

Barn conversions



Everything you need to know:

A barn conversion is one of the most sought after types of homes in the UK, but they are notoriously hard to get right. They are able to offer large room sizes and desirable double height spaces. However, they are not for the faint hearted, often in states dilapidation, barn conversions can be very challenging. This is where your Local Authority Building control Team can help! Below are some helpful tips and things to be aware of!

What should you consider?

Do I need Planning Permission?

Not always, in some cases a barn conversion can fall within Permitted Development. It is likely that the Planning Team would like information on the condition of the barn. In others Full Planning Applications could be needed. We would advise to consult the Planning Team prior to any works commencing.

Do I need Building Regulations Approval?

Not always. If the barn is detached, under 30m² or under 15m² if made of combustible material (e.g timber) and will not contain sleeping accommodation the conversion would be exempt. However if it is none of the above you will require Building Regulations Approval. A Building Control surveyor will inspect the conversion throughout the project.

What information do you need?

The Barn will need to have an independent structural survey undertaken. This will provide details as to the suitability of converting the barn to a dwelling as well as any potential strengthening that is required.

A contamination report will also need to be carried out. Historically barns have been used to store a wide range of goods, animals and chemicals. These could have an impact into the suitability of living in a house surrounded by harmful contaminants. Its likely test holes will be undertaken as well a remedial measure during the build.

A design and specification will then be needed, taking into account the advice from specialists. This will be the blueprint for construction and can be sent to Building Control when the application is made. Planning may impose certain restriction on the conversation i.e must remain in the ownership of the dwelling it is associated. Building Control will need this information as it will have an impact on which Regulations need to be complied with.

What do you need to do next?

- Consult with the appropriate specialists; Structural engineer, Contamination Engineer, Designer/Architect, Energy Assessor. These disciplines will be able provide the specialist advice needed.
- Make your Building regulations application here : www.eastsuffolk.gov.uk/planning/building-control/make-a-building-regulations-application
- Appoint a reputable builder, do your research and ask for references or to see previous completed works.

On successful completion you will receive a certificate of compliance to keep safe should you ever sell your property.

Still have a query? Did you know that we do offer 1 hours free pre application consultation for those who need it. Contact us today at building.control@eastsuffolk.gov.uk / 01502 523072