

APPLICATION REFERENCE: PF/19/1287

LOCATION: Church Farm, Church Road,
Smallburgh

PROPOSAL: Conversion and extension of
traditional barns to offices (B1) and use of portal
frame barn for associated car parking

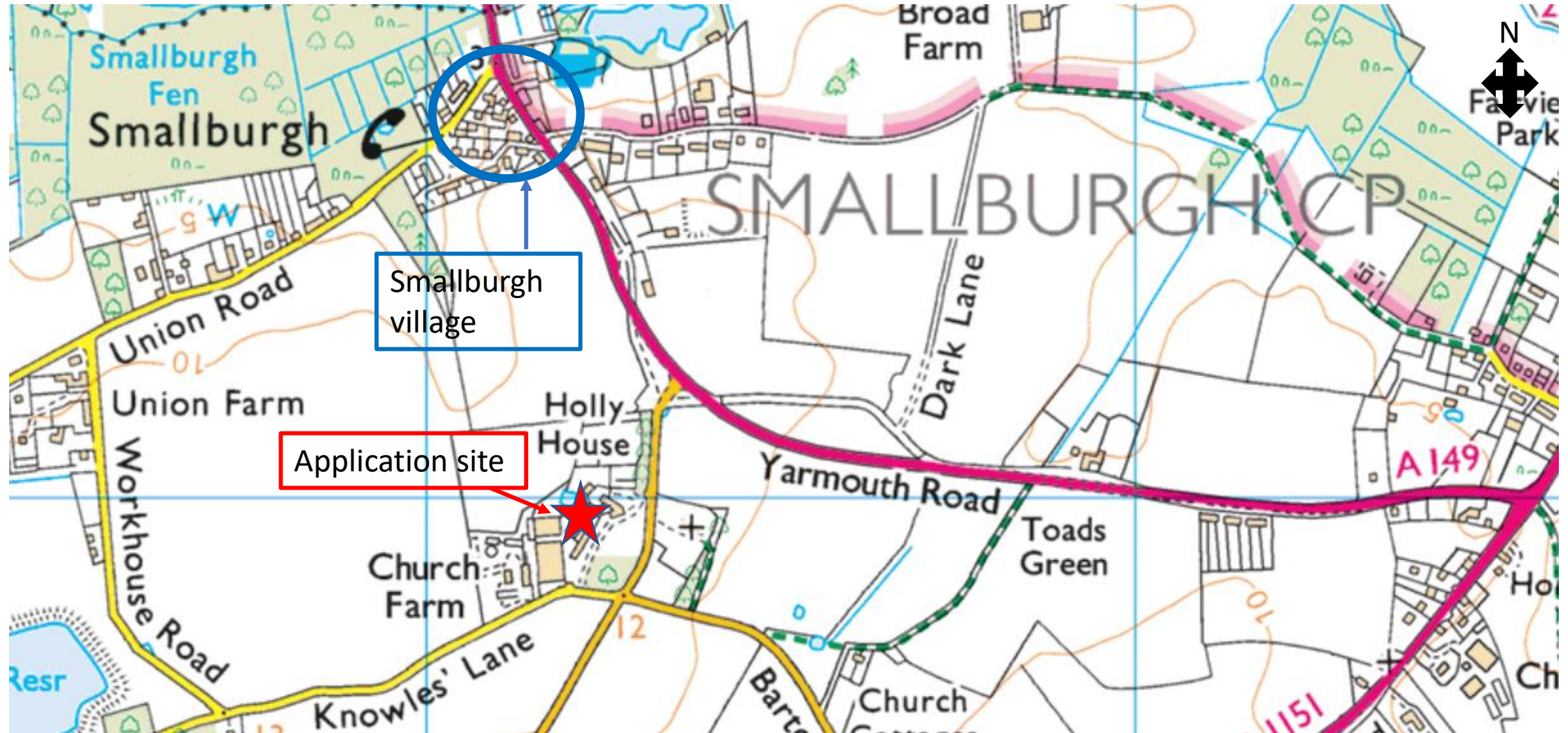


NORTH
NORFOLK
DISTRICT
COUNCIL

