

Planning Committee



SOUTH
KESTEVEN
DISTRICT
COUNCIL



Thursday, 8 August 2024 at 1.00 pm
Council Chamber - South Kesteven House,
St. Peter's Hill, Grantham. NG31 6PZ

Committee Members: Councillor Charmaine Morgan (Chairman)
Councillor Penny Milnes (Vice-Chairman)

Councillor David Bellamy, Councillor Harrish Bisnauthsing, Councillor Pam Byrd,
Councillor Helen Crawford, Councillor Patsy Ellis, Councillor Paul Fellows,
Councillor Tim Harrison, Councillor Gloria Johnson, Councillor Vanessa Smith,
Councillor Sarah Trotter and Councillor Paul Wood

Agenda

This meeting can be watched as a live stream, or at a later date, [via the SKDC Public-I Channel](#)

- 1. Register of attendance and apologies for absence**
- 2. Disclosure of interests**
Members are asked to disclose any interests in matters for consideration at the meeting
- 3. Minutes of the meeting held on 11 July 2024** (Pages 3 - 26)

Planning matters

To consider applications received for the grant of planning permission – reports prepared by the Case Officer.

The anticipated order of consideration is as shown on the agenda, but this may be subject to change, at the discretion of the Chairman of the Committee.

4. **Application S24/0539** (Pages 27 - 46)
Proposal: Construction of new retail unit and associated car parking, access and servicing on an existing redundant overflow car park
Location: Vacu Lug Traction Tyres Ltd, Gonerby Road, Grantham
Recommendation: To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.
5. **Application S23/2364** (Pages 47 - 66)
Proposal: Change of use and alterations to form 2no. dwellings and erection of 4no. dwellings to replace demolished unsafe structures
Location: Rear of 35 Watergate, Grantham, Lincolnshire
Recommendation: To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions
6. **Application S23/2365** (Pages 67 - 80)
Proposal: Change of use and alterations to form 2no. dwellings and erection of 4no. dwellings to replace demolished unsafe structures
Location: Rear of 35 Watergate, Grantham, Lincolnshire
Recommendation: To authorise the Assistant Director – Planning to GRANT listed building consent, subject to conditions.
7. **Application S24/0828** (Pages 81 - 98)
Proposal: Loft conversion, dormer windows and external alterations
Location: 46 Casterton Road, Stamford
Recommendation: To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.
8. **Application S24/0795** (Pages 99 - 119)
Proposal: Change of use and conversion of former bank building (Use Class E(c)(i) to ancillary public reception and function rooms for the adjacent hotel, The Angel and Royal (Use Class C1).
Location: No.6 High Street Grantham NG31 6PN
Recommendation: To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions

9. Application S24/0940

(Pages 121 - 132)

Proposal: Conversion of three redundant ground floor ancillary rooms to guest bedroom with ensuite

Location: 15 Swinegate, Grantham, Lincolnshire, NG31 6RJ

Recommendation: To authorise the Assistant Director – Planning to GRANT listed building consent, subject to conditions.

10. Any other business, which the Chairman, by reason of special circumstances, decides is urgent

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Minutes

Planning Committee

Thursday, 11 July 2024, 1.00 pm

Council Chamber – South
Kesteven House, St.Peter's Hill,
NG31 6PZ



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Committee Members present

Councillor Charmaine Morgan (Chairman)
Councillor Penny Milnes (Vice-Chairman)

Councillor Harrish Bisnauthsing
Councillor Pam Byrd
Councillor Patsy Ellis
Councillor Paul Fellows
Councillor Tim Harrison
Councillor Gloria Johnson
Councillor Vanessa Smith
Councillor Sarah Trotter
Councillor Paul Wood

Officers

Emma Whittaker (Assistant Director of Planning)
Phil Jordan (Development Management and Enforcement Manager)
Hannah Noutch (Development Management Planner)
Martha Rees (Legal Advisor)
Amy Pryde (Democratic Services Officer)

18. Register of attendance and apologies for absence

Apologies for absence were received from Councillors David Bellamy and Helen Crawford.

19. Disclosure of interests

Councillor Sarah Trotter declared that she was registered to speak as Ward Councillor for application S24/0360, she would therefore not participate in the debate or vote for this item.

Councillor Paul Fellows declared that application S24/0674 was within his Ward, however, this did not affect his ability to participate in the debate and vote.

20. Minutes of the Additional meeting held on 30 May 2024

The minutes of the meeting held on 30 May 2024 were proposed, seconded and **AGREED** as a correct record.

21. Minutes of the meeting held on 13 June 2024

The minutes of the meeting held on 13 June 2024 were proposed, seconded and **AGREED** as a correct record, subject to a minor amendment to the attendance of the Legal Advisor, who attended the meeting virtually.

22. Application S24/0360

Proposal:	Installation of a solar farm comprising ground mounted solar photovoltaic panels, including mounting systems, inverters, underground cabling, stock proof fencing, CCTV, internal access tracks, electrical substation and associated infrastructure for a temporary period of 40 years.
Location:	Land west of Church Lane, Welby
Recommendation:	To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.

Noting comments in the public speaking session by:

District Ward Councillor
Londonthorpe and Harrowby Without Parish Council
Against
Applicant

Cllr Sarah Trotter
Cllr Alan Bowling
John Ingle
Charlotte Peacock

Together with:

- Provisions within South Kesteven Local Plan 2011-2036, Lincolnshire Minerals and Waste Local Plan: Core Strategy and Development Management Policies DPD, Design Guidelines for Rutland and South Kesteven Supplementary, National Planning Policy Framework, National Policy Statement for Energy (EN1) and National Policy Statement for Renewable Energy (EN3).
- No comments received from Association of Gardens Trust.
- No comments received from Civil Aviation Authority.
- No comments received from Defence Infrastructure Organisation.
- No comments received from Environment Agency.
- Comments received from Heritage Lincolnshire.
- No comments received from Historic England.
- Comments received from Lincolnshire County Council (Highways & SuDS).
- Comments received from Lincolnshire County Council (Planning Policy).
- Comments received from Lincolnshire County Council (Public Rights of Way & Access).
- No comments received from Lincolnshire Fire and Rescue.

- Comments received from Lincolnshire Wildlife Trust.
- No comments received from National Grid.
- No comments received from National Highways.
- Comments received from National Trust.
- No comments received from Natural England.
- Comments received from SKDC Conservation Officer.
- Comments received from SKDC Environmental Protection Officer.
- Comments received from Welby Parish Council.

During questions to Public Speakers, Members commented on:

- Whether the land proposed was used as farming land for crops.

The Ward Councillor noted that the land was used to grow good quality cereal crops.

- Further information was requested on the cumulative impact of solar farms.

The Ward Councillor had concerns regarding the number of applications coming forward for solar farms. It was noted that there were two other solar sites within the vicinity of Londonthorpe and Welby.

- The biodiversity of the area was queried.

The Applicant had completed a biodiversity survey, where birds of prey and other species were identified. There had been a herd of deer seen nearby the site.

- Why the farmer/owner of the proposed land was willing to change from farming land to a solar farm.

It was noted that the landowner may feel that there is a better guaranteed income with a solar farm rather than agricultural production. The importance of food production and food security was emphasised.

- Whether there was land within the vicinity that would be better suited for a solar farm.

The Public Speaker highlighted the risk of farming land becoming waterlogged during Autumn, whereby food production could not take place. The proposed land was high quality for farmers due to it being free-draining.

The Assistant Director of Planning clarified that the Environmental Statement within the report outlined the grading and quality of the agricultural land, which the Committee needed to assess.

- Whether the Applicant or a tenant farmer was currently farming the proposed land.

The Agent clarified there was an owner of the land, a tenant farmer and themselves as the Applicant. There were other pressures other than land quality on the success of farming, such as the increase in fuel prices, weed spraying fertiliser and pesticides. The income from the proposed site would support the ongoing business elsewhere.

- If the Applicant was successful, who decided and completed early decommissioning and the timeframe

The intention of the Applicant was to build sites, no sites had been decommissioned at present, however, the company had the skillset to complete decommissioning after 40 years. There would be no intention from the Applicant for an early decommissioning of the site.

- Concern was raised on the value of farming land. A campaign to protect Rural England had expressed severe concerns that valuable farmland was a location of choice for solar farms. It was queried whether the solar panels would have a higher benefit than agricultural food production land.

The DEFRA food security report was produced in 2021 which outlined different factors that affected UK food security in terms of global imports and exports. There was no risk factor from renewable energy, the report identified climate change alongside other factors in terms of land degradation from intensive farming.

- Clarification was sought around the lifespan of a solar panel. The solar panels had an expectancy of 20 years, meaning at least 60,000 panels would need to be changed at least once and disposed of.

It was clarified that solar panels were electrical equipment and would reduce in efficiency over time. Previously, solar panels would reduce in efficiency at 25 years and the panels would then be removed or an application be submitted to replace them. Nowadays, the solar panels would be expected to still be efficient at 40 years and no large-scale replacement should take place.

- It was queried whether other renewable energy provisions would take place, for example, wind turbines.

The Applicant was a company that predominantly provided solar energy in the UK. All renewable energy sources had their own constraints in terms of noise and visual impacts and the loss of land.

- The efficiency of PV cells being proposed was queried. It was further queried whether efficiency was between 17-19%, if they were sourced in Europe, they tended to be more efficient.

The Applicant clarified that the efficiency of panels would depend on temperature.

- Whereabouts the solar panels were manufactured.

As the application had not yet been approved, equipment had not been ordered, therefore, it was unknown if the panels were manufactured in our outside of Europe.

- Whether livestock would be retained on site for grazing purposes.

The site would be used to graze livestock, and therefore the solar panels were proposed to sit a distance above the ground for sheep to graze below them.

- Whether the grazing of sheep would determine the seed mix that would be laid on the ground, and whether the Applicant would be open to changing the seed mix in line with Lincolnshire Wildlife Trust's comments.

The Agent confirmed that the Applicant's were happy to negotiate the seed mix in line with Lincolnshire Wildlife Trust's comments.

During questions to Officers and debate, Members commented on:

- What grade of land was surrounding the proposed site.

The DM Manager confirmed that the land surrounding the proposed site was majority Grade 3, as provided by Natural England's land classification maps.

- What provisions would be put in place to stop runoff drainage from this land causing contamination on better quality surrounding land.

The majority of the land underneath the panels and around the site would be left as it was prior to the development taking place, rain would hit the panels and then runs onto the land and drains in the same way as the current land situation.

- Whether any safeguarding was included to protect the land being decommissioned after 40 years.

The decommissioning of the scheme was secured by planning condition which would be enforceable if breached.

- Concern was raised regarding solar power energy replacing farming land. It was felt that the retention of farming land had a higher importance.

The Assistant Director of Planning reminded the Committee that the Council had declared a climate change emergency, whereby the reduction of energy consumption and decarbonising the energy grid was a priority.

- Members discussed planning balance, benefits and harm in the event of an appeal decision, if the application was refused.

The DM Manager noted that key issues around drainage of the site were covered in the report (7.1.3), which referred to the flood risk assessment carried out. It was proposed to implement a sustainable drainage system by installing a series of swales along the field boundaries to intercept any additional runoff before discharging into existing watercourses.

It was noted that the Ministerial Statement underlined current rules regarding the best use of most versatile land. It was highlighted that less than 1% of the UK's agricultural land would be utilised.

- Clarification was received on comments received from Lincolnshire County Council on rights of way.
- Further clarification was sought on the height of boundary fencing in terms of protecting livestock.

The site would be fenced to an extent whereby deer would be unable to access the site, but it would allow movement of other small mammals.

- Further concern was raised regarding wild birds.
- Whether the panels would be mounted in a way to attract sunlight but avoid glint and glare.
- During pre-application, whether an alternative of wind power had been discussed.

The glint and glare of the panels had been assessed as part of the application with the relevant consultees.

- The structures of the proposed site were requested, in terms of the panels, cabins and customer sub-station having a visual impact.

Section 2 of the report outlined proposed heights and dimensions of the panels.

It was clarified that the solar panels would have a height of 3.5 metres and the remaining infrastructure around the site would not exceed 4.2 metres. The site was set back from public vantage points which provided mitigation.

- Whether any hedging or boundary treatment was proposed for the western side of the site.
- It was queried whether a condition could be included to include livestock to offset the arable land.

The Assistant Director of Planning informed the Committee that a condition could not be included to ensure livestock be grazed on the proposed land. Moreover, the solar farm would not prohibit grazing from taking place.

The western boundary of the site included dense vegetation to protect any visual impacts.

The Assistant Director of Planning clarified that the Council's policies were supportive of protecting agricultural land where possible and renewable energies. Inspectors would look at an application based on the energy consumption that the panels and solar farm were generating.

At a previous appeal on a solar panel scheme in Folkingham, the Inspector came to the following conclusions:

- 14 hectares of agricultural land being put out of arable use for 40 years, it would not be permanently lost and could still be used for grazing. Although issues would be that the site would be unlikely to be as productive as a site not primarily in solar use.
- Having regard to the amount of best and most versatile land under consideration, its continued for potential agricultural use and the period of the project. The inspector deemed the proposal to lead to a significant loss of agricultural land and found no conflict with National Policy in the Framework.
- On the balance that any harms and a temporary loss from arable production is minimal and limited weight to be given to it.
- The Inspector gave more weight to achieving a sustainable development through the generation of 27 megawatts of renewable source.

Condition 7 required submission of a landscape and ecological management plan which would include securing details of wildflower mix.

The DM Manager drew the Committee's attention to the NPPF (paragraph 163), where it stated that local planning authorities should not require Applicant's to demonstrate the overall need for renewable or low carbon energy, they should recognise that even small-scale projects provide a valuable contribution to the reduction of greenhouse gas emissions.

Lincolnshire County Council had made a request to make a restricted by-way, on the site, which did not exist at present, however, may exist in the future. It was not within the District Council's remit to consider the right of way, as part of the application.

It was proposed and seconded to authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.

- The importance of protecting best and most versatile was raised to protect food security in line with global impacts.
- Members discussed impacts in accordance with the Council's Local Plan and NPPF.
- The loss of good quality agricultural land was reiterated.
- Members raised concern of cumulative impact and other applications for solar farms within the vicinity.

This proposal fell.

It was proposed and seconded to authorise the Assistant Director – Planning to **REFUSE** planning permission, for the following reasons:

1. The loss of best and most versatile agricultural land as a result of the development is harmful and contrary to Development Plan Policies, National Guidance and the Written Ministerial Statement.
2. The Applicant's had not demonstrated that the scheme could not be delivered in a more beneficial or less harmful location.
3. The benefits arising from the scheme do not outweigh the harm in terms of the loss of best and most versatile land.

(Councillors Paul Fellows, Patsy Ellis and Vanessa Smith voted against the proposal to refuse the application).

(Councillors Harrish Bisnauthsing, Tim Harrison, Pam Byrd, Paul Wood, Gloria Johnson, Charmaine Morgan and Penny Milnes voted in favour of the proposal to refuse the application).

