

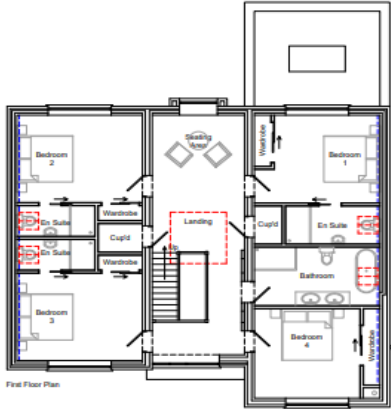
Planning Committee

03 November 2025



25/00865/F

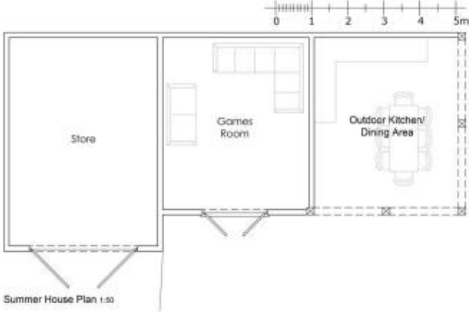
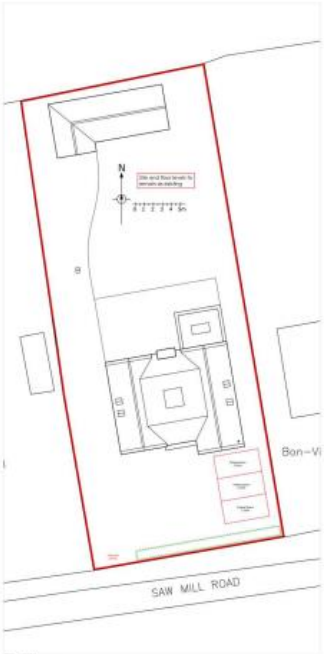




Vertex Architecture
Architects & Interior Designers

150 High Street, Norwich, Norfolk, NR1 1AA
Tel: 01603 414141
Email: info@vertex-arch.co.uk

Consent to Construct
24017 02 1



- 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

2 Saw Mill Road, Brancaster
King's Lynn, Norfolk, PE31 8AJ

Project:
Extension & Alterations to Dwelling
Proposed Elevations, Sun Room & Site

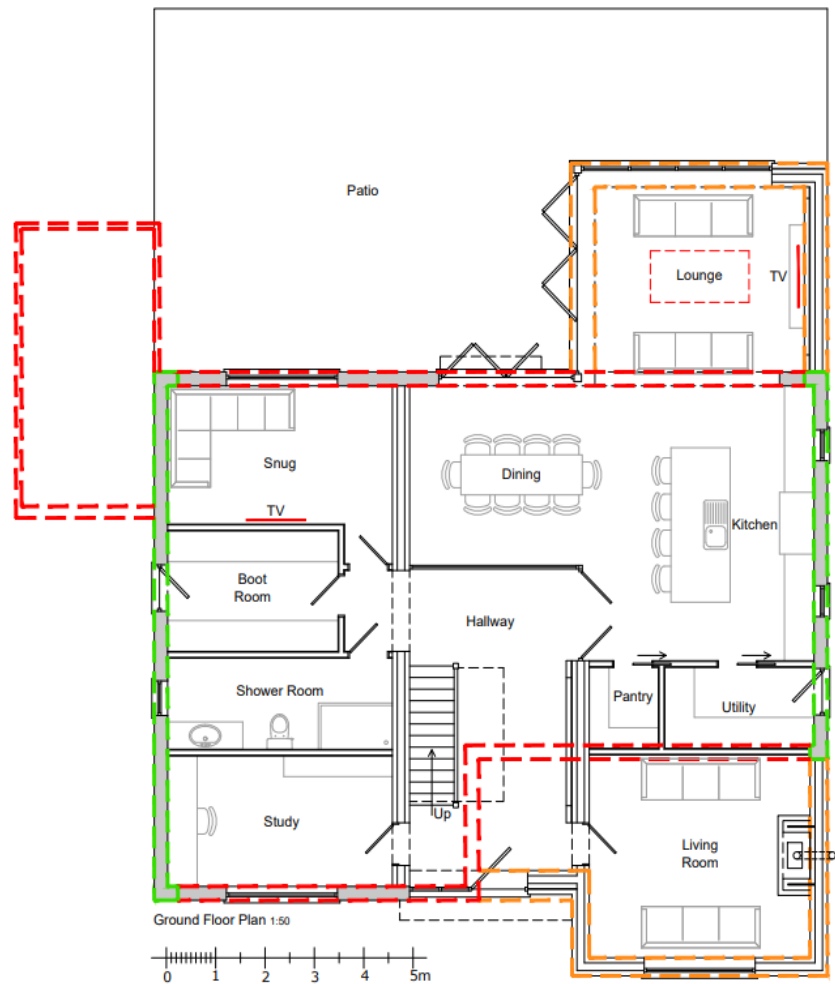
Date:
May 2025

Scale:
1:50, 1:100, 1:200
@ A1

Drawn by:
24017

Checked by:
03

Project:
I



Vertex Architecture Planning • Architectural Design • Consultancy 01693 222222 • 01693 222222 • 01693 222222		
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	Drawing No: 04	Revision: B











View southwards from the site frontage





Rear garden facing north





Rear of dwelling





Western boundary to rear





Eastern boundary to rear





Street scene view westwards



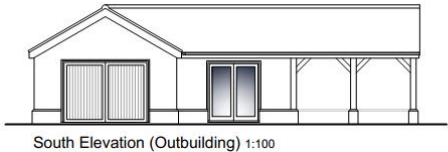
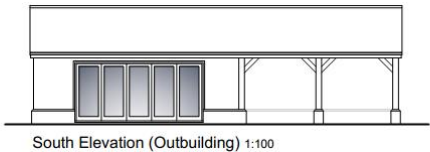
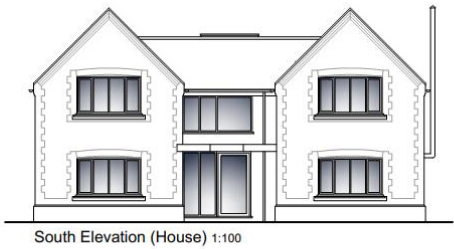
Speaker Jordan Cribb



