

Planning Committee

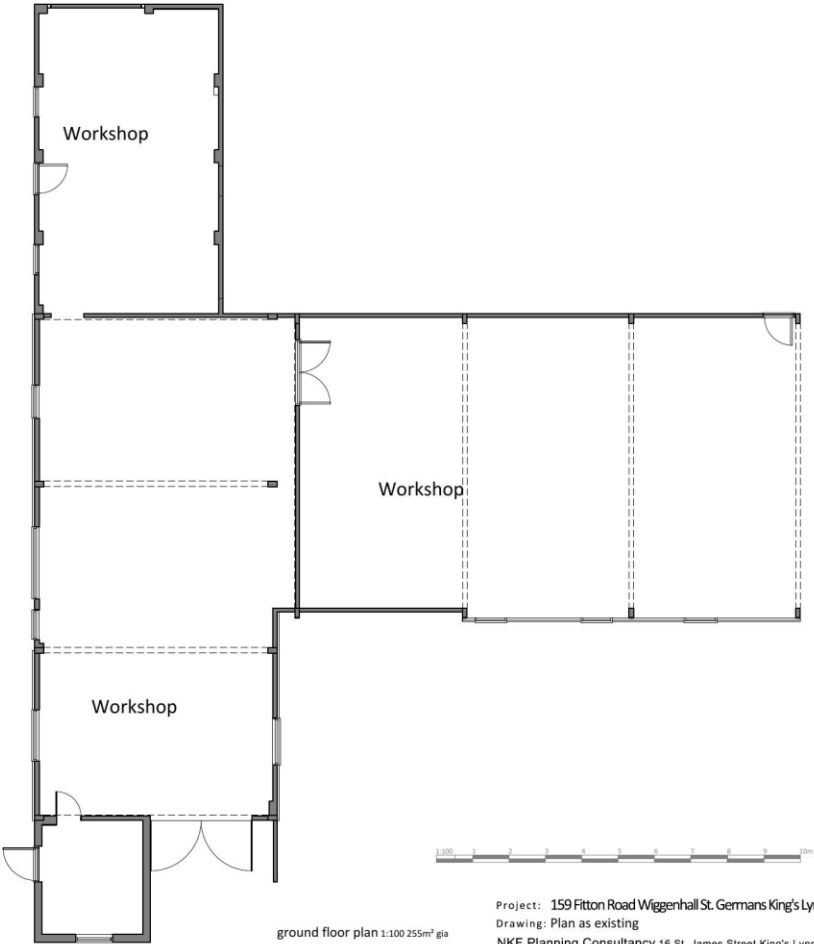
7 September 2026



25/02010/CU



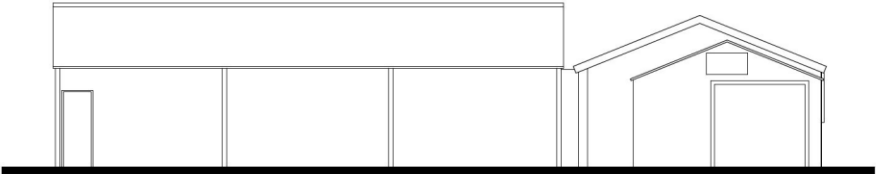




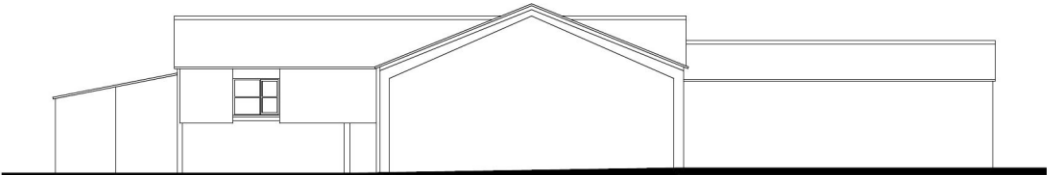
all dimensions to be checked on site - scaling only permitted for planning purposes



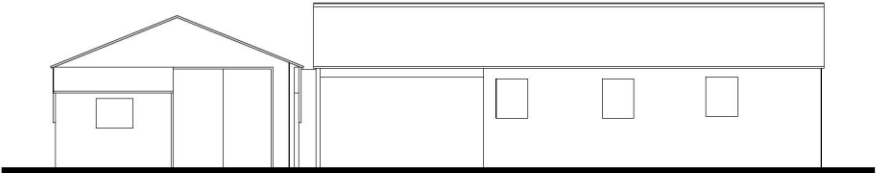
west elevation 1:100



north elevation 1:100



east elevation 1:100



south elevation 1:100



all dimensions to be checked on site - scaling only permitted for planning purposes





