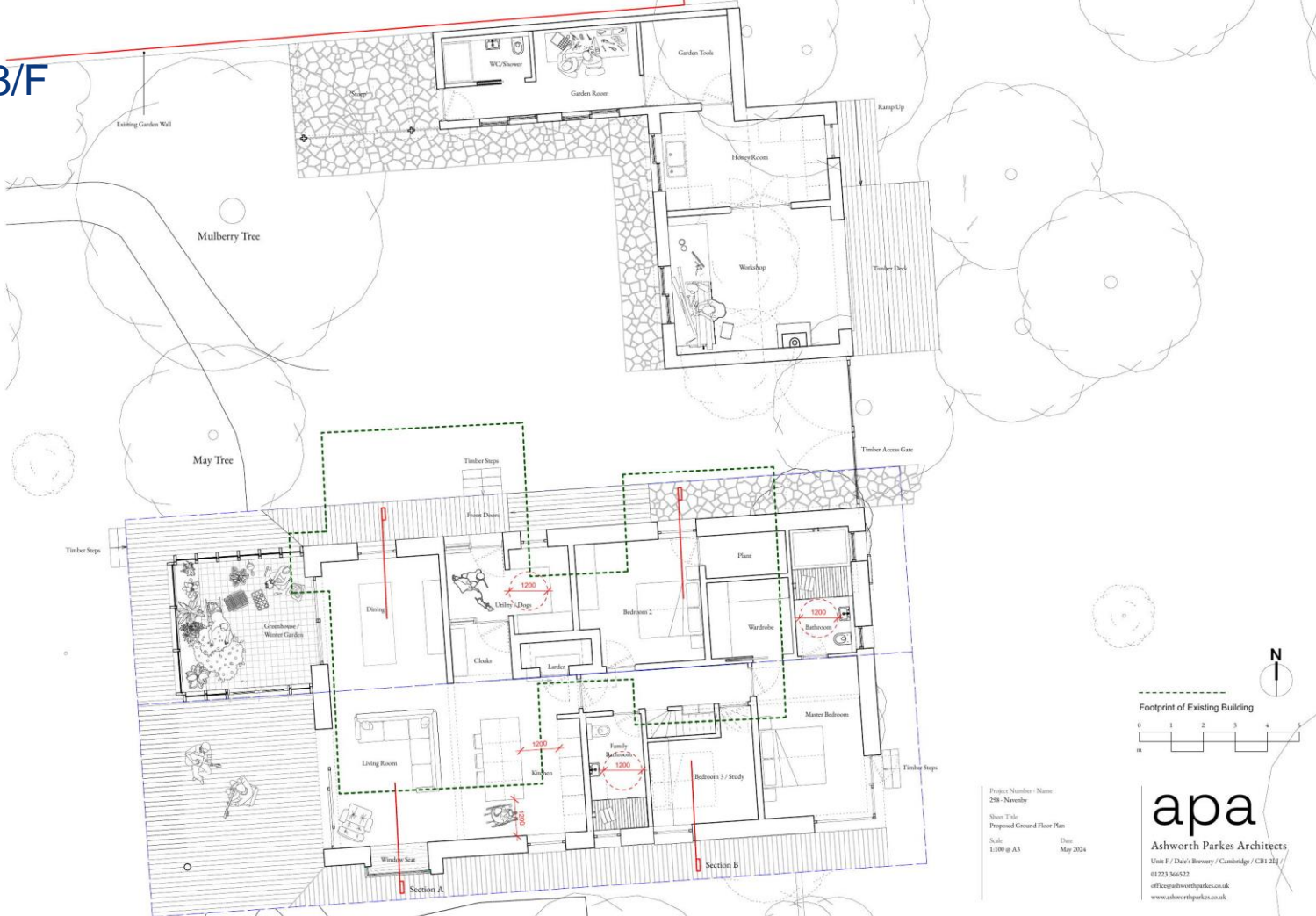
Sheet Title  
Proposed South Elevation

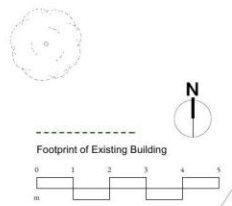
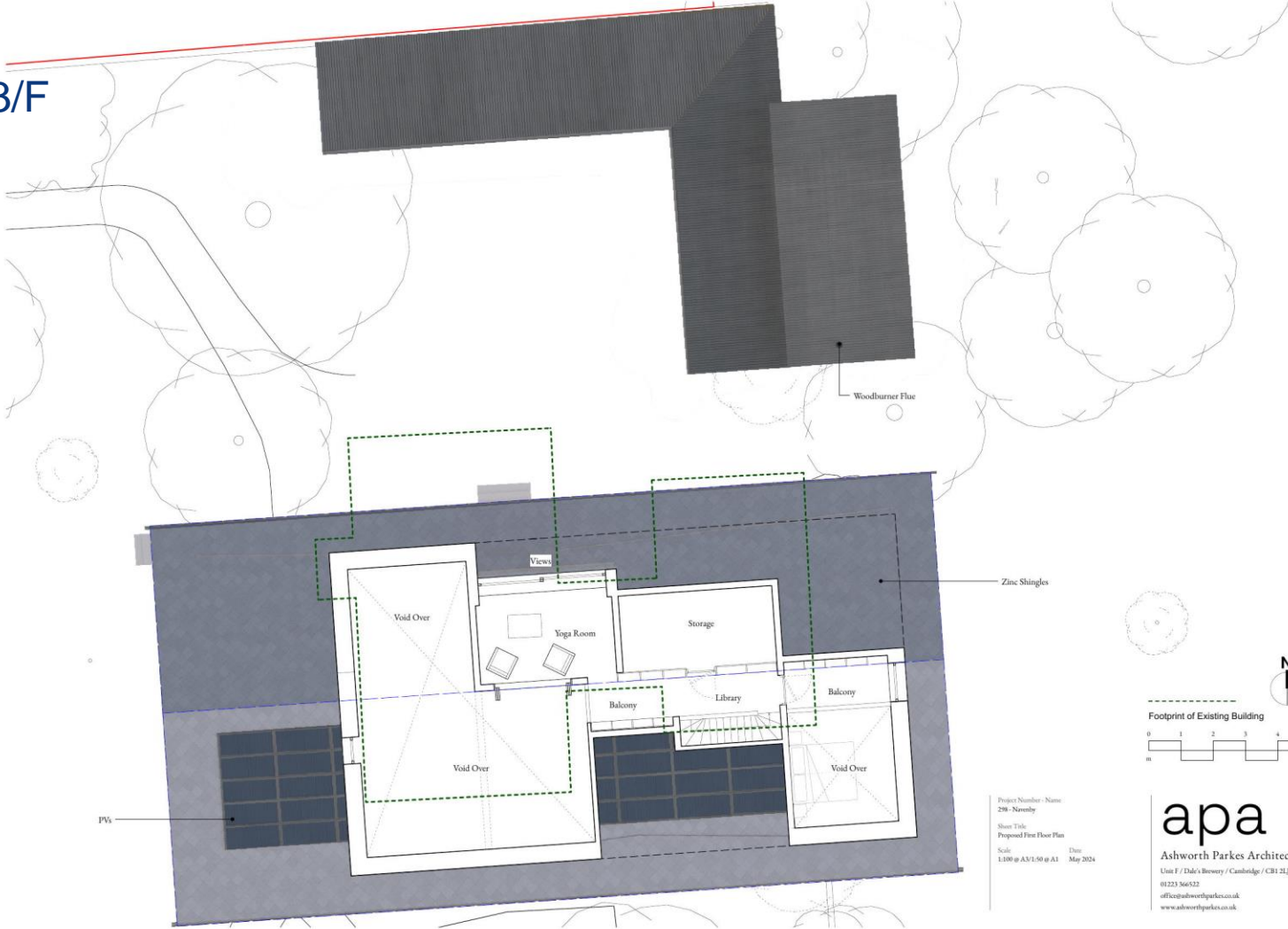
Sheet Number / Revision  
106\_P1

Scale  
1:100 @ A3

Drawn  
Checked

Date  
May 2024

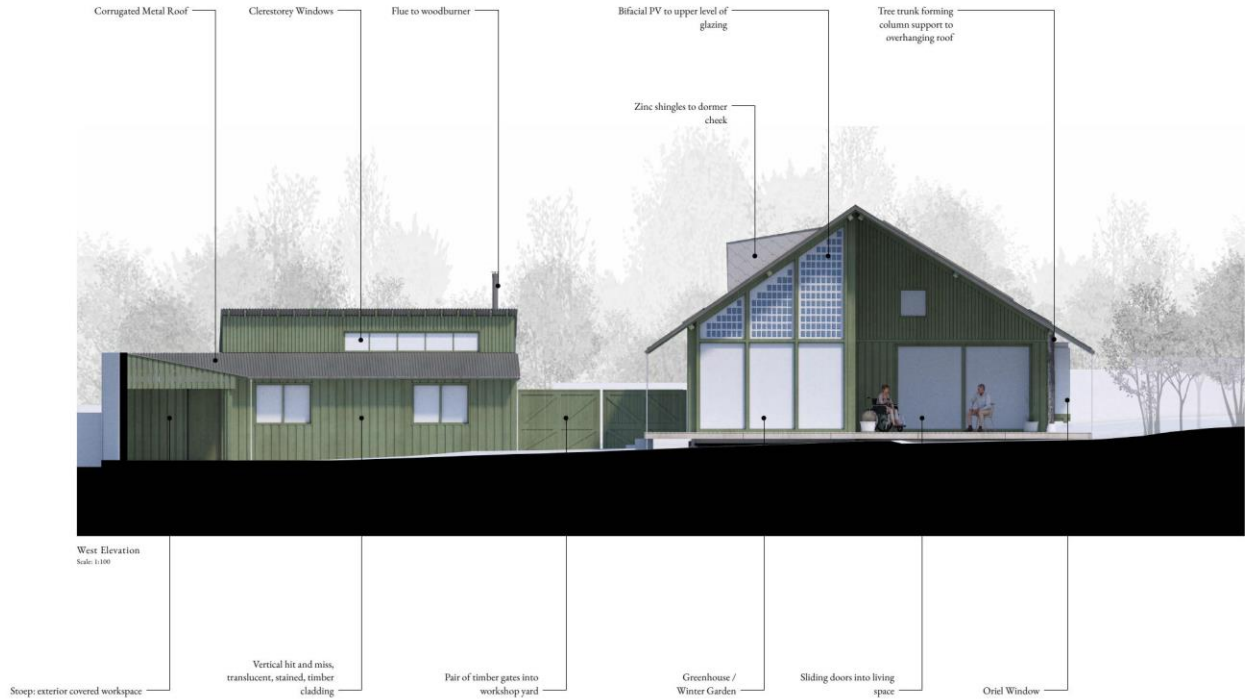




Project Number - Name  
 298 - Narosby  
 Sheet Title  
 Proposed First Floor Plan  
 Scale  
 1:100 @ A3/1:50 @ A1

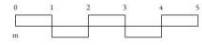
Date  
 May 2024

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Dimensions shown and levels where given are only approximate and must be verified on site to construct. The positions shown are for illustrative purposes only and are not to be used for construction. Levels are indicated where appropriate. Dimensions and any discrepancies or variations are to be verified on the site before the official work commences. All quantities shown are approximate. These shall not be used for procurement of materials. The information on this drawing is copyright protected. This drawing applies only to the site shown. This drawing must not be used for any other purpose.