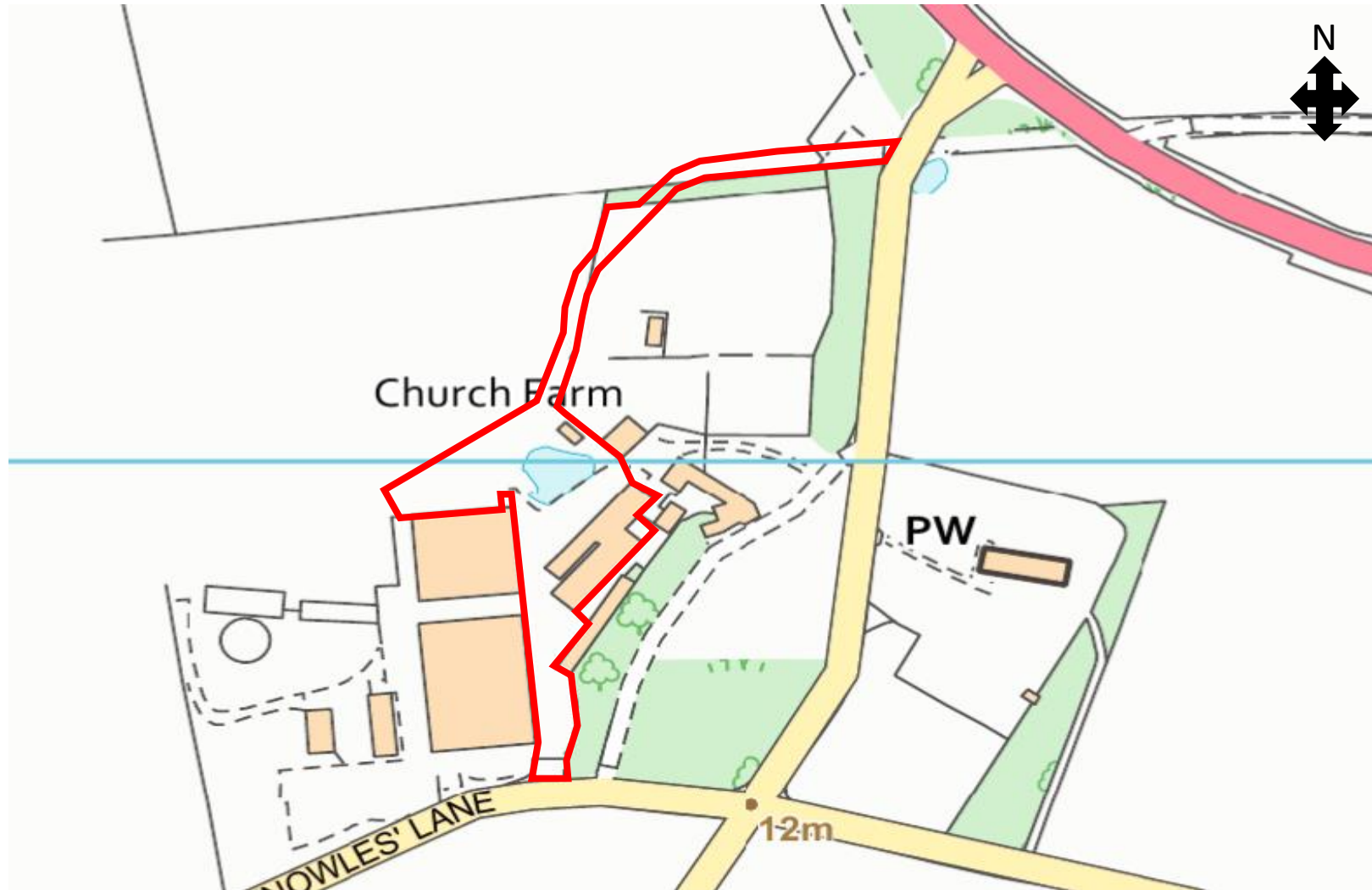
north-norfolk.gov.uk

17 September 2020

SITE LOCATION PLAN



SITE LOCATION PLAN





AERIAL PLAN





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 all dimensions to be checked on site and architect notified of any discrepancies prior to commencement.
 do not scale.

