



Planning Committee
Monday, 3rd November, 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 - 117)

Contact

Democratic Services
Borough Council of King's Lynn and West Norfolk
King's Court
Chapel Street
King's Lynn
Norfolk
PE30 1EX
Tel: 01553 616394
Email: democratic.services@west-norfolk.gov.uk

Planning Committee

03 November 2025

Agenda Item 9

2



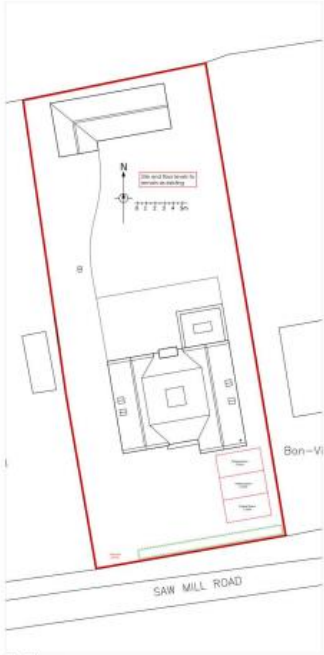
25/00865/F

3

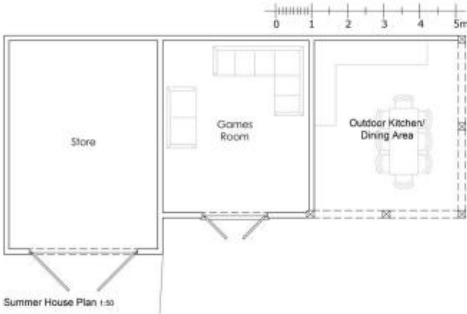




5



Site Plan 1:200



Summer House Plan 1:50



Materials to be:

- Buff brickwork
- Flint infill
- Natural timber cladding
- Off-white render
- Zinc cladding
- UPVC windows & doors
- Aluminium front door & bifolds



Vertex
Architecture

Architectural Design & Construction

12, Chesham Road, Brancaster, Norfolk, PE31 8AJ

01328 820000

Project

25/00865/F

Project

Extension & Alterations to Dwelling

Proposed Elevations, Sun Room & Site

Date

May 2025

Scale

1:50, 1:100, 1:200

Sheet

A1

Drawn by

24017

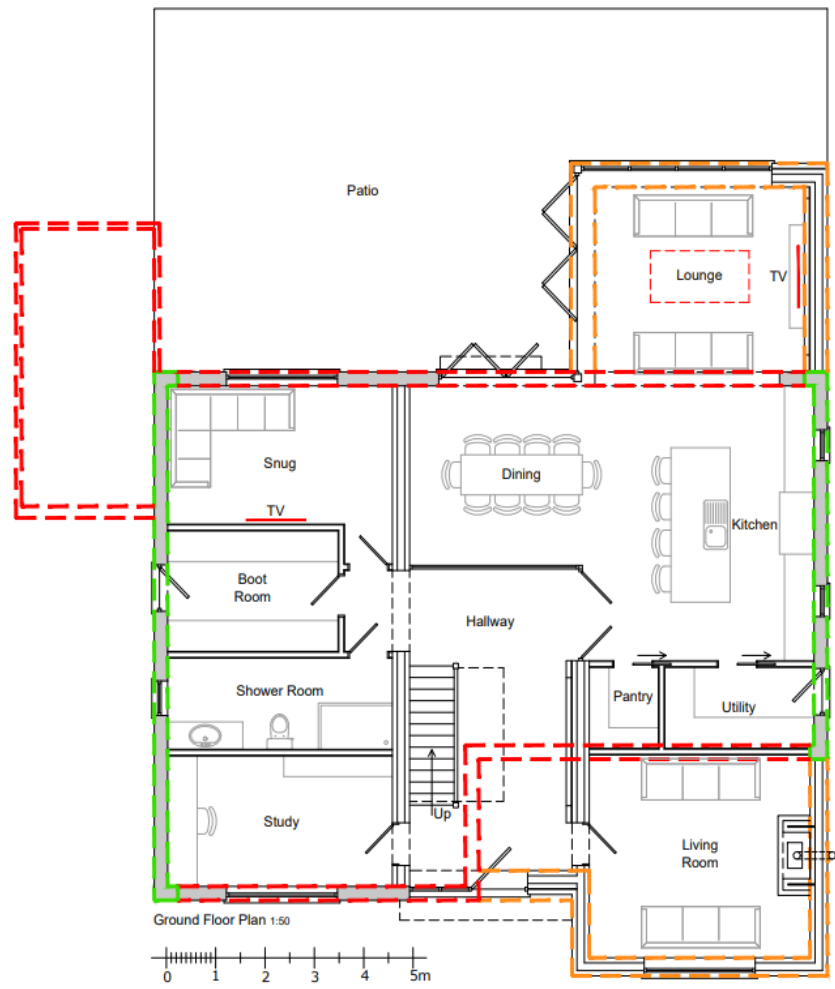
Checked by

03

Project

1

9



Vertex Architecture Planning • Architectural Design • Consultancy 01620 822222 • 01620 822222 • 01620 822222		
Project: 3 Saw Mill Road, Brancaster Kings Lynn, Norfolk, PE31 8AJ		
Subject: Extension & Alterations to Dwelling Demolition Plan		
Date: July 2025	Scale: 1:50 @ A2	Revision: B
Project No: 24017	Client No: 04	Revision: B

7



Front Elevation

8



6



10



View eastwards along Saw Mill Road

11



View southwards from the site frontage



12



Rear garden facing north



13



Rear of dwelling



14



Western boundary to rear



15



Eastern boundary to rear



Street scene view westwards



Speaker Jordan Cribb

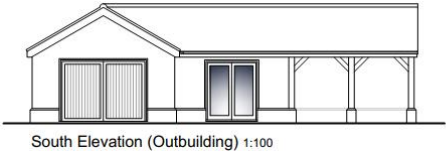
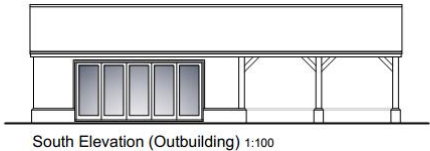
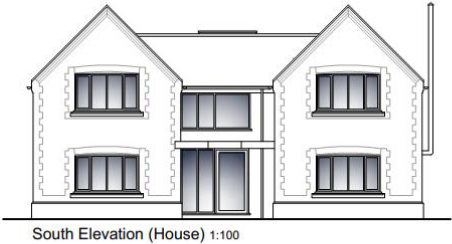
17