Rev. Date Notes



Project Number - Name  
298 - Narosby  
Sheet Title  
Proposed West Elevation  
Sheet Number - Revision  
107 -  
Scale  
1:100 @ A3  
Drawn  
Date  
May 2024  
Checked

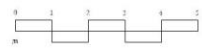
**apa**  
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35



Reference is made to the planning application and any conditions attached thereto. The applicant is required to comply with all conditions attached to the grant of planning permission. The drawing is to be read in conjunction with the relevant planning application and any conditions attached thereto. The drawing is to be used as a guide only and does not constitute a contract. The drawing is to be used as a guide only and does not constitute a contract. The drawing is to be used as a guide only and does not constitute a contract.

Rev. Date. Issue



Project Number: 1/2024  
 204-11-10-10  
 Sheet Title  
 Proposed North Elevation 2  
 Sheet Number: 2 of 2  
 111  
 Scale  
 1:100 @ A1  
 Drawn  
 Checked

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 info@ashworthparkes.co.uk  
 www.ashworthparkes.co.uk

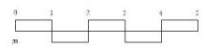


36



Reference is made to the planning application and any conditions attached thereto. The applicant is requested to provide a copy of the proposed development to the local planning authority for their consideration. The applicant is requested to provide a copy of the proposed development to the local planning authority for their consideration. The applicant is requested to provide a copy of the proposed development to the local planning authority for their consideration.

Rev. Date. Issue



Project Number: 1/2024  
 204 - 11/2024  
 Sheet Title  
 Proposed Single Storey 2  
 Sheet Number: 2 of 2  
 Date: Mar 2024  
 Checked

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View south up Gong Lane





View north up Gong Lane at the 'three sisters'







View south up Gong Lane at the boundary wall of Navenby



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View north up Gong Lane







View east from Gong Lane Navenby, Gong Cottage, and  
Glebe Cottage









View north up Glebe Lane







View northeast up Glebe Lane





View to the rear entrance of the application site along Glebe Lane





46



Within the east of the site







Within the east of the site, up the access track



24/01793/F

Slide  
No.47

48



East boundary along Glebe Lane







Within the east of the site, up the access track



24/01793/F

Slide  
No.49

50



View west towards the dwelling







Rear elevation of Navenby



24/01793/F

Slide  
No.51

52



South boundary, with East Cottage in the background







Looking east 'rear garden'





24/01793/F

Slide  
No.53

54



View to north boundary, existing outbuilding and dwelling





55



Front and south side elevation of Navenby



24/01793/F

Slide  
No.55

56



Front elevation of Navenby





24/01793/F

57



Slide  
No.56

View of the front of Navenby, looking south towards Gong  
Cottage





Northwest boundary, with Eastcote in the background





24/01793/F

59

Slide  
No.58



Within the 'front garden' of Navenby (northwest)





24/01793/F

Slide  
No.59

69



Within the 'front garden' of Navenby (southwest)







South boundary, with Gong Cottage in the background

24/01793/F

Slide  
No.61

62



View looking east, East Cottage in the background





24/01793/F

63



Slide  
No.62

South elevation of Navenby



# Speaker – Mr Dominic Edmonds

64





65





66





67





68







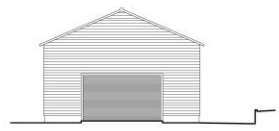
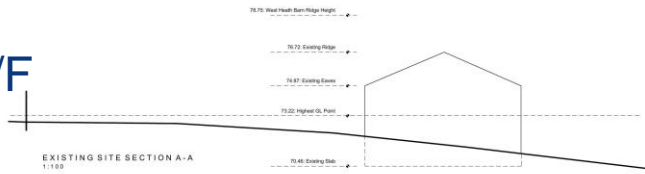
24/00484/F

70

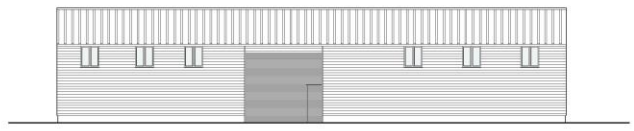




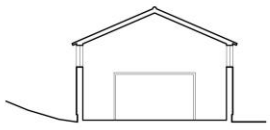
71



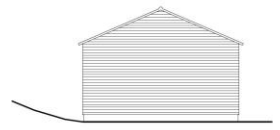
EXISTING SIDE ELEVATION  
1:100



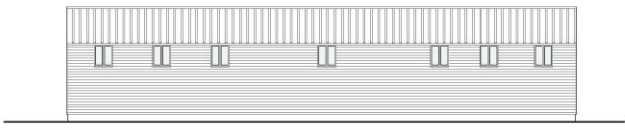
EXISTING FRONT ELEVATION  
1:100



EXISTING SECTION  
1:100



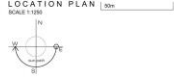
EXISTING SIDE ELEVATION  
1:100



EXISTING REAR ELEVATION  
1:100



Location Plan  
SCALE 1:100



EXISTING FLOORPLAN  
1:100

**DISCLAIMER**  
The client has instructed the architect to prepare drawings for the proposed development. The client is responsible for the accuracy of the information provided to the architect. The architect is not responsible for the accuracy of the information provided to the client. The architect is not responsible for the accuracy of the information provided to the client. The architect is not responsible for the accuracy of the information provided to the client.

**USE OF DRAWINGS**  
The drawings are prepared for the client's use only. They are not to be used for any other purpose without the written consent of the architect. The drawings are not to be used for any other purpose without the written consent of the architect.

**DATE**  
10/10/2024

**SCALE**  
1:100

**DRAWING PURPOSES**  
The drawings are prepared for the client's use only. They are not to be used for any other purpose without the written consent of the architect. The drawings are not to be used for any other purpose without the written consent of the architect.