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







 **Environmental Services Design**
Environmental Services Design Limited
Crestwood Gate, Walsley, South
Westford, Leicestershire, LE19 1DP
www.environmental-services.co.uk
Tel: 01930 831 914
Email: info@esd.co.uk

STP GREEN

PROJECT
WALPOLE BESS
WISBECHELECTRICAL SERVICES
BATTERY STORAGE LAYOUT

SCALE 1:500	ORIGINAL SIZE A0	DATE AUGUST 2024
DRAWN T. Butterfield	DESIGNED S. Miller	CHECKED J. Eames
DRAWING NUMBER 1924-ESD-XX-00-DR-E-6002		REVISED PO



The Site

View southwards from Marsh Road





Parcel A

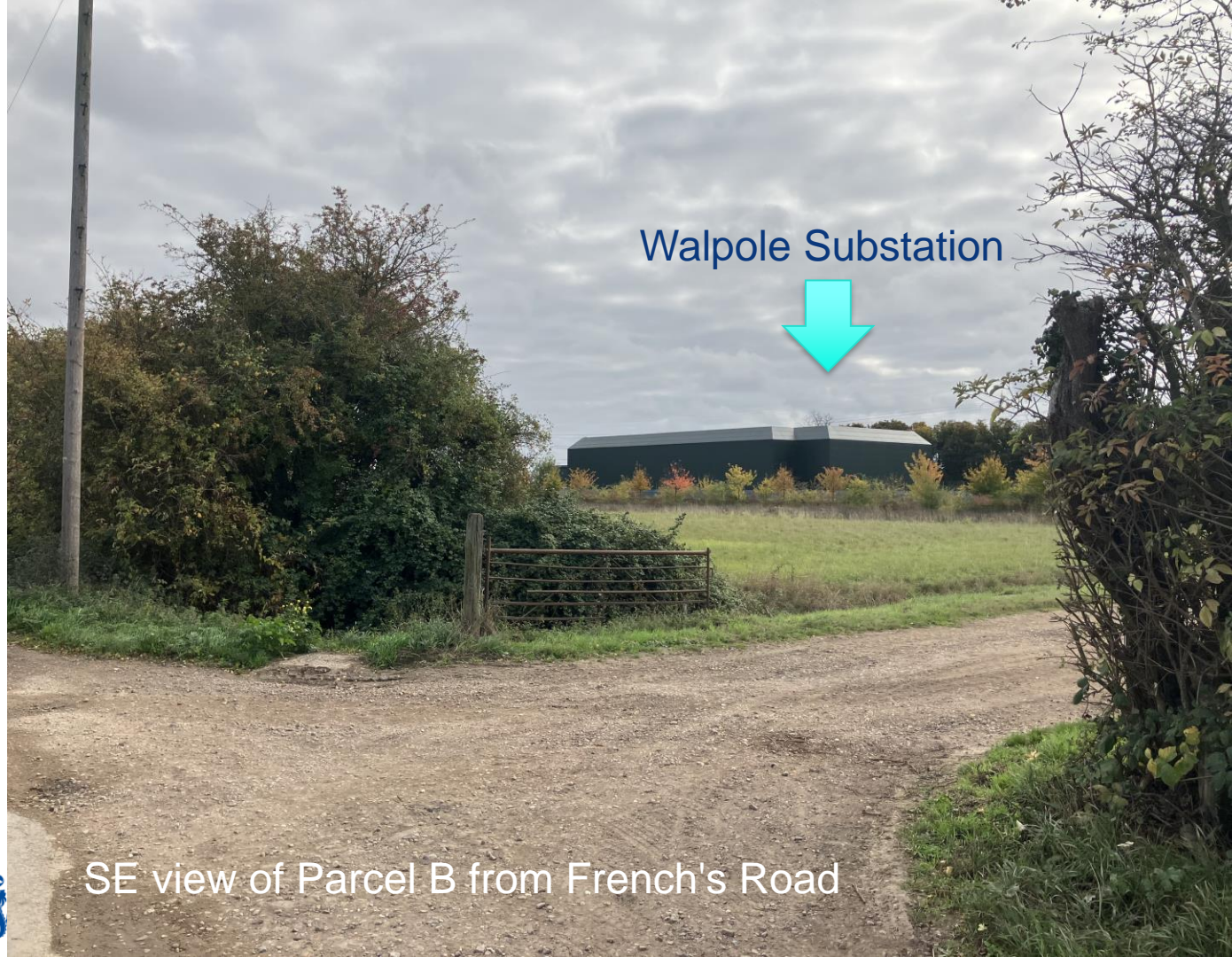
View from SE on French's Road





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

Walpole Substation



SE view of Parcel B from French's Road

Parcel A



View from in front of Marsh Farm NE towards Parcel A







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

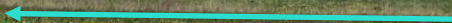


View westwards along French's Road Parcel B behind planting

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





Location of viewpoints

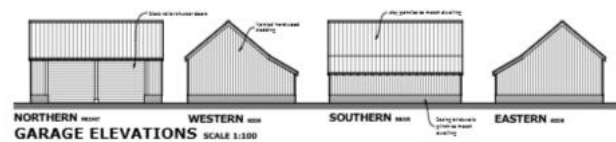
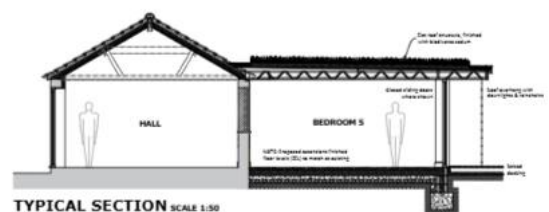