(The Committee had a break from 15:35 – 15:45).

23. Application S20/1586

Proposal:	Section 73 application to vary condition 2 (approved plans) of permission S16/0112. Amendment to the access, associated layout changes, house type updates and changes to affordable plot numbers of Phase A only.
Location:	Land north of Towngate East and south of Northfield Road, Market Deeping
Recommendation:	To authorise the Assistant Director for Planning to GRANT planning permission subject to the completion of a Deed of Variation to the Section 106 Agreement related to S16/0112 and subject to conditions outlined in this report.

Noting comments in the public speaking session by:

Applicant Georgina McRae

Together with:

- Provisions within SKDC Local Plan 2011-2036, Deepings Neighbourhood Plan (June 2021) and National Planning Policy Framework.
- No comments received from Market Deeping Town Council.
- Comments received from Heritage Lincolnshire.

- Comments received from LCC Highways & SuDS.
- Comments received from Welland & Deepings IDB.
- No comments received from Environment Agency.
- Comments received from Lincolnshire Fire & Rescue.
- Comments received from Anglian Water.

During questions to Public Speakers, Members commented on:

- Clarification was sought that the original application was through Larkfleet Homes, however, the development was now owned by Alison Homes.

The Applicant confirmed that the development was now owned by Alison Homes.

- Whether more trees had been planted as previously requested.

The site now complied with all landscaping details, in accordance with those approved plans. The Council's Enforcement Officer had visited the site and were satisfied with the landscaping that had been completed.

During questions to Officers and debate, Members commented on:

- Whether the comments made by Lincolnshire Fire and Rescue on fire hydrants had been resolved.

The Planning Officer confirmed there were no conditions on requiring the provision of fire hydrants, however, this was a matter for the legal agreement, which would be linked to any permission granted through this application.

It was proposed, seconded and **AGREED** to authorise the Assistant Director for Planning to **GRANT** planning permission subject to the completion of a Deed of Variation to the Section 106 Agreement related to S16/0112 and subject to conditions outlined in this report:

Approved Plans

- 1) The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - Location Plan L189-Location-2 (received 21 September 2020)
 - Site Layout Plan L-Site-A Rev C for phase A only (received 21 September 2020)
 - Site Layout Plan L55 - SITE- AREAD REV K for phase D only (received 05/06/2020)
 - Site Layout Plan for phases B and C drawing nos. 117-004 Rev J (received 18 January 2016)
 - Phase A House Types drawing nos. L189 2318 DS, L189 2328 DS, L189 2404 DS, L189 2421 DS, L189 2422 DS, L189 2431

DS, L189 2513 DS, L189 2224 DS, L189 2324 DS, L189 2404 DS, L189 2409 DS, L189 2433 DS, L189 2434 DS, L189 2309 DS, L189 2310 DS, L189 2307 DS (received 21 September 2020)

- Phase B, C, D House Types and garage plans drawing nos. 2110/L138/DS; 2318/DS; 2326/L00/DS/02; 2401/L00/DS; 2409; 2410/L00/DS; 2421; 2422; 2423; 2427/L00/DS; 2428/L00/DS; 2508/L00/DS/AS; L00/2224/DS; L00/2225/DS; L00/2306/DS; L00/2308/DS; L00/2323/DS; L00/2324/DS; L00/GAR/02, L00/GAR/03 (received 18 January 2016)
- Phasing Plan (in relation to defining phases only) drawing no. PP/01 (received 18 January 2016)
- Public Open Space Plan (in relation to defining areas of POS) drawing no. POS/01 (received 18 January 2016)

Unless otherwise required by another condition of this permission.

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

Before the development is commenced

- 2) No development in phases B and C shall take place until a Construction Management Plan, has been submitted to and approved in writing by the Local Planning Authority. The plan shall include the following:
 - a) The management of traffic and routing during construction: to address site access, routes within the site kept free from obstruction, wheel washing, travel plan for construction workers, loading and unloading, vehicle parking and turning areas;
 - b) Location of access points for site traffic;
 - c) Construction plant directional signage
 - d) Details of any temporary lighting
 - e) Location type and size of compounds and temporary buildings
 - f) Measures for the control of noise from the site during construction
 - g) Measures for the control of dust during construction

The approved scheme for each phase shall be adhered to throughout the construction period including details for phase D approved by S18/1958 and details for phase A approved by S21/1686.

Reason: To ensure neighbours' amenities are adequately protected during construction.

- 3) No development in phases B and C shall take place until a detailed surface water drainage scheme for the site, based on sustainable urban drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall:

- a) Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- b) Provide attenuation details and discharge rates which shall be restricted to 1.4 litres per second per hectare;
- c) Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- d) Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

Reason: To reduce the risk of flooding and to comply with Policy EN5 of the adopted South Kesteven Local Plan.

- 4) No development in phases B and C shall take place until a foul water strategy has been submitted to and approved in writing by the local planning authority.

Reason: To prevent adverse impact on the environment and amenity through flooding and to comply with Policy EN5 of the adopted South Kesteven Local Plan.

- 5) No development on phases B and C shall take place until a written scheme of archaeological investigation relating to that phase has been submitted to and approved in writing by the Local Planning Authority.

The archaeological investigations for each phase shall have been completed in accordance with the approved details before development in each phase commences.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN6 of the adopted South Kesteven Local Plan.

- 6) No development in phases B and C shall take place until all existing trees shown on the approved plan to be retained shall have been fenced off to the limit of their branch spread in accordance with BS 5837. No construction works including:
- i) removal of earth,
 - ii) storage of materials,
 - iii) vehicular movements or
 - iv) siting of temporary buildings

shall be permitted within these protected areas.

Reason: To prevent unnecessary damage to existing trees and in accordance with Policy EN2 of the adopted South Kesteven Local Plan.

During Building Works

- 7) No construction works relating to the proposed streets in phases B and C shall be commenced until full engineering, drainage, street lighting and constructional details of all the streets and paths proposed for adoption as well as the areas that are to remain as private carriageways have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; to ensure that the highways are constructed to an adequate standard and to safeguard the visual amenities of the locality and users of the highway in accordance with Policy ID2 of the adopted South Kesteven Local Plan.

- 8) The adoptable and non-adoptable highways in each phase shall be constructed in accordance with the approved details, and the carriageway and footway surface courses for phases B and C shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure safe access to the site and each dwelling/building in the interests of residential amenity, convenience and safety.

- 9) The development shall be carried out in accordance with the recommendations and mitigation measures given in the submitted Ecological Appraisal dated September 2015.

Reason: To protect and enhance the wildlife and biodiversity of the area and in accordance with Policy EN2 of the adopted South Kesteven Local Plan.

- 10) Notwithstanding the submitted plans, before any of the soft landscaping works are commenced in phases B and C, full details of soft landscaping works within that phase shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:

- i. planting plans;
- ii. written specifications (including cultivation and other operations associated with plant and grass establishment);
- iii. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- iv. phasing of implementation

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Local Plan Policy DE1.

- 11) Notwithstanding the submitted plans, before any of the hard landscaping works are commenced in phases B and C, full details of hard landscaping works shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:

- i) proposed finished levels and contours;
- ii) means of enclosure;
- iii) car parking layouts;
- iv) other vehicle and pedestrian access and circulation areas;
- v) hard surfacing materials;
- vi) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.);
- vii) proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.);
- viii) retained historic landscape features and proposals for restoration, where relevant.

Reason: Hard and soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

- 12) Before any of the works on the external elevations for the building(s) hereby permitted are begun in phases B and C, samples of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Before the Development is Occupied

- 13) Before each dwelling is occupied, the external surfaces of that dwelling shall have been completed in accordance with the approved details.

The external surfaces for the dwellings in phase D should be completed in accordance with the details approved by S18/1958 for phase A the details approved by S20/1737 unless any further details are subsequently submitted and approved by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

- 14) The development shall be carried out in accordance with the surface water drainage scheme (including details for phase D approved by S18/1799 and details for phase A approved by S20/1737) and no dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full in accordance with the approved details.

Reason: To reduce the risk of flooding and to comply with Policy EN5 of the adopted South Kesteven Local Plan.

- 15) Before any of the dwellings within each phase hereby permitted are occupied, the works to provide the boundary treatments (including details for phase D approved by S18/1958 and details for phase A approved by S20/1737) on that part of the development shall have been completed in accordance with the approved boundary treatment scheme.

Reason: To provide a satisfactory appearance to any boundary treatments and by screening rear gardens from public view, in the interests of the privacy and amenity of the occupants of the proposed dwellings and in accordance with Policy DE1 of the South Kesteven Local Plan.

- 16) Before the end of the first planting/seeding season following the occupation of the final dwelling within each phase of the development hereby permitted, (including details for phase D approved by S18/1799 and details for phase A approved by S19/1364) shall be carried out in accordance with the approved soft landscaping details.

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1 of the South Kesteven Local Plan.

- 17) All hard landscaping works within each phase must be carried out in accordance with the approved hard landscaping details and in accordance with a timetable for implementation which must be first submitted and approved in writing by the Local Planning Authority.

Reason: Hard landscaping makes an important contribution to the development and its assimilation with its surroundings and in accordance and in accordance with Policy DE1 of the South Kesteven Local Plan.

- 18) No dwellings within each phase shall be occupied until the foul water works (including details for phase D approved by S20/1114 and details for phase A approved by S20/1737) relating to that phase has been carried out in accordance with the approved strategy unless otherwise agreed in writing with the local planning authority.

Reason: To prevent adverse impact on the environment and amenity through flooding and to comply with Policy EN5 of the adopted South Kesteven Local Plan.

- 19) The development shall be carried out in accordance with the approved surface water drainage scheme (including details for phase D approved by S18/1799 and details for phase A approved by S20/1737) and no dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full in accordance with the approved details.

Reason: To reduce the risk of flooding and to comply with Policy EN5 of the adopted South Kesteven Local Plan.

- 20) Before completion of the first dwelling within phases B and C, details of the size, appearance and location of all roof mounted photovoltaic solar panels within that phase shall have been submitted to and approved in writing by the Local Planning Authority.

The development of those phases must be carried out in accordance with the approved details.

Reason: To provide a satisfactory appearance to the development in accordance with Policies DE1 and SB1 of the adopted South Kesteven Local Plan.

Ongoing Conditions

- 21) Within a period of five years from the first occupation of the final dwelling/unit of the development hereby permitted, any trees or plants provided as part of the approved soft landscaping scheme, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced in the first planting season following any such loss with a specimen of the same size and species as was approved in condition above unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and to comply with Policies EN1 and DE1 of the adopted South Kesteven Local Plan.

- 22) Those parts of the approved Travel Plan (ref: 21484/10-15/4057) that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied.

Reason: In order that the local planning authority conforms to the requirements of the National Planning Policy Framework, a Travel Plan has been conditioned to ensure that access to the site is sustainable and reduces dependency on the car.

(Councillor Vanessa Smith left the meeting at 16:10).

24. Application S24/0386

Proposal:	Proposed change of use from Class C3 (dwellinghouse) to Class C2 (residential care home)
Location:	The Croft, 65 Main Street, Woolsthorpe By Belvoir, NG32 1LX
Recommendation:	To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions

Noting comments in the public speaking session by:

District Ward Councillor Cllr Robert Leadenham (statement to read out)

Together with:

- Provisions within South Kesteven Local Plan 2011-2016, Design Guidelines for Rutland and South Kesteven Supplementary Planning Document, National Planning Policy Framework (NPPF).
- Comments received from SKDC Conservation Officer.
- Comments received from Lincolnshire County Council Highways.
- Comments received from Environmental Protection.
- Comments received from Melton Borough Council.
- No comments received from Crime Prevention Officer.
- Comments received from Derbyshire County Council.
- Comments received from Woolsthorpe By Belvoir Parish Council.

During questions to Officers and debate, Members commented on:

- Clarification was sought around the number of children and carers that would occupy the property and what their needs were.

The proposal sought to allow up to 3 children between the ages of 7-17 years old to live at the home, each child would have a one-on-one carer. It was clarified that the children residing in the home may have emotional and behavioural issues but not physical disabilities.

- The character of the area was discussed. Concern was raised that there would be several children homes in a small village.
- Complaints and fear of crime from local residents. However, Lincolnshire Police had not objected to the proposal.

The Development Management Planner noted that the property was set back from the roads in terms of character of the area. In terms of harm, the Committee would need to assess the use of the property and whether it would be characteristically different to its current use as a family dwelling.

The Council's Neighbourhoods Team had been consulted on whether any anti-social behaviour reports had been received from existing care homes within Belvoir.

The Neighbourhoods Team confirmed there had been no reports of anti-social behaviour, however, reports had been received from Melton Borough Council and the Ward Councillor.

- Parking arrangements for the site were discussed.

The current parking area on site was not included within the proposal. However, the driveway to access parking would be created within the application site.

- The local need was raised in terms of local children and local employment.

The local need for children in the area had not been submitted as part of the application. There was a need for this type of housing within the Written Ministerial Statement nationally.

In terms of local employment, carers from the home would be relocated from the old home to the proposed home in Belvoir. Therefore, the application would not provide employment to local people.

(Councillor Tim Harrison left the meeting at 16:25).

- The number and concentration of children's homes within the area was emphasised.
- Concern was raised of the relocation of the children's home and whether this was due to additional concerns.

The Development Management Planner reminded the Committee that in terms of the concentration of children's homes in the villiage, they would need to consider the impacts relating to the use and if the proposal would impact the character appearance of the area and how.

The relocating would be at the responsibility of management of the home. The plan suggested that the relocation to the proposed area could benefit the children.

*(It was proposed, seconded and **AGREED** to extend the meeting until 17:00, as the meeting duration had exceeded 3 hours).*

- It was queried whether the children's homes were owned by the same company and why this particular home wanted to relocate.

The Development Management Planner confirmed that the other care homes within Woolsthorpe By Belvoir were not owned by Footsteps to Future, however, the company owned other homes within other areas.

The relocation of the home was due to a breakdown in relationship between the care home and their neighbors.

- That the Written Ministerial Statement emphasised that the accommodation was provided for in their communities, however, the children may originate from out of the area.
- It was suggested that the children home accept younger children, due to the rural nature of the site. Members queried whether this could be conditioned.
- Whether a location assessment had been completed.

The Written Ministerial Statement stated:

‘The Planning Statement should not be a barrier to providing homes for the most vulnerable children in society. When care is the best choice for a child, it is important that the care system provides stable, loving homes close to children’s communities. These need to be the right homes in the right places with access to good schools and community support. It is not acceptable that some children living far from what they would call home without clear protection reason for doing this, separated from the people they know and love.’

- Whether the Council could request a management structure/plan from the company on how they were proposing to operate differently from the previous site, in order to ensure an improved way of working.

The Development Management Planner confirmed that a plan had been provided within the application, which could be viewed on the website. The plan stated that the company were making changes and were hopeful the relocation would benefit the children alongside supporting and providing education for the children.

It was clarified that the children may have emotional behavioural issues and the type of care aimed to be provided was therapeutic care.

