



## Planning Committee

19 February 2026

**S25/2345**

Proposal:	Planning application for a proposed change of use of Offices (Use Class E) to a 13-bedroom House in Multiple Occupancy (HMO) (Use Class Sui Generis) at rear ground floor and upper floors. Replacement windows.
Location:	24 St Peter's Hill, Grantham, Lincolnshire NG31 6QF
Applicant:	Eldom Properties Ltd
Agent:	Ms Finola Brady, Finola Brady Architectural Services
Application Type:	Full planning permission
Reason for Referral to Committee:	Called in by Councillor Bailey – loss of commercial/office space, number of existing HMOs in radius of proposed, inadequate amenities, lack of provision for increased waste, loss of commercial properties/employment opportunity
Key Issues:	Impact on the character and appearance of the area. Impact on neighbouring amenities.
Technical Documents:	Design and Access Statement with Planning and Heritage Statement (December 2025)

### Report Author

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Corporate Priority:	Decision type:	Wards:
Growth	Regulatory	Grantham St Wulfram's

### Reviewed by:

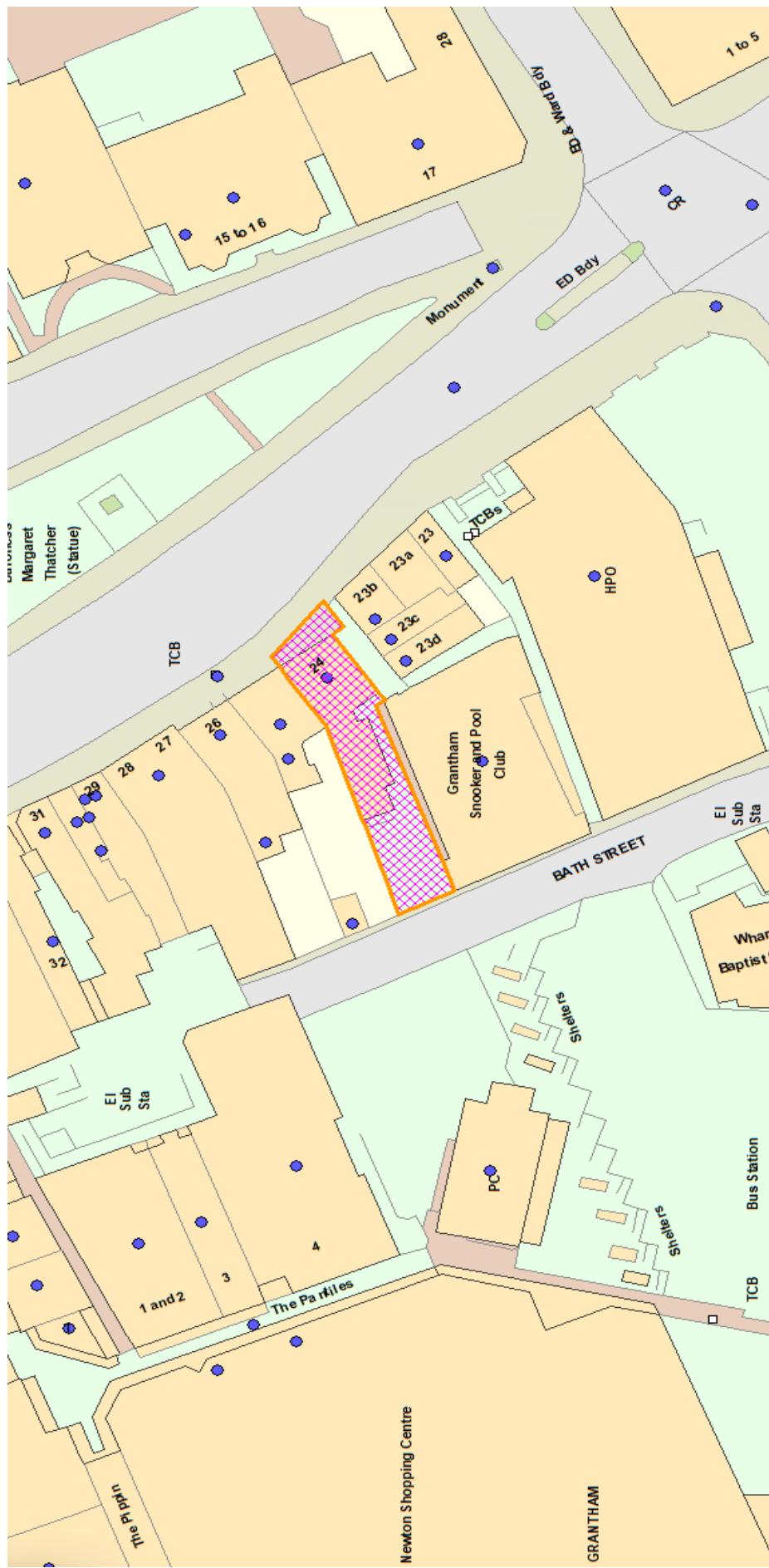
Adam Murray – Principal Development Management Planner

9 February 2026

### Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions

# S25/2345 – St Peter's Hill Grantham



Key

Application  
Boundary



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## **1 Description of Site**

- 1.1 The application site is an office building on St Peter's Hill in the town of Grantham. The building comprises of a three-storey building with stepped access and a sloped access ramp on St Peter's Hill, on the end of a line of terraced buildings. This building has a bay window to the ground and first floors. The office building contains; commercial space on the ground floor with a w/c and kitchenette and offices; offices and w/c on the first floor; and offices, w/c and a kitchen on the second floor. There is a basement providing several storerooms. The building fronts St Peter's Hill and has parking provision to the rear accessed from Bath Street. The site boundaries comprise of existing brick walls to the sides, and the site is open to the east and west.
- 1.2 The surrounding area consists of a mixture of uses including retail, office, and commercial uses to the north and south, with a leisure use, Grantham Snooker and Pool club, to the southwest of the site, and the Bus Station to the west of Bath Street.