Position of proposed development

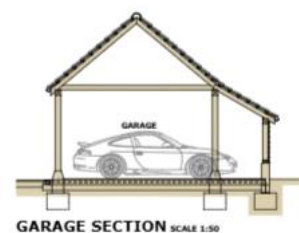
25/01 297/F



APPROVED
PLANS
23/01006/F



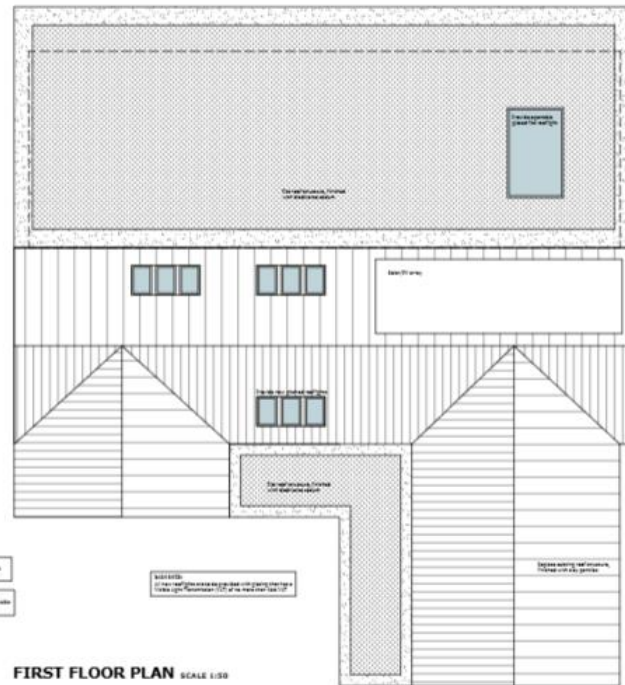
EXTERNAL FACING MATERIALS SCHEDULE 1	
	Provide two half inch aluminum cladding, stone & metal mesh over metal mesh
	Clay bricks with mortar
	Stone masonry with mortar
	Concrete with finish
	Concrete with stone masonry
	Concrete with stone masonry
	Concrete with stone masonry
	Concrete with stone masonry

[illegible]

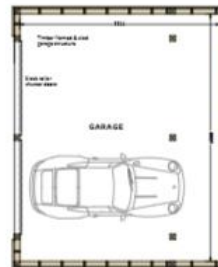
APPROVED
PLANS
23/01006/F

GROUND FLOOR PLAN SCALE 1:50

GROUND FLOOR PLAN SCALE 1:50

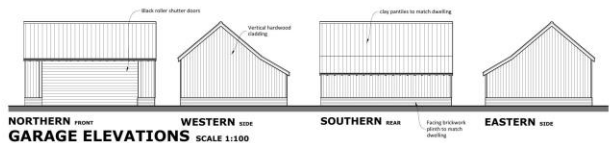


FIRST FLOOR PLAN SCALE 1/30

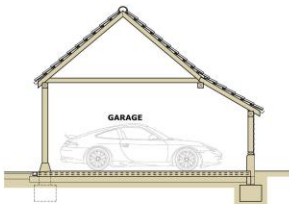
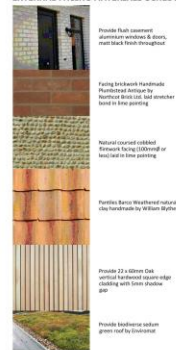
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TYPICAL SECTION SCALE 1:50



NORTHERN FRONT **WESTERN SIDE**
GARAGE ELEVATIONS SCALE 1:100



GARAGE SECTION SCALE 1:50

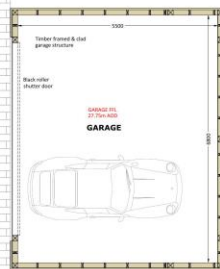
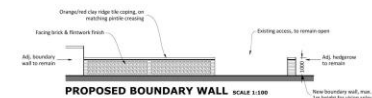
20/07/23	Drainway layout & planning amended back to 10% revision.
20/07/23	Compensatory Storage removed from plans.
30/12/24	Further details added in accordance with EA comments.
20/07/23	Compensatory Storage removed in accordance with TRA Consultants report.
11/10/24	Trackside crossing removed by UPR's request.
20/07/23	PR4 requirements added.
26/06/24	PR4 requirements added.
18/06/24	PR4 & C&S details added to design.
18/06/24	Proposed boundary wall proposals presented.
10/02/24	Proposed boundary wall proposals added to client's request.
10/01/24	Amended to suit client's requirements.
10/01/24	Amended for replacement dwelling application.
10/01/24	Amended for PC10 application.
10/09/23	Amended following UPR's comments.
10/06/23	Amended following meeting with client's representatives.
13/05/23	Amended scheme in accordance with client's requirements.
13/05/23	Amended scheme in accordance with client's requirements.
13/05/23	Amended scheme in accordance with client's requirements.
18/05/23	Amended scheme in accordance with client's requirements.
18/05/23	Amended scheme in accordance with client's requirements.
23/02/21	Minor revisions in accordance with client's requirements.
date	purpose

TITLE: Proposed Plans, Elevations, Section, Site & Roof Plan
PROJECT: Proposed Extensions & Alterations
ADDRESS: Ran Revir, Bailey Street, Castle Acre, Norfolk, PE32 2AG
DATE: 11/10/17 **SCALE:** 1:50, 1:100, 1:200 @ A3

MR M GREEN



SITE/ROOF PLAN SCALE 1:200



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

[illegible]

