



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

23 October 2025



S25/1192

Proposal:	Planning application for a proposed change of use of a former Nursing Home (Use Class C2) to a 20-bedroom House of Multiple Occupancy for up to 20 people (Use Class Sui Generis).
Location:	Castlegate House Rest Home, 49 Castlegate, Grantham, Lincolnshire NG31 6SN
Applicant:	Castlegate House Rest Ltd
Agent:	Mr Tim Stubbins
Application Type:	Full planning permission
Reason for Referral to Committee:	Called in by Councillor Bailey due to impact on Conservation Area and Listed Building, and suitability of location.
Key Issues:	Impact on the character and appearance of the area. Impact on neighbouring amenities.
Technical Documents:	Design and Access Statement Heritage Statement

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Grantham St Wulfram's

Reviewed by:

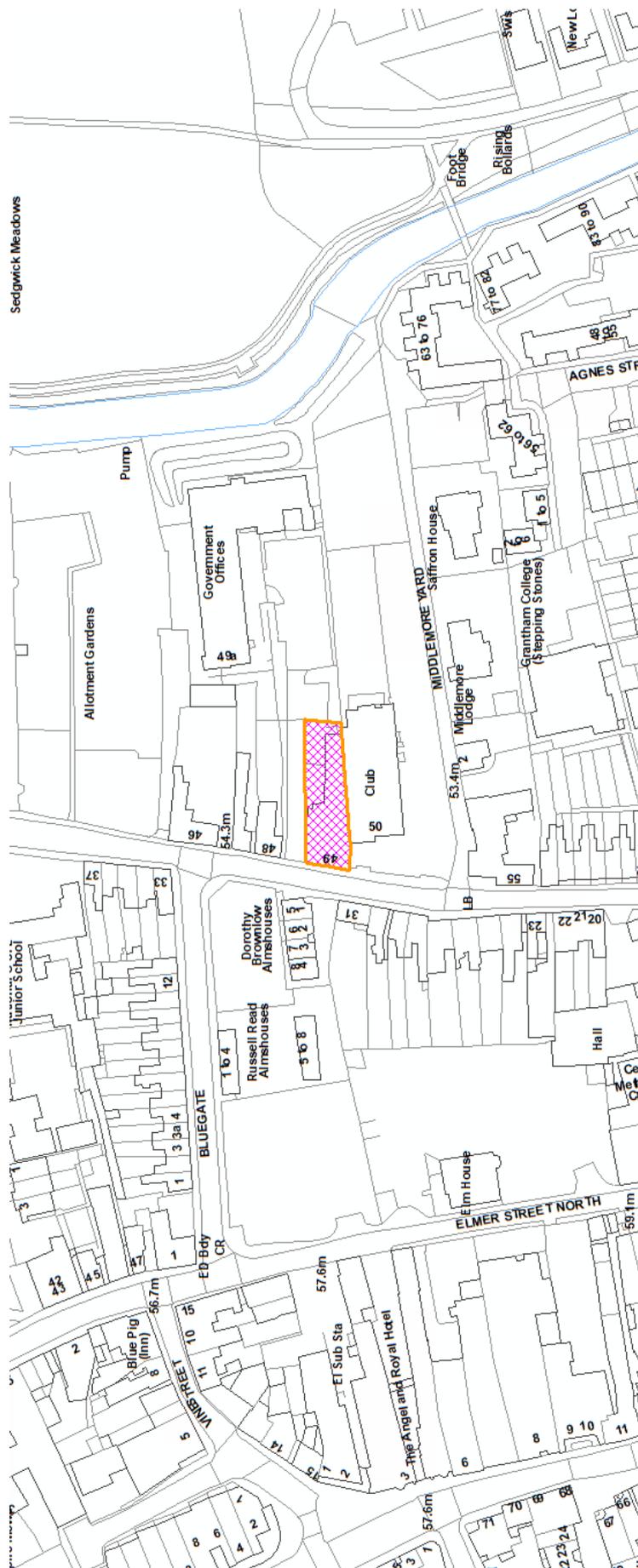
Adam Murray – Principal Development Management Planner

10 October 2025

Recommendation (s) to the decision maker (s)

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

S25/1192 – Castlegate House Rest Home Grantham



**Application
Boundary**



Key

1 Description of Site

- 1.1 The application site is a detached Grade 2 Listed former Nursing Home sited on Castlegate, in the town of Grantham. The former Nursing Home consists of an original town house fronting Castlegate and a two storey 1980s extension to the rear. The former Nursing Home has limited amenity space to the rear providing some vehicle parking and bin storage. There is a private driveway to the north of the former Nursing Home providing access to the amenity space to the rear and the Grantham Job Centre located to the northeast of the building.
- 1.2 The surrounding area consists of a residential dwelling house fronting Castlegate, and to the northwest of the site there are further Listed Buildings in the form of Almshouses. The application site is within the Conservation Area.