View north to the front of the site



View to the north along Fitton Road







View to the south along Fitton Road



View southwest, along the south boundary



View north to the rear of the site



View along the east boundary

26/01054/F





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ARCHITECTS

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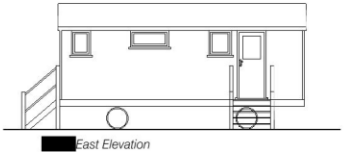
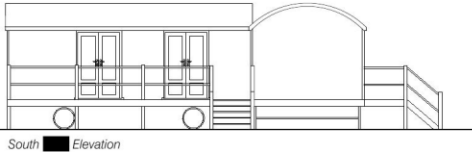
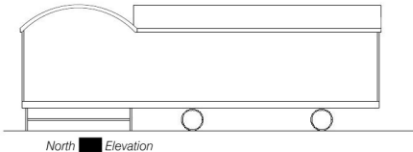
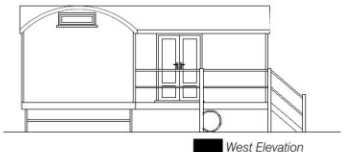
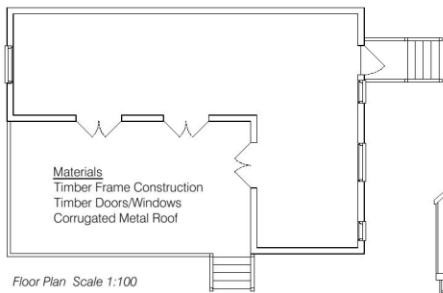
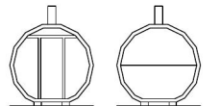
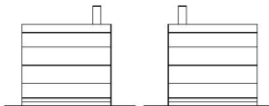
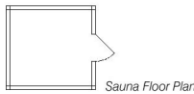
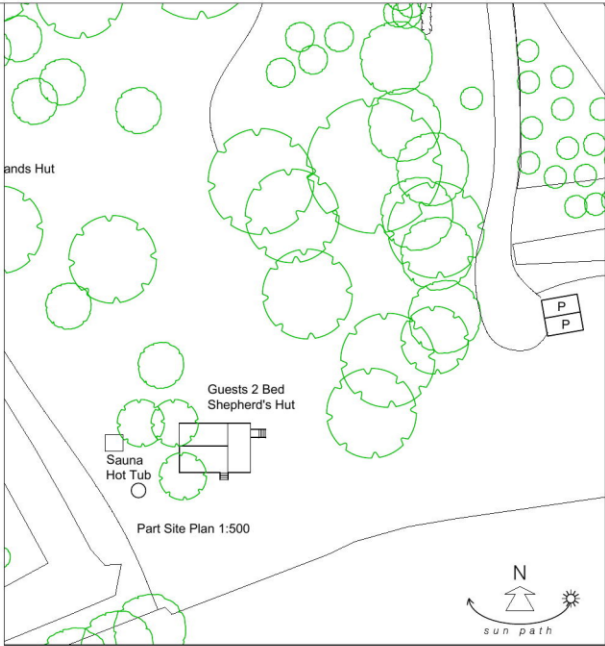
Project:
Little Massingham Manor
King's Lynn
PE32 2JU

Title:
Retrospective Shepherd's Hut

Location Plan

Scale:	As Shown @ 1:250	Date:	06/04/2026
Drawn:	JL	Checked:	JL
Drawn issued for:	Planning		
Draw No:	691 - 115	Rev:	-

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All dimensions must be checked on site by the Contractor



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Project:
Little Massingham Manor
King's Lynn
PE32 2JU

Title:
Retrospective Shepherds Hut

Plans, Elevations, Site Plans
Scale(s): As Shown@A3 Date: 06/04/2026

Drawn: jf Checked: JL

Drawing issued for: Planning

Draw No: 691 - 116 Rev: -

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Hut, sauna and hot tub, photograph taken facing northeast