**LOCATION PLAN**  
The location plan shows the site of the proposed development. It is not to be used for any other purpose without the written consent of the architect. The location plan is not to be used for any other purpose without the written consent of the architect.

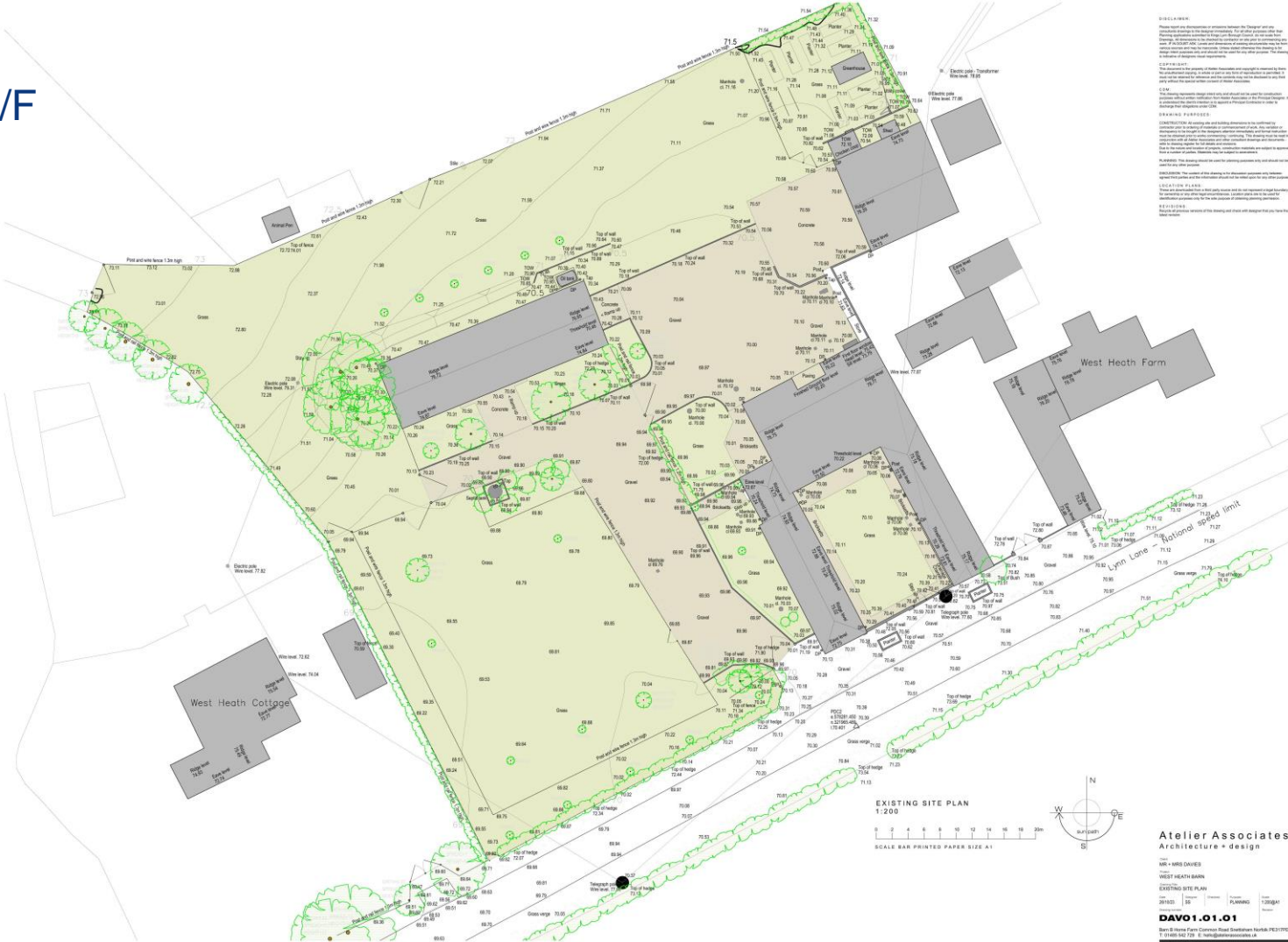
**DATE**  
10/10/2024

**SCALE**  
1:100

Atelier Associates  
Architecture + design

Mrs + Mrs DAVIES  
WEST HEATH FARM  
EXISTING PLANS & LOCATION PLAN  
DATE: 10/10/24  
SCALE: 1:100  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
DATE: 10/10/24  
SCALE: 1:100

DAVO 1.01.02  
Barn & Horse Farm, Claxton Road, Southwold, Suffolk, IP19 3PD  
T: 01493 86722 E: info@atelierassociates.co.uk



**DRAWN BY:**  
 Drawn by the Architectural team from the Design and  
 Planning Department, King's Lynn Council, 100  
 West Heath Road, King's Lynn, Norfolk PE33 7DQ.  
 The drawing is a technical drawing and should not be  
 used for any other purpose. It is the responsibility of  
 the user to ensure that the drawing is used for the  
 intended purpose. The drawing is not to be used for  
 any other purpose.

**DATE:**  
 15/10/2024

**SCALE:**  
 1:200

**PROJECT:**  
 24/00484/F

**REVISIONS:**  
 1.00 - Initial design  
 1.01 - Final design

**APPROVED BY:**  
 [Signature]

**DATE:**  
 15/10/2024

**SCALE:**  
 1:200

**PROJECT:**  
 24/00484/F

**REVISIONS:**  
 1.00 - Initial design  
 1.01 - Final design



# Previously approved 23/00622/PACU3

73



This drawing is for Planning application/conservation purposes only. NOT FOR CONSTRUCTION.  
 All construction must be in accordance with British Standards, Codes of Practice and BS6188 regulation.  
 All building construction must be confirmed to be non asbestos containing and allow to carry out R612 surveys prior to any works and allow to remove safely in accordance with report and current standards.  
 All measurements and dimensions must be checked (do not rely on this drawing) and verified on site. All services must be established/checked for and located by contractor prior to any works being carried out.