Approved Permission
Ref - 24/01167/F



Variation of conditions (Pending)
Ref - 25/00865/F



24017 - 3 Saw Mill Road
Elevation Comparison
1:100 @A3

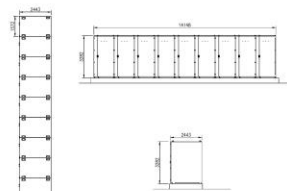


24/01275/FM

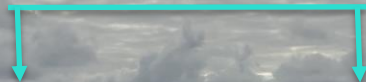




TYPICAL IMAGE

ENERGY STORAGE UNIT
EOL 884 1-00741ENERGY STORAGE UNIT
C-10080697

The Site



View southwards from Marsh Road

22

23



View from SE on French's Road

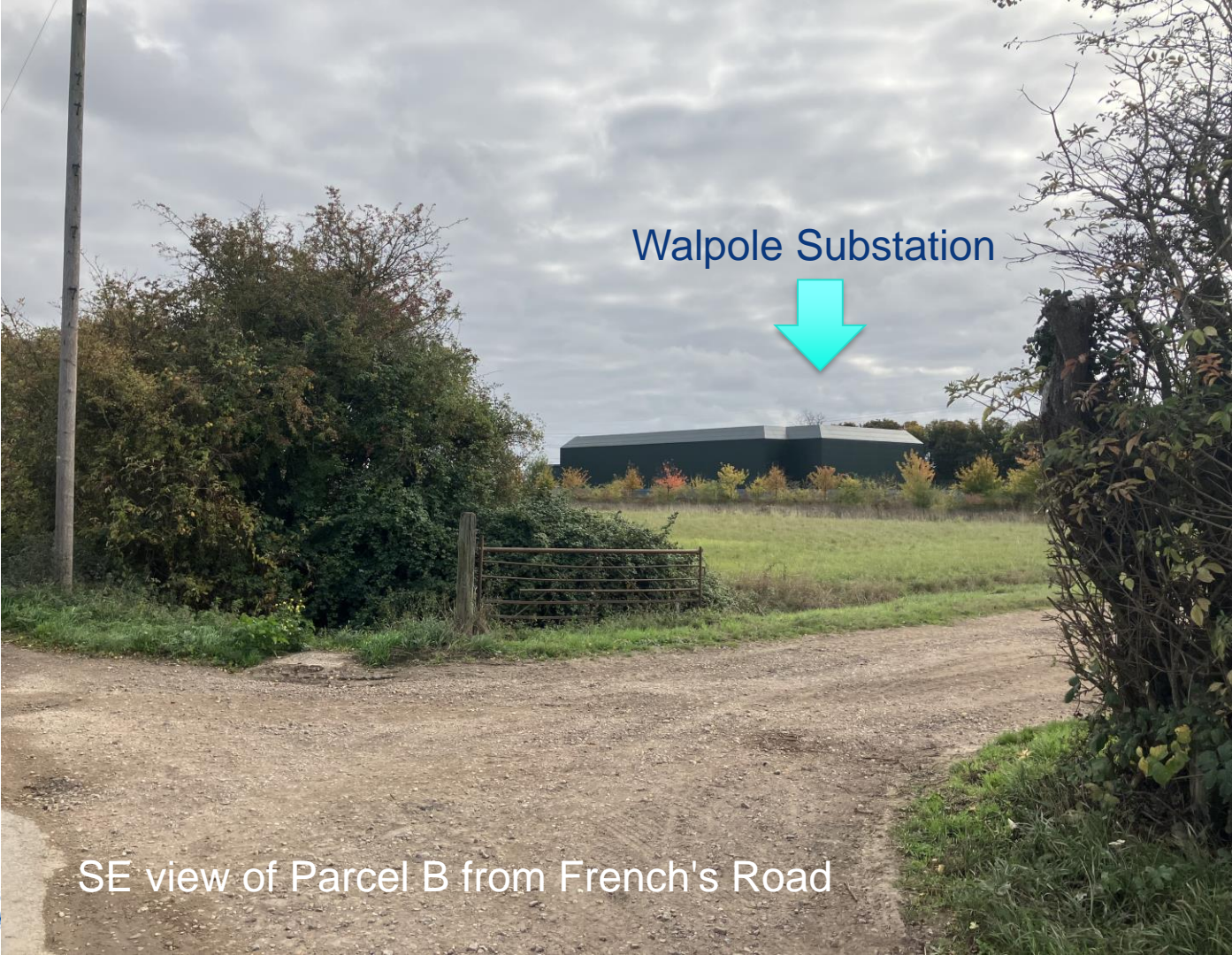


Existing/proposed access to Parcel A off French's Road



25

Walpole Substation



SE view of Parcel B from French's Road



Parcel A



View from in front of Marsh Farm NE towards Parcel A



27



White House Lodge

28



View eastwards along French's Road showing frontage of White House Farm



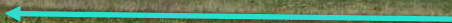


View westwards along French's Road Parcel B behind planting

White House Farm & Lodge



Parcel A



View from east of Parcel A







Viewpoint 2: Baseline view



Viewpoint 2: View of proposed development at year 6



Viewpoint 2: View of proposed development at year 10



Location of viewpoints





Location of viewpoints





Location of viewpoints





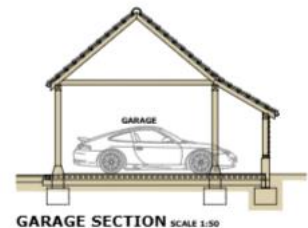
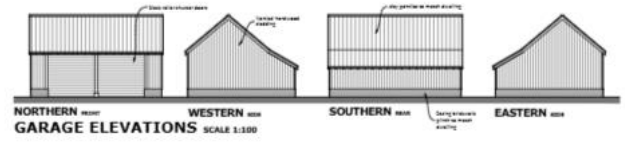
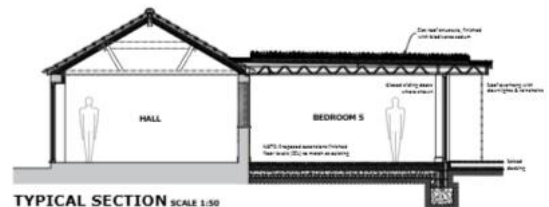
25/01 297/F

36

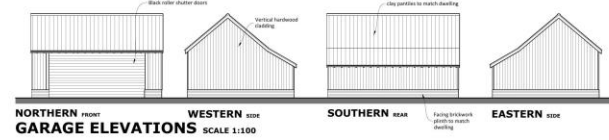
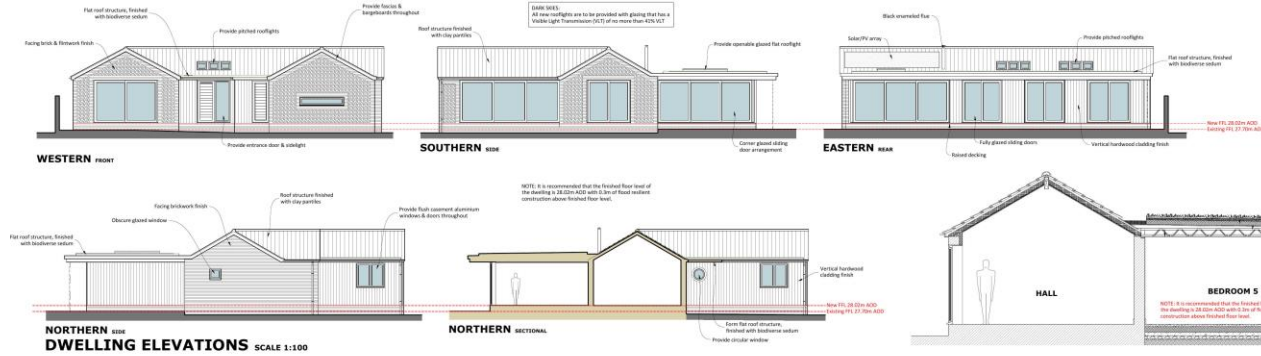