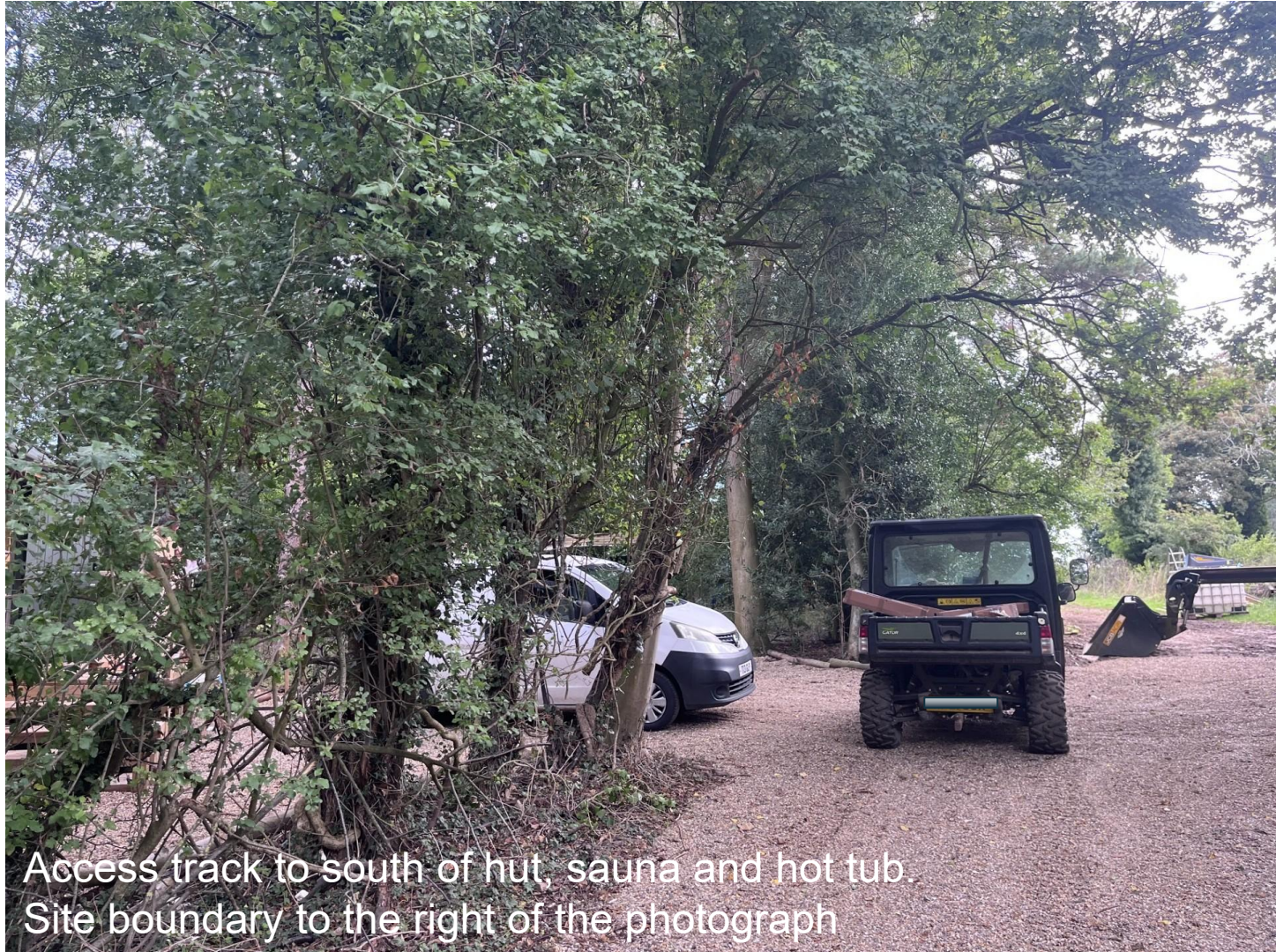




Hut, photograph taken facing north from access track



View from hut, sauna and hot tub, photograph looking west



Access track to south of hut, sauna and hot tub.
Site boundary to the right of the photograph



Southern site boundary





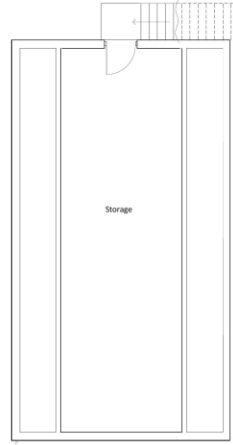
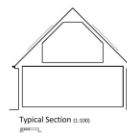
Southern site boundary