2 Description of proposal

- 2.1 The proposal is for a proposed change of use from a former Nursing Home Use Class C2 to a 20-bedroom House of Multiple Occupancy for up to 20 people Use Class Sui Generis.

3 Planning History

S24/0065

Change of use of former nursing home (Use Class C2) to a 25-bedroom home of multiple occupancy for up to 35 people (Use Class Sui Generis).

Refused by delegated decision on the 29th April 2024.

Dismissed at Appeal **APP/E2530/W/24/3347525**

S24/1214

Listed Building application for a change of use of former nursing home (Use Class C2) to a 25-bedroom home of multiple occupancy for up to 35 people (Use Class Sui Generis)

Refused by delegated decision on the 28th August 2024.

Dismissed at Appeal **APP/E2530/Y/24/3347527**

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 EN6 – The Historic Environment
Policy DE1 – Promoting Good Quality Design
Policy ID2 – Transport and Strategic Transport Infrastructure

4.2 **National Planning Policy Framework (NPPF) (updated December 2023)**

Section 5 – Delivering a sufficient supply of homes

Section 9 – Promoting sustainable transport

Section 12 – Achieving well-designed and beautiful places

Section 16 – Conserving and enhancing the historic environment

5 Representations Received

Lincolnshire County Council (Highways)

5.1 No objections.

5.2 Comments:

‘This proposal is for change of use of former nursing home (Use Class C2) to a 20-bedroom home of multiple occupancy for up to 20 people (Use Class Sui Generis), with the removal of staffing requirement is likely to see an overall reduction in footfall and the access and parking arrangements remain unchanged; therefore, it is considered that the proposals would not result in an unacceptable impact on highway safety.

The site is located in a central urban area where services and facilities are within a reasonable distance to be accessed via sustainable travel options such as walking, cycling and public transport. Future residents of the development will not be reliant on the private car and therefore parking is not essential for this proposal.

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to drainage and surface water flood risk on all Major applications. This application is classified as a Minor Application and it is therefore the duty of the Local Planning Authority to consider the surface water flood risk and drainage proposals for this planning application’.

Lincolnshire County Council (Community Based Services)

5.3 No objections.

5.4 Comments:

‘We currently have approximately 90 vacant beds for older people in Grantham and the home originally closed due to a lack of occupancy. Therefore I can’t see that the permanent loss of these residential beds would cause a problem at this time’.

Lincolnshire Police

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

Historic England

5.6 No advice offered.

SKDC Conservation Officer

5.7 No objections.

5.8 Comments:

‘49 Castlegate Grantham is a Grade II listed building dating from the middle of the 18th Century. It consists of two-storey’s plus an attic with three gable dormers. The property

features ashlar quoins, banding and lintels as well as a slate roof. The listing description highlights the fact that the interior has several panelled rooms of the period.

The location of the property is also within the Medieval Town Centre Character Area of the Grantham Conservation Area. The Medieval Town Centre Character Area is characterised by having a surviving medieval street pattern with narrow roads and footways with granite kerbs. Castlegate is characterised by large scale two storey buildings with wide frontages and low density development.

The significance of the property stems from its Georgian appearance, both externally, within the Conservation Area, and internally with the remaining Georgian panelled rooms on the interior which are of high importance due to the gradual removal of Georgian interiors from properties over the years due to renovations in the subsequent centuries.

It is proposed to change the use of the building from a former nursing home to a 20 bedroom House of Multiple occupancy for up to 20 people.

The proposal is an updated proposal from the applicant following a refusal of application S24/0065 for a 24 bedroom HMO for 35 people. There were previous heritage concerns with the proposal as there was a lack of information to the impact of the proposal on the historical fabric of the listed building.

The new proposals have taken into consideration comments made previously, and have been accompanied by a Heritage Impact Assessment.

The updated plans have reduced the number of proposed divisions in the historic listed building at the front of the plot. The plans have increased the number of lounges available, utilising the existing room proportions, and in some cases, reinstating the original room proportions of the Edwardian extension to the rear.