APPROVED
PLANS
23/01006/F

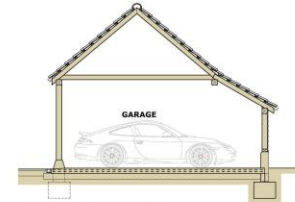
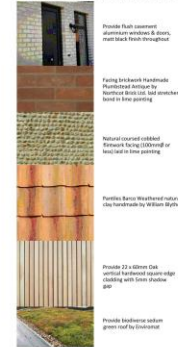
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Borough Council of
**King's Lynn &
West Norfolk**



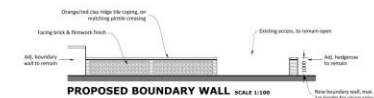
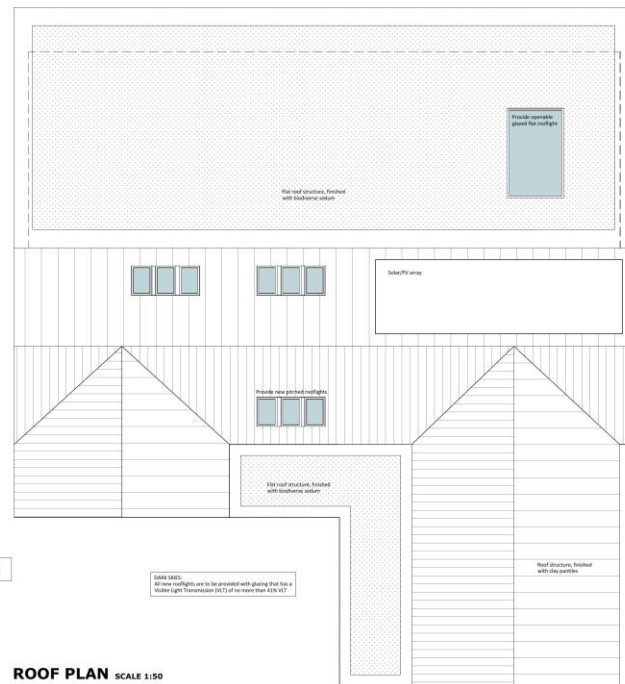
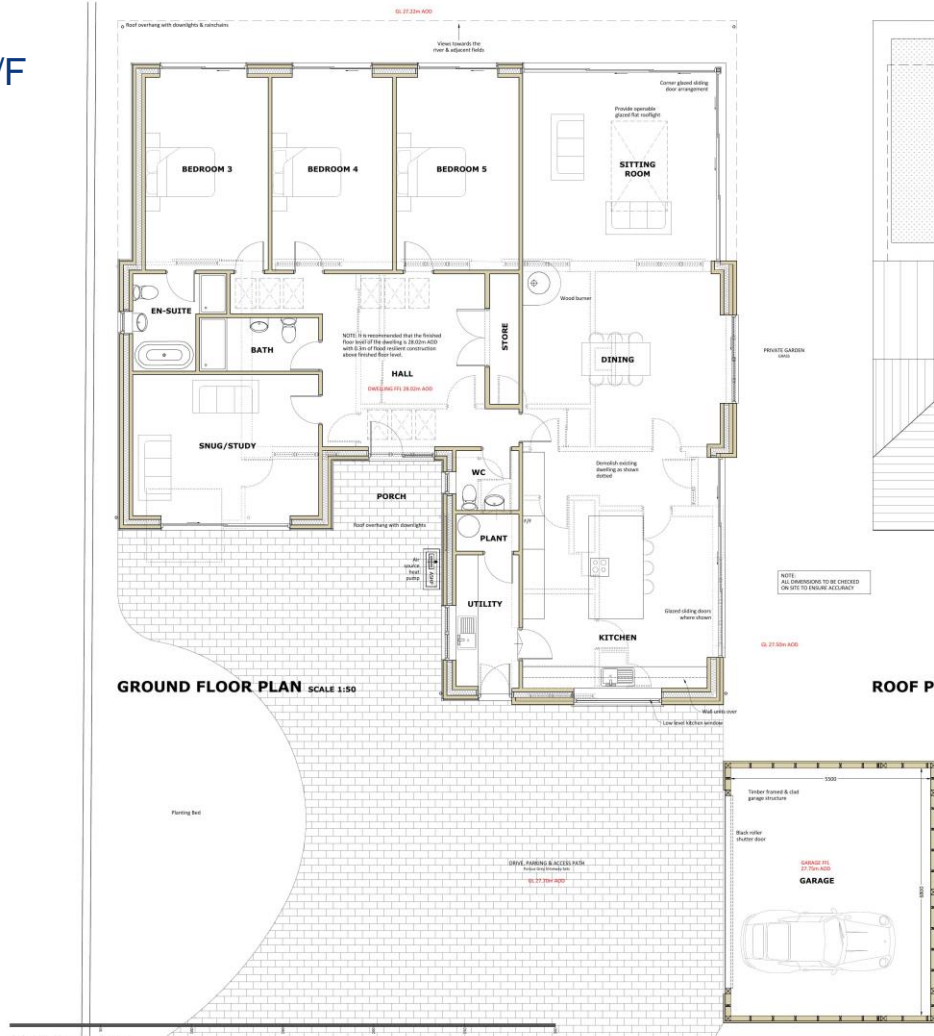
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10.00.01	Flinted Reclaim Weathered natural clay handmade by W. Blom & Co.
10.00.02	Flinted Reclaim Weathered natural clay handmade by W. Blom & Co.
10.00.03	Flinted Reclaim Weathered natural clay handmade by W. Blom & Co.
10.00.04	Flinted Reclaim Weathered natural clay handmade by W. Blom & Co.
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10.00.29	Flinted Reclaim Weathered natural clay handmade by W. Blom & Co.
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TITLE: Proposed Plans, Elevations, Section, Site & Roof Plan
PROJECT: Proposed Extensions & Alterations
ADDRESS: Ran Rivier, Bailey Street, Castle Acre, Norfolk, PE32 2AG
DATE: 15/05/17 **SCALE:** 1:50, 1:100, 1:200 (as applicable)