The Assistant Director of Planning clarified that the children’s home would be governed by Ofsted regulation and Lincolnshire County Council as social services. The Planning Committee were merely making a decision on a change of use application.

- That the 2021 Census, the population of Woolsthorpe by Belvoir was 468 people, meaning that if the village had 4 children’s homes, it would mean 1 home per 100 people of the population of Woolsthorpe by Belvoir.
- Whether any further information on boundary treatments had been collated following the site visit.

There had been no officially submitted details, however, the Applicant had informed the Council that they would be submitting the following as part of their boundary treatments plan:

- They had confirmed that they had no intention to remove the hedging that’s along the side of the plot.
- They would be patching any holes in the hedging with some wire fencing.
- The gate access point within the hedge would be secured if requested.

It was proposed and seconded to authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.

- Further concern was raised on character and appearance of area, impact on neighbours and residential amenities
- The report provided by a social worker from Derbyshire County Council recognised the resistance for the relocation of the home due to the anti-social behaviour demonstrated by the young people.

One Member clarified that Woolsthorpe By Belvoir did have certain amenities for children to access (village hall, social club and community centre).

The proposal to approve the application fell.

One Member suggested that the application be refused on grounds of intensification and the disproportionality of the number of children's homes to the per-head population of Woolsthorpe By Belvoir.

The Assistant Director of Planning requested the harm of the ratio of population to children's homes and the policies to support the impact.

Members suggested the following reasons for refusal:

- Impact of the proposed use upon the residential amenity of all the surrounding neighbours of the village (SP6, DE1).
- Proposed development represents an inappropriate and a substantial form of development in a quiet village location.
- It was felt that the Applicant had failed to demonstrate specific locally generated housing need for the development in the location.

*(It was proposed, seconded and **AGREED** to extend the meeting until 17:30).*

It was confirmed that the business model was relocating, however, local residents could be employed by the children's home in the future.

The Chairman noted that the Local Plan did not include any provision around children's homes.

It was proposed and seconded to authorise the Assistant Director – Planning 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 Plan re. JRTC_2024_0_001 REV 0 received 6 March 2024
- ii. Proposed Car Parking Layout re. JRTC_2024_0_004 REV 0 received 24 April 2024

Unless otherwise required by another condition of this permission.

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

Before the Development is Occupied

3 Prior to first occupation of any part of the development hereby permitted, the vehicle parking and turning areas shall have been completed in accordance with approved plan JRTC_2024_0_004 REV 0 and shall not be used for any purpose other than for the parking and turning of private vehicles and motorcycles belonging to the occupants of the property and their visitors. The parking and turning shall be retained thereafter unless otherwise agreed with the Local Planning Authority.

Reason: To ensure that adequate parking provision is provided and retained in order to minimise on street parking and to ensure that vehicles can enter and leave premises in a forward gear in the interests of highway safety.

4 Notwithstanding the operational details within the business management plan submitted within this application, a further business management plan shall be submitted to and approved by the local planning authority. The business management plan shall include but not be limited to:

- Staffing numbers
- Ratio of children to staff
- Supervision arrangements on and off site (24/7)
- Details of shift patterns
- Transport details (in terms of any trips to and from school or other education facilities)

The approved business management plan must be implemented on commencement of the approved use and be strictly adhered to throughout the continuation of the approved use unless otherwise agreed by the local planning authority.

Reason: In order to protect the residents of the care home and the surrounding residential properties in accordance with DE1 of the SKDC Local Plan.

Ongoing conditions

5 Prior to any works to the boundary treatments commencing, details of a plan indicating the heights, positions, design, materials and type of boundary treatment to be erected shall have been submitted to and approved in writing by the Local Planning Authority. The works to provide the boundary treatments must only be completed in accordance with the approved boundary treatment details prior to the occupation of the building for the use hereby permitted.

Reason: To provide a satisfactory appearance to any boundary treatments and by screening rear gardens from public view, in the interests of the privacy and amenity of the occupants of the proposed and neighbouring dwellings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

6 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that order with or without modification) the premises shall be used only as a children's care home for up to three children and for no other purpose (including any other use falling within Class C2 of the Order) without Planning Permission first having been granted by the Local Planning Authority.

Reason: To define the permission as other uses within Class C2 would require further assessment.

7 Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no gate, fence, wall or other means of enclosure shall be constructed within or on the boundary of the curtilage of the site without Planning Permission first having been granted by the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area, and for this reason would wish to control any future development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

25. Application S24/0674

Proposal:	Extend dropped kerb access and driveway to allow parking of mobility vehicles for disabled occupants
Location:	20 Cecil Close, Bourne, Lincolnshire, PE10 9QP
Recommendation:	To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.

Together with:

- Provisions within SKDC Local Plan 2011-2036 and National Planning Policy Framework (NPPF).
- No comments received from Lincolnshire County Council Highways.

It was proposed, seconded and **AGREED** To authorise the Assistant Director for Planning to GRANT planning permission, subject to conditions:

Time Limit for Commencement

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

The development hereby permitted shall be carried out in accordance with the following list of approved plans:

Site Location Plan - received 19 April 2024
Proposed Layout Plan - received 19 April 2024

Unless otherwise required by another condition of this permission.

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

Before the Development is Occupied

Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

26. Any other business, which the Chairman, by reason of special circumstances, decides is urgent

There were none.

27. Close of meeting

The Chairman closed the meeting at 17:30.



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**



S24/0539

Proposal: Construction of new retail unit and associated car parking, access and servicing on an existing redundant overflow car park
Location: Vacu Lug Traction Tyres Ltd, Gonerby Road, Grantham
Applicant: Vacu Lug Ltd
Agent: LOROC Architects/Quod
Application Type: Full Planning Permission
Reason for Referral to Committee: Council owned land and member call in by Cllr Paul Martin on the basis of lack of parking provision
Key Issues: Principle of development, Amenity impacts, Highway safety
Technical Documents: Design & Access Statement/Planning Statement
 Transport Statement
 Ecological Appraisal
 Arboricultural Impact Assessment

Report Author

Kevin Cartwright (Development Management Planning Officer)



01476 406375



Kevin.cartwright@southkesteven.gov.uk

Corporate Priority:	Decision type:	Wards:
Growth	Regulatory	Grantham Arnoldfield

Reviewed by:	Phil Jordan, Development Management & Enforcement Manager	30 July 2024
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Recommendation (s) to the decision maker (s)

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



Key



Application Boundary

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1 Description of Site

- 1.1 The site is located approximately 1.5km from Grantham town centre and is currently hard surfaced and used as car parking for customers and staff of the adjacent Vacu Lug factory.
- 1.2 Vehicle egress from the site would be via the Council owned informal open space located at the corner of Orchard Close and Gonerby Road.
- 1.3 The site is bounded by Gonerby Road to the south and the Vacu Lug factory to the east. To the north/north-west of the site are a number of residential properties located on Orchard Close.

2 Description of Proposal

- 2.1 The proposal is for the construction of a single storey convenience store providing a maximum of 348 m² of retail floor space.
- 2.2 The front elevation of the building would be constructed of a mix of brickwork and cladding with a glazed entrance and ATM machine. The rear and side elevations would be metal cladding.
- 2.3 The building would have a sloped roof design with a height of approximately 6m at the highest point at the entrance of the building, sloping down to approximately 4.1 metres at the rear. It would have a footprint of approximately 25 metres by 15.7 metres.
- 2.4 There would be minimal openings within the building with a doorway in the eastern elevation to the service yard and a small window to the northern rear elevation.
- 2.5 To the front of the building would be parking for 21 cars including 2no. disabled spaces and cycle stands.
- 2.6 Access to the site would be from Gonerby Road and egress via the adjacent council owned land onto Orchard Close.
- 2.7 Refuse storage and collection would be located on the north-east of the site.
- 2.8 The supporting information states that the convenience store would deliver 8no. full time jobs and 12no. part-time jobs once operating.
- 2.9 The opening hours would be 7 days a week between the hours of 07.00 and 23.00.

3 Policy Considerations

SKDC Local Plan 2011 – 2036

Policy SD1- The Principles of Sustainable Development

Policy SP2- Settlement Hierarchy

Policy SP3 – Infill Development

Policy E4 – Protection of Existing Employment Sites
Policy EN3 – Green Infrastructure
Policy DE1 - Promoting Good Quality Design
Policy EN4 – Pollution Control
Policy GR4 – Grantham Town Centre Policy
Policy SB1 – Sustainable Building
Policy ID2 - Transport and Strategic Transport Infrastructure

National Planning Policy Framework (NPPF)

Section 6 – Building a strong, competitive economy
Section 7 – Ensuring the vitality of town centres
Section 9 - Promoting sustainable transport
Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change
Section 15 - Conserving and enhancing the natural environment

4 Representations Received

4.1 LCC Highways & SuDS

4.1.1 Initial comments

4.1.2 The Highway Authority recommend that this site is refused on Highway Safety grounds. The proposal is for the construction of new retail units and associated car parking, access and servicing on an existing redundant overflow car park.

4.1.3 Although the current use of this land is deemed redundant overflow car parking, it is clear that this car park is in frequent use and on most days full to capacity. The existing site is currently serving as a car park for the adjacent business. As a result of the development, there will be insufficient parking to serve both the proposed development and the host business and will result in vehicles parking on the public maintained highway, within close proximity to the nearby school, which in its nature, sees a high increase in vehicle parking and footfall of children at opening and closing times.

4.1.4 The combination of the school, increased parking as a result of the proposed development within the area will cause restricted visibility at crossing points and junctions and would have serious implications on Highway Safety within the area. Therefore, the Highway Authority object to this application on the grounds of Highway Safety.

4.1.5 Comments in relation to amended plans/additional information

4.1.6 Refusal - This proposal is for the construction of new retail units on the site of an existing redundant overflow car park. The applicant has provided sufficient detail to demonstrate that the overflow car park for the retained use associated with Vaca Lug can be accommodated elsewhere on the Vaca Lug site and will not be displaced onto the public highway as a result of this development.

- 4.1.7 However, it is the view of Lincolnshire County Council that this proposal will result in vehicles parking on the publicly maintained highway to visit the retail units, within close proximity of the school, which, by its nature, sees an increase in vehicle parking and footfall of children at school start and finish times. The combination of the school and increased on-street parking as a result of the proposed development will cause restricted visibility at pedestrian crossing points and junctions which will impact upon highway safety.

4.2 Environmental Protection

4.2.1 Initial Comments

- 4.2.2 The proposals show that the noisier operations of the proposed convenience store which includes the servicing, refuse, and loading areas have been positioned to the northeast of the Site which is away from the residential properties.

- 4.2.3 If the applicant proposes outside location of any refrigeration/air conditioning units associated with the operation of the proposed store, Environmental Protection advises that the applicant undertake a noise impact assessment of such plant/equipment in order to mitigate any potential noise and protect the amenity of nearby residential properties. Environmental protection would recommend that the applicant install an acoustic fence that forms the boundary with the residential properties to the sides and rear of the proposed building in order to protect the amenity of the residential properties that are located on Orchard Close.

- 4.2.4 The applicant should have a lighting scheme for the proposed building, service areas and car parking that does not impact the amenity of the nearby residential properties.

- 4.2.5 The application makes suggestion (Ref 6.17) of a planning condition for hours of operation in order to protect the amenity of surrounding residential properties. Environmental Protection would suggest operating times from 7:00am to 10:00pm Monday to Sunday.

4.2.6 Comments in relation to amended plans/additional information

- 4.2.7 Environmental Protection has reviewed the documents in respect of the above application (amended plans) and has no further comments to make than those already submitted for the above proposed development.

4.7 Tree Officer

- 4.7.1 I have no objections to this proposal going ahead. While the loss of the trees on the public open space and site frontage is regrettable, I am happy that they may be quickly and easily replaced.

- 4.7.2 If consent is granted, then I would recommend that a condition is applied requiring a robust landscape plan with post planting maintenance. Further, the retained trees to the rear of the site and on the open space should be protected for the duration of the preparation and development works which should also be required by condition.
- 4.7.3 The detail relating to the landscape plan and tree protection should be submitted to and approved by the LPA in writing prior to starting work on site.

4.8 **Lincolnshire Wildlife Trust**

- 4.8.1 The PEA report includes a baseline habitat map and a post-development map of habitats to be created onsite. Following the introduction of mandatory BNG in February 2024 developments need to submit a BNG plan describing how the proposal will generate a net gain in units subject to planning permission being granted. We expect a development of this nature to meet such requirements, particularly given much of the site constitutes developed land/hard standing.

4.9 **Great Gonerby Parish Council**

- 4.9.1 No comments received.

5 **Representations as a Result of Publicity**

- 5.1 This application has been advertised in accordance with the Council's Statement Community Involvement. 56 no. letters of representation have been received in relation to the original submission.

- 5.2 A summary of the comments are listed below:

- The car park is not redundant
- Car park is full
- Existing shop nearby
- Road is dangerous at school times will make matters worse
- Parking problems especially at school times will worsen
- Where are employees going to park
- Increased on road parking
- Increased congestion
- Egress would be close to the junction and bus stop
- Detrimental impact on neighbouring business
- Dangerous road
- Impact on town centre
- Increase in pollution

- Noise and disturbance from use and deliveries
- Loss of green space
- Construction vehicles will further damage the B1174
- Should support local businesses
- Will cause local businesses to close
- When the A1 is shut the road grinds to a halt and is impassable
- Delivery problems due to parked cars
- Proposal does not take into account the traffic from proposed development (SKPR-57 Land off Belton Lane -additional housing).
- Poor visibility from Orchard Close. Impaired by bus stop
- There is a retail park nearby
- Construction vehicles and parking during construction phase
- Inconsiderate/illegal parking during school drop-off
- Not a sustainable location as persons are unlikely to walk from any distance as they would pass other existing facilities. Therefore more car journeys
- No arrangements for recycling
- Waste storage will attract vermin
- Foul water disposal is not known
- Growth of on-line shopping. Larger convenience store is not needed.
- Existing noise and disturbance from Vacu Lug. Further disturbance from the store until 11pm.
- Green space is used as a wildlife corridor

5.3 Amended plans and further details were received in relation to car parking arrangements for the existing factory. A further 2no. letters of representation have been received.

5.4 A summary of the comments are listed below:

- Still too dangerous
- The car park is still used everyday so how can it be redundant
- There is an existing shop around 100 metres away that serves the community very well
- Car share and incentives to travel by more active and sustainable modes of transportation. If so, why is the alternative parking of the same number of spaces?
- A trial period of 6 months operating the existing factory without the current overflow car park
- Provide evidence that the staff of the factory are moving to more sustainable modes of travel
- There are existing similar facilities in the area
- This proposal would attract/generate trips beyond the local area as it would provide for pass through and pass by trips.
- If current situation has been assessed as safe. Why introduce unnecessary risks and hazards.
- Impact on existing small businesses should be taken into consideration
- The site should be used as a doctor's surgery

- There is no space within the current Vacu Lug site to accommodate 49 car parking spaces. The proposed location is stacked high with tyres. This addition is an afterthought.
- Impact on residential amenity from increased volume of traffic.