## **2 Description of proposal**

- 2.1 The proposal is for a proposed change of use from offices (Use Class E) to 1no. houses in multiple occupation (HMO) (Use Class Sui Generis) at rear ground floor and upper floors. Access will be taken from the rear of the building.
- 2.2 It is proposed that the HMO would be used for supported housing for vulnerable individuals such as those experiencing homelessness, leaving care or prison, or living with mental health or disability related needs. The proposal includes the following provision:
  - 11no. bedrooms with ensuite bathroom/shower rooms
  - 2no. bedrooms with separate private bathroom/shower rooms
  - Laundry area
  - 2no. kitchen/diners
  - Counselling Room and w/c
- 2.3 Bedrooms 5 and 7 have kitchenette facilities with in-room dining space, and bedroom 6 has in-room dining space.
- 2.4 There would be parking provision in the rear amenity space for up to 2 vehicles for carers on site, and covered cycle parking for 14 bicycles. There would be refuse collection provision in the rear amenity space for secure covered bin storage e.g. 2no. 1100 litre bins, one for waste and one for recycling.
- 2.5 The commercial office use (Use Class E) will be retained on the ground floor fronting and accessed from St Peter's Hill. The commercial use would total 45.8sqm and provide a 5.4sqm reception, 27.1sqm space, storage areas, kitchenette/staff room and w/c.

### 3 Planning History

None relevant

### 4 Relevant Planning Policies & Documents

#### 4.1 SKDC Local Plan 2011 – 2036 (Adopted January 2020)

Policy SD1 – The Principles of Sustainable Development in South Kesteven  
Policy SP1 – Spatial Strategy  
Policy SP2 – Settlement Hierarchy  
Policy SP3 – Infill Development  
Policy H4 – Meeting All Housing Needs  
Policy E6 – Loss of Employment Land and Buildings to Non-Employment Uses  
Policy DE1 – Promoting Good Quality Design  
Policy ID2 – Transport and Strategic Transport Infrastructure  
Policy GR4 – Grantham Town Centre Policy

#### 4.2 National Planning Policy Framework (NPPF) (updated February 2025)

Section 5 – Delivering a sufficient supply of homes  
Section 7 – Ensuring the vitality of town centres  
Section 9 – Promoting sustainable transport  
Section 12 – Achieving well-designed and beautiful places

### 5 Representations Received

#### Lincolnshire County Council (Highways)

5.1 No objections, subject to planning conditions and informatives.

5.2 Comments:

*St Peter's Hill is one of the approaches to Grantham town centre so shops and other services are all within walking distance of the property. St Peter's Hill is a bus route and Grantham Railway Station is within walking distance of the property.*

#### Highway safety

*Development proposal does not pose any specific highway safety risks, access position affords suitable visibility in both directions and provides safe access for both vehicles and pedestrians. Access will require designing and constructing to highway authority adoptable standards.*

#### Highway capacity

*There is no precise definition of "severe" with regards to NPPF Paragraph 116, which advises that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe." Planning Inspector's decisions regarding severity are specific to the locations of each proposal, but have common considerations:*

- *The highway network is over-capacity, usually for period extending beyond the peak hours*
- *The level of provision of alternative transport modes*
- *Whether the level of queuing on the network causes safety issues*

*In view of these criteria, the Highways and Lead Local Flood Authority does not consider that this proposal would result in a severe impact with regard to NPPF.*

#### **Travel Plan**

*A travel plan is not required for a site of this size.*

#### **Flood Risk and Drainage**

*There are no proposed changes to the drainage on the site'.*

#### **Grantham Town Council**

5.3 No objections.

5.4 Comments:

*'We have no objections to the proposal and trust the planning officer and planning committee to make an appropriate decision, however we have received the following comments regarding this application:*

*Councillors have raised concerns with the proposed location and the companies involved in this application not being local, which could raise issues in overseeing potential tenants. They wish to object due to scale, intensity and parking.*

*Councillors have commented that they support with reservations, subject to strict conditions on management, parking, and refuse'.*

#### **SKDC Environmental Protection**

5.5 No objections.

#### **Lincolnshire Police Designing Out Crime Officer**

5.6 No objections – refer to Secured by Design technical guides.

#### **NHS Lincolnshire Integrated Care Board**

5.7 Comments to make:

Section 106 contribution requested.

### **6 Representations as a Result of Publicity**

6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement, and 0 letters of representation were received.