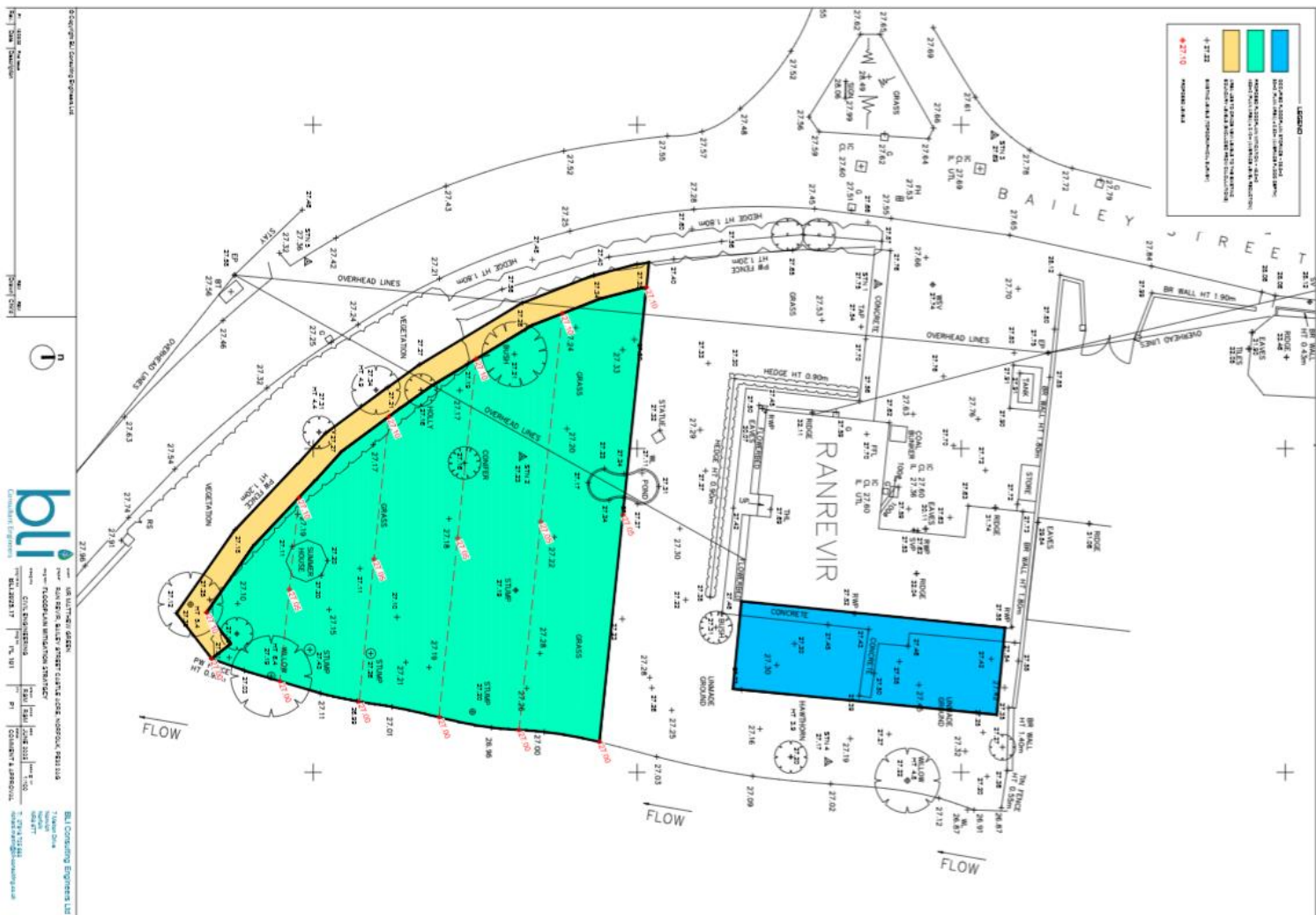
MR M GREEN



05/07/17	Business letter A relating amended back to its concern L.
20/07/17	Compensatory Storage reduced from 10 to 5 tonnes L.
25/11/17	Further information received from client's request L.
07/12/17	Compensatory Storage added in accordance with FRA comments request L.
08/01/18	Proposed layout received from client's request L.
09/01/18	FRA requirements added.
10/01/18	Consistent layout in accordance with amended.
14/02/18	Amendments to LPA's request.
01/02/18	Amendments to LPA's request.
20/01/18	Revised back to client's request.
20/01/18	Revised back to client's request.
17/11/17	Amended following FRA's comments.
20/09/17	Amended following FRA's comments.
20/09/17	Amended following meeting with LPA.
11/01/17	Amended scheme in accordance with client's requirements.
11/01/17	Amended scheme in accordance with client's requirements.
18/07/16	Amended scheme in accordance with client's requirements.
18/07/16	Amended scheme in accordance with client's requirements.
18/07/16	Amended scheme in accordance with client's requirements.
18/07/16	Amended scheme in accordance with client's requirements.
18/07/16	Amended scheme in accordance with client's requirements.
18/07/16	Amended scheme in accordance with client's requirements.
21/02/17	Measurements reviewed with client's requirements.

TITLE: Proposed Plans, Elevations, Section, Site & Roof Plan
PROJECT: Proposed Extensions & Alterations
ADDRESS: Ran Revir, Bailey Street, Castle Acre, Norfolk, PE32 2AG
DATE: 15/10/17 **SCALE:** 1:50 @ A1

MR M GREEN



25/01297/F

42



Looking east in the application site





Looking south-east in the application site

25/01297/F

43



25/01297/F

44



Looking south-east in the application site



25/01297/F

45



Looking south in the application site



25/01297/F

46



Looking north-east in the application site and shared boundary with No 65 (neighbour)



25/01297/F

47



Looking north in the application site and towards No 65 (neighbour)



25/01297/F

48



Looking north-west from application site towards Bailey Street



25/01297/F

49



Looking west from application site towards Bailey Street



50



View north up Bailey Street



51



View east in application site and access



52



25/01297/F

53



View south along Bailey Street



Speaker Hazel Fenner

54





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25/01297/F

58





25/01297/F

25/01297/F

60





25/00590/O

62





Location Plan Braemore East Winch PE32 1NP

— SITE BOUNDARY

This drawing should not be scaled. It is the contractors and
the sub-contractors responsibility to check all dimensions and
information on site before starting work.


Every effort is made to ensure accuracy of third party surveys & information.

All work to be carried out in accordance with current building regulations.

This drawing to be read in conjunction with structural engineers drawings.

This drawing is copyright and must not be copied without consent.

**Peter
Gidney**



West Hall Cottage-Gayton-Kings Lynn-PE32 1PD
Telephone 01553 636994

5 sustainable homes
Land east of Braemore
Station Road
East Winch
King's Lynn
Norfolk
PE32 1NP

Applicant: Jasbir Singh Anota
Meadow View
Sandtoft Road
Belton
Doncaster, DN9 1PH

Title:
LOCATION PLAN

Scales: 1:1250 Drawn By: PG
Calc: -

Date: 21/05/2025 Issued For: Planning

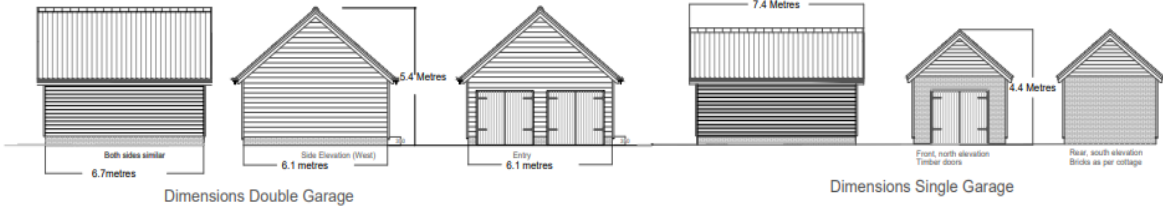
Drwg No. 01/JJA/21/2025 **A4**

One





65



south elevation
as per cottage



5 sustainable homes
Land east of Braemore
Station Road
East Winch
King's Lynn
Norfolk
PE32 1NP

Title: INDICATIVE HOUSE AND GARAGE
FOR SCALING PURPOSES ONLY

Applicant Jasbir Singh Anota
Meadow View
Sandtoft Road
Belton
Doncaster, DN9 1PH

Scales: 1:200 Drawn By: PG
Calc: .