A site visit was undertaken to ascertain the extent of harm to the listed building's historic features. It was clear from the site visit, that minimal fabric interference would take place. The previous divisions of the lounge on the ground floor have been removed and the space is to be retained as one room. There were previously concerns with the panelling on the ground floor as this had been identified in the listing. The panelling currently in place is not original, and the site visit showed that the older panelling exists behind.

There are no proposals to replace the historic windows of the property at ground and first floor level. In these locations, there are evidence of internal shutters and these should be retained as per the proposal. There are proposals to replace the windows on the 2nd floor, no information regarding joinery details has been submitted and should be conditioned. The Council requires justification for the replacement of the windows, rather than their repair. If the applicant wishes to install double glazing for increased thermal efficiency, the Council accepts only 14mm slimline double glazing with full glazing bars.

The only introduction of new fabric is to create bedroom No. 20 on the second floor as this will insert a stud dividing wall to allow access to the fire escape to the rear of the property for the other rooms at this level.

There are some concerns with the proposal for the storage in the basement area. These should not be fixed directly to the walls and the parts of the cellar where some original flooring is present should be protected.

It is unclear where the laundry facilities for the number of people proposed will be and whether this will require ventilation holes through the historic fabric of the building.

The updated proposed plans and accompanying Heritage Impact Assessment have allayed most concerns previously held with the scheme. In terms of impact on the significance of the listed building, the changes required are minimal, with new bathrooms and kitchens proposed in areas with the services already connected and the removal of stud walling and installation of a stud wall. Therefore there is no impact on the significance of the building from the change of use.

The proposal therefore is in line with South Kesteven District Council's Local Plan Policy EN6: The Historic Environment and Chapter 16 of the NPPF.

There are only minor issues with the proposed plans. Some doorways are missing on the drawings and should be corrected before being conditioned'.

Environmental Protection

5.9 No objections.

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 7 letters of representation were received. The letters were objections, and this has been summarised below:

- Would affect the quality of the Conservation Area
- Residential amenity
- Grantham House tourism site nearby
- Anti-social behaviour and crime concerns
- no parking provision for residents
- near primary school and children are dropped off outside
- overlooking from windows into neighbouring properties and their gardens
- near to job centre
- building is Grade 2 listed and this would harm the historic fabric and character
- inadequate amenity for the occupants of the HMO
- original rooms would be subdivided and new bathrooms would be added to the building
- would be a 'Super HMO' with high turnover, high intensity occupation
- minor reduction in bedrooms from previous application
- noise mitigation from a listed building would be minimal e.g. no double glazing, modern insulation
- erosion of community cohesion
- refuse management concerns
- no alternative uses for the building have been explored e.g. a community hub, transitional care facility
- inadequate outside space to occupants would congregate in the street
- inconsistencies on the application and submission.

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 a former Nursing Home Use Class C2 to a 20-bedroom House of Multiple Occupancy for up to 20 people Use Class Sui Generis.

7.2.2 The principle of development for the residential institution use in this location is established with the previous use as a Nursing Home. This use was for the provision of residential accommodation along with care. The proposed change of use would be from a residential use class to the Sui Generis use class for a use that doesn't fit within any of the existing use class categories. In this case the use would be a large HMO which remains a residential use.

7.2.3 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.

The application site is within the built-up frontage and a site that offers a redevelopment opportunity (a), and within the main residential area of Grantham (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 Notwithstanding the above, the current lawful use of the building is as a care home, which the adopted Local Plan defines as a community facility. Policy SP6 (Community Services and Facilities) states that applications for a change of use from a community use such as this to an alternative use will be resisted unless it is clearly demonstrated that:

- (a) there are alternative facilities available and active in the same area which would fulfil the role of the existing use/building; and
- (b) the existing use is no longer viable (supported by documentary evidence), and there is no realistic prospect of the premises being re-used for alternative business or community facility use.

- 7.2.5 The proposal must also demonstrate that consideration has been given to:
- (c) the reuse of the premises for an alternative community business or facility and that effort has been made to try to secure such a re-use;
 - (d) the potential impact closure may have on the area and its community, with regard to public use and support for both the existing and proposed use.
- 7.2.6 During the Appeals, the Planning Inspector considered the loss of the community use and Policy SP6. The Inspector noted that the building was vacant and there are 11 other care homes in Grantham which are larger and offer more modern facilities. The Inspector concluded that 'There is no substantive evidence before me that the building should be protected and retained as a care home' and was 'not persuaded that the appeal site represents a community facility'.
- 7.2.7 In conclusion, the proposal is acceptable in principle and in accordance with SP3(a) and (b), with consideration given to sections (c) and (d), and other site specific criteria below.