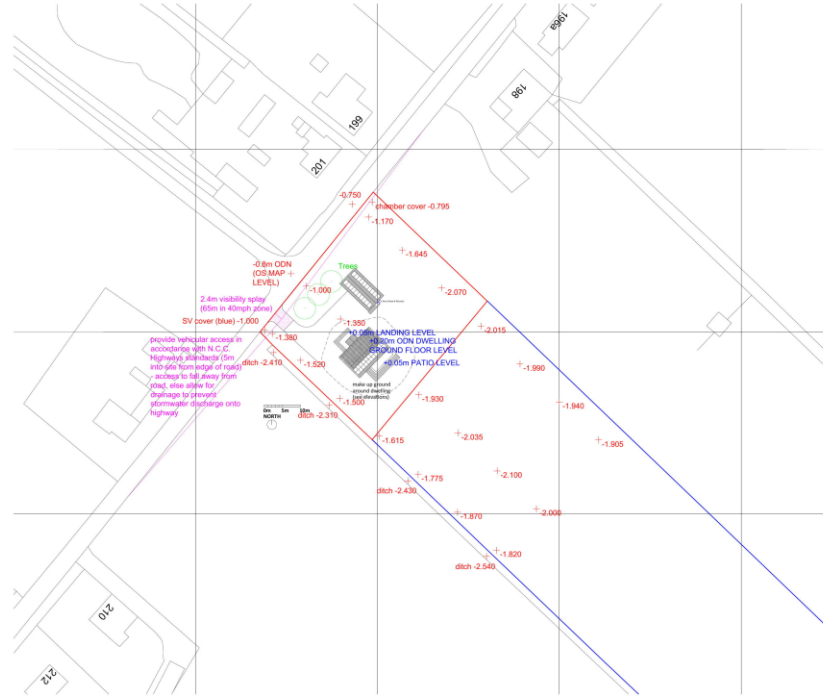
View from the east

26/01089/F



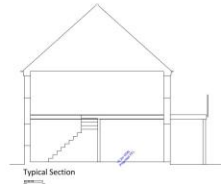
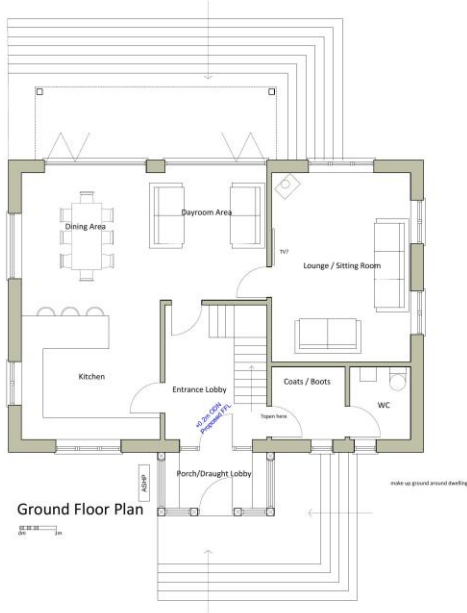
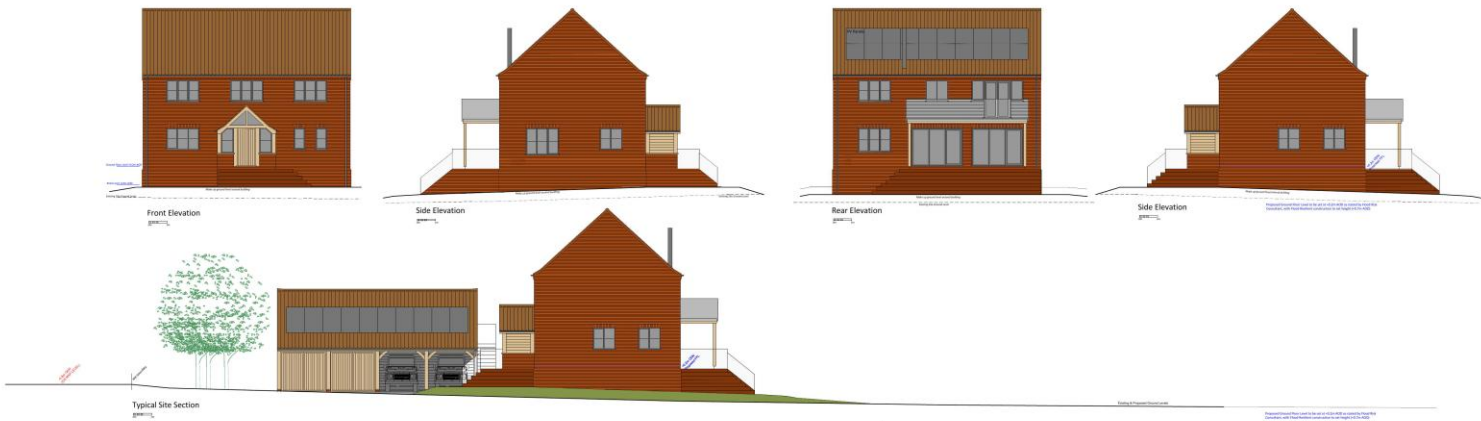


Garage/Cartshed First Floor Plan



Site Plan 1:500

New Dwelling @ The Drove, Barroway Drove PE38 0AN
Proposed Sketch Drawing - Garage/Cartshed
Drawing No. : 4041_512/02 Rev D a1paper





Application site from the roadside (northern corner)



Application site with field and dwelling to the south-west of site





Agricultural building and dwellings to the north-west of site.