Date: 25/03/2025 Issued For: Planning

Org No. 05/JA/16/2025 A4

Five





Proposed Site Layout 1:500



68



Looking west on A47 showing Braemore



Looking west on A47 showing site boundary and bus stop

70



Looking east on A47 showing bus stop

71



Looking east on A47 showing site boundary



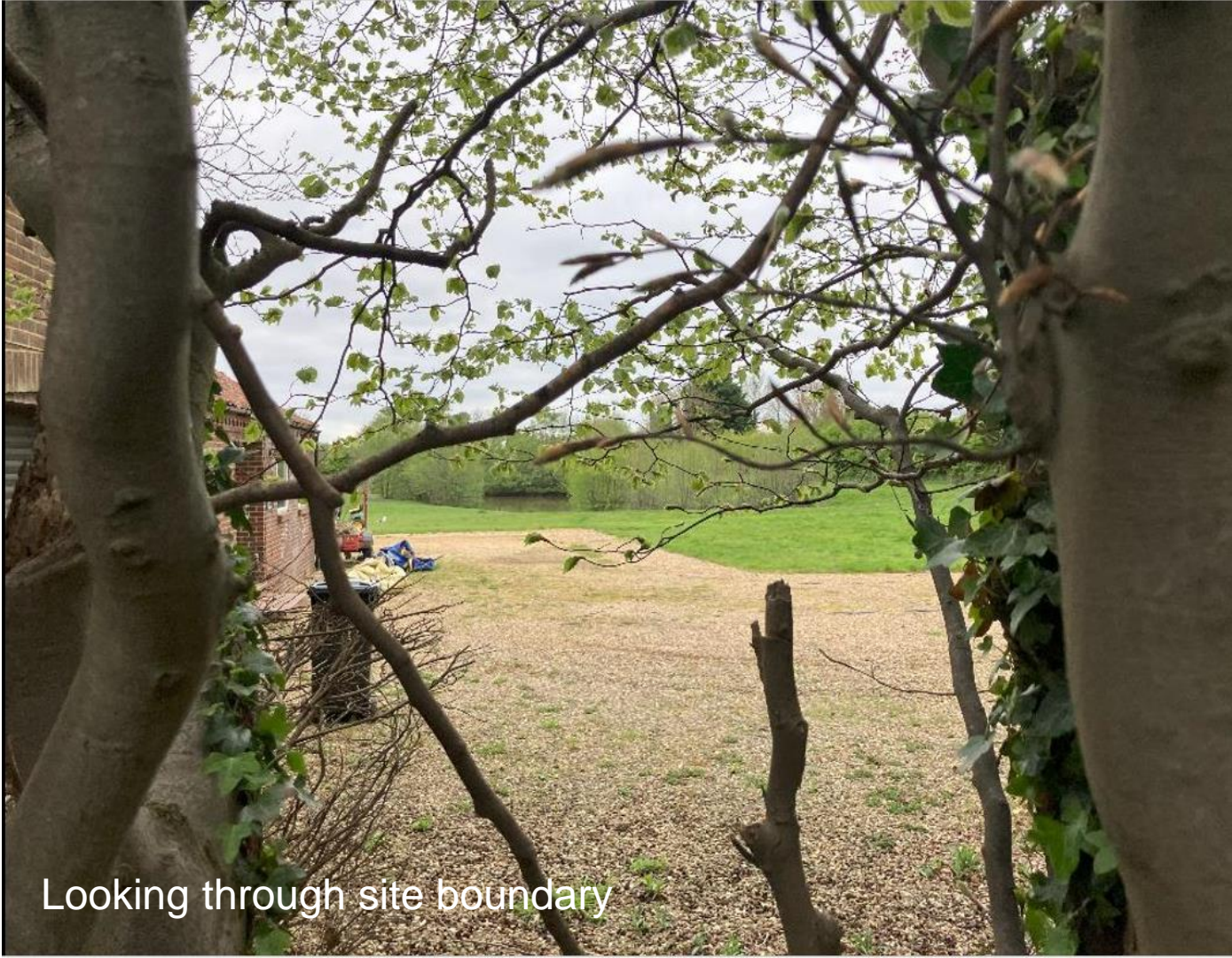
Looking from rear towards application site

25/00590/O

72



73



Looking through site boundary



74



Looking through site boundary



75



Application site looking west



Application site looking north



77



Application site looking north



78



Application site looking north east



79



Application site looking east

Speaker Peter Gidney









Visibility looking west from Station Road
98 metres (part cluttered)



Visibility looking west from the proposed/ existing entrance
120 metres (clear).(Actual 175m)





Visibility looking west from Station Road
98 metres (part cluttered)



Visibility looking west from the proposed/ existing entrance
120 metres (clear).(Actual 175m)





Proposed entrance RTA last 5 years

25/01186/F

98



DASHED LINE INDICATES
EXISTING STRUCTURE
DEMOLISHED

Existing Site Plan 1:200





Notes:

Report all discrepancies, errors and omissions.

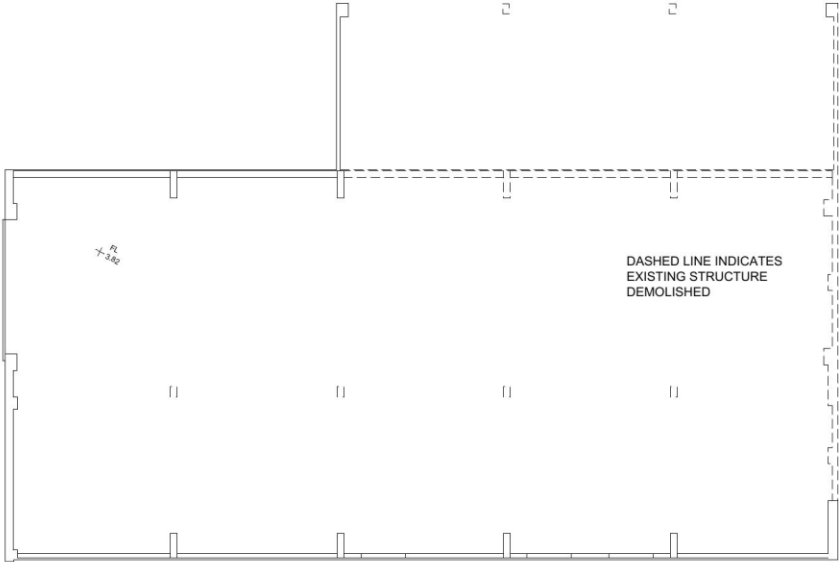
Verify all dimensions on site before commencing any work on site or preparing shop drawings.