74



KEY TO BLOCK PLAN:

1. Existing Dwelling
2. Existing Holiday Lets
3. Existing Storage Barn
4. Existing Garden
5. Existing Access
6. Existing Dwelling Parking and Turning Area
7. Reconfigured Existing Dwelling Driveway
8. Holiday Lets Parking Area
9. Proposed Access
10. Proposed Driveway
11. Proposed Private Garden Area
12. Proposed Parking and Turning Area
13. Proposed Dwelling
14. Proposed Garage
15. Proposed Rainwater Harvesting System
16. Existing Package Treatment Plant
17. Proposed Solar Panels
18. Proposed Paved/Deck Area

Notes:  
 General site levels to remain as existing.  
 Proposed levels shown on plan.  
 Red line indicates footprint of existing barn to be demolished.  
 Proposed Landscaping is indicative only.  
 Please refer to submitted AIA for proposed tree works.

Proposed Tree Species:  
 T1. Semi-mature Holly Ilex  
 T2. Semi-mature Pyrus Calleryana 'Charitae'®  
 T3. Liquidambar

Proposed Retained Trees:  
 T4. Hawthorn  
 T5. Walnut  
 T6. Almond

Proposed Relocated Trees:  
 T7. Maple  
 T8. Liquidambar  
 T9. Winter Cherry  
 T10. Relocated Saplings  
 T11. Proposed Tree Species: TBC



**Atelier Associates**  
 Architecture + design

MR & MRS DAVIES  
 WEST HEATH BARN  
 PROPOSED SITE PLAN  
 20/1023 02 PLANNING 1/20/2018  
**DAVO1.01.08 F**

Sheets Home Plan: Common Road South-East Norfolk PE217SD  
 © 2018 DAVIES

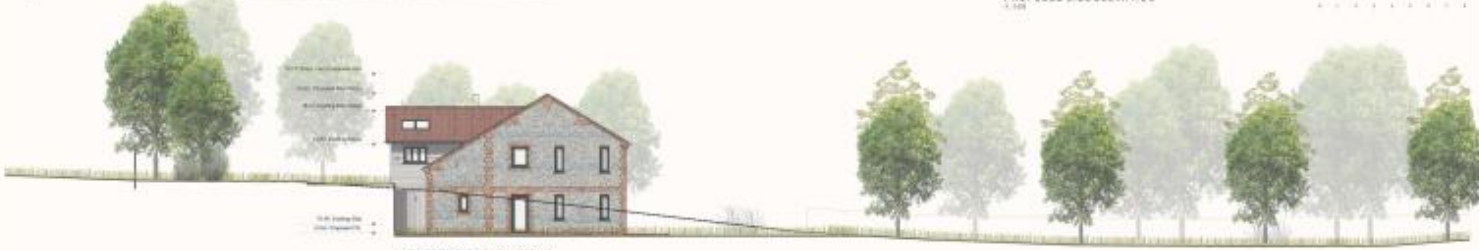




PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION A SITE SECTION

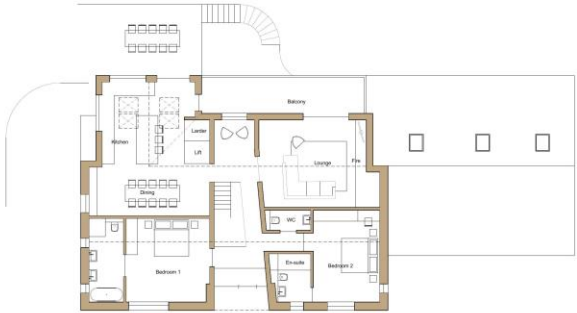


PROPOSED REAR ELEVATION

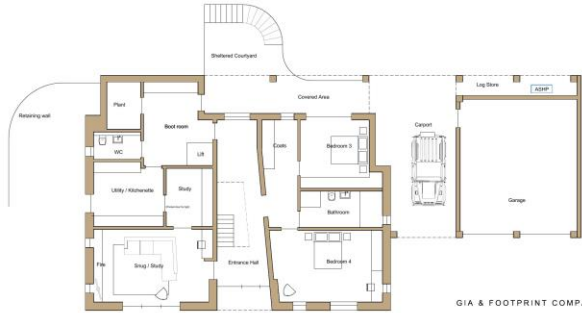
**NOTES**

1. All elevations are shown from the north side of the site.
2. All elevations are shown from the north side of the site.
3. All elevations are shown from the north side of the site.
4. All elevations are shown from the north side of the site.
5. All elevations are shown from the north side of the site.
6. All elevations are shown from the north side of the site.
7. All elevations are shown from the north side of the site.
8. All elevations are shown from the north side of the site.
9. All elevations are shown from the north side of the site.
10. All elevations are shown from the north side of the site.

75



PROPOSED FIRST FLOOR PLAN Scale 1:100



PROPOSED GROUND FLOOR PLAN Scale 1:100

GIA & FOOTPRINT COMPARISONS

PRE-APPROVED GIA:	424.0m <sup>2</sup>
TOTAL PROPOSED GIA:	324.0m <sup>2</sup>
EXISTING BARN FOOTPRINT:	240m <sup>2</sup>
PRE-APPROVED FOOTPRINT:	240m <sup>2</sup>
PROPOSED DWELLING FOOTPRINT:	186m <sup>2</sup>
GARAGE FOOTPRINT:	53m <sup>2</sup>

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PROPOSED SECTION Scale 1:100





View north looking at existing barn and West Heath Barn to the right.