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



Looking east in the application site



25/01297/F



Looking south-east in the application site



25/01297/F



Looking south-east in the application site



25/01297/F



Looking south in the application site



25/01297/F



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





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



25/01297/F



Looking north-west from application site towards Bailey Street



25/01297/F



Looking west from application site towards Bailey Street





View north up Bailey Street





View east in application site and access





25/01297/F

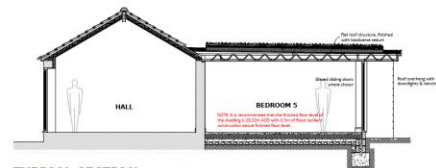


View south along Bailey Street

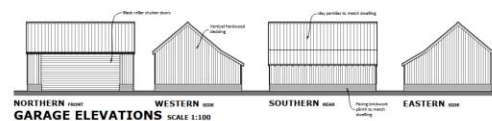


Speaker Hazel Fenner



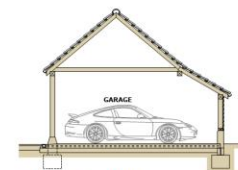


TYPICAL SECTION SCALE 1:50



NORTHERN FRONT **WESTERN**
GARAGE ELEVATIONS SCALE 1:100

EXTERNAL FACING MATERIALS SCHEDULE



GARAGE SECTION SCALE 1:50

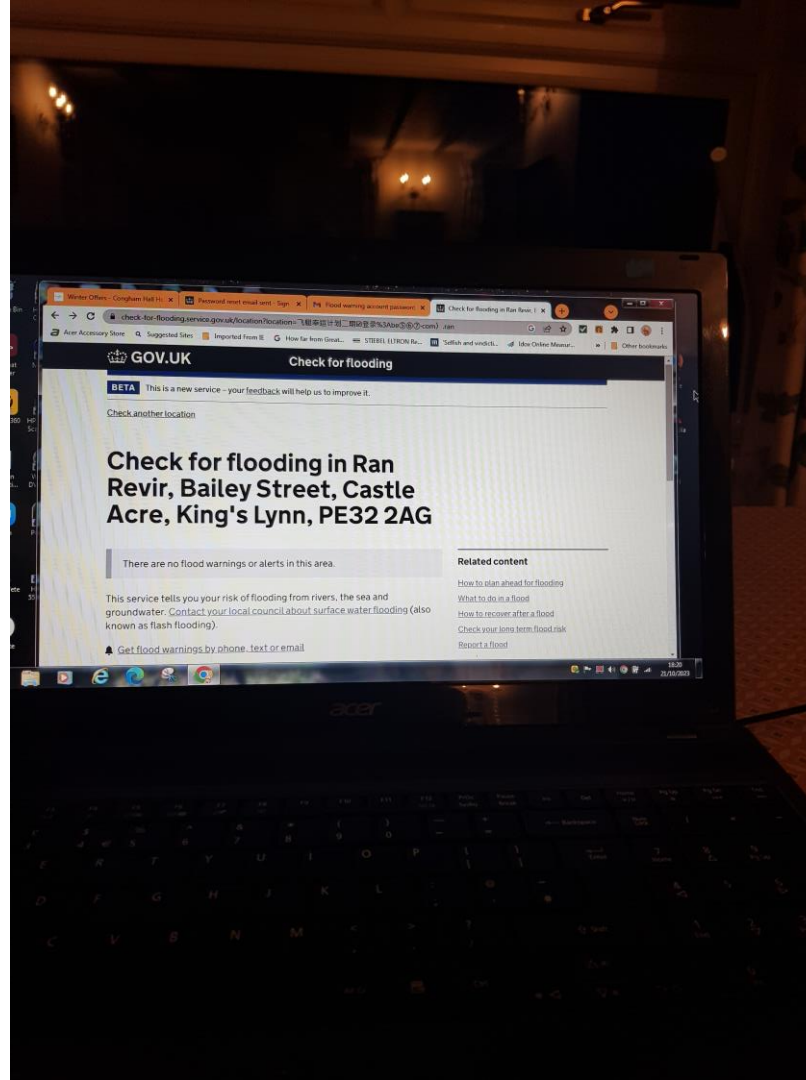
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title:	Proposed Plans, Elevations, Section, Site & Roof Plan
project:	Proposed Extensions & Alterations
address:	Ran Revir, Bailey Street, Castle Arme, Norfolk, PE32 2J

MR M GREEN

25/01297/F





25/01297/F



25/01297/F



25/01297/F



25/01297/F



25/00590/O





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.

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**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

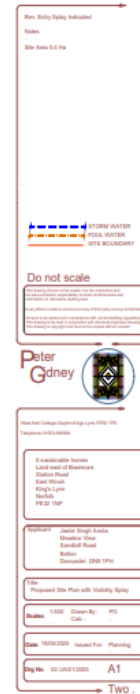
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LOCATION PLAN

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

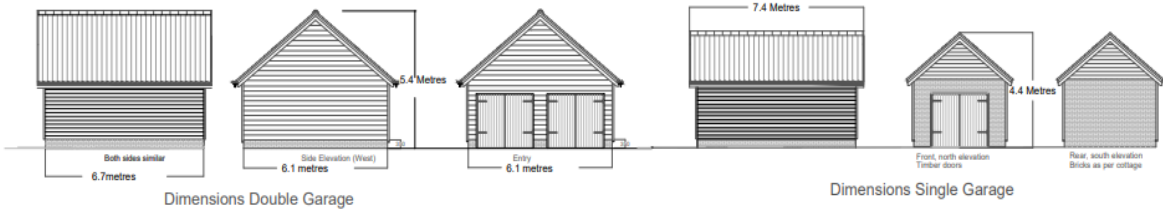
Date: 21/05/2025 Issued For: Planning

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

One







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









Looking west on A47 showing site boundary and bus stop





Looking east on A47 showing bus stop









Looking through site boundary



Looking through site boundary



Application site looking west



Application site looking north



Application site looking north





Application site looking north east



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)