All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.

For all specialist work, see relevant drawings.

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Date Description

68



PLANNING

SCHEME SUBJECT TO
PLANNING APPROVAL &
BUILDING CONTROL APPROVAL

Project Details
GREEN MARSH FARM
BARN CONVERSION

Drawing Description
EXISTING PLANS
GROUND FLOOR PLAN

Scale @ A3
1:100 @ A3
Scale
TDS/02/24

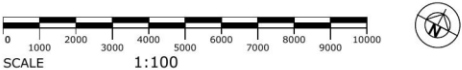
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LA
Checked by



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Telephone 01753 534100
www.abodefirst.co.uk

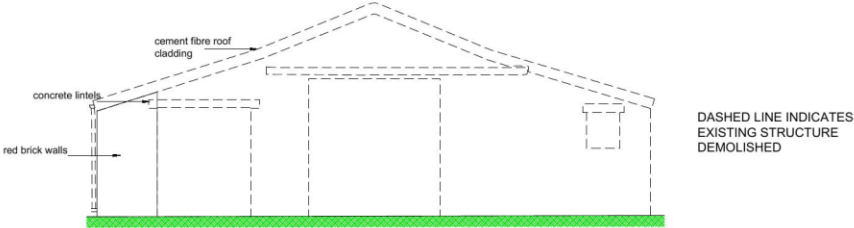
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25/16
Revision
5

Existing Ground Floor Plan 1:100

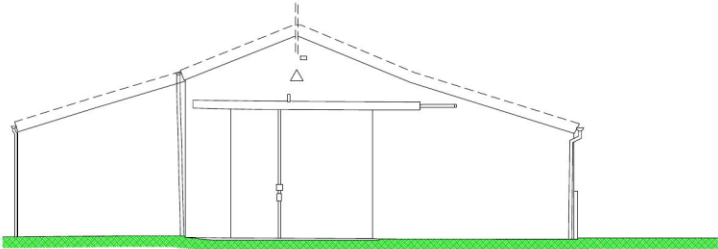


NOTES:

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- All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers' recommendations that from time to time shall apply.
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- Date Description



North-East Elevation



South-West Elevation

PLANNING

SCHEME SUBJECT TO
PLANNING APPROVAL &
BUILDING CONTROL APPROVAL

Project Details
GREEN MARSH FARM
BARN CONVERSION

Drawing Description
EXISTING ELEVATIONS
SIDE ELEVATIONS

Scale
1:100 @ A1

Date
10/06/2024

Drawn by
LA

Checked by



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Drawing Number
2501-20

Revision
B



14/1/2019

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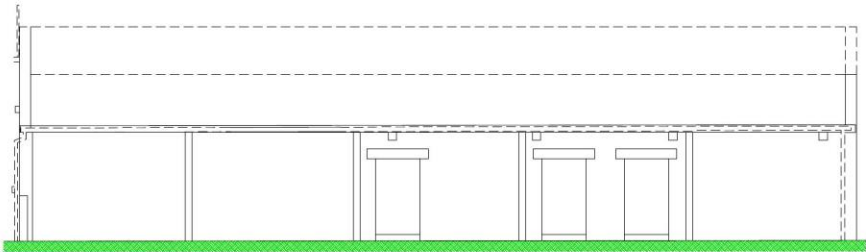
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Date	Description
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North-West Elevation

DASHED LINE INDICATES
EXISTING STRUCTURE
DEMOLISHED



South-East Elevation

PLANNING

SCHEME SUBJECT TO
PLANNING APPROVAL &
BUILDING CONTROL APPROVAL

Project Details
GREEN MARSH FARM
BARN CONVERSION

Existing Elevation
EXISTING ELEVATIONS
FRONT & REAR ELEVATIONS

Scale
1:100 @ A3

Drawn by
JA

Date
10/06/2024

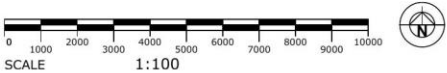
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CAD File Path
Drawing Number
250130

Revision
B



92



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Date Description

PLANNING

SCHEME SUBJECT TO
PLANNING APPROVAL &
BUILDING CONTROL APPROVAL

GREEN MARSH FARM BARN CONVERSION

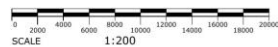
PROPOSED PLANS
SITE PLAN

Issued by	Drawn by
1110 @ A2	LA
Date	Checked by
10/05/2024	



225 Niagara Road, #807-8080
Telephone: 616-661-1540
www.bostondaychess.com

Ordering Number	Revision
5561-37	0



Notes:

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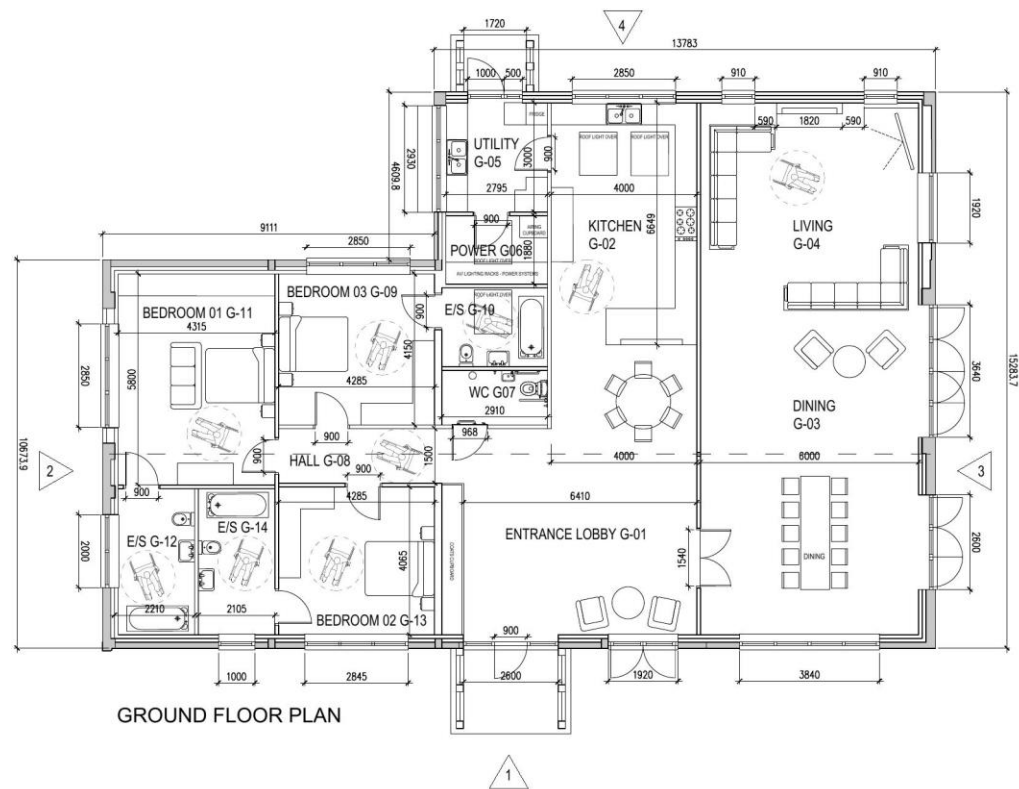
Survey information provided by others