View west looking at existing barn and neighboring dwelling.







View east looking at existing barn and West Heath Barn and neighboring dwelling.





View west across site towards neighboring dwelling.





Existing barn.





View north/east looking at existing barn and West Heath Barn.





View south across plot.







View north looking at existing barn and West Heath Barn to the right.







View south looking at existing barn and West Heath Barn.



View looking at neighboring West Heath Barn.





Rear of existing barn.





Rear of existing barn and existing trees.





View south looking at western boundary and change in levels.





View north looking at existing barn and West Heath Barn to the right.





Existing aerial view.

# Speaker – Mr Ash Gilman







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# Significant Impact to West Heath Cottage

Ash &  
Lucinda  
Gilman

## Impacts On West Heath Cottage



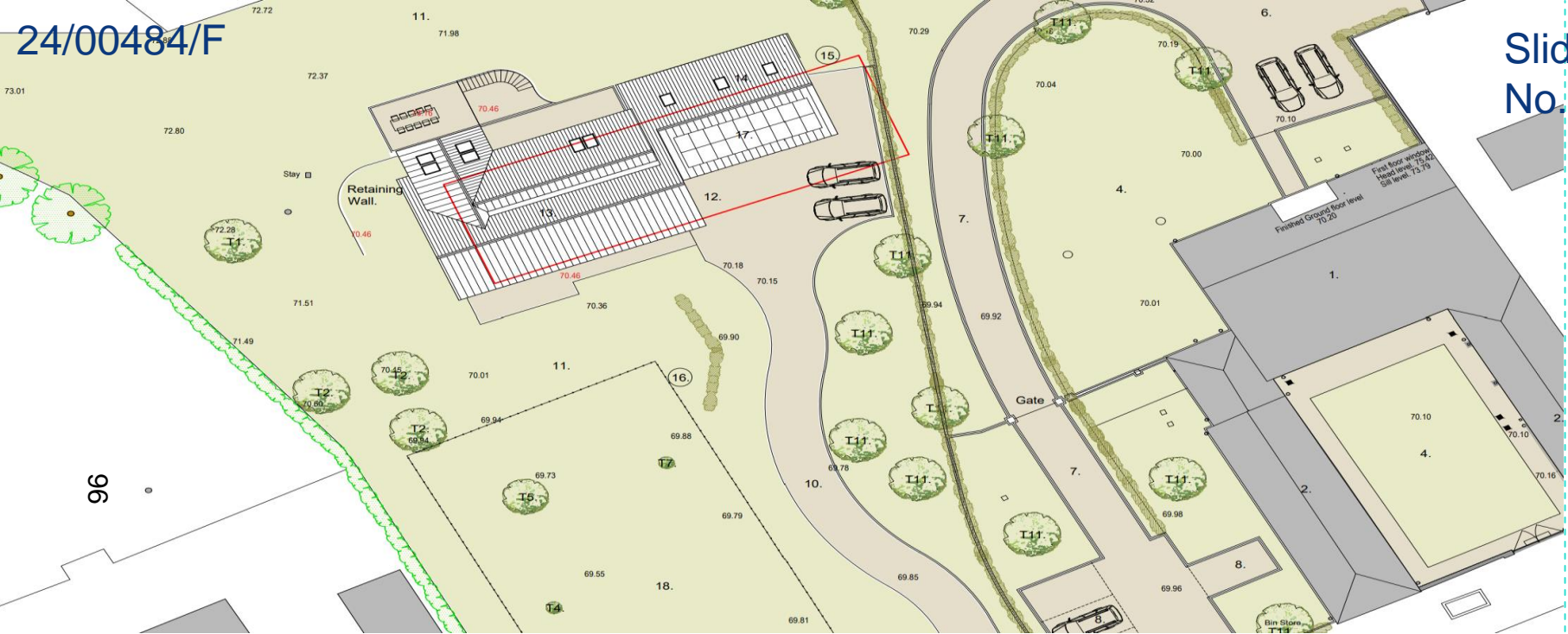
1. Intimidated & threatened by plans.
2. Original Farmhouse – Existing farm buildings.
3. Existing farm buildings converted under class Q.
4. Financial cost; Privacy, peace & quiet taken away.
5. Planning Committee - Setting a precedent?





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**“Invasion of privacy, peace & quiet”**



**“Adhere to existing barn footprint – multiple potential costs to Ash & Lucinda Gilman”**



24/00484/F “The only family to be impacted personally & financially.” “No genuine understanding, or respect of our position.”

“Privacy & Peace”



“Financial Cost £”



“Existing Footprint”



24/00484/F

# Thank you

**“We all have a duty of care to preserve the fabric and character of the village, and our countryside at a national level. If we allow this extreme application to be approved over Class Q approval , a precedent will be set for any agricultural barns to be turned into houses, not in keeping with the land or original farm buildings.”**