### **7 Evaluation**

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. The Council adopted the South Kesteven Local Plan 2011-2036 in January 2020, which forms the Development Plan for the District, and is the basis of decision-making in South Kesteven alongside the Lincolnshire Minerals and Waste Local Plan (where relevant).

#### **7.2 Principle of Development**

7.2.1 The proposal is for a proposed change of use from offices (Use Class E) to 1no. houses in multiple occupation (HMO) (Use Class Sui Generis).

7.2.2 The current lawful use of the building is offices within the town centre of Grantham, the sub-regional centre. Considering the proposal under Policy SP3 for infill development, the policy states that in all settlements defined in Policy SP2, infill development in accordance with all other relevant Local Plan policies, 'will be supported provided that:

- (a) It is within a substantially built-up frontage or redevelopment opportunity (previously development land)
- (b) It is within the main built-up part of the settlement
- (c) It does not cause harm or unacceptable impact upon the occupiers amenity of adjacent properties
- (d) It does not extend the pattern of development beyond the existing built form; and it is in keeping with the character of the area and is sensitive to the setting of adjacent properties'.

7.2.3 The existing building is located within an existing built-up street frontage and offers a redevelopment opportunity (a), within the main built-up part of the settlement (b). The reuse of the building would constitute infill development within the town centre (d). As such development within this location is acceptable, subject to material considerations.

7.2.4 There is access to extensive local services and amenities, including public transport and in terms of sustainability the site is well located centrally within Grantham. The Site is within Grantham town centre boundary, but not within the primary shopping frontage, and Policy GR4 (Grantham Town Centre Policy) applies.

7.2.5 The site is within the town centre and proposes the retention of an employment use on the ground floor fronting St Peter's Hill, and a residential use to the rear ground floor, and on upper floors, outside of the primary shopping frontages. The use proposed use would result in some loss of the employment use from the ground floor to the rear, contrary to Policy GR4, however, the scheme would not result in dead shopping frontage to St Peter's Hill as it retains a commercial use.

7.2.6 Furthermore, Policy E6 states:

'The Council will seek to retain and enhance existing areas of employment use, as well as the sites identified in Policies E1 to E4, unless it can be demonstrated that:

- a) the site is vacant and no longer appropriate or viable as an employment site - this may include the need for an effective, robust and proportionate marketing of the land and buildings to be undertaken; or
- b) redevelopment would maintain the scale of employment opportunities on the site, or would deliver wider benefits, including regenerating vacant or unutilised land; or
- c) the alternative use would not be detrimental to the overall supply and quality of employment land within the district; or
- d) the alternative use would resolve existing conflicts between land uses'.

7.2.7 The application has not been accompanied by any additional information regarding when the use of the office building ceased, or the marketing of the site for an alternative employment use, therefore it is not clear whether the applicant has investigated the continuation of an employment use onsite. However, the Design and Access Statement confirms that the building is currently vacant and has been for some time. The building was

formerly an estate agent branch office. The commercial space would be reduced to 45.8sqm but would retain an employment use to the ground floor fronting St Peter's Hill.

7.2.8 Nonetheless, the proposed development would not maintain the scale of employment opportunity on site as it would be mixed commercial and residential HMO use, however, the site is not located in one of the district's Strategic employment sites, or existing employment sites, so it would not be detrimental to the overall supply and quality of employment land within the district (c). Moreover, the site is located in a mixed-use area with existing residential use above town centre uses (d).

7.2.9 In conclusion, the use would provide multiple units of small housing provision in Grantham town centre in a sustainable location and would be located in a mixed-use area. In consideration of Policy GR4 there would be the retention of the commercial use on the ground floor fronting St Peter's Hill, and the character of St Peter's Hill is mixed with retail, commercial, leisure and some residential on upper floors above the town centre uses, so the proposed use would be acceptable in this location. In reference to Policy E6 it is not clear whether an alternative use of the building for employment has been sought, consequently this has not been satisfied. Conversely, the retention of the commercial space on the ground floor is considered to provide sufficient employment use for the application site as it is outside of the primary shopping area. Therefore, the proposal is considered to be acceptable in principle and in accordance with Policy SP3 (Infill Development), GR4 (Town Centre Policy) and E6 (Loss of Employment Land and Buildings to Non-Employment Uses) of the adopted Local Plan.

7.2.10 The proposal has also been assessed against site specific criteria below.

### 7.3 **Impact on the character and appearance of the area**

7.3.1 The application for this change of use relates to an existing building that was formerly offices in the town centre in Grantham. The character of St Peter's Hill is a mixture of use types with retail, commercial, leisure and some residential on upper floors above the town centre uses. The introduction of a residential use in this area would not be out of character for the area. It is not proposed to extend the building or make any external alterations, other than the window replacements and removal of the window bars to the rear ground floor elevation, only internal alterations to the building layout to create the bedrooms, bathrooms, and kitchen facilities.

7.3.2 The proposed HMO would have 13 bedrooms for 13 occupants, as well as internal space for counselling services. The Proposed Floor Layout Plans, drawing ref. FB25-0802 PL02 illustrates the proposed layout of the HMO rooms and commercial use.

7.3.3 The appearance of the building may remain similar to the previous use however the proposed use would be materially different to the previous use as offices. There would be adaptations required to accommodate the proposed use e.g. post requirements, electronic access and door controls, windows, and a CCTV system as is typical for a large HMO.

