

Additional Items Paper (Version 1)  
Issue date – 14 September 2018

**Development Management Committee  
18 September 2018**

**Additional Information Report**

AL – S18/0781

**Proposal:** Outline permission for the erection of 7 No. 1 bedroom apartments with approval sought for access, appearance, layout and scale.

**Site Address:** Rear of 87, Norton Street, Grantham

**Summary of Information Received:**

The applicant has provided information from an Estate Agent (Newton Fallowell) stating that a scheme of 6 units on the site would not be viable and that for the development of the site to be financially viable, a minimum of 7 units would have to be provided on site. The applicant has asked that this information be made available to Members.

**Officer comments:**

Notwithstanding the outcome of a viability assessment, a proposal is required to be assessed taking into account relevant local and national policies. The application has been duly assessed and considered to be in accordance with relevant local and national policies. The financial viability information provided (although not confirmed by the Valuation Office Agency) in this case further supports the officer recommendation.

**Recommendation:**

No change to officer recommendation.

**MJB - S18/1258**

**Proposal:** Demolition of derelict building to be replaced with wooden cabin

**Site Address** St Vincents, St Vincents Road, Grantham, Lincolnshire, NG31 9EJ

**Summary of Information Received:**

The Conservation Officer requested that a condition be placed on the Listed Building Consent, requiring samples of the cladding be submitted to and approved by the Local Planning Authority prior to the construction of the log cabin.

**Officer comments:**

The condition requested is appropriate and would ensure that the setting of the Grade II Listed Building is preserved.

**Recommendation:**

That the development is approved subject to the following conditions:-

1. The works hereby consented shall be commenced before the expiration of three years from the date of this consent.

Reason: In order to ensure that the works are commenced in a timely manner, as set out in Sections 18 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. The works hereby consented shall be carried out in accordance with the following list of approved plans:

Site Plan Part 1, received 4 July 2018  
Site Plan Part 2, received 4 July 2018  
Diagram 1, Parts 1, 2 and 3, Wooden Cabin received 4 July 2018  
Diagram 2, Wooden Shed, Received 4 July 2018  
Diagram 3, Potting Shed, Received 4 July 2018

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

3. Before any of the works on the external elevations for the building hereby permitted are begun, samples/details of the timber cladding for the cabin including finish shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory preservation of the setting of the listed building in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).