# Mrs Gill Davies Speaker



# The Tractor Shed - 2024





24/00484/F

# View looking north towards proposed dwelling

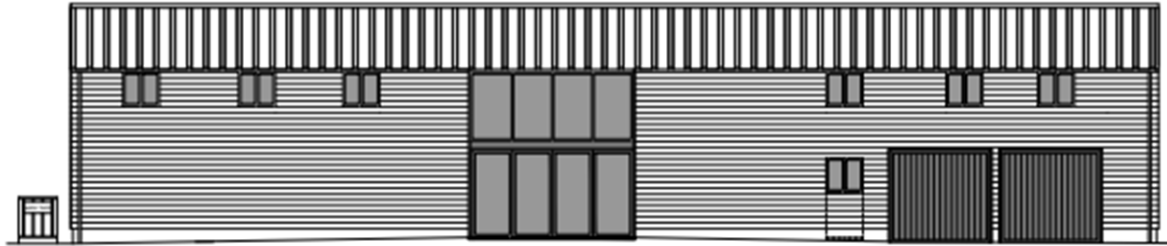
Slide  
No.100



# Class Q Design – West Heath Barn – Approved July 2023

24/00484/F

Slide  
No.101



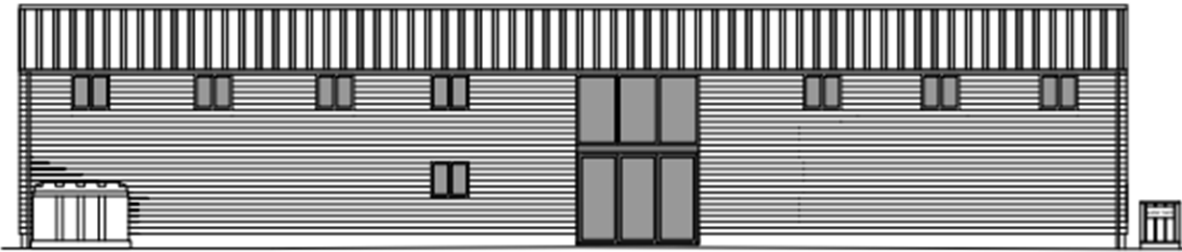
Front Elevation (South East)  
102

Front Elevation



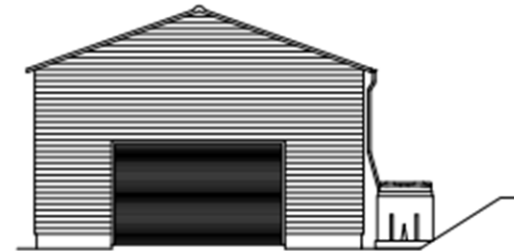
Side Elevation (South West)

West Elevation



Rear Elevation (North West)

Rear Elevation



Side Elevation (North East)

East Elevation



24/00484/F

# Countryside view looking north towards proposed dwelling

Slide  
No.102

103





24/00484/F

Slide  
No.103

West  
Heath  
Cottage

Old Tractor Shed

West Heath  
Barn

Neighbouring property  
to the east

104

Lynn Lane





West  
Heath  
Cottage  
105

Existing  
Tractor  
Shed

Separation distance between West Heath Cottage and existing building  
New proposal shifts 2 metres west from current position



# View looking north towards proposed dwelling

24/00484/F

Slide  
No.105



90

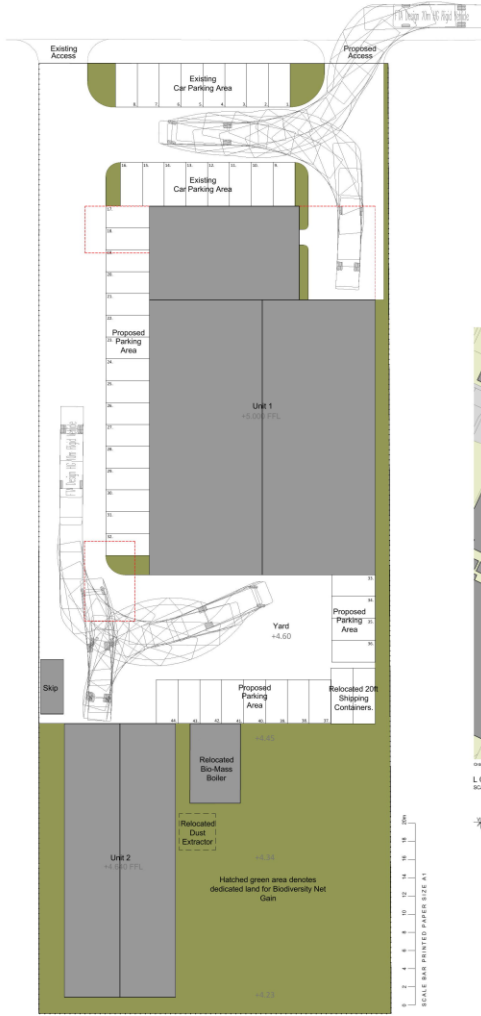
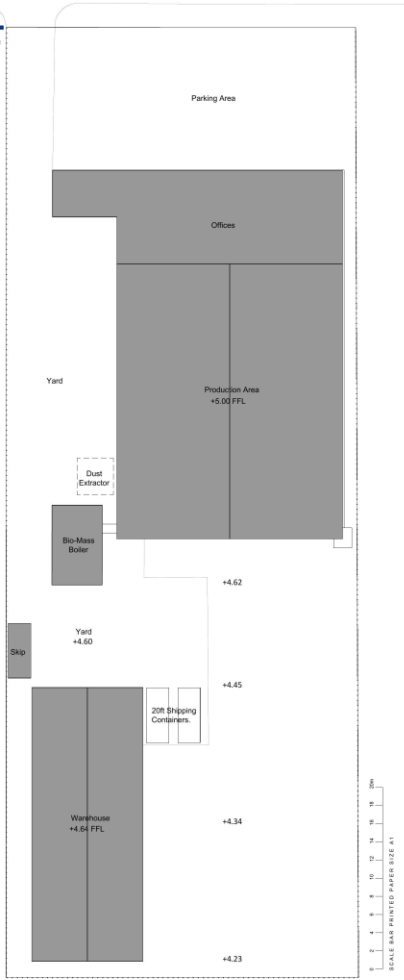


24/01488/F









Location Plan showing site location within the site boundary. Location shown is approximate.



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**DATE**  
15/10/2024

**PROJECT**  
109

**CLIENT**  
109

**DESIGNER**  
Atelier Associates Architecture + design

**REVISIONS**

NO.	DESCRIPTION	DATE
1	Issue for client review	15/10/2024
2	Issue for client review	15/10/2024







View south/west at the existing parking area and front of the building.