7.3.4 Nonetheless, it is Officers' assessment that, whilst the nature of the occupation of the building would materially change, this would not result in any unacceptable adverse impacts on the character and appearance of the area. The visual appearance of the building will remain the same as the current building, and therefore, would also not result in an adverse impact on the character and appearance of the area. As such, the proposal would be in accordance with Policy DE1 of the adopted Local Plan and Section 12 of the Framework in these respects.

## 7.4 Impact on neighbours' residential amenities

7.4.1 The application site is a sizable, terraced three storey building with a parking area to the rear. The site is located in a mixed-use area, and there are residential uses on upper floors above the town centre uses. The application has been supported by a Design and Access Statement for further information. There is also further information provided regarding the future residents of the HMO and the management of the property. It is proposed that the HMO would be used for supported housing for vulnerable individuals such as those experiencing homelessness, leaving care or prison, or living with mental health or disability related needs. The SKDC Housing Options Team has provided a supporting statement '*Local authorities are facing a high demand for supported housing because many vulnerable individuals such as those experiencing homelessness, leaving care or prison, or living with mental health or disability related needs are unable to manage a general needs tenancy without additional support. Supported housing helps councils meet their statutory duties while preventing crisis situations, reducing the use of costly temporary accommodation, and promoting safer, more sustainable outcomes for residents*'. There is also a letter of support from Chaptta Support Ltd, a provider of low-level supported accommodation.

7.4.2 The planning officer acknowledges that the pattern of people arriving and departing the proposed HMO would be different to previous use. The offices would have generated movements related to staff arriving and departing at peak hours, visitors and deliveries during the working day. The proposed use would have residents arriving and departing for education/work/leisure and shopping purposes. There would also be visitors and deliveries. It is unlikely that the differences in the number of visitors and deliveries would be significantly different to the previous use.

7.4.3 In terms of parking, it is proposed to utilise the parking area to the rear of the building with 2 parking spaces available for carers, and any further parking demand would be accommodated on-street and in local car parks.

7.4.4 The outside amenity space to the rear is considered minimal, however, the site is located centrally to Grantham and a short walking and cycling distance from local open spaces, such as Wyndham Park, for recreational needs. The site is within the town centre for other service needs.

7.4.5 Considering noise resultant from the density of residents proposed for the building it is noted that the building is terraced and does not have physical separation from neighbouring property no.25 St Peter's Hill. The central town centre location within Grantham would result in a level of urban noise from existing traffic movement, the bus station, Snooker and Pool club, businesses and services. The Environmental Protection Officer has been consulted and has not raised any concerns regarding noise as a result of the proposed use.

7.4.6 Considering the fear of crime and antisocial behaviour, Lincolnshire Police's Designing Out Crime Officer was consulted and has not objected to the application. The Designing Out Crime Officer has provided comments regarding the importance of reference to Secured by Design technical guides. The recommendations provided would apply equally to any HMO and refer to mail delivery, access and visitor door entry systems, external and internal doors, windows and door-sets, CCTV and lighting. There are detailed recommendations attached to each of these topics.

7.4.7 The proposal involves minimal alterations to the existing building, and it is proposed to mainly undertake internal alterations to the layout of the building, so the levels of overlooking

will remain as existing, and there will be no encroachment on neighbouring residential properties in terms of loss of light or privacy. The outside amenity space will remain the same and will provide parking provision to the rear of the building.

- 7.4.8 In the outside amenity space, there would be storage for 14 bicycles, and refuse collection. It is not clear what the refuse requirements will be for the HMO and commercial uses, however there is sufficient space in the rear amenity area to accommodate refuse collection, and the detail for bicycle storage and refuse collection could be addressed through the use of a planning condition. It is the officer's opinion that the levels of internal and external amenity space would be acceptable for 1no. HMO in the town centre location.
- 7.4.9 The proposed amenity space, management and maintenance of the building would be considered against the SKDC Prescribed Standards for HMO Licensing and be appropriately addressed through the licensing process.
- 7.4.10 Taking all the above int account, it is considered that the proposed development would provide a suitable standard of residential amenity for residents, and not result in an adverse impact on the amenities of occupiers of adjacent properties, in accordance with Policy DE1 of the Local Plan and Section 12 of the NPPF.

## 7.5 **Highway issues**

- 7.5.1 Lincolnshire County Council has been consulted as local highways authority and commented on the application raising no objection to the proposal. They have confirmed that the site is in Grantham town centre within walking distance of shops and services. St Peter's Hill is a bus route and Grantham Railway station is within walking distance of the site. The development does not pose any specific highway safety risks, the access to Bath Street provides suitable visibility in both directions, and safe access for vehicles and pedestrians.
- 7.5.2 The proposals include for covered bicycle storage for 14 bicycles, and this would be capable of storing bicycles securely for residents. Additionally, there would be car parking spaces for a total of 2 vehicles onsite.
- 7.5.3 The proposal would result in adequate access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety in accordance with Policy ID2 of the Local Plan and the NPPF Section 9.