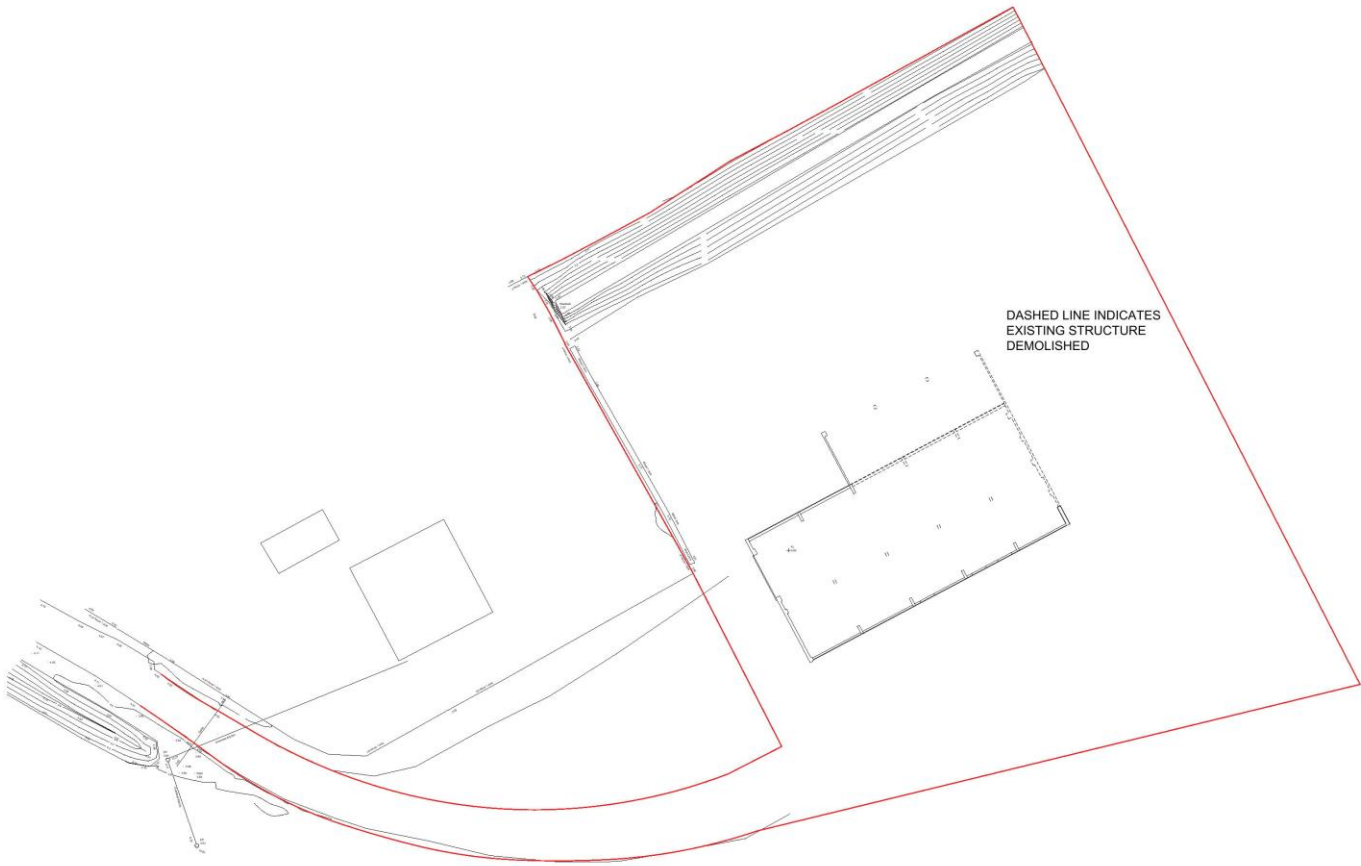
Visibility looking west from the proposed/ existing entrance
120 metres (clear).(Actual 175m)



Proposed entrance RTA last 5 years

25/01186/F





DASHED LINE INDICATES
EXISTING STRUCTURE
DEMOLISHED

Notes:
[Redacted]
Report of observations, errors and omissions
Verity of dimensions on site before commencing site work, on site or preparing site drawings
All materials, components and workmanship shall comply with the relevant standards and specifications of practice, and appropriate approvals shall be obtained prior to any work commencing on site
For all quantities work, see relevant drawings
This drawing and design are the property of the design team

PLANNING

SCHEME SUBJECT TO PLANNING PERMISSION & BUILDING CONTROL APPROVAL

Project Name:
GREEN MARSH FARM
BARN CONVERSION

Project Location:
EXISTING PLANS
SITE PLAN

Scale:
1:200

Client:
[Redacted]

Drawn by:
[Redacted]

Checked by:
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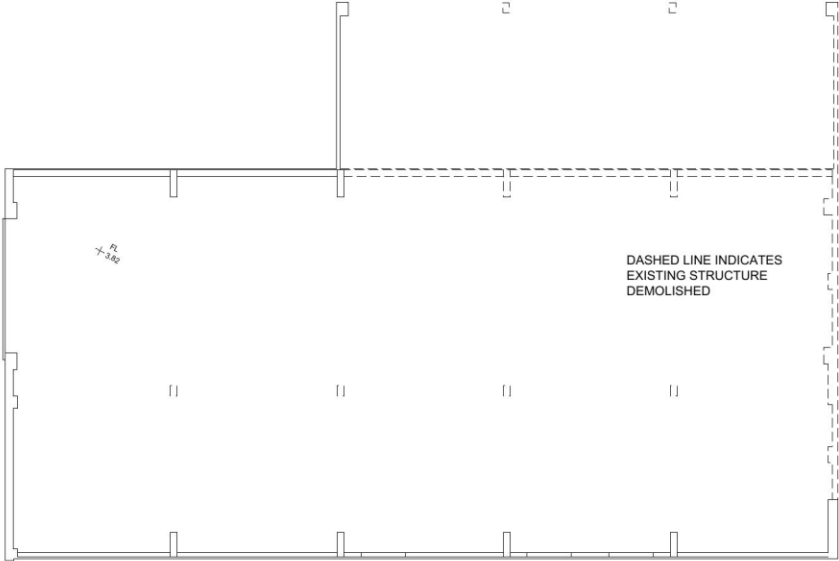
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Date Description