6 Evaluation

6.1 Principle of Development

- 6.1.1 The proposal relates to the construction of a retail convenience store (Use Class E(a)) including associated car parking area and access.
- 6.1.2 The application site is in part car parking for the adjacent Vacu Lug factory and part informal open space to facilitate vehicle egress onto Orchard Close.
- 6.1.3 The part of the site that is currently used as car parking is the subject of local plan policy E4. (EMP G5 – Employment Land Study). This policy seeks to protect existing employment uses. It states:
- The following locally important employment sites identified on the Policies Map will be protected to ensure continued provision of locally important employment opportunities.*
- Appropriate proposal for new B1, B2 and/or B8 uses and/or redevelopment of for B1, B2 and/or B8 as well as other employment generating uses outside of the B-use classes will be supported where proposals:*
- *do not conflict with neighbouring land uses;*
 - *scale does not harm the character and/or amenities of locality; and*
 - *do not impact unacceptably on the local and/or strategic highway network.*
- 6.1.4 The proposal is in accordance with the above policy in principle in that it supports employment generating uses outside of the traditional industrial and storage uses. Further assessment of the impacts from the proposal on neighbouring land uses, character and amenity of the area and highway network are provided elsewhere in this report.
- 6.1.5 The western part of the site that would facilitate egress to Orchard Close is informal open space. Local Plan Policy OS1 seeks to protect all forms of open space. In this instance it is considered that the construction of a hard surfaced area running through the open space, connecting to Orchard Close, would not fundamentally change its character and it would still perform its function as an open landscaped area at the junction of Orchard Close. Additionally, the existing trees to the southern edge of the site fronting Gonerby Road would be retained.
- 6.1.6 As such, the proposal is considered to accord with Local Plan Policy OS1 in that whilst the proposals would result in the formation of an egress road serving the proposed store, this part of the site would still perform its function as an informal open space, retaining it's openness and visual amenity to the corner of Orchard Close and Gonerby Road

6.2 **Impact on the character and Appearance of the area**

- 6.2.1 Local Plan Policy DE1 requires development to make a positive contribution to the character of the area, avoiding harm to the street-scene. This is consistent with NPPF Section 12 (Achieving well-designed places) which amongst other things states that developments should be visually attractive as a result of good architecture, layout and effective landscaping.
- 6.2.2 The existing site is predominantly hard-surfaced and is used as car parking for the adjacent factory. The proposal would result in additional built form to the site, however it is considered that the modest size of the building coupled with its siting towards the rear of the site, set back from Gonerby Road would ensure that the proposed building would not be prominent in the street scene.
- 6.2.3 The proposed access and car parking arrangements to the frontage of the site would not be materially different than the existing in that the site is used as car parking.
- 6.2.4 As discussed above it is considered that the formation of a vehicle connection to Orchard Close through the informal open space adjacent to the site would not result in any significant impact on the character and appearance of the area. The remainder of the open space would remain and there would be an absence of built form with the existing trees at the frontage of the site being retained.
- 6.2.5 The comments of the tree officer are noted in that there is no objection in relation to the loss of the trees. The request for a landscaping condition and tree protection is considered reasonable and can be secured by appropriately worded conditions. Likewise, a condition is recommended to secure final details of the proposed materials to ensure that these are appropriate for the context.
- 6.2.6 Taking into account the above matters it is considered that the proposal therefore complies with Policy DE1, OS1, and E4 of the South Kesteven Local Plan and NPPF Section 12.

6.3 **Residential Amenity**

- 6.3.1 In relation to residential amenity, Local plan policy E4 requires employment generating uses to not conflict with neighbouring land uses.
- 6.3.2 Whilst it is accepted that the proposed store would be located to the rear of the residential properties on Orchard Close, the modest scale, sloped roof design and separation distance of approximately 13 metres from the proposed building and the original rear elevations of the nearest residential properties on Orchard Close would ensure no significant overshadowing would occur and would not result in an overbearing relationship with these properties or their associated rear garden areas to an extent that would justify a refusal of planning permission on this basis. This is illustrated by the submitted site section that demonstrates the relationship of the proposal and the adjacent property 6, Orchard Close.

- 6.3.3 As there would be minimal openings within the building beyond the glazed entrance, a small window to the rear and a door to the service yard, it is considered that there would not be any significant overlooking/loss of privacy in relation to the neighbouring occupiers.
- 6.3.4 The service yard and any plant would be located to the eastern side of the building. This location is furthest from the neighbouring residential properties with the proposed building providing screening. This would ensure that there would not be any significant harm to the amenities of neighbouring occupiers from deliveries and plant and machinery.
- 6.3.5 Whilst the proposal would result in vehicles passing in close proximity to the side elevation of 6, Orchard Close when leaving the site due to the location of the egress road, it is not considered that this would be of such an extent that would result in any significant harm. Vehicles would be moving slowly as they exit the car park onto Orchard Close and as such vehicle noise would be low and comparable to vehicles moving along Orchard Close.
- 6.3.6 In relation to hours of operation, it is noted that the comments of the Environmental Protection Team suggest 07.00 to 10.00 Monday to Sunday. This is one hour earlier closing than that requested by the applicant. Due to the proximity of neighbouring residential properties and taking into account that there would be a degree of over run beyond the actual opening hours in which the staff at the store prepare for opening and closing the revised hours suggested by the Environmental Protection Team are considered reasonable to protect the amenity of neighbouring occupiers.
- 6.3.7 Taking into account the above matters, the proposal would not result in any significant harm to the amenity of neighbouring occupiers in accordance with Local Plan Policy E4 required by NPPF Section 15.

6.4 **Highway Safety**

- 6.4.1 The proposal relates to the construction of a convenience store on an area of land that in part is used as car parking for staff and customers in relation to the adjacent Vacu Lug site. The application as originally submitted did not adequately evidence how the adjacent factory would function without the use of the car parking area.
- 6.4.2 Members of the public rightly identified existing on-street parking problems particularly around school drop-offs and pick-ups which would be magnified and worsened by the loss of the factory car park. This is a view shared by the highway authority noting that the car park is not redundant, but actively used. They recommended refusal of planning permission on the basis that there would be insufficient parking to serve both the proposed development and the host business and would result in vehicles parking on the public maintained highway, within close proximity to the nearby school, which in its nature, sees a high increase in vehicle parking and footfall of children at opening and closing times to the detriment of highway safety.
- 6.4.3 Additional information was provided in support of the application to address these concerns. An amended plan was received demonstrating 49no. parking spaces that would be made available for customers/staff within the existing factory. This is based on car parking surveys of the existing car park on two consecutive days 13th and 14th May at

1.40pm, the busiest part of the day for the factory, avoiding the start or end of shift patterns. The survey results established that 39 and 42 vehicles were parked on the site on these days.

6.4.4 Additionally, a planning condition has been suggested by the developer that prior to the commencement of the development the replacement staff car parking would be provided.

6.4.5 The proposed store would have a car parking and turning and a delivery/servicing yard. There would be 21no. car parking spaces including 2no. disabled spaces.

6.4.6 It is considered that this additional information demonstrates how both the store and factory could operate without any significant impact on the surrounding highway network.

6.4.7 However, the highway authority still maintain that the proposal would result in vehicles parked on the highway when they visit the retail unit in close proximity to the school. Which in turn would restrict visibility at pedestrian crossing points and junctions to the detriment of highway safety.

6.4.8 In seeking clarification of the highway authority concerns the following comments were provided:

Proposed uses of this nature often result in vehicles parking on the adjacent public highway to visit the retail units, regardless of the number of off-site car parking spaces provided, and/or the presence of parking restrictions. Given the applications proximity to the nearby school, businesses and residential estate junctions, the potential conflict with other road users could lead to highway safety concerns as referenced in our statutory response.

6.4.9 It should be noted that the level of parking provision provided for the store is based on the submitted Transport Statement which assesses the trip generation and level of parking required for the proposed store based on similar existing stores.

6.4.10 Taking into account the above and the comments of the highway authority, it would appear that the issue is not parking provision but concern that customers will choose not to utilise the parking that is made available when visiting the store. It is unclear as to what measures, in addition to making appropriate parking provision commensurate to a proposal, the developer could reasonably undertake. There is no specific mechanism within the planning process to force customers to use car parking that is provided. However, in this case, Officers consider that the parking provided is commensurate in scale to the proposal and well sited to provide good access to the proposed store.

6.4.11 The management of indiscriminate parking along Gonerby Road in proximity to the application site, be it in relation to the existing Vacu Lug factory, existing school or proposed store is a matter that can only be controlled through parking restrictions on the road in the form of a traffic regulation order.

6.4.12 Officers consider that the developer has addressed the concerns of the highway authority in that appropriate parking provision has been made for both the existing factory and the proposed store.

6.4.13 The NPPF states:

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.

6.4.14 It is considered that in this instance there would not be an unacceptable impact or severe residual cumulative impact. As such it is considered that the proposal accords with Policy ID2 of the Local Plan and NPPF Section 9 in that the proposal would not result in significant harm to highway safety.

6.4.15 Taking into account the above and noting the comments of the highway authority, it is considered that subject to parking for both the factory and the store are secured by appropriately worded condition the proposed development would not result in any significant increase in on-street parking to the detriment of highway safety.

6.5 **Other Matters**

6.6 **Impact on town centre and existing businesses**

6.6.1 The proposal has been assessed in relation to impact on the town centre and whether or not there were any sequentially preferable sites available in accordance with the requirements of Paragraph 92 of the NPPF that states preference should be given to accessible sites which are well connected to the town centre.

6.6.2 Local Plan Policy GR4 states that a sequential approach will be applied to the location of proposals for town centre uses which prioritise sites within the town centre ahead of edge of centre sites. Out of centre locations will only be considered if sequentially preferable sites are not available.

6.6.3 A search area was agreed with the Council within which 13 sites of acceptable size were identified. A detailed assessment has been provided of these sites with an explanation as to why the sites are either unavailable as they are currently in use, have an extant planning permission for alternative development, are too large or simply not being marketed as being available.

6.6.4 Officers agree with the conclusions of the submitted assessment and conclude that there are no sequentially preferable sites available. As such the proposal is considered to accord with the relevant guidance within NPPF Section 7 Ensuring the vitality of town centres and local plan policy GR4.

6.6.5 In relation to the impact on existing businesses, it is not the role of planning process to consider matters of business competition. As such, whilst the comments from members of the public in relation to impact on neighbouring shops is noted it is not a material consideration for this application.

6.7 **Increased Pollution**

6.7.1 The proposal would result in a number of vehicle movements to and from the site, however it should be noted that it is unlikely that, due to the size of the store, all trips to the would be new in that they would be 'pass by' or 'linked trips'. Additionally, due to the

proximity of residential properties to the proposed shops it is reasonable to assume that a number of customers would walk or cycle.

- 6.7.2 Taking into account the above it is considered that the proposal would not result in any significant increase in pollution and as such would comply with local plan EN4 and NPPF Section 15.

6.8 **Drainage**

- 6.8.1 Comments have been received in relation to the absence of drainage details, specifically foul drainage. These matters can be adequately and appropriately secured via a planning condition.

6.9 **Damage to road during construction**

- 6.9.1 Concerns have been raised in relation to damage to the adjacent road which is already in a poor state of repair, particularly during the construction phase. It is considered appropriate to require the submission of a construction management plan to control the construction phase. Additionally, it should be noted that there is a duty of care and should the developers damage the public highway the highway authority can seek a remedy through the relevant highway legislation.

6.10 **Vermin**

- 6.10.1 Whilst the concerns in relation to the store resulting in increased vermin it should be noted that there is appropriate environmental protection/refuse collection services administered by the Council to ensure any such business operates appropriately in relation to waste management thereby reducing the potential for vermin or other pest problems.

6.11 **Need**

- 6.11.1 Whilst concern has been raised stating that the proposal is not needed as there are existing businesses nearby are noted. However, there is no planning requirement for the proposal to demonstrate need. As stated in the supporting material, *the proposed scheme has been developed in conversation and consultation with a potential operator, subject to planning consent. The operator has identified this location as viable for their potential operation.*

7 Crime and Disorder

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

8 Human Rights Implications

- 8.1 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.

9 Conclusion

- 9.1 The site is in a sustainable location and has good levels of accessibility – being within easy walking and cycle distance for both customers and staff employed there. The economic benefits of the proposals are clear in terms of job creation and there would also be short-term economic benefits to the local economy during the construction phase of the project.
- 9.2 There would be no unacceptable impacts in relation to amenity for nearby property occupiers. The proposal would be appropriate for its context and would not have a harmful impact on the character and appearance of the area. The issue of parking provision has been carefully considered and the amended proposal would provide sufficient parking for the both the proposed development and the existing business.
- 9.3 The proposed development is therefore considered to be in accordance with the development plan, when taken as a whole, and there are no material considerations to indicate otherwise.
- 9.4 It is therefore recommended that planning permission is approved, subject to the conditions below.

RECOMMENDATION:

Grant planning permission subject to the conditions set out below.

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 planning application form, and with the following list of approved plans:
- i. Site Location Dwg No. 1657_100(P) Rev C
 - ii. Proposed Site Plan Dwg No. 1657-102(P) Rev J
 - iii. Proposed Plan Elevations Roof Plan Dwg No. 1657_103(P) Rev E.

Unless otherwise required by another condition of this permission.

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

Pre-commencement

- 3 Before any of the works on the external elevations for the building(s) hereby permitted are begun, samples of the facing brickwork to be used in the construction of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority.

The development shall be undertaken in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

4. Prior to the commencement of the development hereby permitted the replacement parking as shown on Drawing no. 1657_102(J) (Proposed relocation of car parking) shall be demarked and set out and available for use and retained as such thereafter.

Reason: To ensure a satisfactory form of development and in the interests of highway safety.

5. No development (including any site clearance/preparation works) shall be carried out until a Construction Environmental Management Plan has been submitted to the Local Planning Authority for approval in writing. The development shall, thereafter, be carried out in strict accordance with the details approved in response to this condition. The details shall provide the following:

- a) the parking of vehicles of site operatives and visitors;
- b) loading/unloading and storage of construction materials
- c) wheel cleaning facilities and road cleaning arrangements;
- d) measures to control the emission of dust and noise during construction;
- e) a scheme for recycling/disposing of waste resulting from site preparation and construction works;
- f) hours of construction work, site opening times, hours of deliveries and removal of materials; and
- i) routing of construction traffic

Reason: To minimise detrimental effects to the neighbouring amenities and the amenities of the area in general, having regard to Local Plan Policy DE1 and the National Planning Policy Framework.

6. No development shall commence until details of the means of surface and foul drainage have been submitted to and approved in writing by the local planning authority. The development shall be undertaken in accordance with the approved details.

Reason: To ensure a satisfactory form of development.

7. Notwithstanding the submitted details prior to the commencement of construction works details of the existing and proposed ground levels and finished floor levels of the store shall be submitted to and approved in writing by the local planning authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interest of visual amenity and to ensure a satisfactory form of development.