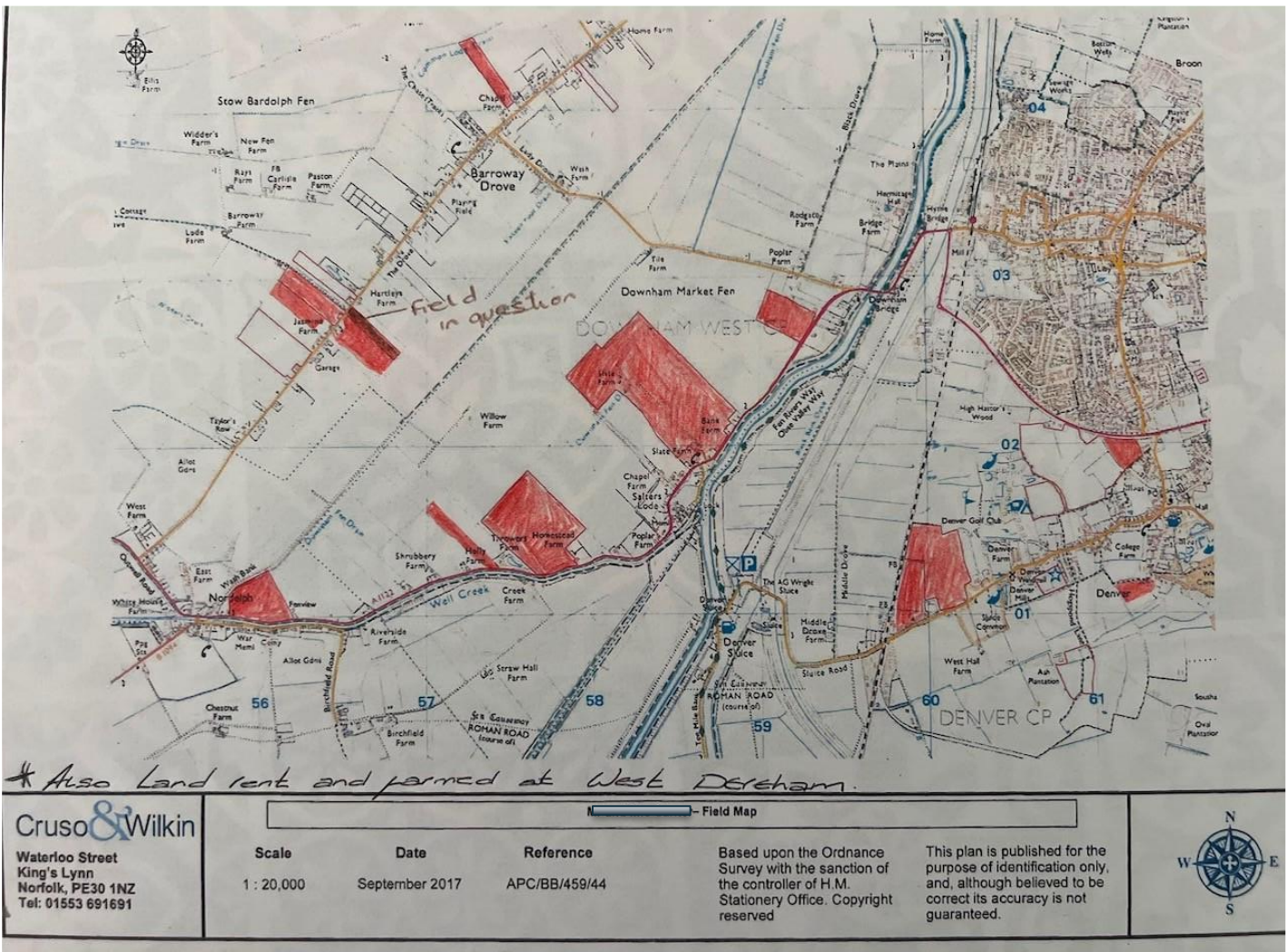
Dwellings north of site on opposite side of road