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
1:100 @ A3

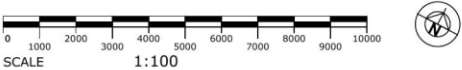
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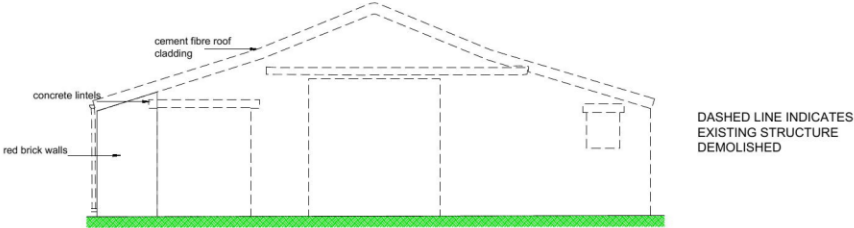


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Telephone 01753 534100
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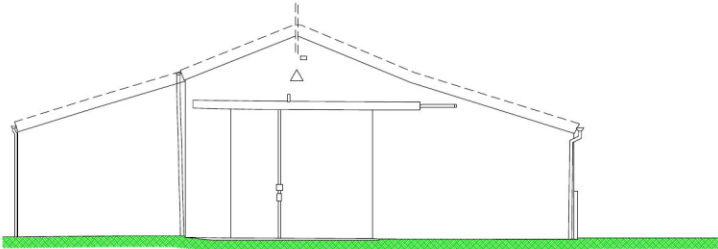
Old File Path
Drawing Number
2021-10
Revision
5

Existing Ground Floor Plan 1:100





North-East Elevation



South-West Elevation

NOTES:

Report all discrepancies, errors and omissions.

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Date Description

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 @ A3

Drawn by
LA

Date
10/06/2024

Checked by



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CDR File Path
Drawing Number
2501-20

Revision
B



14/1/2019

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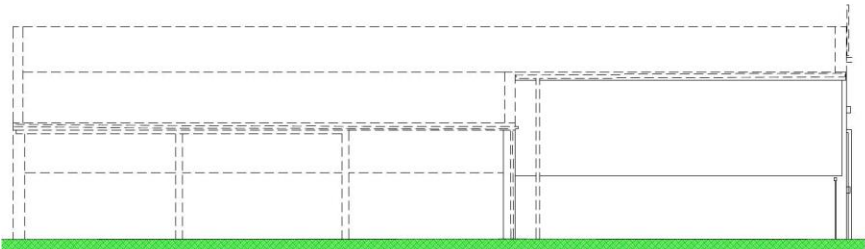
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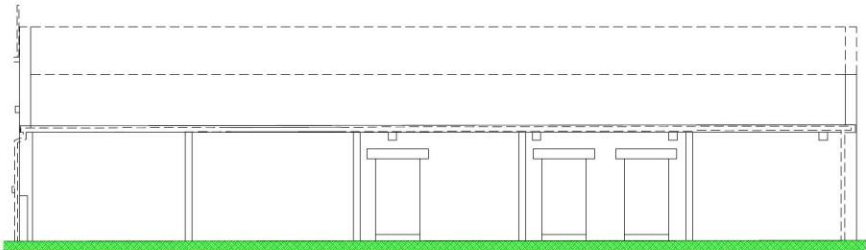
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Date	Description
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North-West Elevation

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 Location
EXISTING ELEVATIONS
FRONT & REAR ELEVATIONS

Scale
1:100 @ A3

Date
10/06/2024

Drawn by
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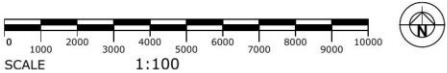
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Drawing Number
250130

Revision
B





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Date _____ Description _____

SCHEME SUBJECT TO
PLANNING APPROVAL &
BUILDING CONTROL APPROVAL

Project Details

PROPOSED PLANS
SITE PLAN

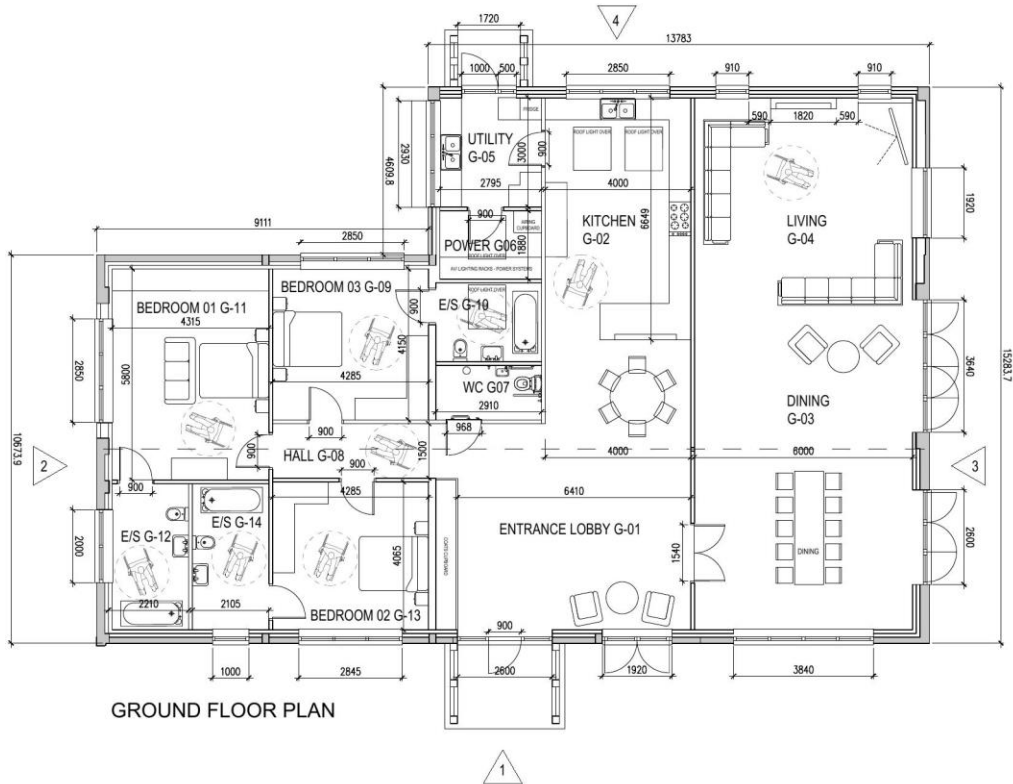
Index	Drawn by
1110 @ 42	LA
Date	Checked by
12/05/2024	