## 7.6 **Other Matters**

- 7.6.1 The Housing Act 2004 Part 1 assesses housing conditions and enforces housing standards in dwellings, HMOS, unoccupied HMO accommodation, and any common parts of a building containing one or more flats. This legislation covers fire safety, fire detections systems, fire doors, electrical safety, repair and maintenance, and security of housing including damp and mould hazards. Rented properties are required to provide extractions to bathrooms and kitchens, and opening windows to bedrooms for ventilation. There is not an issue with men and women sharing a HMO, or communal areas such as bathrooms as long as the security requirements are met e.g. locks on bathroom doors.

### **Licensing of HMOs**

- 7.6.2 Licensing of HMOs (Houses in multiple occupation) is covered by the Housing Act 2004 Part 2 and covers all properties with 5 occupants or more living in two or more separate households, who share some basic amenities (washing facilities, toilets, kitchens). It is a

requirement for HMOs that they are licenced by the local authority, in this case South Kesteven District Council. All licences granted are subject to conditions which the licence holder must comply with either immediately or within a specified period of time. Certain conditions as detailed in Schedule 4 of the Housing Act 2004 are mandatory and must be included in every licence granted. The Council can also impose any other specific property conditions considered necessary for regulating the management, use and occupation of the premises concerned plus its condition and contents. The licence ensures that the house is suitable for the number of occupants, and the manager of the house is considered to be 'fit and proper' e.g. no criminal record, or breach of landlord laws or code of practice. The council require an updated gas safety certificate every year, installed and maintained smoke alarms, and safety certificates for all electrical appliances. The licence would be valid for a maximum of 5 years.

7.6.3 Furthermore, there are mandatory national minimum bedroom sizes (6.51sqm for single occupancy, and 10.22sqm for a couple) and amenity requirements covering the number of bathrooms / bathing facilities, and kitchens include cooking facilities, cupboard storage, washing facilities, cold food storage, and worksurface preparation for HMOs. The national guidelines stipulate the floor area necessary for kitchens (minimum 7sqm with 1sqm for every tenant exceeding 5) and bathrooms.

7.6.4 It should be noted, there are no requirements under HMO licensing for the provision of a separate sitting room (if the kitchen is large enough to meet the space requirements), laundry facilities, or outside space. There are also no specific requirements for disabled individuals in the HMO licensing requirements.

### **Management of HMOs**

7.6.5 The Management of Houses in Multiple Occupation Regulations sets out the legal duties relating to the day to day running of HMOs. The regulations impose duties on managers of HMOs to

- provide contact details and have them on display,
- ensure all means of escape from fire are maintained and kept free from obstruction, all fire precautions are maintained, steps are taken to protect occupants from injury,
- maintain water supply and drainage,
- ensure annual gas safety checks are carried out
- not unreasonably interrupt gas or electricity supply
- maintain in repair and keep clean all common parts and installations, and ensure common parts have adequate lighting
- ensure each unit and furniture are clean at the start of each occupation and maintain the internal structure and installations in each letting
- provide adequate waste storage facilities and ensure that there is appropriate collection of waste.

7.6.6 The manager should also ensure that the building, and boundary walls, fences, gardens are maintained in a safe and tidy condition.

### **Issuing the HMO Licence**

7.6.7 When determining the licensing application, the property is inspected, and the officer considers whether it is suitable for licensing (room sizes, amenity space), makes an assessment of the licence holder, and whether the proposed management arrangements are suitable.

7.6.8 Where the property is unsuitable for the proposed number of occupiers the local authority may where the property can be made suitable by certain works, place conditions on the issued licence for certain works to be completed by certain dates. Where the property cannot be made suitable for the number of occupiers then the local authority may propose to grant a licence for the number of occupiers the accommodation is suitable for. Where the property or management arrangements are inadequate, or significant health and safety failings are noted then the authority may choose to refuse an application or grant a licence for a reduced time period.

### **S106 Contributions**

7.6.9 It is noted that the NHS Lincolnshire Integrated Care Board has requested planning obligations in the form of s106 contributions towards healthcare, however, with the proposed quantum of development being only 1no. HMO it is considered that the contribution does not meet the statutory tests (as set out in regulation 122 and as policy tests in the National Planning Policy Framework) that they are necessary to make the development acceptable in planning terms. Planning obligations must be:

- necessary to make the development acceptable in planning terms,
- directly related to the development and fairly and
- reasonably related in scale and kind to the development.

7.6.10 The level of obligations is not reasonable in terms of scale as it considers each of the rooms in the HMO as a separate dwelling house. There is no evidence to suggest that the number of residents generated by the development would require the provision of financial contributions towards healthcare.

## **8 Crime and Disorder**

8.1 It is considered that the proposal would not result in any significant crime and disorder implications.

## **9 Human Rights Implications**

9.1 Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that act will be breached.

## **10 Conclusion**

10.1 The application is for the change of use of an office building Use Class E to one Houses of Multiple Occupancy (Use Class Sui Generis) within Grantham town centre. The proposed use of the site would provide one 13-bedroom HMO and retain commercial office use to the ground floor fronting St Peter's Hill. The use is considered to be in accordance with Policy SP1, SP2 and SP3 of the Local Plan, and suitable as a mixed-use building with the

commercial use on the ground floor and residential use on the rear ground and upper floors. The application scheme is considered to offer an opportunity to provide multiple units of residential accommodation in Grantham town centre in accordance with Policy H4 of the Local Plan, and this would be a public benefit that weighs in favour of the proposal.