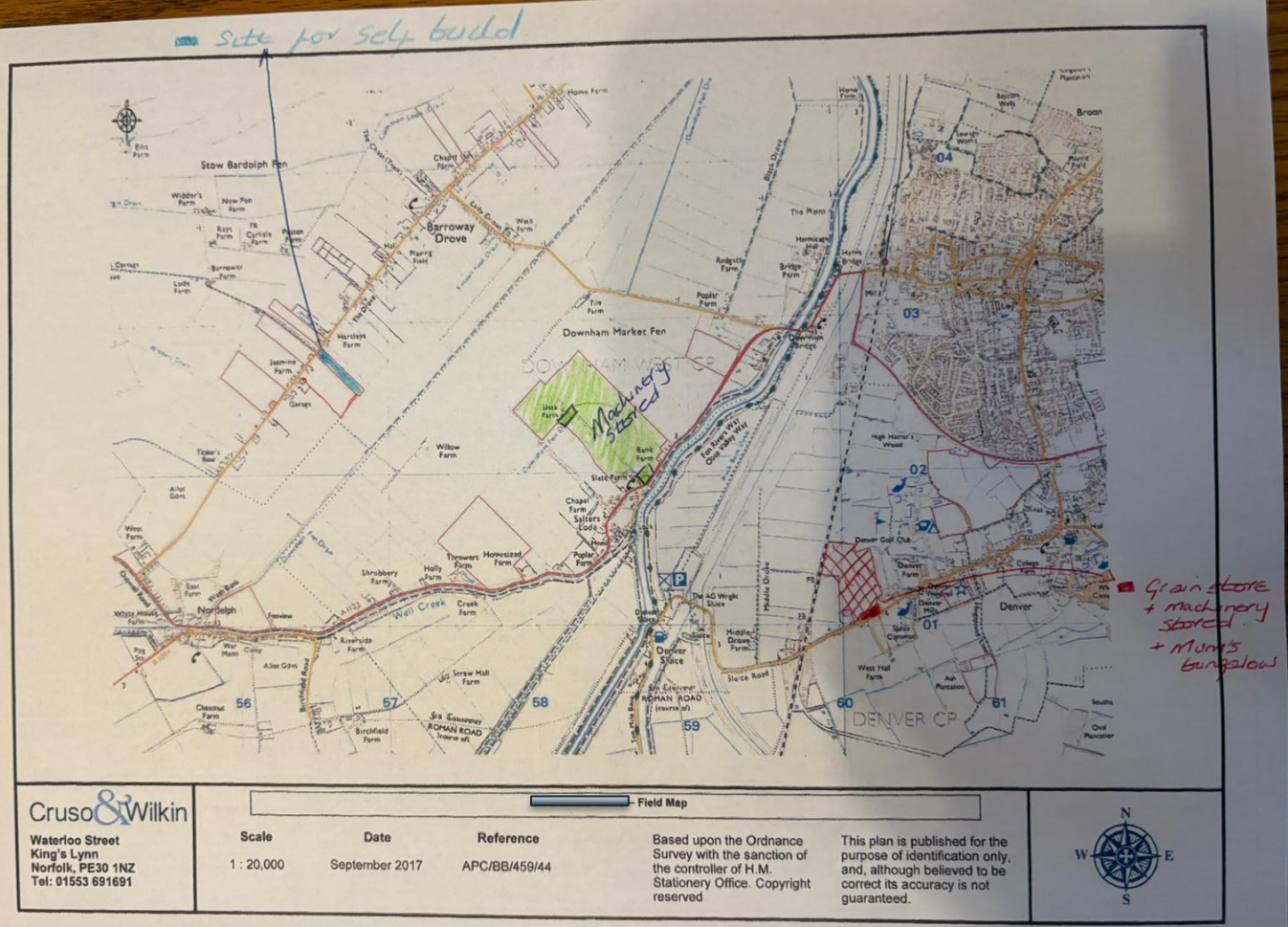


Bungalow directly north of site

Speaker Daniel Garner





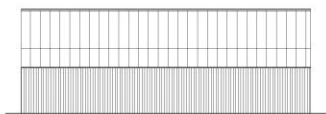


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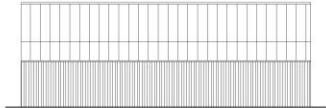
Existing Front (North-West) elevation 1:100



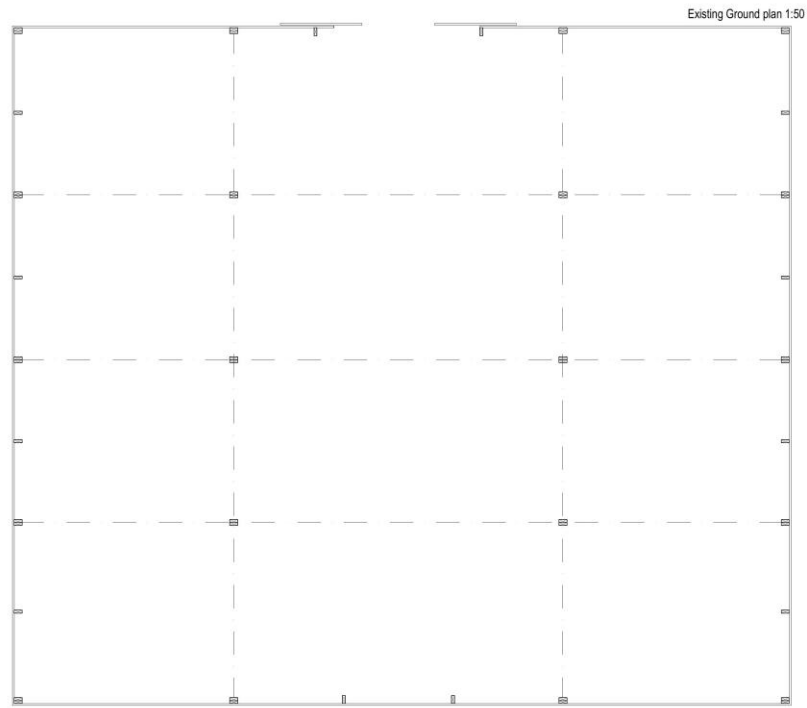
Existing Side (North-East) elevation 1:100



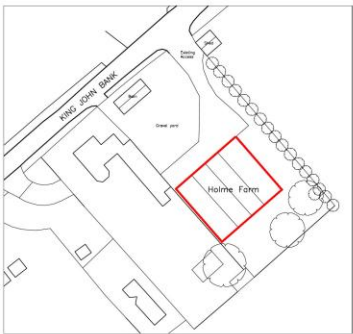
Existing Rear (South-East) elevation 1:100



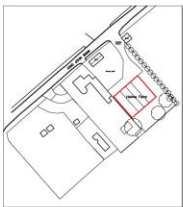
Existing Side (South-West) elevation 1:100