8. Before any construction work above ground is commenced, details of any soft landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:
 - i. planting plans;
 - ii. written specifications (including cultivation and other operations associated with plant and grass establishment);
 - iii. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

Before the development is occupied

9. Prior to the first occupation of any part of the development hereby permitted, the vehicle access, parking and turning areas shall have been completed in accordance with approved plan Dwg No. 1657-102(P) Rev J and shall not be used for any purposes and shall be retained as such thereafter.

Reason: To ensure that adequate parking provision is provided and retained in order to minimise on street parking and to ensure that vehicles can enter and leave premises in a forward gear in the interests of highway safety

10. Prior to the first occupation of the convenience store hereby approved a delivery management plan shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory form of development and

Ongoing conditions

11. Deliveries to the development hereby approved shall be limited to no more than a 12m rigid truck as stated in the submitted transport assessment.

Reason: To ensure a satisfactory form of development and in the interests of highway safety.

12. Deliveries to the store hereby permitted shall be the hours of 09.30 -15.00 and 16.00-18.00 Monday to Saturday and not on Sundays or bank holidays.

Reason: To ensure a satisfactory form of development and in the interests of reasonable residential amenity,

13. The convenience store hereby approved shall be open to members of the public between the hours of 7am to 10pm only.

Reason: To ensure a satisfactory form of development and in the interests of reasonable residential amenity,

During Building Works

14. Should the developer during excavation and construction works of the said development site find any area of the site where it is suspected that the land is contaminated then all works must stop, and the local planning authority notified immediately. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared in accordance with current good practice and legislation and submitted to and approved by the Local Planning Authority, and the approved remediation shall thereafter be implemented.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure a satisfactory form of development and in the interests of public health.

15. Prior to the installation of external lighting precise details of such lighting (including luminance levels and light spillage) shall be submitted to and approved in writing by the local planning authority.

The development shall be undertaken in accordance with the approved plans.

Reason: To ensure a satisfactory form of development and to protect the amenity of neighbouring occupiers.

16. Prior to the installation of any external plant or machinery, details and specification including noise emissions and any noise mitigation measures shall be submitted to and approved in writing by the local planning authority. The development shall be undertaken in accordance with the approved details.

Reason: To ensure a satisfactory form of development and to protect the amenity of neighbouring occupiers.

17. All the trees [and hedges] shown on the as "to be retained" on Proposed Site Plan Dwg No. 1657-102(P) Rev J and/or any trees whose canopies overhang the site] shall be protected by strong fencing, the location and type to be previously approved in writing by the local planning authority.

The fencing shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority.

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.

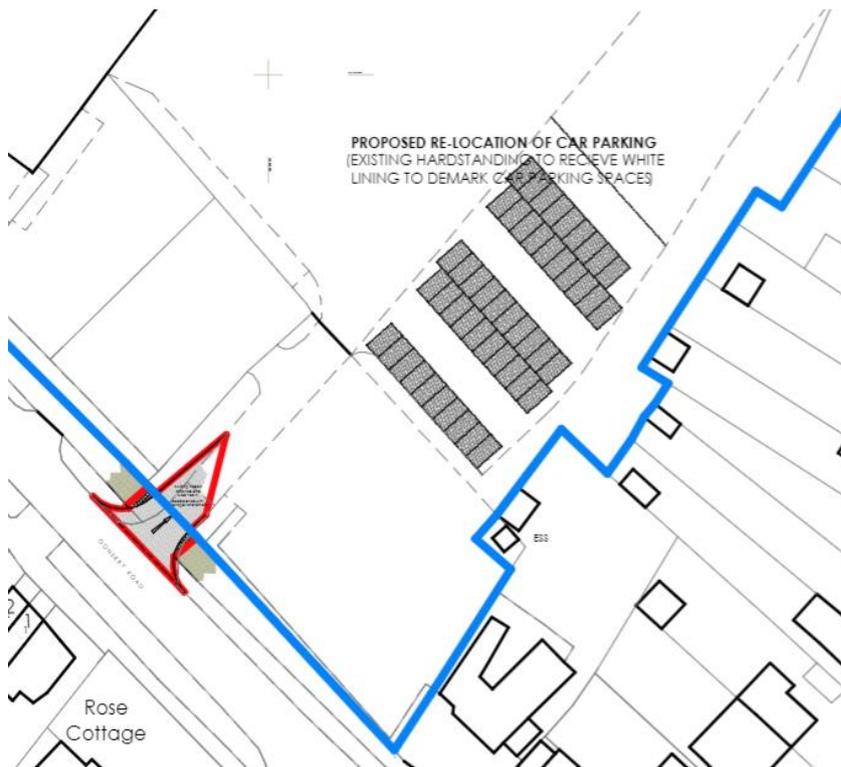
Site Location Plan



Block Plan



Replacement Parking within Vacu Lug Site

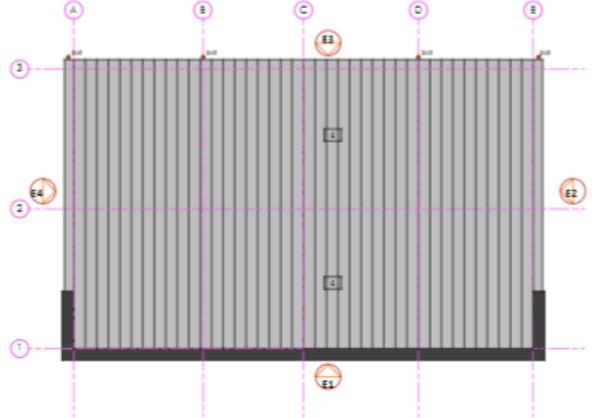


Elevations

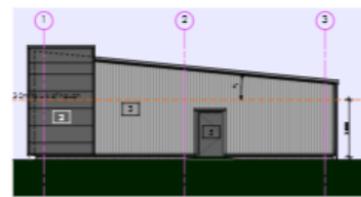
PROPOSED FLOOR PLAN



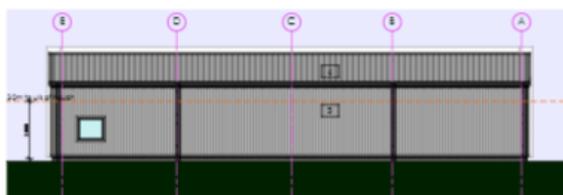
PROPOSED ROOF PLAN



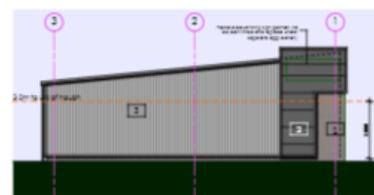
PROPOSED FRONT ELEVATION (E1)



PROPOSED SIDE ELEVATION (E2)



PROPOSED REAR ELEVATION (E3)



PROPOSED SIDE ELEVATION (E4)

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**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

8 August 2024



S23/2364

Proposal:	Change of use and alterations to form 2no. dwellings and erection of 4no. dwellings to replace demolished unsafe structures
Location:	Rear of 35 Watgate, Grantham, Lincolnshire
Applicant:	Mr D Chantry
Agent:	Mike Sibthorp Planning
Application Type:	Full Planning Permission
Reason for Referral to Committee:	Member call in – Cllr Harrison on the basis of overlooking
Key Issues:	Development principle Impact on Heritage Assets Amenity impacts Highway safety
Technical Documents:	Design & Access Statement/Planning Statement

Report Author

Kevin Cartwright (Senior Planning Officer)



01476 406375



Kevin.cartwright@southkesteven.gov.uk

Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Grantham St Wulfram's

Reviewed by:

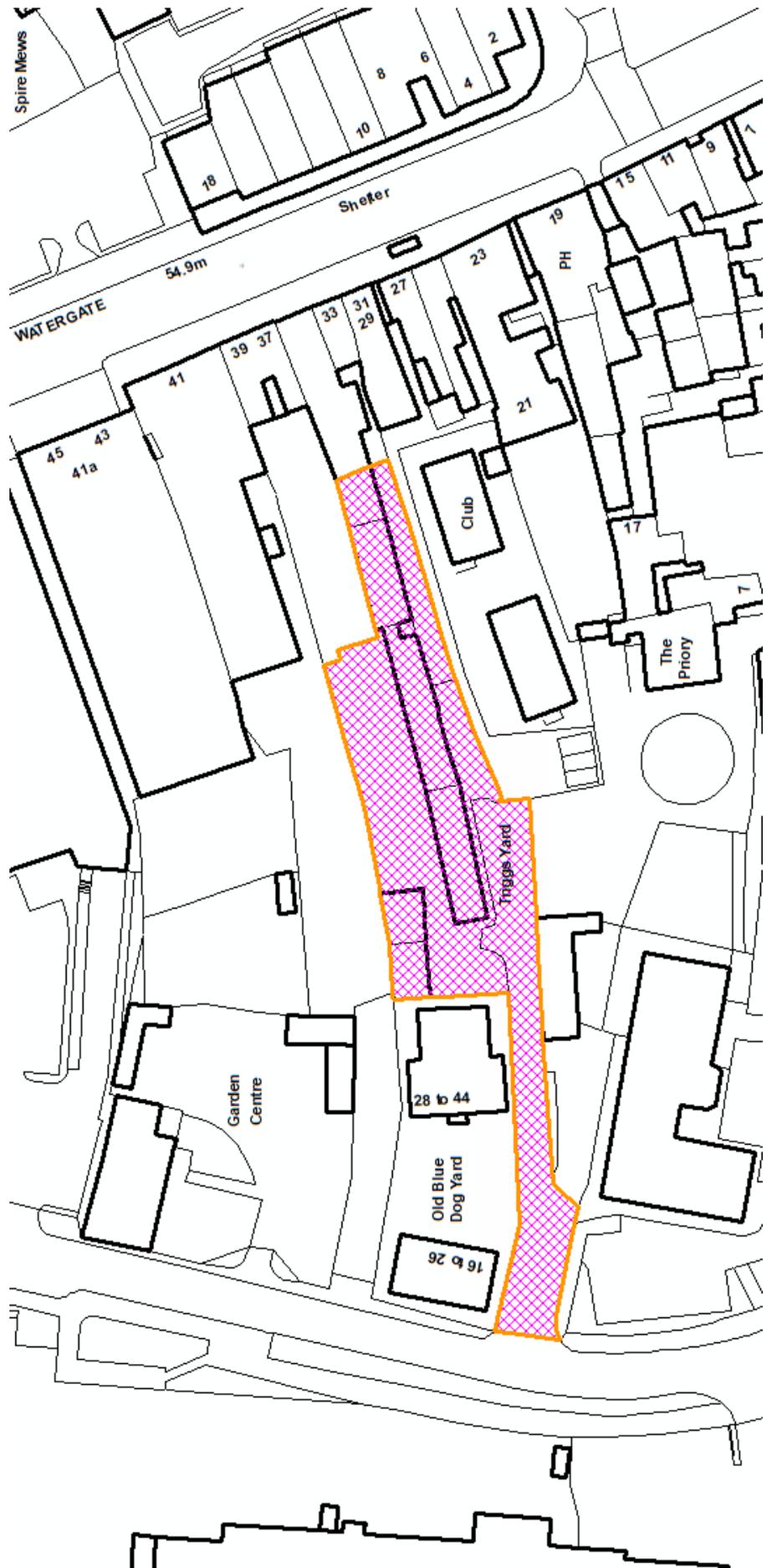
Adam Murray – Principal Development Management Planner

30 July 2024

Recommendation (s) to the decision maker (s)

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

S23/2364 - Rear of 35 Watergate, Grantham, Lincolnshire



1 Description of Site

- 1.1 The application site is located to the rear of 35 Watergate, Grantham and relates to outbuildings to the rear of the main building that fronts Watergate.
- 1.2 The principal building is grade II listed and the listing describes the building as:
 - 1.3 SK 9136 SW 7/123
WATERGATE Nos 33 and 35 (
Formerly listed as Nos 35 and 37, previously listed as No 35)
Formerly Blue Dog P.H, C18, stone, three storey bands between storeys, parapet, three windows with flush frames and glazing bars under flat arches; archway with segmental head on left of ground floor. Modern shop fronts. Photograph in N M R. Listing NGR: SK9130336042
 - 1.4 The application site is more specifically the buildings to the rear of the principal building that are curtilage listed by association with 33-35 Watergate. It is understood that the buildings are former stables and coach houses for the former public house.
 - 1.5 The buildings are located within an area known as Triggs Yard which is identified as an example of a medieval burgage plot,
 - 1.6 The western, rear section of the building within this plot was demolished due to poor state of repair and on grounds of public safety. The demolition is the subject of listed building consent S23/0794 and planning permission S23/0793.
 - 1.7 The property is within the historic core of Grantham and is within the Grantham Conservation Area.

2 Description of Proposal

- 2.1 The proposal relates to the conversion of the retained building to form two residential units and a new build element to replace that previously demolished to create four dwellings.
- 2.2 The conversion element of the scheme would require part of the front wall to be rebuilt and a number of alterations to window and door locations. There would also be dormer windows inserted in the roof slope to provide first floor accommodation and a modest lean-to extension.
- 2.3 The new build element which has evolved during the life of the application would be in the form of a stepped ridge line articulating two distinct building elements.
- 2.4 The westernmost part of the proposed terrace would have a higher ridge than the eastern units. It would be finished in render. The eastern units would have a lower ridge and eaves height at the junction with the western element and would have a stepped ridgeline taking into account the rising ground level.
- 2.5 Windows would be predominantly to the southern elevation with a small number of secondary windows and rooflights location in the northern elevation.

2.6 There would also be two windows in the western gable elevation.

3 Relevant History on site

- 3.1 S23/1923 Listed Building Consent - Fabric repairs to existing buildings within the Curtilage of a Grade II Listed Building – Granted 5th January 2024.
- 3.2 S23/0793 and S23/0794 – Planning and Listed Building Consent for the Demolition of unsafe structures and re-pointing of existing stonewalling within the curtilage of a grade II listed building – Granted 11th August 2023.
- 3.3 S23/2365 - Change of use and alterations to form 2(no.) dwellings and erection of 4(no.) dwellings (to replace demolished unsafe structures) (Listed Building Consent) – considered elsewhere on this agenda.
- 3.4 On the adjacent site 37-39 Watergate:
- 3.5 S19/0378 – Planning permission for Erection of three storey block to create 6 no. flats – granted 5th July 2019.
- 3.6 S19/1599 – Discharge of Conditions - Submission of details reserved by Conditions 4 (archaeology), 5 (hard landscaping) and 6 (materials and finishes) of S19/0378 – Approved 28th January 2020.
- 3.7 S22/0095 – Planning Permission - Section 73 application to vary condition 2 of S19/0378 (Erection of three storey block to create 6 no. flats) – Granted 11th March 2022.