7.3 **Meeting all Housing Needs**

- 7.3.1 Policy H4 (Meeting all Housing Needs) states that new housing proposals shall (d) increase choice in the housing market.
- 7.3.2 This proposal would provide multiple units of small housing provision within the main town of Grantham, provided for the rental market. It is recognised that HMOS make an important contribution to the private rented sector by catering for the needs of specific groups of people and by contributing to the overall provision of private rented stock. The proposed development would provide a range of 1-bedroom rooms, which would cater for residents seeking smaller accommodation within the town centre. As such, the application scheme is in accordance with Policy H4 of the adopted Local Plan. The provision of this additional residential accommodation is considered to be a public benefit that weighs in favour of the proposals.

7.4 **Impact on the character and appearance of the area**

- 7.4.1 The listed building and application site no.49 Castlegate is situated in the Medieval Town Centre Character Area of the Grantham Conservation Area. Castlegate is characterised by large scale two storey buildings with wide frontages and low-density development. The listed building is Georgian in appearance and sited within the Conservation Area in the vicinity of a number of other listed buildings. The building positively contributes to the character and appearance of Grantham's Conservation Area with the frontage in particular having townscape value.
- 7.4.2 It is acknowledged that there have been representations concerned with the impact of the proposed development on the character and appearance of the area, and Conservation Area.
- 7.4.3 The application for this change of use relates to an existing building that was formerly a Nursing Home in a residential area of Grantham. It is not proposed to extend the building into the outside amenity space. The proposed use would accommodate up to 20 people according to the planning application information. The previous use accommodated between 15 and 20 residents, therefore the numbers of people living in the building would

be similar to the numbers of occupants under the previous use, however, the use would be materially different even with the density of occupancy remaining the same.

7.4.4 The application is supported by a short Design and Access Statement and a Heritage Statement. The Design and Access Statement details the proposed number of occupants as 27 people, which is inconsistent with the application form which states 20 occupants. The Design and Access Statement details how the application has been amended from the previous applications ref. **S24/0065** and **S24/1214**. The following amendments have been made:

- the kitchen facilities have been revised
- a communal lounge on the second floor
- reduction in the number of proposed occupants

7.4.5 The Design and Access Statement notes comments by the Planning Inspector regarding the community use, noise and disturbance and waste storage. The Statement confirms that the external appearance of the building would remain as existing, and any replacement windows would be detailed and approved by the local planning authority. Two parking spaces would be provided for cleaning/maintenance staff. The Proposed Floorplan drawing ref. 25 010 2 shows two communal bins in the rear amenity area for waste collection.

7.4.6 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 a Nursing Home, with the occupants no longer requiring onsite care and 24-hour staffing. It is acknowledged that the numbers of the occupants would be similar to the numbers of occupants under the previous use. 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.

7.4.7 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 similar to the current state of the 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.

7.5 **Impact on neighbours' residential amenities**

7.5.1 The application site is a sizable, detached two storey building with a deep plot. Outside space is situated to the rear. There are neighbouring residential properties to the north, south and west. The application has been supported by a planning application form and Design and Access Statement for further information. There is no further information regarding the future residents of the HMO or the management of the property.

7.5.2 The local planning authority has received objections to the proposed development with concerns raised regarding residential amenity for residents, parking, noise, and crime/antisocial behaviour.

7.5.3 The planning officer acknowledges that the pattern of people arriving and departing the proposed HMO would be different to previous use. The Nursing Home would have generated movements related to staff arriving and departing at shift times, and visitors. The

proposed use would have residents arriving and departing for education/work/leisure and shopping purposes and include visitors. Both the previous and proposed use would generate deliveries. The Planning Inspector found that *'the number of visitors and deliveries to the property would not be significantly different to that generated by the former care home'*.