Existing Ground plan 1:50



Existing site Plan 1:500



Location Plan 1:1250

PHA
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MR T FOREMAN

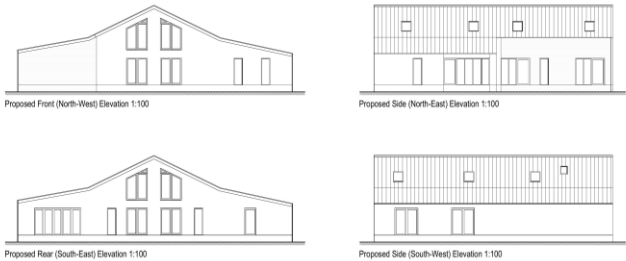
PROJECT
PROPOSED BARN CONVERSION

SITE
HOLME FARM
KING JOHN BANK
NORFOLK
PE14 7JS

DOCUMENT
EXISTING COMBINATION DRAWING

DWG NO.	DATE	REVISION	DATE
637502/PL01	A1		JUL 2023

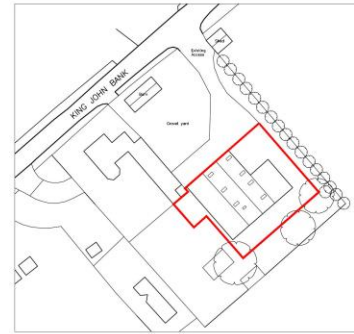
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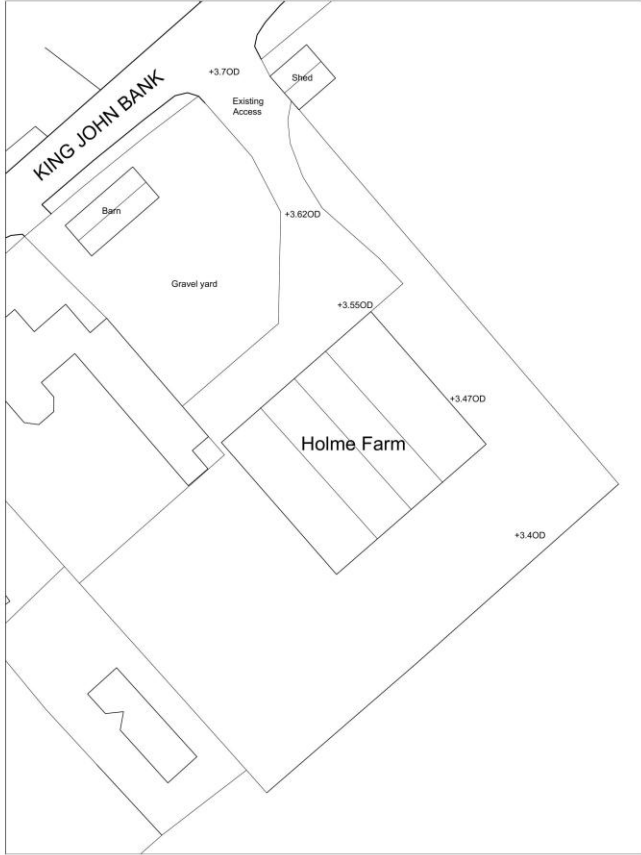


Approved plans under 23/01301/PACU3

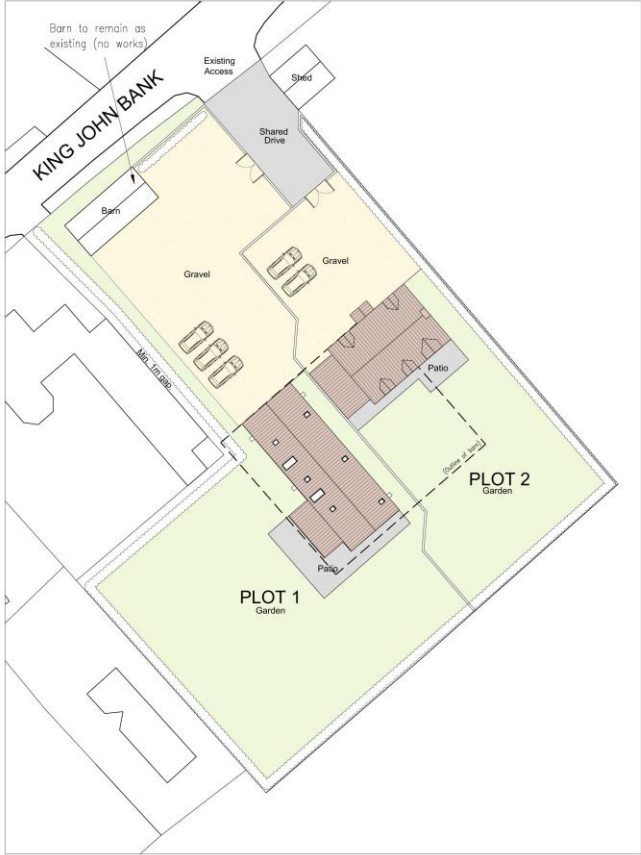


Borough Council of
**King's Lynn &
West Norfolk**

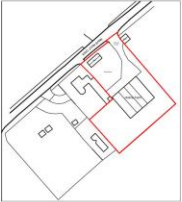
[illegible]



Existing Site Plan 1:200



Proposed Site Plan 1:200 - *Site levels to remain as existing.