4 Policy Considerations

- 4.1 **SKDC Local Plan 2011 - 2036**
 - Policy SD1 – The Principles of Sustainable Development in South Kesteven
 - Policy SP1 – Spatial Strategy
 - Policy SP2 – Settlement Hierarchy
 - Policy SB1 – Sustainable Building
 - Policy EN6 – The Historic Environment
 - Policy DE1 – Promoting Good Quality Design
 - Policy ID2 – Transport and Strategic Transport Infrastructure
 - Policy GR4 – Grantham Town Centre
- 4.2 **National Planning Policy Framework (NPPF)**
 - Section 2 – Achieving sustainable development
 - Section 4 – Decision making
 - Section 5 – Delivering a sufficient supply of homes
 - Section 12 – Achieving well designed places
 - Section 16 – Conserving and enhancing the historic environment

5 Representations Received

5.1 **Environmental Protection Services (SKDC)**

5.1.1 No objection subject to conditions in relation to contaminated land, hours of working and deliveries, construction/demolition management plan.

5.2 **LCC Highways & SuDS Support**

5.2.1 No objection - Lincolnshire County Council does not have adopted parking standards and considers each application on its own merits. This proposal has 10 spaces, and whilst it is possible that the development may result in more parking demand than these spaces, there is parking available on the highway in the vicinity, and it is therefore not considered that this proposal would result in an unacceptable impact on highway safety.

5.3 **Heritage Lincolnshire**

5.3.1 The recommendations in relation to this proposal are for a programme of building recording, prior to any alteration to the fabric of the structures, and a programme of archaeological monitoring and recording to be carried out during the groundworks phase of the development.

5.3.2 Additionally, it is recommended that the developer should be required to commission a Scheme of Archaeological Works, according to a written scheme of investigation to be agreed with, submitted to and approved by the local authority. Initially I envisage that this would involve monitoring of all groundworks, with the ability to stop and fully record archaeological features. This can be secured by a standard condition.

5.4 **SKDC Historic Buildings Advisor**

5.4.1 No objection to the proposed works.

5.4.2 Following previous comments and meetings, noticeable changes have been made to the proposed drawings for the buildings. The updated design takes into consideration the comments and original appearance of the demolished buildings. It incorporates design features of the original buildings, such as the flat arched lintels at the easternmost building, the arched lintels with keystones at the middle building, as well as utilising previous doorways for larger windows.

The roofline is more varied, and closer in design to the original buildings. The south and east elevation of Units 3 and 4 (eastern and central building) are to be made of the original facing brickwork salvaged from demolished buildings, while the west and south elevation of units 5 and 6 (westernmost structure) is to be rendered in a grey finish, matching the original building.

The west elevation now includes a recessed feature indicating the outline of the original doorway, creating a feature wall. The salvaged bricks are to be used in further details, comprising two courses of stretcher brickwork for all verges and two courses of stretcher

brickwork to all eaves, with 25mm protection from wall face. This is a welcome inclusion of the original material within the structures.

The clay pantiles of the original structure have also been salvaged and are to be reused. The windows included on the north elevation are modest in size and are considered acceptable, to provide the most viable use of the building. The existing structure to be converted now incorporates more of the original openings.

The front, south facing elevation will require taking down and rebuilding due to structural concerns; this however is to be rebuilt in the original, cleaned salvaged brickwork for the easternmost unit (Unit 1) and salvaged rubble stone walling for the western section (Unit 2). The extension to the west is also to be built of reclaimed brickwork, which is a welcome choice of materials.

Again the clay pantiles of the existing structure have been retained and are to be re-used on the building, which is a welcome decision. Care should be taken to use a suitable lime mortar for the reclaimed stone and brickwork, to ensure there is no future damage and to allow the masonry to breathe. Joinery details for all windows and doors should be provided, to ensure they are in keeping with the buildings.

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 2no. letters of representation have been received in relation to the original scheme. A summary of the comments is set out below:

- The alterations to form two dwellings would be an improvement,
- The four dwellings to replace the demolished buildings would be an increase in density, compromise safety, compromise access (there is a cadet facility adjacent that needs vehicular access)
- Plans are incomplete and do not show relationship with neighbouring properties
- There are trees on/adjacent to the site. Application form is incorrect
- Unclear in relation to ownership of parts of the site.
- The submitted design and access statement ignores any impact on grade II Priory adjacent to the site.
- The current access is already overused a further 10 spaces will further exacerbate the problems and be unsafe.
- Town centre location. Car parking spaces are not required.
- The proposed access and the Priory access is bounded by a high historic wall and is a blind junction. During demolition works on the site there have been near misses with construction vehicles.
- The adjacent Priory access is also used by pedestrians and cyclists in addition to cars
- Parking on the site would make manoeuvring of emergency vehicles within the site impossible/very difficult.
- There is no evidence as to whether the proposed replacement building is the same height to which it replaces.
- Overlooking and loss of privacy in relation to the adjacent private amenity areas

- Previous use of the site was commercial not habitable domestic rooms.
- The new dwellings will be only a few metres from the boundary wall of the Priory and will look directly into the children's play area and the whole garden
- The upper windows will look into a patio area where in the summer there is a children's pool and barbeque area.
- Upper windows will also look into the Priory itself and the Priory will look can look down into the proposed development.
- The windows could be relocated to the northern elevation
- Whilst annotated as bedrooms they could be used as home office and occupied all day.
- Windows to the north elevation would provide a far better outlook over the car park which in turn would provide security
- All south facing windows may result in issues of solar gain and issues with compliance with building regulations.
- Overshadowing

6.2 The amended application was advertised in accordance with the Council's Statement of Community Involvement and 1no. letters of representation have been received in relation to the original scheme. A summary of the comments is set out below:

- The application does not comply with SKDC Compulsory list for validation
- It is impossible to assess impact on privacy
- There are no levels details provided
- There is no ecological survey submitted
- There may be contamination on the site
- No sustainability statement
- No daylight sunlight assessment
- The Heritage Statement is misleading: The Priory is approximately 30 metres away but the curtilage is less than 5 metres from the new building.
- Proposal does not enhance heritage assets as required by EN6.
- Current access is already overloaded
- Car parking is not required in town centre locations
- Further 10 spaces will exacerbate problems and will be unsafe
- The proposed access and the Priory access is bounded by a high historic wall and is a blind junction. During demolition works on the site there have been near misses with construction vehicles.
- The adjacent Priory access is also used by pedestrians and cyclists in addition to cars
- Parking on the site would make manoeuvring of emergency vehicles within the site impossible/very difficult
- There is no evidence as to whether the proposed replacement building is the same height to which it replaces.
- Overlooking and loss of privacy in relation to the adjacent private amenity areas
- Previous use of the site was commercial not habitable domestic rooms.
- The new dwellings will be only a few metres from the boundary wall of the Priory and will look directly into the children's play area and the whole garden
- The new houses are nearer than the previous buildings

- Total loss of privacy
- Concerns regarding flooding surface water runoff
- Landscaping is minimal
- No replacement planting for the loss of the tree.
- No objection to the principle of the development. If minor amendments were made would address concerns.

7 Evaluation

7.1 Principle of Development

7.1.1 The conversion of buildings for residential accommodation and new build residential development within town centres is supported by both national and local planning policy, in terms of the principle. Town centres have changed fundamentally in recent decades, with many businesses or services no longer requiring a public-fronting premises to accommodate operations. Appropriate reuse can add vitality and vibrancy to town centres. Introducing good quality, habitable accommodation can help to achieve this and reduce vacancy levels of town centre buildings.

7.1.2 Of particular significance is Local Plan Policy GR4.

The second paragraph of the Policy states: *“Within the town centre, development or reuse of buildings for a range of uses including retail, leisure, offices, food and drink, cultural and residential will be supported.”*

7.1.3 Overarching Policy SD1 is inevitably of relevance, with regard to the following objectives:

- minimise the need to travel/locate close to services
- convert/redevelop vacant buildings within settlements
- provide housing that meets the need of future and present generations

7.1.4 Policy SP1 is also relevant to consideration of the development principle, in particular where it discusses the following objectives:

- deliver sustainable growth including new housing
- focus growth in main settlements, especially Grantham
- create strong, sustainable, cohesive and inclusive communities
- make effective use of previously developed land
- enable access to jobs, services and facilities locally

7.1.5 Policy SP3 supports infill development subject to a number of criteria:

- it is within a substantially built-up frontage or re-development opportunity (previously development land);
- it is within the main built-up part of the settlement;
- it does not cause harm or unacceptable impact upon the occupiers amenity of adjacent properties;

- 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.

7.1.6 These policies reflect the general approach by Government, through the NPPF, to protect and enhance town centres but to allow them to adapt to current and future sustainable uses.

7.1.7 Taking into account the above matters the conversion to residential and construction of new residential units is considered acceptable in principle and in accordance with local plan policies SP1, SP3, SD1 and GR4. Specific matters of the above policies including form and character, amenity, highway matters are discussed elsewhere in this report.

7.2 **Amenity impacts**

Public amenity:

7.2.1 The proposed development has two distinct parts. Conversion of the existing building and a new build element to replace the part demolished. In relation to the conversion element the proposal on the whole relies on the reinstatement or enlargement of existing openings. Accepting that the proposal introduces dormer windows and first floor windows to the southern elevation it is considered that due to the location of the existing buildings directly to the rear of the principle building there would be no significant overlooking or loss of privacy that would justify a refusal of planning permission on that basis.

7.2.2 As this element of the proposal relates to conversion it is considered that there would be no undue impact in relation to overbearing or overshadowing as the mass of the built form remains fundamentally the same.

7.2.3 In relation to the new build element this, to some extent, follows the mass and form of the building removed due to public safety concerns. It is accepted that the records of the building that was demolished are not completely comprehensive, however, they do allow comparison. The new build element would have a comparable footprint and mass to that demolished. This has been driven from a heritage perspective to ensure the relationship of the proposal and the principal building reflects that of building that was demolished.

7.2.4 It is accepted that the proposal would result in the introduction of residential use to a different part of the application site than previously existed. However, this part of the town has a non-standard and somewhat complicated form and layout. This includes both historical and new back-land development. As such there is a somewhat intimate relationship between neighbouring properties.

7.2.5 The windows and openings in the new build element are predominantly to the southern elevation again to reflect that of the building it replaces. It is accepted that this would result in a degree of overlooking and loss of privacy in relation to the Priory and its associated curtilage. However, there is a significant separation distance between the proposed new build and the Priory of approximately 35 metres. It is accepted that the curtilage of the Priory due to its 'L' shape abuts the application site and would be approximately 4.5 metres from the new build element. There is however a significant boundary treatment

along the common boundary. Nonetheless it is considered that the bedrooms 1 and 2 of unit 6 would have potential to look back toward the rear elevation of the Priory. The rear garden space immediately to the rear of a property should be afforded the most protection. As such it is considered appropriate to require these windows to be obscure glazed.

- 7.2.6 It is accepted that other openings to the south elevation would result in a degree of overlooking of the neighbouring amenity space. However, it is not considered significant taking into the separation distances.
- 7.2.7 It is considered that the proposed relationship with the RAF Cadets/Almhouse Charity buildings is acceptable and would not result in any significant harm to the amenity of the neighbouring occupiers as there would be comparable separation distances to that of the original building(s) and taking into account that these buildings are not in residential use.
- 7.2.8 There would be limited openings in the rear, northern elevation. In any event these openings would face the parking and turning area. As such it is considered that there would not be any significant overlooking or loss of privacy in this direction.
- 7.2.9 In relation to the comments from environmental protection a condition in relation to contamination is considered reasonable and appropriate due to the uncertainty as to whether there is any contamination present on the site.
- 7.2.10 Due to the proximity of neighbouring residential properties and the existing access arrangements it is considered reasonable to control the hours of work and deliveries to the site and how construction traffic would be accommodated. These can be controlled by appropriately worded conditions.

Private amenity:

- 7.2.11 The proposed units would provide an acceptable form of development. Rooms would be of a useable size with a source of daylight/sunlight to each room notwithstanding the need for obscure glazing to bedrooms 1 and 2 of plot 6.
- 7.2.12 There would be appropriate bin storage within the site with bin collection for the westernmost units, units 5 and 6 being from Union Street and the remaining units from Watergate as currently exists on the site for Kerr House and Watergate flats.
- 7.2.13 Taking into account the above matters the application would accord with Policy DE1 of the Local Plan and the Design Guidelines SPD, in terms of amenity impacts.

7.3 Highway Safety

- 7.3.1 The proposal would be served by the existing access off Union Street. Whilst it is accepted that the junction with Union Street does, to some extent, have limited visibility due to the alignment of neighbouring buildings and boundary treatments these arrangements have been assessed by the highway authority and no objections on highway safety grounds have been raised.
- 7.3.2 It is considered that due to the number of residential units proposed it is unlikely that there would be a high number of vehicle movements to and from the site. It should be noted that planning permission was granted for the construction of a three-storey block of six flats

adjacent to the application site at 37-39 Watergate (Planning Ref: S19/0378). It is considered this would generate a comparable number of vehicle movements to this application again there were no concerns raised by the highway authority.

- 7.3.3 The proposed development would result in an acceptable form of development in a town centre location. Whilst car parking provision is made the site is in a sustainable location in which the future residents would not be dependent upon the motor vehicle for essential services as there would be good connections to public transport.
- 7.3.4 The proposed development also includes cycle storage. This would again provide future occupiers with an alternative to the motor vehicle.
- 7.3.5 It can therefore be concluded that the application, in respect of highway safety, is not in conflict with Policy ID2 of the Local Plan, or with Paragraph 115 of the NPPF.

7.4 **Impact on Heritage Assets**

- 7.4.1 There are a number of heritage assets adjacent to the proposed development. These include the principle building which is grade II listed and a cluster of listed buildings to the south including The Priory, 21-23 Watergate and 1-19 Watergate. With the exception of The Priory, which is located in a back-land location, these properties form the strong frontage onto Watergate that is identified as an important view within the conservation appraisal.
- 7.4.2 The Priory is a 18th Century two storey building of brick construction with a pantile roof. As the proposal relates to the conversion of the existing building and the construction of a terraced block to replace a recently demolished building it is considered that the proposal would not result in harm to the setting of the aforementioned listed buildings or the wider conservation area.
- 7.4.3 This is further supported by the fact that the proposal would incorporate design features of the original buildings including flat arch lintels arched lintels and the use of reclaimed materials from the demolished elements.
- 7.4.4 It is considered that the proposal would result in a positive heritage contribution in that it would bring back into use a curtilage listed building and result in the reinstatement of built form that was demolished on public safety grounds. This reinstatement would follow the historical form and layout of the area and reinforce the linear burgage plot.
- 7.4.5 The Grantham Townscape Assessment provides informative discussion on Triggs Yard and the importance of burgage plots:

"Triggs Yard is a valuable survival of a developed burgage plot. The pattern of development is typical that of buildings running the length of the plot with an access lane to one side. Buildings are single aspect and face onto (in-part) a remnant survival of Mount Sorrell granite setts. These buildings date from between the late 18th and 19th centuries and are statutory listed by virtue of their physical connection to Nos.35 and 37 Watergate, formerly the Blue Dog Public House. They were formerly stabling and coach houses for the public house to the Watergate frontage. These buildings are a very rare survival of a vernacular building type defining burgage plot upon which the present

buildings sit. These buildings are at risk from further decay and potential collapse if new uses cannot be found for them". (Grantham Townscape Assessment).