- 10.2 The site is centrally located in the town centre with access to shops and services, and public transport by foot. The application site is located in a mixed-use location provides a suitable level of internal and external residential amenity space for future occupants including a counselling room, laundry area, and cycle parking provision for the occupants, as well as two off-street parking spaces for carers. Furthermore, the HMOs will require a HMO licence and will be assessed against the SKDC Prescribed Standards for HMO Licensing.
- 10.3 Taking the above into account, it is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Sections 9 and 12) and Policies DE1, SP1, SP2, SP3, and H4 of the South Kesteven Local Plan. There are no material considerations that indicate otherwise although conditions have been attached.

## **11 Recommendation**

To authorise the Assistant Director of Planning & Growth to GRANT planning permission, subject to conditions.

### **Time Limit for Commencement**

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

### **Approved Plans**

- 2 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
  - i) Site Location Plan and Existing Block Plan, drawing ref. FB25-0802 EX01A (received 03/12/25)
  - ii) Proposed Floor Plans, drawing ref. FB25-0802 PL02 (received 03/12/25)
  - iii) Proposed Elevations, drawing ref. FB25-0802 PL03A (received 04/02/26)
  - iv) Proposed Window Details, drawing ref. FB25-0802 W01 (received 17/12/25)

Unless otherwise required by another condition of this permission.

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

### **During Construction**

#### Crime Prevention

- 3 Before the development hereby permitted is occupied, a scheme of crime prevention measures shall have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the approved measures shall be implemented in full prior to first occupation, and shall be retained and maintained throughout the operation of the use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of minimising crime and disorder, and the fear of crime and disorder.

#### Management Plan

4 Before the development hereby permitted is occupied, a Site Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Site Management Plan shall include, but shall not be limited to, the following details:

- Noise Management;
- Waste Management; and
- Amenity area management (including internal and external shared areas and hours of use)

Thereafter, the approved Site Management Plan shall be implemented prior to first use and shall be strictly adhered to throughout the operation of the use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity of existing and future residents of the area.

#### **Ongoing Conditions**

5 The HMO use (Sui Generis) hereby permitted shall be limited to 1(no) individual house of multiple occupation with 13 no. bedrooms and no more than 13.no occupants, unless otherwise agreed in writing by the Local Planning Authority.

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

#### **Standard Note(s) to Applicant:**

In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.