Location Plan 1:1250



REVISIONS

PHA

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MR W CODONA

PROJECT:

PROPOSED BARN CONVERSION

DATE:

HOLME FARM

KING JOHN BANK

NORFOLK

PE 14 7JS

Drawings

SITE PLANS & LOCATION PLAN		
DWG NO.	REVISION	DATE
6375/02/PL.01B	A1	MAR 2026

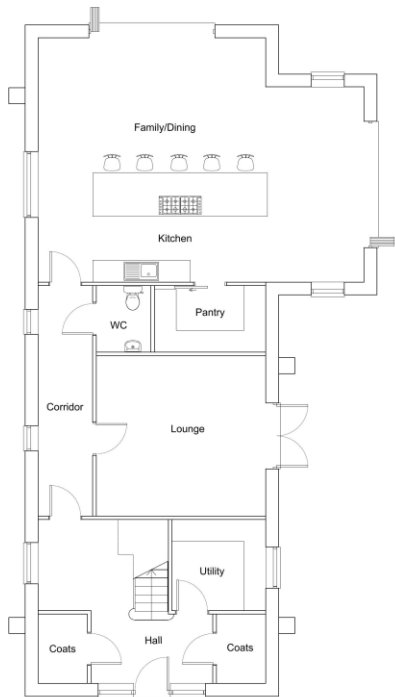
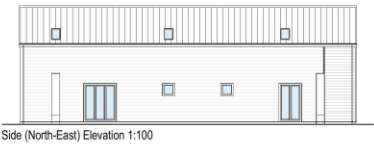
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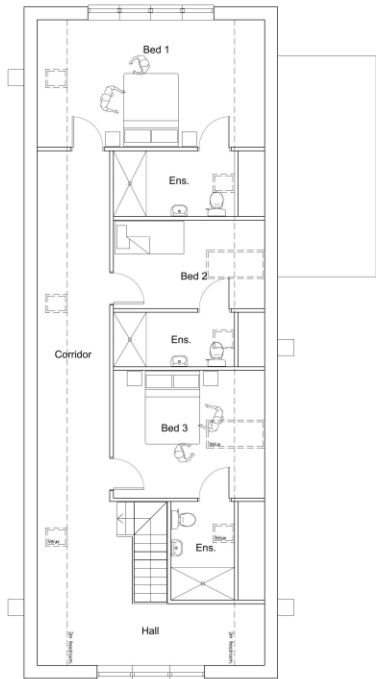
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Ground Floor Plan 1:50



First Floor Plan 1:50



PLOT 1

REFERENCE



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CURT

MIR W CODONA

PROJECT

PROPOSED BARN CONVERSION

SITE

HOLME FARM

KING JOHN BANK

NORFOLK

PE14 7JS

ISSUES

PLOT 1 COMBINATION

DATE

6/3/2024

PROJECT

6/3/2024

DATE

MAR 2026

NAME

6/3/2024

PROJECT

6/3/2024

DATE

MAR 2026

NAME

6/3/2024

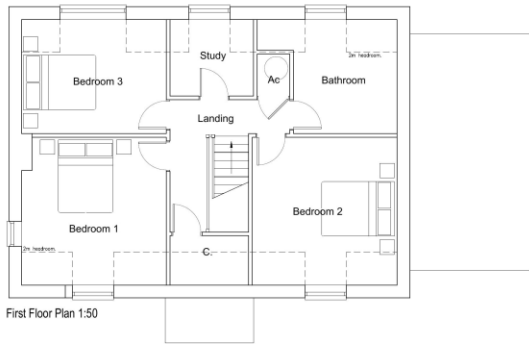
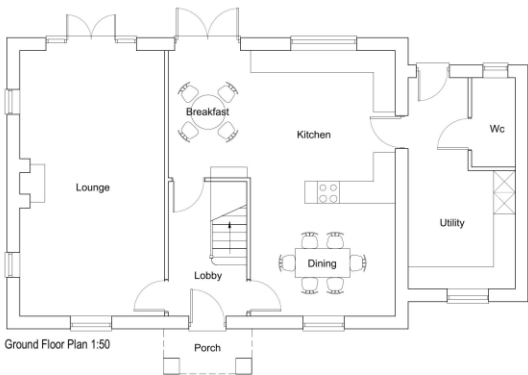
PROJECT

6/3/2024

DATE

MAR 2026





PLOT 2

REVISIONS



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MR W CODONA

PROJECT

PROPOSED BARN CONVERSION

DATE

HOLME FARM

KING JOHN BANK

NORFOLK

PE14 7JS

DRAWING

PLOT 2 COMBINATION

DATE	REVISION	DATE
6/7/20	A1	MAR 2020

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View S from access gateway towards the main building



View SW from access gateway towards Holme Farm House



View down NE side of main barn



Partial front elevation of main barn



Partial elevation of front of main barn



View back towards the road



View to NE along King John Bank

End of Presentation