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Telephone: 678-613-6160
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Ordering Number	Revision
5061-31	0





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Date	Description

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 Name:

GREEN MARSH FARM BARN CONVERSION

Building description:

PROPOSED PLANS

GROUND FLOOR PLAN

Scale:

1:50 @ A3

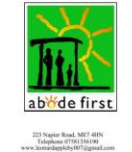
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LA

Date:

12/06/2024

Checked by:

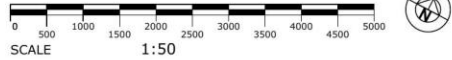


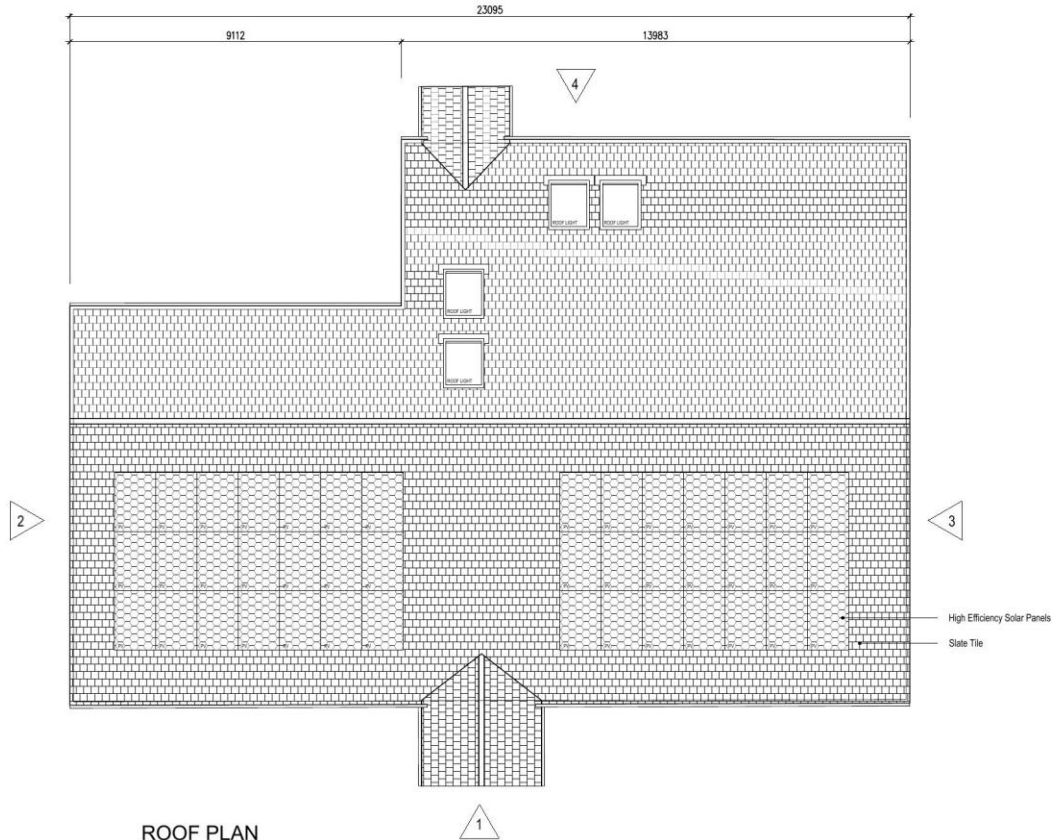
06 The Path

Drinking fountain

2051-100

8





NOTES:

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Date Description

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

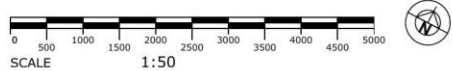


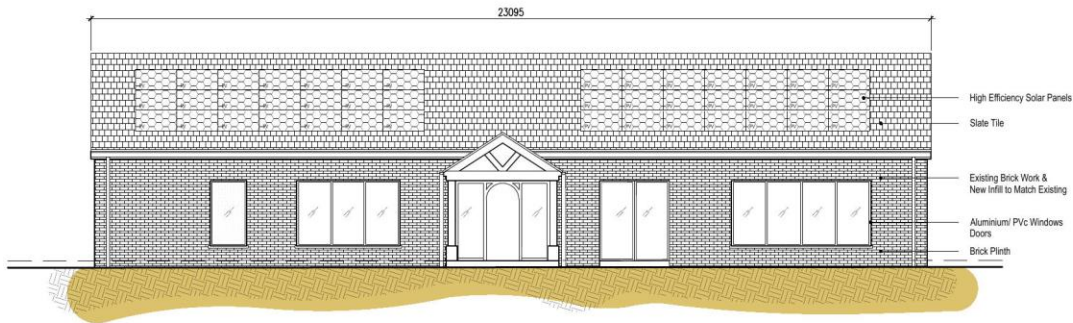
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Client File Path

Drawing Number
2000-150

Revision
0





South-East Elevation - 1A

Notes:

Report of discrepancies, errors and omissions.