-  Pea shingle in Tarmac
-  Existing Concrete

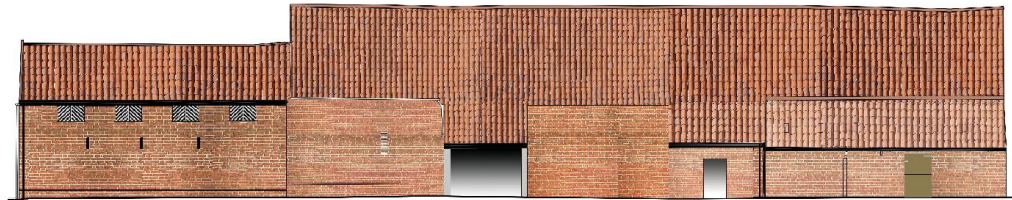
PROPOSED SITE PLAN

B	02.12.19	Revised landscaping meeting at NDCG 19.11.19	RCB
A	27.11.19	Revised to show extension removed and the garden frame building remaining	RCB
REV	DATE	COMMENT(S)	NAME
STATUS: PLANNING			
CLIENT: WORSTEAD FARMS LTD			
JOB: CHURCH FARM OFFICES			
TITLE: PROPOSED SITE PLAN AND LANDSCAPING			
DATE: APRIL 2019 scale @ 1:500			
JOB NO: 17.10 DRG NO: 07B			

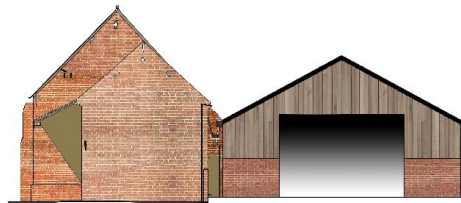




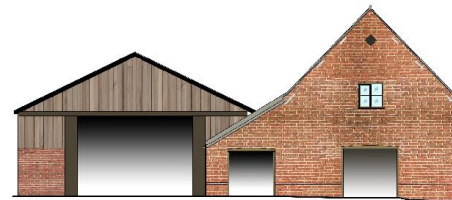
North West Elevation



South East Elevation



South West Elevation



North East Elevation

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Do not scale.

EXISTING ELEVATIONS

3 02.12.2019 Revised to bring drawings in line with NDCS 20.11.19 MCS
A 20.05.2019 Revised to bring drawings in line with NDCS 20.11.19 MCS
rev. date description no. rev.

status: **PLANNING**

client: **WORSTEAD FARMS LTD**

job: **CHURCH FARM OFFICES**

title: **EXISTING ELEVATIONS**

date: **APRIL 2019** scale: **@ 1:100**

job no: **17.10** drawing no: **06B**



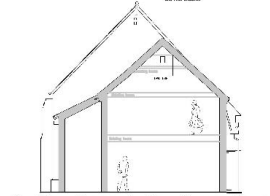
THE RURAL ARCHITECT

Scale 1:100

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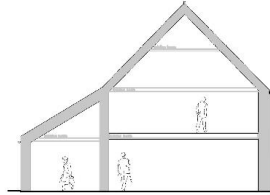
North West Elevation