Proposed subject to site investigations

Proposed subject to Structural Design

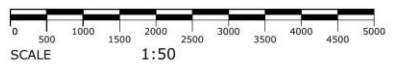
Proposed subject to planning approval

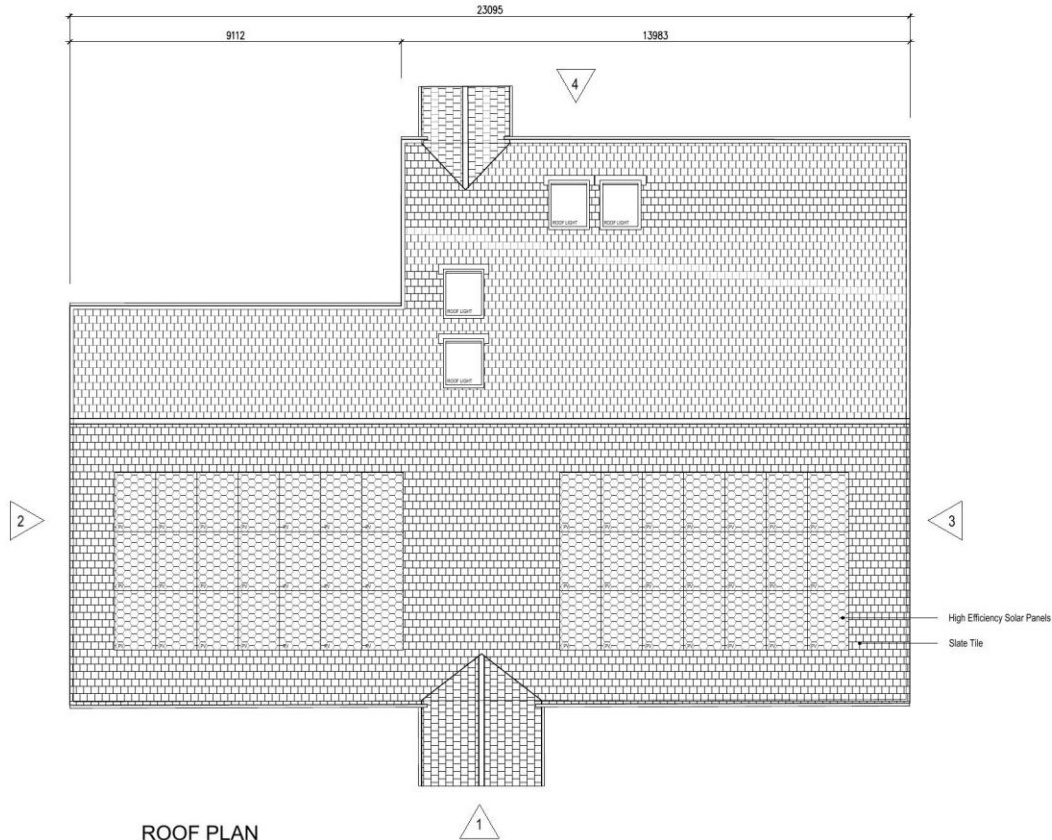
Proposed subject to Building Control approval



GROUND FLOOR PLAN

Proposed Ground Floor Plan 1:50





ROOF PLAN

Proposed Roof Plan 1:50



NOTES:

Report all discrepancies, errors and omissions.

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Date	Description
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NOTES:

Survey information provided by others

Proposed subject to site investigation

Proposed subject to Structural Design

Proposed subject to planning approval

Proposed subject to Building Control approval

PLANNING

SCHEME SUBJECT TO
PLANNING APPROVAL &
BUILDING CONTROL APPROVAL

Project Details
GREEN MARSH FARM
BARN CONVERSION

Drawing Description
PROPOSED PLANS
ROOF PLAN

Date
12/06/2024

Drawn by
LJ

Checked by
D

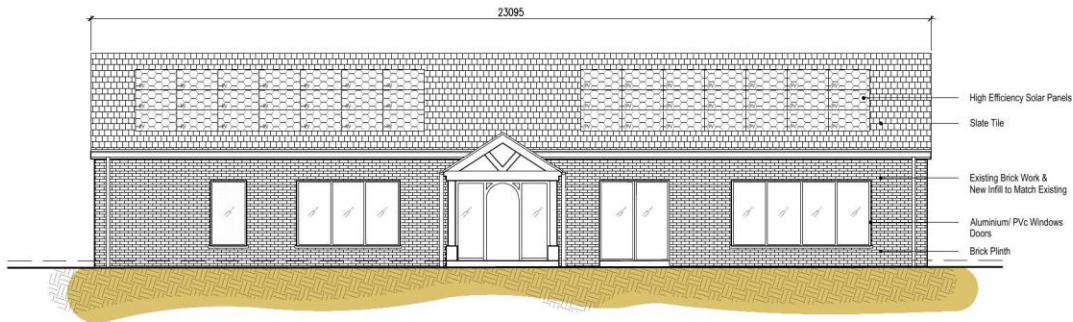


213 Napean Road, ABBEY 40NN
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Client File Path

Drawing Number
2000-150

Revision
0



South-East Elevation - 1A

Notes:

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Date	Description
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NOTES:

Survey information provided by others.

Proposed subject to site investigations.

Proposed subject to Structural Design.

Proposed subject to planning approval.

Proposed subject to Building Control approval.

PLANNING

SCHEME SUBJECT TO
PLANNING APPROVAL &
BUILDING CONTROL APPROVAL

Project Details
GREEN MARSH FARM
BARN CONVERSION

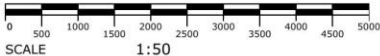
Drawing Description
PROPOSED ELEVATIONS
SOUTH EAST - 1A & 1B

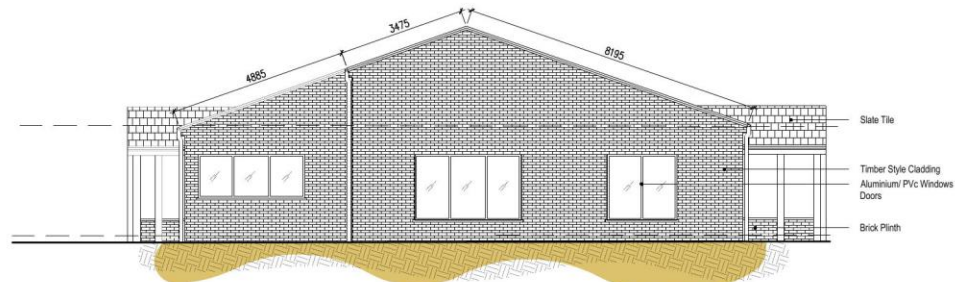
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1:150 @ A3	LA
Date	Checked by
10/06/2024	