7.4.6 Taking into account the above matters the proposal is considered to accord with local plan policy EN6 and NPPF Section 16 and the Grantham Townscape Assessment.

7.5 **Sustainability**

7.5.1 No specific add-ons such as solar panels or heat pumps are proposed. However, the conversion would require to be in accordance with the Building Regulations, thereby helping to improve the energy efficiency of the building as required by those Regulations (EV charging points, insulation, ventilation, efficiency of apparatus etc).

7.5.2 The re-use of a substantial building for a new purpose, especially in a town centre location close to existing services, is in itself sustainable development to a certain extent. Residents would not have to travel far to use the good range of services available in Grantham and options for public transport are available from this location. Whilst the development does offer parking, it is considered the sustainable location would potentially encourage occupiers to be less car dependent. The proposals also include a cycle store.

7.5.3 Taking into account the above matters the application would give rise to an acceptable form of sustainable development, in accord with Policies SD1, SB1 and DE1 of the Local Plan, and with the NPPF.

7.6 **Drainage**

7.6.1 Details of drainage have been indicatively provided showing a foul connection to the existing network and surface water soakaways on site. As the site previously contained a building that was demolished and has previously included areas of hard surfacing it is unlikely that the proposed development would result in any drainage issues. It is however considered appropriate to require specific surface and foul drainage details to be submitted to and approved in writing by the local planning authority. This can be secured by an appropriately worded condition.

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 and Planning Balance**

10.1 The conversion of the existing building and the construction of new build terrace is considered acceptable in terms of the development principle, having regard to the NPPF

and to the Local Plan, in particular Policies SD1, SP1, SP2, SB1, EN6, DE1 ID2 and GR4 and NPPF Sections 2, 4, 5, 12 and 16.

- 10.2 The conversion element of the proposal includes modest external change to the building, thereby having negligible impact on the character of the locality and adjacent heritage assets and would promote acceptable amenity impacts (private and public).
- 10.3 The new build element whilst not a direct replacement of the building demolished, is of comparable size, scale and design that would not have a detrimental impact on the character and appearance of the area or heritage assets.

It is accepted that the proposal would introduce a new residential use to the buildings, but subject to the conditions below would not result in any significant harm to the amenity of neighbouring occupiers or significant impact on highway safety that would justify a refusal of planning permission on this basis.

- 10.4 As a result, the proposals are fully in accordance with the policies referred to above and whilst concerns have been raised, there are no material considerations that outweigh the policies referred to above. Therefore, the proposal is recommended for approval.

RECOMMENDATION:

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

Recommended 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 planning application form, and with the following list of approved plans:
- i. Site Location Plan – WG-30 Rev B
 - ii. Block Plan as Proposed – WG-35 Rev B
 - iii. Site Plan as Proposed – WG36 Rev B
 - iv. Converted Buildings Plans and Elevations WG-38 Rev B
 - v. New Build Plans and Elevations WG-37 Rev C
 - vi. Bin Store Plan and Elevations WG-41

Unless otherwise required by another condition of this permission.

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

Before Development is Commenced

- 3 Before the development hereby permitted is commenced, a written scheme of archaeological investigation shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN6 of the adopted South Kesteven Local Plan and Paragraph 199 of the NPPF.

- 4 The archaeological investigations shall also have been completed in accordance with the approved details before development commences.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN6 of the adopted South Kesteven Local Plan and Paragraph 199 of the NPPF.

- 5 No development shall take place until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority which shall indicate measures to mitigate against traffic generation and drainage of the site during the construction stage of the proposed development. The Construction Management Plan and Method Statement shall include:

- phasing of the development to include access construction;
- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- wheel washing facilities;
- the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material and;
- strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (permanent or temporary) connect to an outfall (temporary or permanent) during construction.

Reason: To ensure a satisfactory form of development.

- 6 Prior to any works in relation to the conversion hereby permitted a level 2 historic building record shall be undertaken and submitted to and approved in writing by the Local Planning Authority. The results of the survey shall then be submitted to the Local Planning Authority and the Historic Environment Record on completion of the conversion works.

Reason: In order to ensure the historic elements of the building are adequately recorded prior to conversion.

During Building Works

- 7 Before any of the works on the external elevations of the new building elements hereby permitted are begun, samples of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces, including any rebuilding and/or infill shall have been submitted to and approved in writing by the Local Planning Authority.

The development shall be undertaken in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

- 8 Before any construction work above ground is commenced, details of the hard landscaping works shall have been submitted to and approved in writing by the Local Planning Authority.

The development shall be undertaken in accordance with the approved details.

Reason: Hard landscaping makes an important contribution to the development and its assimilation with its surroundings and in accordance with Policies DE1 of the adopted South Kesteven Local Plan

- 9 Construction work shall only be carried out between the hours of 7:30 am to 6:00 pm Monday to Friday and 9:00 am to 1:00 pm on a Saturday. Construction work shall not be carried out on Sundays or Public Holidays.
The term 'construction work' shall include mobile and fixed plant/machinery, (e.g. generators) radios and the delivery of construction materials.

Deliveries of construction materials shall only take place between 8:00 am and 5:00 pm, Monday to Friday and between 9:00 am and 5:00 pm on a Saturday. No deliveries shall take place on a Sunday or Public Holiday.

Reason: To ensure a satisfactory form of development and in the interests of residential amenity.

Before the Development is Occupied

- 10 Before the first unit is occupied, all surface/sewage/used water connections shall have been made in strict accordance with a drainage strategy that has first been submitted to and approved in writing by the Local Planning Authority.

The development shall be undertaken in accordance with the approved details.

Reason: To ensure that the proposed drainage is suitable for the development, in the absence of any technical information relating drainage within the current application, to ensure that the development will accord with Policy EN5 of the Local Plan.

- 11 Prior to the occupation of unit 6, the first-floor southern facing bedrooms 1 and 2 windows shall have been installed with obscure glazing and with no opening part being less than 1.7m above the floor level immediately below the centre of the opening part. The obscure glazing must be obscured to a minimum of Pilkington - Privacy Level 3 or an equivalent product. Once installed, the window units shall thereafter be retained as such at all times.

Reason: To safeguard the privacy of the occupiers of the neighbouring/adjoining properties.

- 12 Before any part of the development hereby permitted is occupied/brought into use, the works to provide an area for the storage of refuse and recycling shall have been completed in accordance with the approved details and shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse.

- 13 Following first occupation of any part of the development hereby permitted, the vehicle parking and turning areas shall have been completed in accordance with approved plan WG-36 Rev B and shall not be used for any purpose other than for the parking and turning of private vehicles and motorcycles belonging to the occupants of the property and their visitors/servicing and deliveries.

Reason: To ensure that adequate parking provision is provided and retained in order to minimise on street parking and to ensure that vehicles can enter and leave premises in a forward gear in the interests of highway safety

Ongoing Conditions

- 14 Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the property other than those expressly authorised by this permission shall be carried out without Planning Permission first having been granted by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties and to ensure the

- 15 Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in

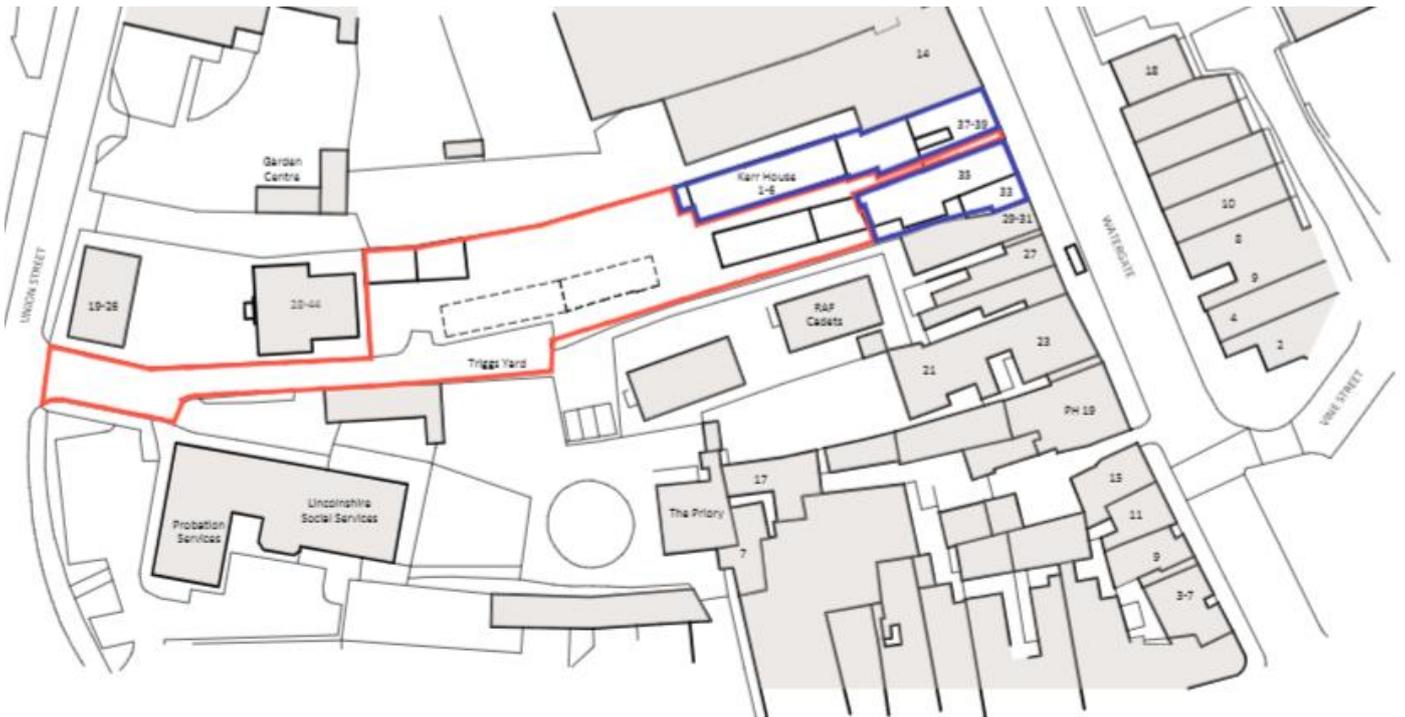
writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development [or relevant phase of development] is resumed or continued.

Reason: To ensure a satisfactory form of development and in the interests of public safety.

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.
- Please contact the Lincolnshire County Council Street works and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit the Highway Authority's website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>
- The applicant is advised that should asbestos be found on the site it should be handled/disposed in accordance with the Control of Asbestos Regulations 2012, and the Approved Code of Practice.

Site Plan



Block Plan

NOTES:
 Dimensions and levels to be verified on site by the contractor. Any discrepancies are to be notified immediately. Copyright is reserved by Belvoir Architecture and the drawing is issued on the condition that it is not copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part without consent. If in doubt, ask.

LEGEND

- Application site outlined in red
- Land also in applicant's ownership
- Replacement Building. Four 2 bed dwellings.
- Buildings refurbished and converted to two 2 bed dwellings.
- Existing buildings also in applicant's ownership not affected.

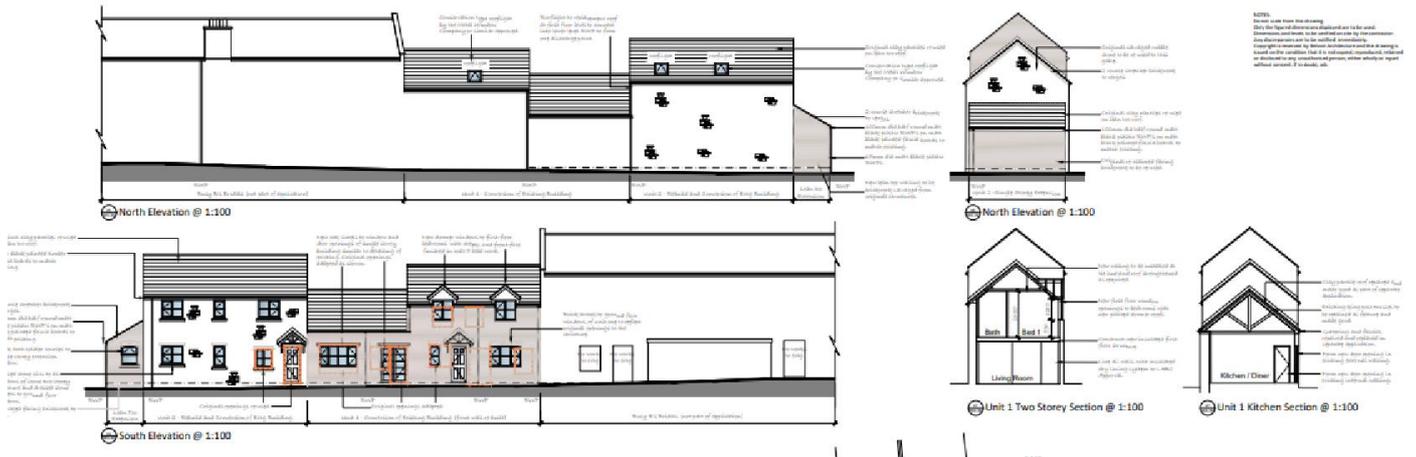
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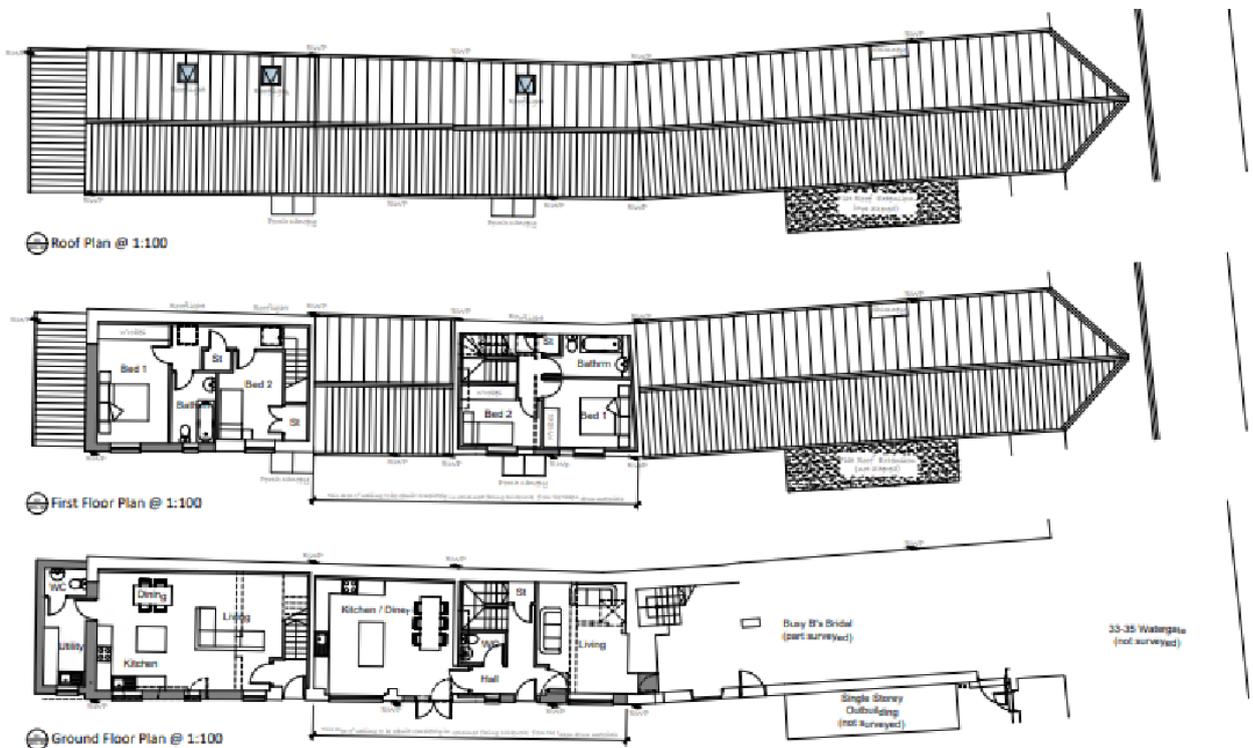
BELVOIR ARCHITECTURE
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 Email: info@belvoirarchitecture.co.uk
 Website: belvoirarchitecture.co.uk