## **BLOCK PLAN EXISTING AND PROPOSED**

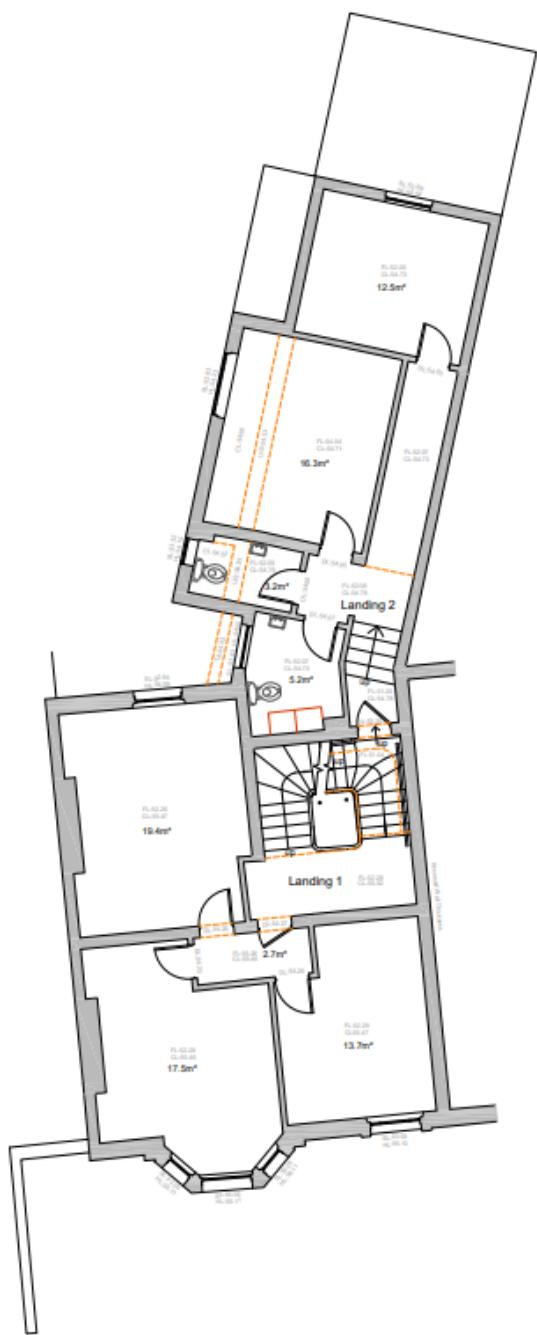


## **PROPOSED PARKING AND REFUSE AREA**



## FLOOR PLANS EXISTING





## FLOOR PLANS PROPOSED





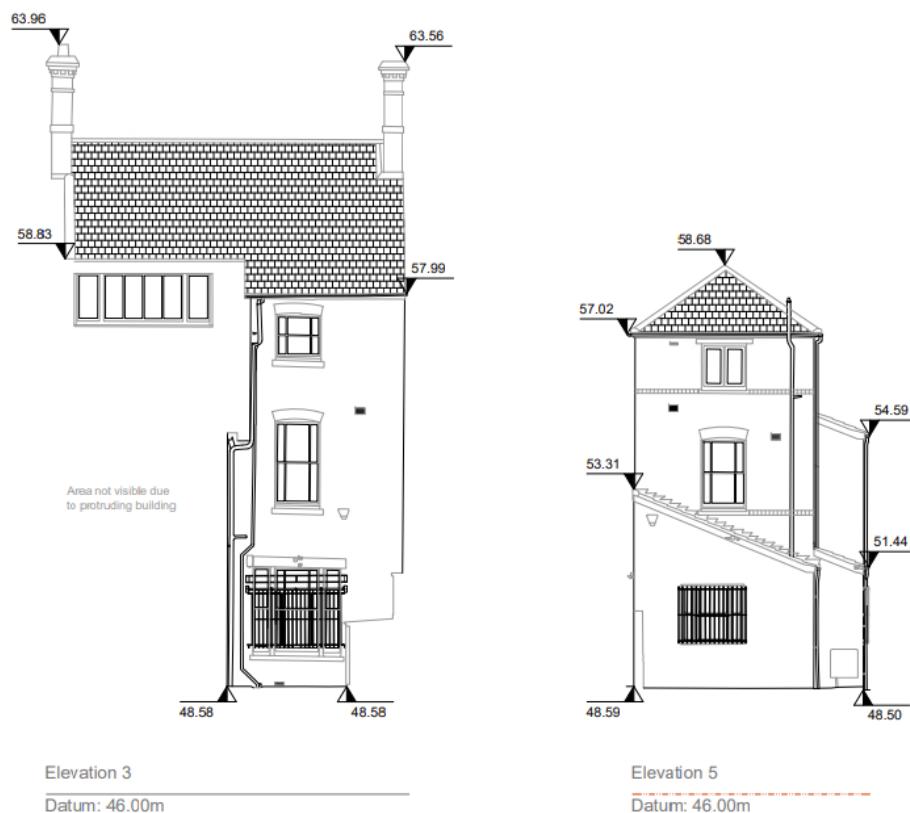
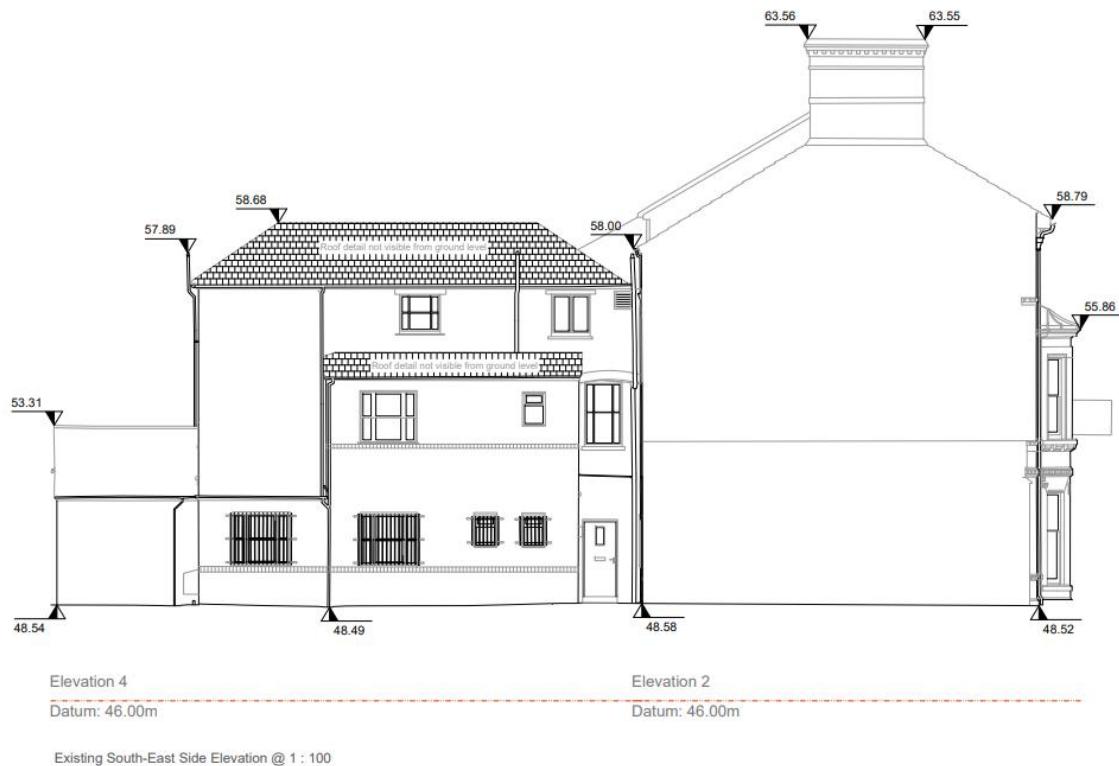
## **ELEVATIONS EXISTING**