- 7.5.4 In terms of parking, it is proposed to utilise the two parking spaces available for cleaning/maintenance staff, and any further parking demand would be accommodated on-street and in car parks.
- 7.5.5 The outside amenity space is compact however it originally provided space for the 20 residents of the care home, and with the same number of occupants proposed, it is considered to be adequate for the needs of future residents e.g. outdoor clothes drying. Additionally, the site is located a short walking and cycling distance from local open spaces such as Wyndham Park.
- 7.5.6 Considering noise resultant from the density of residents proposed for the building it is noted that the building is physically separate from neighbouring properties and the central location in the town centre results in a level of noise from the urban surroundings. It is likely to generate outside noise with the rear amenity space provided but there is adequate separation from neighbouring properties. The Environmental Protection Officer has been consulted and has not raised any concerns regarding noise as a result of the proposed use.
- 7.5.7 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 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.
- 7.5.8 The proposal does not involve the enlargement of the existing building, and it is only proposed to undertake internal alterations and repairs, 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 to the dwelling will remain the same, however it is limited, and it is not clear that the rear garden space will provide sufficient private amenity space for the use.
- 7.5.9 The submitted information illustrates that there will be 20 bedrooms and internal amenity space:

Basement

- Resident storage including bicycle storage

Ground Floor

- 8 bedrooms
- Kitchen
- Lounge
- 4 shower rooms

First Floor

- 9 bedrooms
- Kitchen
- Lounge
- 3 shower rooms and 1 bathroom

Second Floor

- 3 bedrooms
- Kitchen
- lounge
- 1 bathroom

7.5.10 Outside there would be two parking spaces, communal bins, and a garden space with 1.5m high screening to the north and east. It is the officer's opinion that the levels of internal and external amenity space would be acceptable for up to 20 residents in the town centre location.

7.5.11 There is little information about how the proposed amenity space would be shared between the residents, and whether the proposal meets the SKDC Prescribed Standards for HMO Licensing. There is no information about how the amenity spaces would be managed and maintained. However, this would be appropriately addressed through the licencing process.

7.5.12 Taking all the above into 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.

7.6 Heritage Impact

7.6.1 The Local Planning Authority is required to ensure that special regard to preserving the Listed Buildings and their settings in relation to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act'). No harm should be caused with the historical assets and their surroundings requiring to be preserved or enhanced.

7.6.2 Furthermore, the importance of considering the impact of development on the significance of designated heritage assets is expressed in the National Planning Policy Framework (NPPF). The NPPF advises that development and alterations to designated assets and their settings can cause harm. These policies ensure the protection and enhancement of the historic buildings and environments. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance should be treated favourably.

7.6.3 Policy EN6 (The Historic Environment) states amongst other criteria that the Council will seek to protect and enhance heritage assets and their settings, in keeping with the policies in the National Planning Policy Framework. Proposals will be expected to take into account the Conservation Area Appraisals, where these have been adopted by the Council.

7.6.4 The significance of Castlegate House is derived from its middle 18th century design, originally built as a house, with several panelled rooms reflective of the period. It consists of two storeys plus an attic with three gable dormers. The property features ashlar quoins,

banding and lintels as well as a slate roof. The building is situated in the Medieval Town Centre Character Area of the Grantham Conservation Area. Castlegate is characterised by large scale two storey buildings with wide frontages and low-density development. The significance of the building stems from its Georgian appearance both externally within the Conservation Area and internally with the remaining Georgian panelled rooms of high importance.

- 7.6.5 It is acknowledged that there have been representations concerned with the impact on the Grade 2 listed building.
- 7.6.6 The application is supported by a Heritage Statement which confirms that the application site is a Grade 2 listed building set within the Grantham Conservation Area, and details the loss of some of the historic fabric and alterations to the building since the 1970s. The Statement details that the use as a residential care home took place between 1984 and closed in recent years as it is not financially viable. The building has been marketed since April 2023 and remained empty since the use as a care home ceased. There are no further details regarding the marketing of the building, other than there have been no expressions of interest and the price has been reduced.
- 7.6.7 The Heritage Statement notes that the building positively contributes to the character and appearance of Grantham's Conservation Area with the frontage in particular having townscape value. The Georgian House has greater historic and architectural interest compared to the Victorian. The rear offshoot of uncertain date has low interest. The modern extension has no heritage significance, and the landscaping has no heritage significance.
- 7.6.8 The Heritage Statement confirms that it is proposed to make the following changes:

Mid 18th Century

- Interior - no changes to the floor plan, except at attic level with one new partition wall to proposed bedroom 20 and the closure of the modern opening between proposed bedrooms 18 and 19.
- Exterior - replacement of three dormer window units with like for like units and traditional joinery details and window fasteners