Section through the Annex Barn

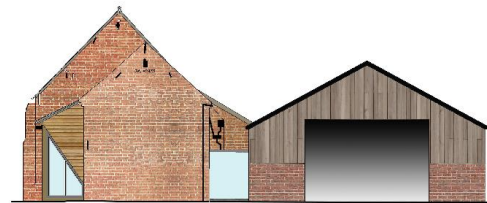


South East Elevation



Section through the Main Barn

PROPOSED ELEVATIONS



South West Elevation



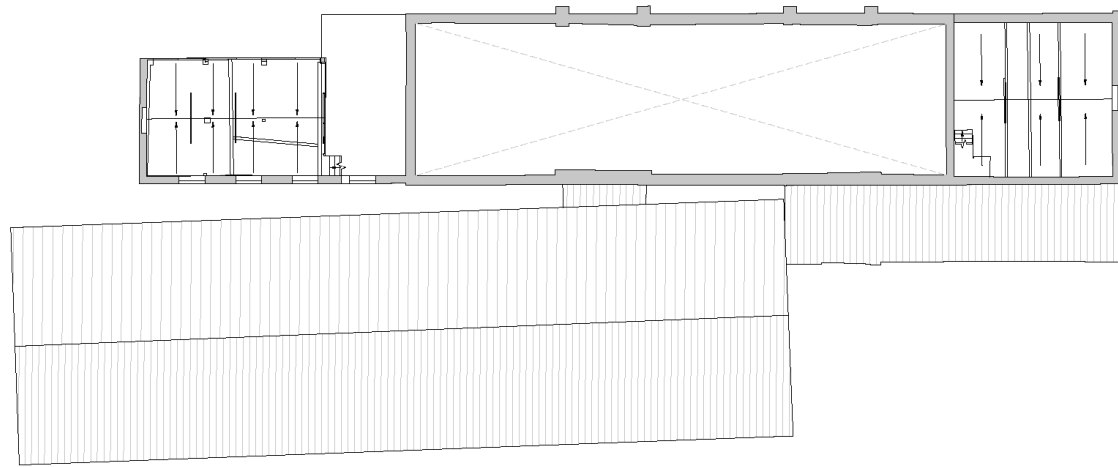
North East Elevation

B	20.04.2019	Revised following a meeting of NEMC on 19.04.19	HRK
A	19.03.2019	Revised following public comments	HRK
REV.	DATE	DESCRIPTION	BY
<p>STATUS: PLANNING</p> <p>CLIENT: WORSTED FARMS LTD</p> <p>JOB: CHURCH FARM OFFICES</p> <p>TITLE: PROPOSED ELEVATIONS</p> <p>DATE: APRIL 2019 SCALE: @ 1:100</p> <p>JOB NO: 17.10 DRG NO: 06B</p>			



THE RURAL ARCHITECT

Scale: 1:100



First Floor Plan



Ground Floor Plan

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PF19/1287

EXISTING FLOOR PLANS

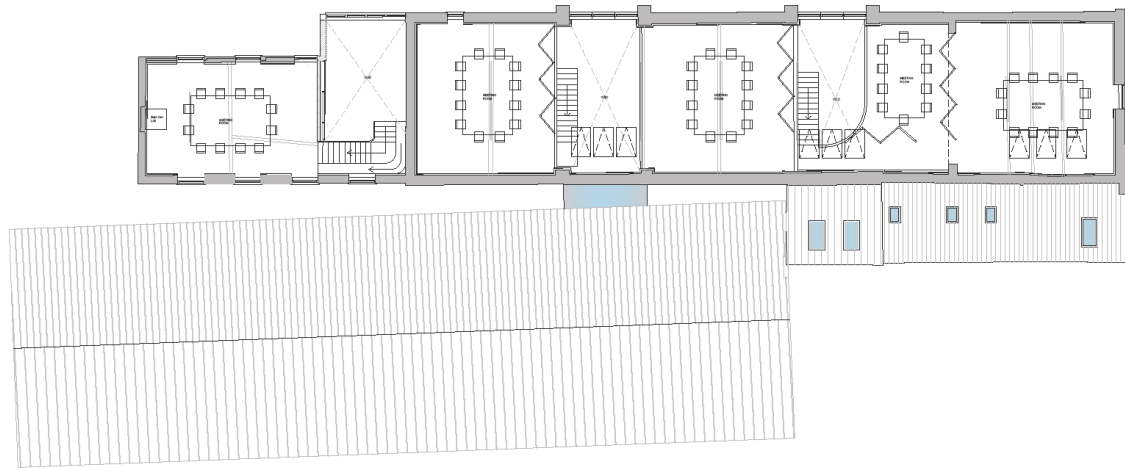


A	29.09.2019	Revised following planner comments	RCD
rev.	date	comment(s)	name
status: PLANNING			
client: WORSTEAD FARMS LTD			
job: CHURCH FARM OFFICES			
title: EXISTING FLOOR PLANS			
date: APRIL 2019		scale @ a1: 1:100	
job no: 17.10		drg no: 03A	