Front elevation of existing building.



113



Existing east side elevation.



114



View north/west







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Front elevation and side access to rear of site.



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Western side elevation and rear access.





117



View north looking at existing side elevation and access.





View of existing dust extractor and biomass boiler room with flue.



24/01488/F

Slide  
No.118

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Rear warehouse as existing.





Biomass boiler and flue as existing.





Rear elevation of main existing building.



Rear yard and containers with existing warehouse.





Overgrown area to rear of site.



Overgrown area to rear of site.



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Existing aerial view.

Slide No.124



24/01561/F

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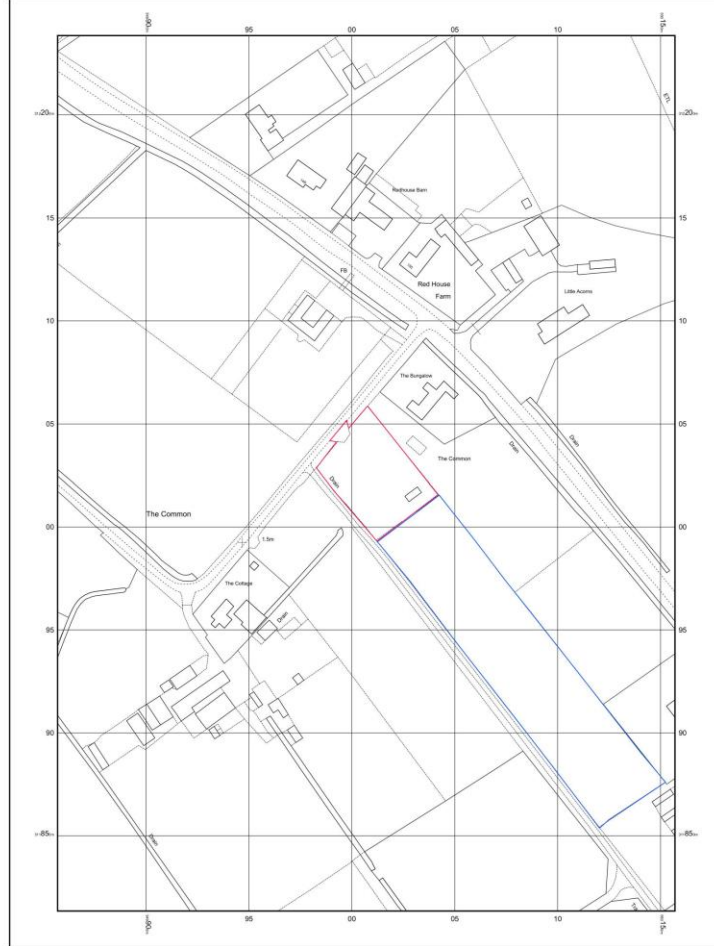


24/01561/F

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# LOCATION PLAN



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0m 1cm = 12.5m 62.5m  
Scale 1:1250



Slide  
No.126

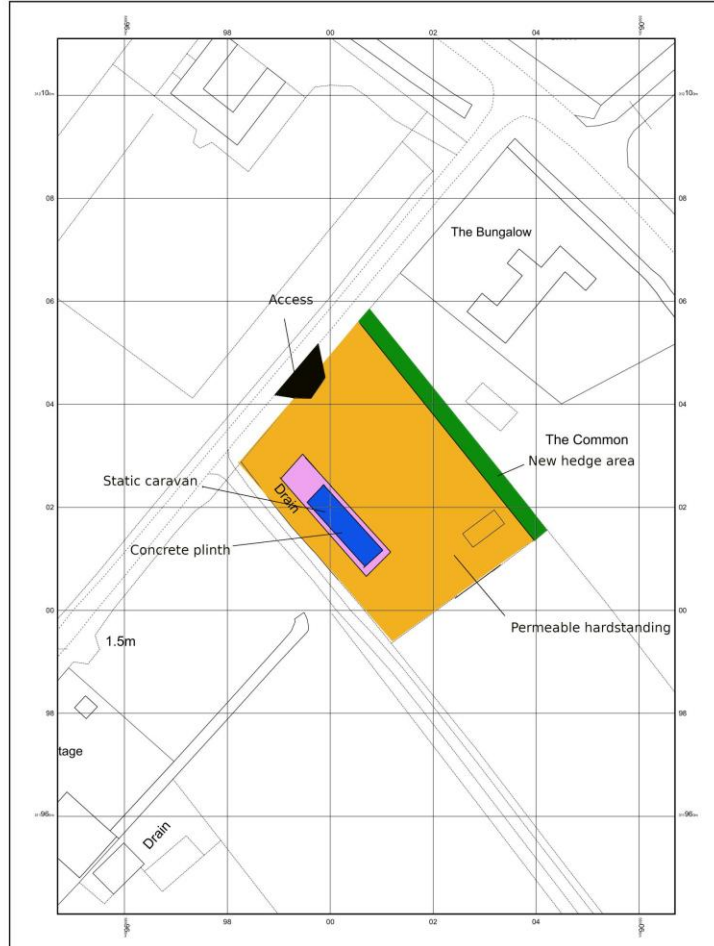
24/01561/F

128



# BLOCK PLAN PROPOSED

CGI/Vector road  
Supplied by osm.ukmapcentre.com  
Scale: 1:2400  
Centre Coordinates: 500073.12825  
Production Date: 22/09/2023 14:52:57



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0m 1cm = 5m 25m  
Scale 1:500



Slide  
No.127





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View along Common Road South (Looking southwest)



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131



View along Common Road South (Looking northeast)



132



View along Common Road South (Looking northeast)





133



134



Application site





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Slide  
No.135

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Application site