Rear Offshoot Pre 1880s

- retain historic fabric / wall in lounge that separates the historic offshoot from the 1980s extension

Rear Extension Victorian

- remove late 20th century door at ground level
- remove 1980s partition to form communal lounge back to original room dimensions

Extension 1980s

- internal changes including w/c

- 7.6.9 The Statement concludes that the only external works are the replacement dormers, and these would enhance the contribution of the listed building to the significance of the Conservation Area and streetscene.
- 7.6.10 The Conservation Officer was consulted and commented on the application. The application has been accompanied by a Heritage Impact Assessment and further information on the impact of the proposal on the historical fabric of the listed building. The Conservation Officer

undertook a site visit on the 23rd September 2025 to ascertain the extent of harm to the listed buildings historic features. The site visit confirmed that '*minimal fabric interference would take place*'. The existing room proportions have been used, and, in some cases, it is proposed to restore the original room proportions. It is however proposed to insert a stud dividing wall to create bedroom no.20 on the second floor and this will introduce new fabric in the listed part of the building.

- 7.6.11 Previous concerns with the panelling on the ground floor have been addressed as the site visit confirmed that '*The panelling currently in place is not original, and the site visit showed that the older panelling exists behind*'.
- 7.6.12 The Conservation Officer has concluded that the proposed plans and accompanying Heritage Impact Assessment have allayed most concerns previously held with the scheme. The proposals will result in minimal changes to the listed building and there is no impact on the significance of the building from the change of use.
- 7.6.13 Taking the above into account, it is considered that the proposal would preserve the character and appearance of the listed building as required by Policy EN6, and would be in accordance with Policies EN6 and DE1 of South Kesteven Local Plan, and NPPF Sections 12 and 16.

7.7 Highway issues

- 7.7.1 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 a central urban area and there are services and facilities within a reasonable distance, and these could be accessed by sustainable travel options such as walking, cycling and public transport. The future residents of the development would not be reliant on the private car and therefore parking is not essential to the proposal.
- 7.7.2 The proposals include for storage in the basement of the building, and this would be capable of storing bicycles securely for residents.
- 7.7.3 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.

7.8 Other Matters

- 7.8.1 It is a requirement for HMOs that they are licenced by the local authority, in this case South Kesteven District Council. The licence would be valid for a maximum of 5 years. 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 very year, installed and maintained smoke alarms, and safety certificates for all electrical appliances.

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 the change of use of a former Nursing Home Use Class C2 to a 20-bedroom House of Multiple Occupancy for up to 20 people Use Class Sui Generis within Grantham. The proposed use of the site would provide 20no. bedrooms. The use is considered to be in accordance with Policy SP1, SP2 and SP3 of the Local Plan, and suitable as a residential use, particularly taking into account the previous use of the site as a 20 bed care home. 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 development of the site would result in the same number of residents as the previous use, and not result in an overdevelopment of the site that would have a detrimental, adverse impact upon the residential amenities of adjacent properties. The application site provides a suitable level of internal and external amenity space for the future occupiers including communal kitchens, lounges and shower rooms/bathrooms, storage space, bicycle storage and waste collection.
- 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, 12 and 16) and Policies DE1, SP1, SP2, SP3, EN6 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 (received 20/06/25)

ii) Block Plan (received 20/06/25)

iii) Proposed Floor Plan, drawing ref. 25 010 2 Rev A (received 07/08/25)

Unless otherwise required by another condition of this permission.

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

During Building Works

- 3 Before the development hereby permitted is occupied, details of the storage areas and bicycle storage in the Basement shall have been submitted to and approved in writing by the Local Planning Authority.

Those facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for storage and to promote sustainable means of travel.

Before the Development is Occupied

- 4 Before first occupation of any part of the development hereby permitted, the refuse and recycling storage indicated on approved Proposed Floor Plan, drawing ref. 25 010 2 Rev A shall have been completed and made available for use. Those facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to promote sustainable means of travel.

Ongoing Conditions

- 5 The HMO use (Sui Generis) hereby permitted shall be limited to 20no. bedrooms, 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.



FLOOR PLANS EXISTING



FLOOR PLANS PROPOSED – BASEMENT AND GROUND FLOOR



FLOOR PLANS PROPOSED – FIRST FLOOR



FIRST FLOOR 9 pages

FLOOR PLANS PROPOSED – SECOND FLOOR