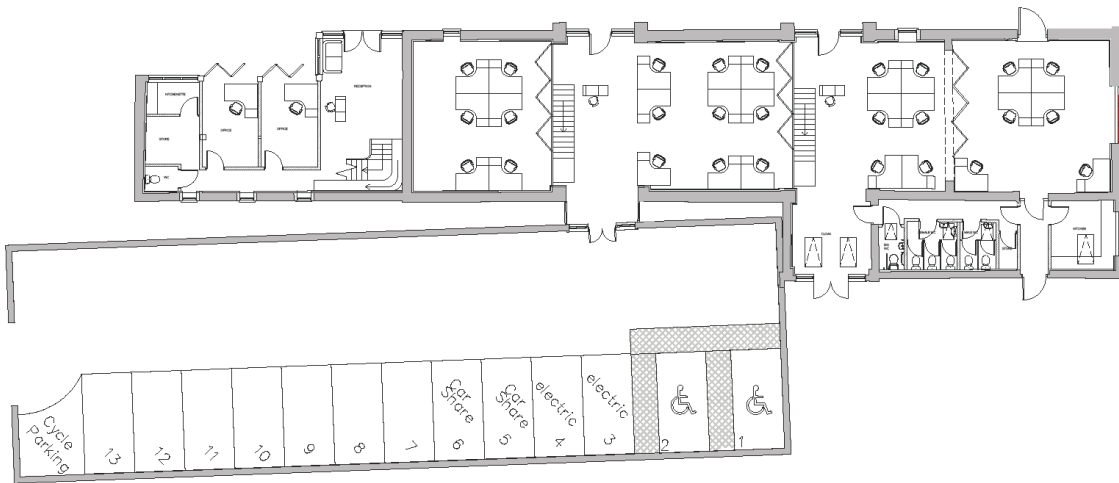


THE RURAL ARCHITECT

0 1 2 3 4 5 6 7 8m
 graphical scale bar
 Scale 1:100



First Floor Plan



Ground Floor Plan

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 do not scale.

PROPOSED FLOOR PLANS



B 27.11.2019 Revised following a meeting at NNDC on 15.11.19 RCS
 A 25.06.2019 Revised following planner comments RCS
 REV: GSE: GUYMPT/ELC: NAME:
 STATUS: **PLANNING**
 client: **WORSTEAD FARMS LTD**
 job: **CHURCH FARM OFFICES**
 title: **PROPOSED FLOOR PLANS**
 date: **APRIL 2019** scale @ **1:1:100**
 job no: **17.10** dwg no: **05B**



THE RURAL ARCHITECT

0 1 2 3 4 5 6 7 8m
 Scale: 1:100

Site access (Hall Road)



Footpath to Yarmouth Road





Site access (Knowles Lane)





North elevation



West elevation





West elevation



South elevation and portal frame barn (parking)



KEY ISSUES

Principle

Design

Amenity

Highway impact

Landscape impact

Biodiversity

Heritage impact

Environmental considerations

RECOMMENDATION

It is recommended that the application be APPROVED subject to conditions relating to the matters listed below and any others considered necessary by the Head of Planning:

- Time limit for commencement (3 years)
- Constructed in accordance with the approved plans
- Surfacing materials for driveway/turning area
- Access improvements (visibility splay)
- Parking/turning provision in accordance with approved plans
- Signage indicating one-way system
- Biodiversity Method Statement
- European Protected Species Licence
- Prior agreement of external lighting

Final wording of conditions to be delegated to the Head of Planning.