Elevation 1

Datum: 46.00m

Existing Front North-East Street Elevation @ 1 : 100



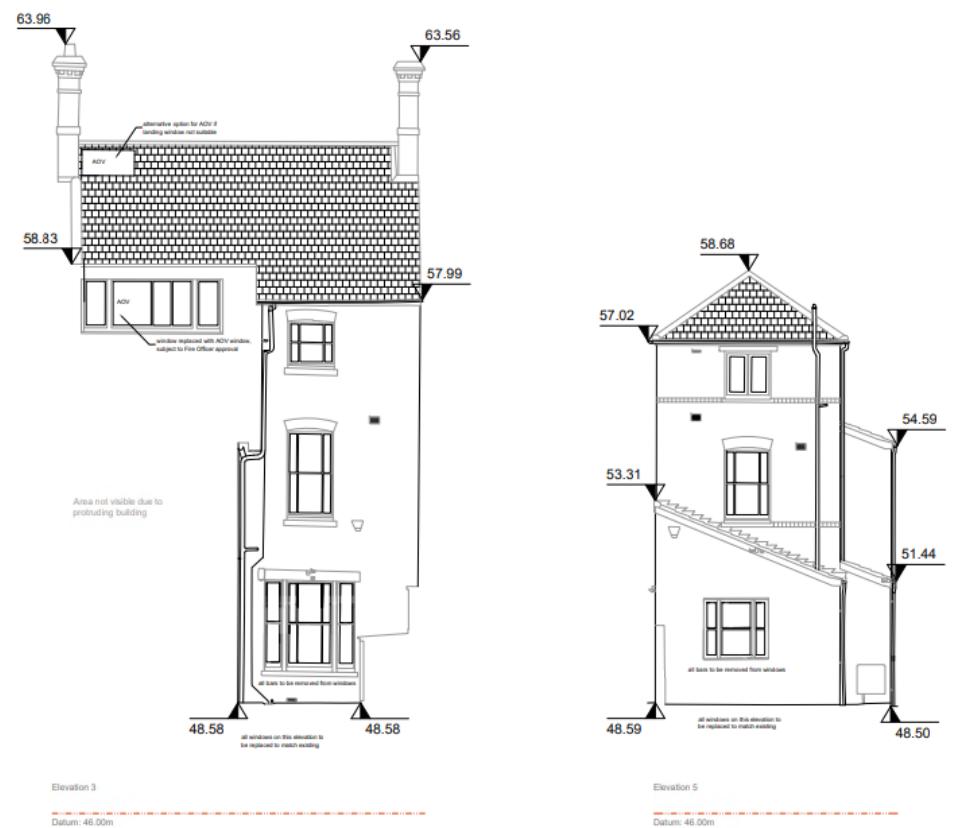
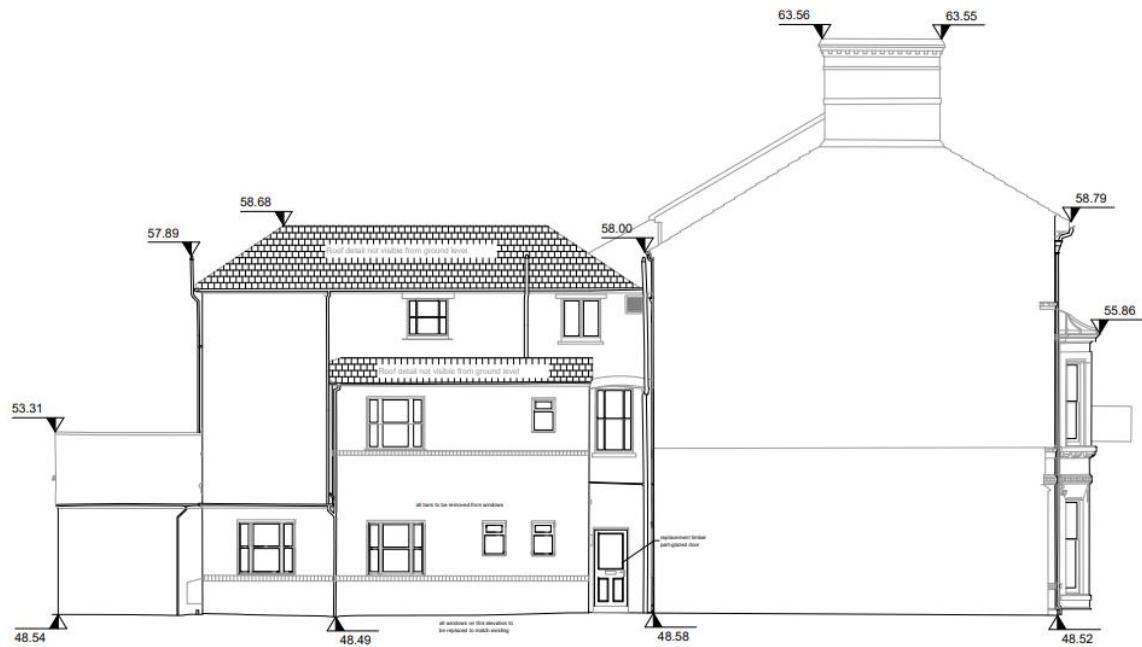
## ELEVATIONS PROPOSED



Elevation 1

Datum: 46.00m

Proposed Front North-East Street Elevation @ 1 : 100



Proposed Rear South-West Elevation 1 @ 1 : 100

Proposed Rear South-West Elevation 2 @ 1 : 100