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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

Scale
1:150 @ A3

Date
10/06/2024

Drawn by
LA

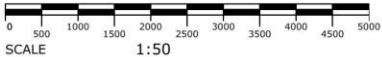
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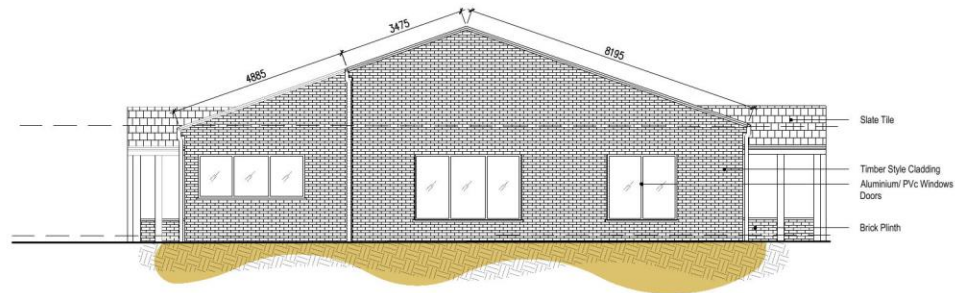


212 Napior Road, NR7 6BN
Ely, Cambs (01753 234362)
www.abodefirst.co.uk

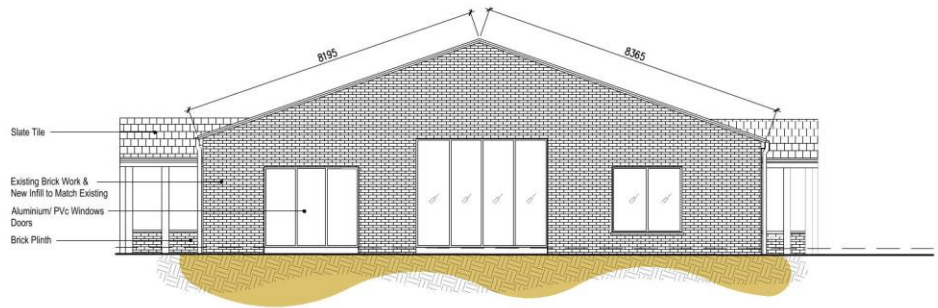
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Revision
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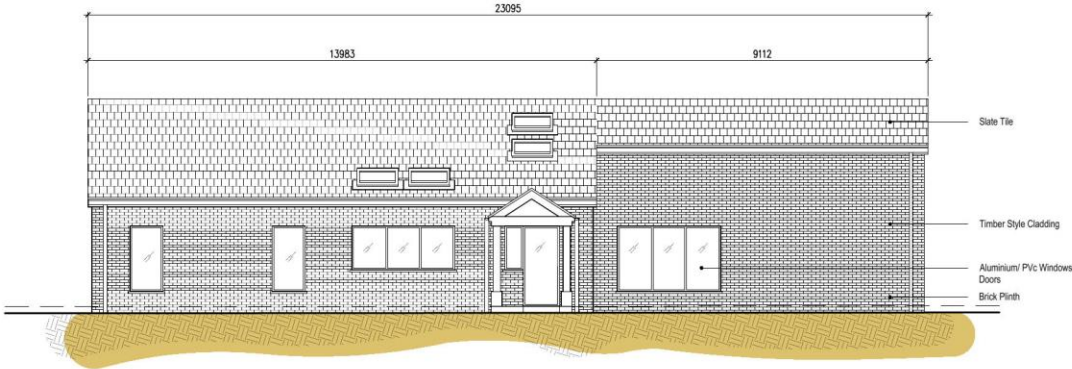




South -West Elevation - 2



North-East Elevation - 3



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

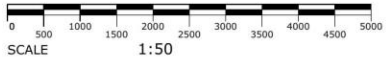
Working description
PROPOSED ELEVATIONS
NORHT WEST - 4

Scale
1:50 @ A3
Date
12/06/2024
Drawn by
LA
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Telephone 0785 134100
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OD File Path
Drawing Number
2551-220
Revision
C





Driveway onto the site





Western elevation of the barn







Southern elevation of the barn looking west





North east point of barn looking internally west





Internal southern elevation from north-east corner of the barn



Western view from north-east corner of the



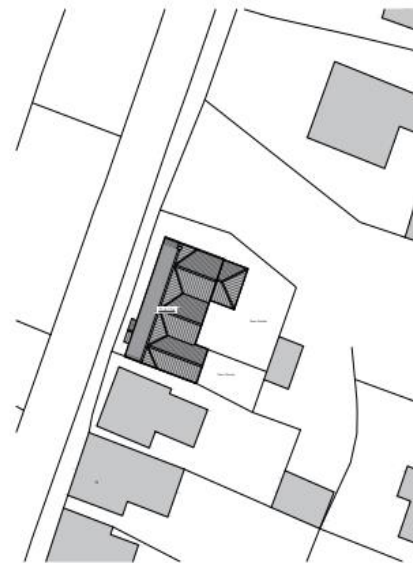
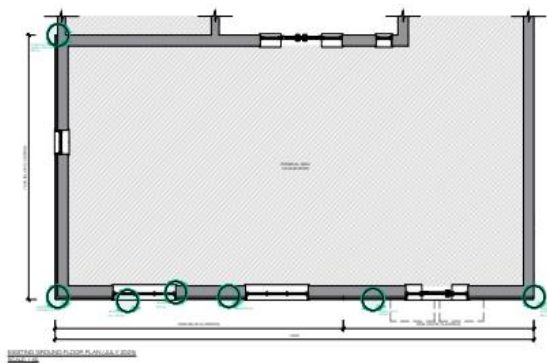
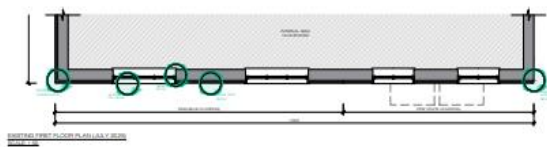




Application site looking west towards neighbouring property

25/01308/F





1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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NOTES
DRAWINGS PROVIDED FOR PERMISSIVE PLANNING PERMISSION ONLY
NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE
THESE DRAWINGS ARE THE PROPERTY OF JKN
REFER TO ORIGINAL DETAILS APPENDED TO THIS APPLICATION

JKN
KNIGHT DESIGN
ARCHITECTURAL SERVICES

CAROLINE PARSONS
68A
SCHOOL ROAD, UPWELL,
NORFOLK
NR14 6SW

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

DATE: 21/07/25
BY: JKN
CHECKED: JKN
DATE: 21/07/25
BY: JKN

25033-PL001



Neighbouring properties to the south





Application site





Speaker Holly Wilkin



Before



After



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.



Exhibit Three: A selection of houses from School Road





End of Presentation