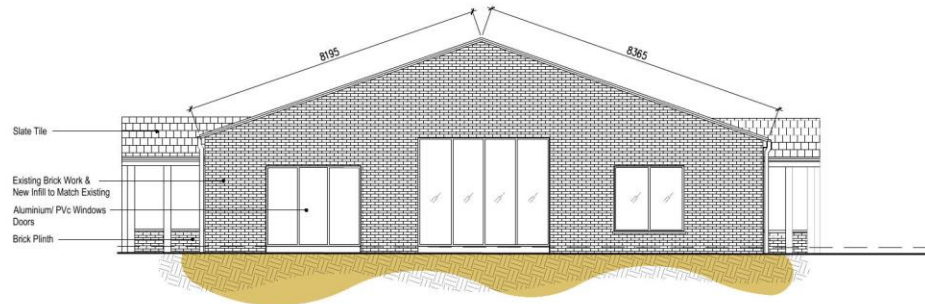
212 Napean Road, NR7 6BN
King's Lynn (01553) 734142
www.abodefirst.co.uk

Drawn by	Checked by
2024-06-10	



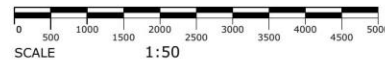


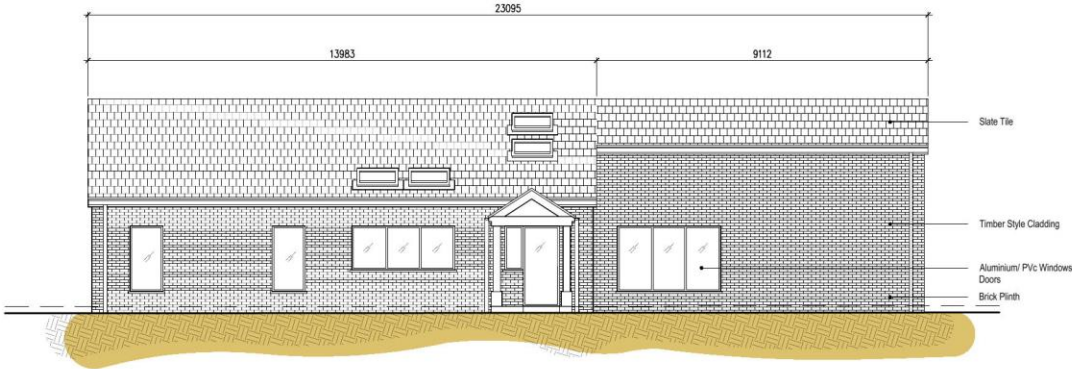
South -West Elevation - 2



North-East Elevation - 3

Proposed Elevation 2 & 3 1:50





North-West Elevation - 4

Notes:

- Report of discrepancies, errors and omissions.
- Verify all dimensions on site before commencing any work on site or preparing shop drawings.
- All materials, components and workmanship are to comply with the relevant British Standards.
- Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.
- For all specialist work, see relevant drawings.
- This drawing and design are copyright of this studio.
- Date Description

NOTES:
Survey information provided by others
Proposal subject to site investigations
Proposal subject to Structural Design
Proposal subject to planning approval
Proposal subject to Building Control approval

PLANNING

SCHEME SUBJECT TO
PLANNING APPROVAL &
BUILDING CONTROL APPROVAL

Project Name:
GREEN MARSH FARM
BARN CONVERSION

Drawing Description:
PROPOSED ELEVATIONS
NORHT WEST - 4

Scale:
1:50 @ A3
Date:
12/06/2024

Drawn by:
LA
Checked by:



221 Tynah Road, NBT 6BN
Telephone: 07583 134182
www.abodefirst.co.uk

OD File Path:
Drawing Number:
2551-220

Revision:
C



86



Driveway onto the site



66



Western elevation of the barn



100



Southern elevation of the barn looking east

101



Southern elevation of the barn looking west



102



North east point of barn looking internally west



103



Internal southern elevation from north-east corner of the barn



Western view from north-east corner of the



105



View to the south from the application site



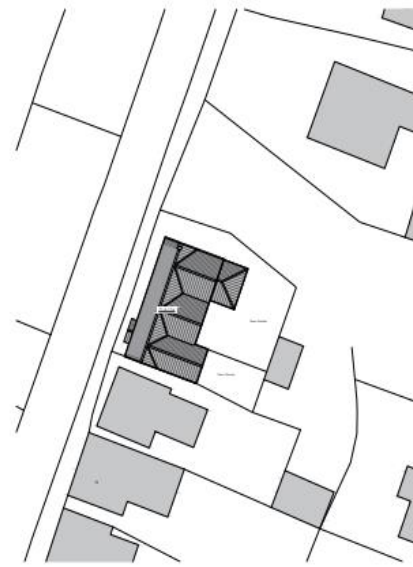
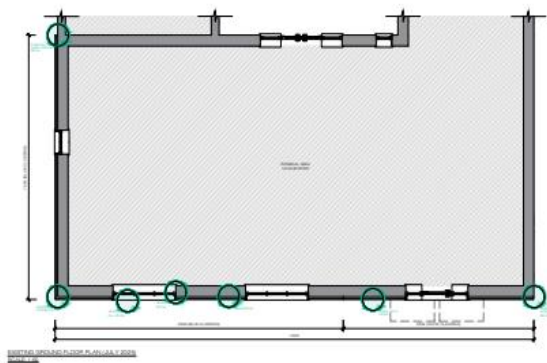
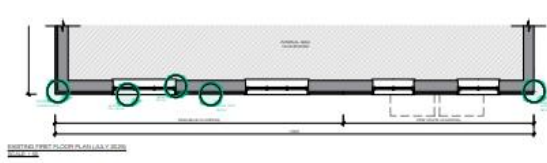
106



Application site looking west towards neighbouring property

25/01308/F





Material	Colour	Finish
Brick	Red	Smooth
Brick	Red	Patterned
Brick	Red	Smooth
Brick	Red	Patterned
Brick	Red	Smooth
Brick	Red	Patterned
Brick	Red	Smooth
Brick	Red	Patterned
Brick	Red	Smooth
Brick	Red	Patterned

NOTES

1. DRAWINGS PROVIDED FOR PERMITTING PURPOSES ONLY.

2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.

3. REFER TO ORIGINAL DETAILS APPENDED TO THIS APPLICATION.

JK KNIGHT DESIGN
ARCHITECTURAL SERVICES

CAROLINE PARSONS
68A
SCHOOL ROAD, UPWELL,
RICHMOND
SURREY

EXTERNAL CLADDING TO T1 & T1A
SCHOOL ROAD, UPWELL, RETROSPECTIVE
EXISTING PLANS, ELEVATIONS
DETAILS, SITE AND LOCATION PLAN
(JULY 2025)

DATE: 21/07/25
TIME: 14:00
BY: CAROLINE PARSONS

25033-PL001



109



Neighbouring properties to the south



110



Looking south along School Road towards the site



111



Application site



25/01308/F

Street View

more dates

Slide No.111

112



Speaker Holly Wilkin



Before

After



114

The images above show the property before and after the work had been completed. A conscious effort has been made to tidy up the property, including the removal of the foliage at the front which had become difficult to maintain and the removal of the iron gate.

115



Exhibit Three: A selection of houses from School Road



116



Exhibit Four: A range of Blue/ Grey houses along School Road; two of which have been cladded



End of Presentation

117