Client:
33-35 Watergate
Grantham
Lincs.
 NG31 6NF

Elevations – Conversion



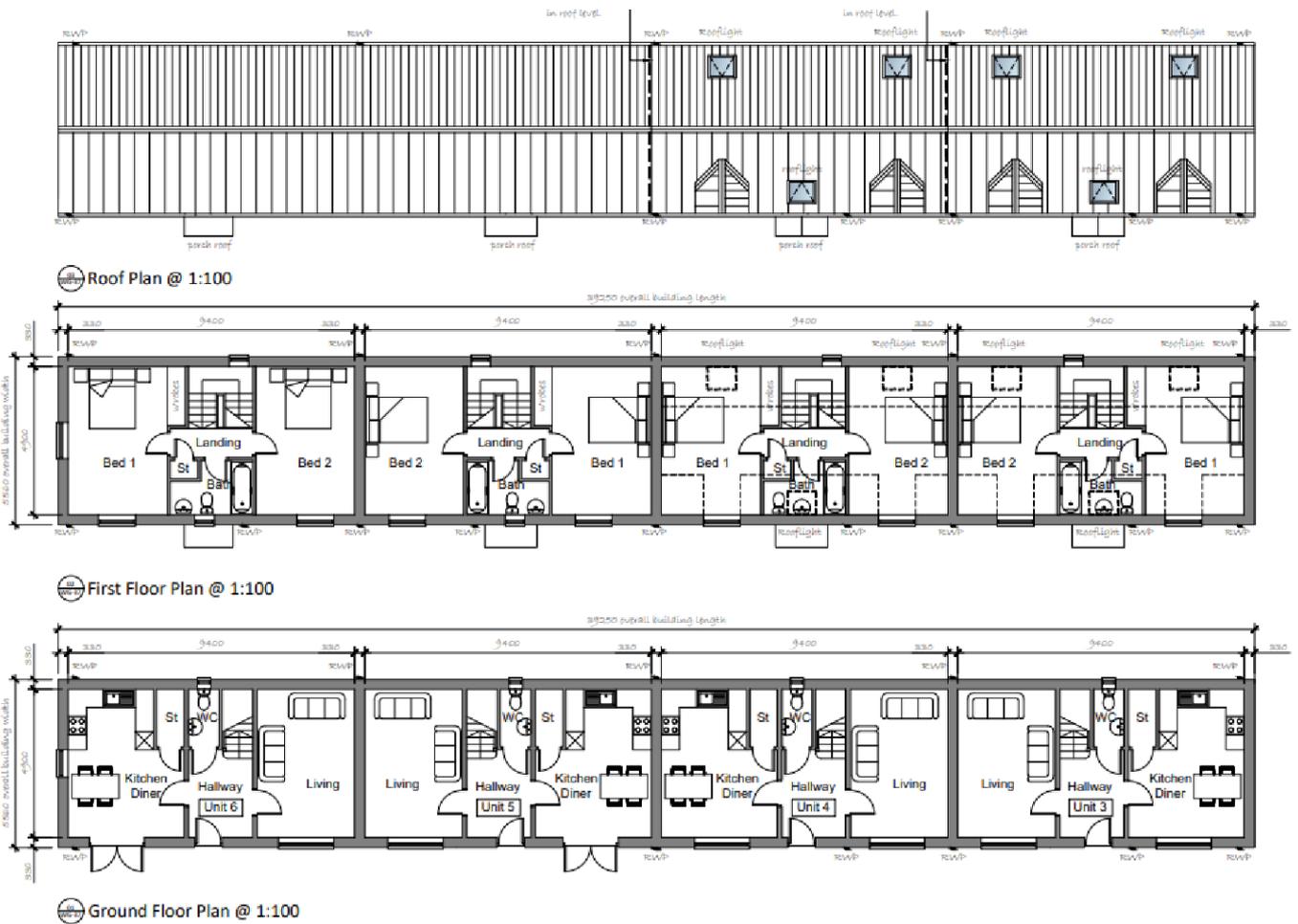
Floor Plans – Conversion



Elevations – New Build



Floor Plans – New Build





**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

8 August 2024



S23/2365

Proposal:	Change of use and alterations to form 2no. dwellings and erection of 4no. dwellings to replace demolished unsafe structures
Location:	Rear of 35 Watgate, Grantham, Lincolnshire
Applicant:	Mr D Chantry
Agent:	Mike Sibthorp Planning
Application Type:	Listed Building Consent
Reason for Referral to Committee:	Member call in – Cllr Harrison on the basis of overlooking
Key Issues:	Impact on Heritage Assets
Technical Documents:	Design & Access Statement/Planning Statement

Report Author

Kevin Cartwright (Senior Planning Officer)



01476 406375



Kevin.cartwright@southkesteven.gov.uk

Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Grantham St Wulfram's

Reviewed by:

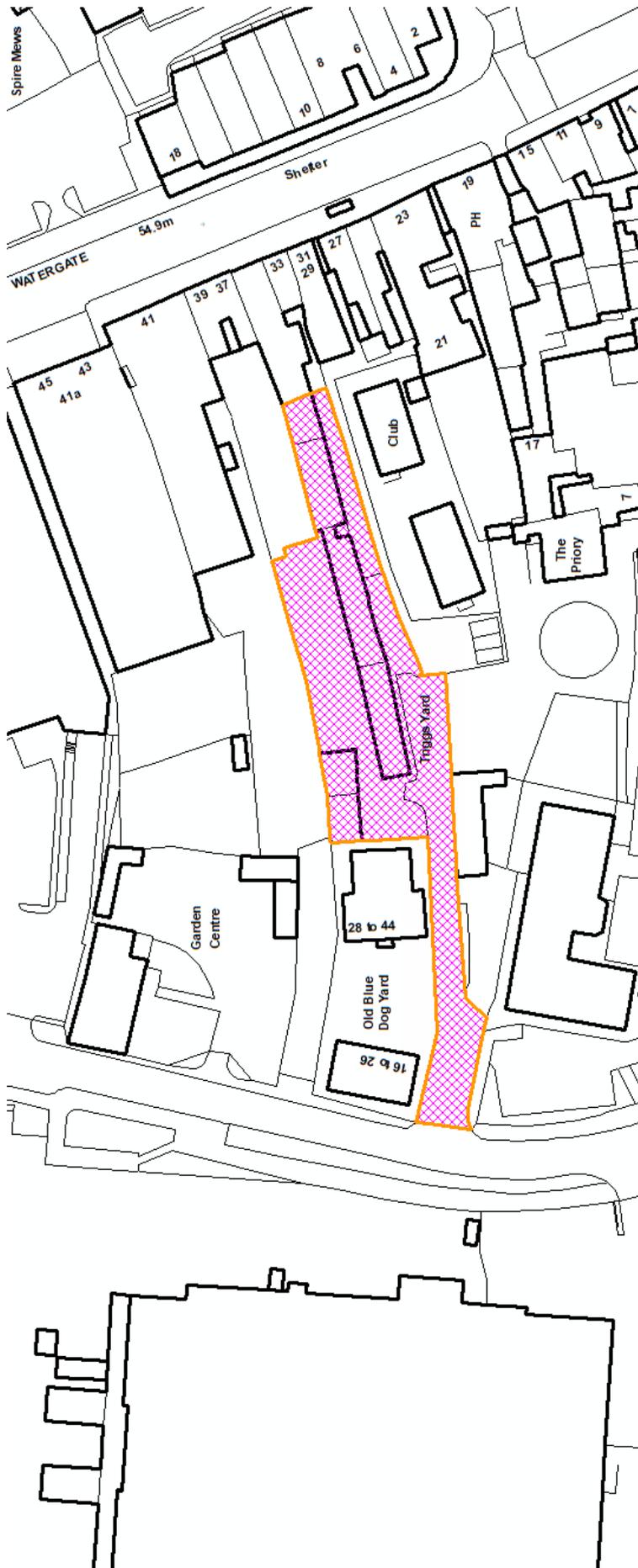
Adam Murray – Principal Development Management Planner

30 July 2024

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning to GRANT listed building consent, subject to conditions.

S23/2365 - Rear of 35 Watergate, Grantham, Lincolnshire



1 Description of Site

- 1.1 The application site is located to the rear of 35 Watergate, Grantham and relates to outbuildings to the rear of the main building that fronts Watergate.
- 1.2 The principal building is grade II listed and the listing describes the building as:
 - 1.3 SK 9136 SW 7/123
WATERGATE Nos 33 and 35 (
Formerly listed as Nos 35 and 37, previously listed as No 35)
Formerly Blue Dog P.H, C18, stone, three storey bands between storeys, parapet, three windows with flush frames and glazing bars under flat arches; archway with segmental head on left of ground floor. Modern shop fronts. Photograph in N M R. Listing NGR: SK9130336042
 - 1.4 The application site is more specifically the buildings to the rear of the principal building that are curtilage listed by association with 33-35 Watergate. It is understood that the buildings are former stables and coach houses for the former public house.
 - 1.5 The buildings are located within an area known as Triggs Yard which is identified as an example of a medieval burgage plot,
 - 1.6 The western, rear section of the building within this plot was demolished due to poor state of repair and on grounds of public safety. The demolition is the subject of listed building consent S23/0794 and planning permission S23/0793.
 - 1.7 The property is within the historic core of Grantham and is within the Grantham Conservation Area.

2 Description of Proposal

- 2.1 The proposal relates to the conversion of the retained building to form two residential units and a new build element to replace that previously demolished to create four dwellings.
- 2.2 The conversion element of the scheme would require part of the front wall to be rebuilt and a number of alterations to window and door locations. There would also be dormer windows inserted in the roof slope to provide first floor accommodation and a modest lean-to extension.
- 2.3 The new build element which has evolved during the life of the application would be in the form of a stepped ridge line articulating two distinct building elements.
- 2.4 The westernmost part of the proposed terrace would have a higher ridge than the eastern units. It would be finished in render. The eastern units would have a lower ridge and eaves height at the junction with the western element and would have a stepped ridgeline taking into account the rising ground level.

- 2.5 Windows would be predominantly to the southern elevation with a small number of secondary windows and rooflights location in the northern elevation.
- 2.6 There would also be two windows in the western gable elevation.
- 2.7 This application is the listed building application that accompanies planning application S23/2364 which is considered elsewhere in this agenda.

3 Relevant History on site

- 3.1 S23/1923 Listed Building Consent - Fabric repairs to existing buildings within the Curtilage of a Grade II Listed Building – Granted 5th January 2024.
- 3.2 S23/0793 and S23/0794 – Planning and Listed Building Consent for the Demolition of unsafe structures and re-pointing of existing stonewalling within the curtilage of a grade II listed building – Granted 11th August 2023.
- 3.3 S23/2364 - Change of use and alterations to form 2(no.) dwellings and erection of 4(no.) dwellings (to replace demolished unsafe structures) (Planning Permission) – considered elsewhere on this agenda.
- 3.4 On the adjacent site 37-39 Watergate:
- 3.5 S19/0378 – Planning permission for Erection of three storey block to create 6 no. flats – granted 5th July 2019.
- 3.6 S19/1599 – Discharge of Conditions - Submission of details reserved by Conditions 4 (archaeology), 5 (hard landscaping) and 6 (materials and finishes) of S19/0378 – Approved 28th January 2020.
- 3.7 S22/0095 – Planning Permission - Section 73 application to vary condition 2 of S19/0378 (Erection of three storey block to create 6 no. flats) – Granted 11th March 2022.

4 Policy Considerations

- 4.1 **SKDC Local Plan 2011 - 2036**
Policy EN6 – The Historic Environment
Policy DE1 – Promoting Good Quality Design
- 4.2 **National Planning Policy Framework (NPPF)**
Section 12 – Achieving well designed places
Section 16 – Conserving and enhancing the historic environment

5 Representations Received

- 5.1 **Heritage Lincolnshire**

- 5.1.1 The recommendations in relation to this proposal are for a programme of building recording, prior to any alteration to the fabric of the structures, and a programme of archaeological monitoring and recording to be carried out during the groundworks phase of the development.
- 5.1.2 Additionally, it is recommended that the developer should be required to commission a Scheme of Archaeological Works, according to a written scheme of investigation to be agreed with, submitted to and approved by the local authority. Initially I envisage that this would involve monitoring of all groundworks, with the ability to stop and fully record archaeological features. This can be secured by a standard condition.

5.2 **SKDC Historic Buildings Advisor**

- 5.2.1 No objection to the proposed works.
- 5.2.2 Following previous comments and meetings, noticeable changes have been made to the proposed drawings for the buildings. The updated design takes into consideration the comments and original appearance of the demolished buildings. It incorporates design features of the original buildings, such as the flat arched lintels at the easternmost building, the arched lintels with keystones at the middle building, as well as utilising previous doorways for larger windows.

The roofline is more varied, and closer in design to the original buildings. The south and east elevation of Units 3 and 4 (eastern and central building) are to be made of the original facing brickwork salvaged from demolished buildings, while the west and south elevation of units 5 and 6 (westernmost structure) is to be rendered in a grey finish, matching the original building.

The west elevation now includes a recessed feature indicating the outline of the original doorway, creating a feature wall. The salvaged bricks are to be used in further details, comprising two courses of stretcher brickwork for all verges and two courses of stretcher brickwork to all eaves, with 25mm protection from wall face. This is a welcome inclusion of the original material within the structures.

The clay pantiles of the original structure have also been salvaged and are to be reused. The windows included on the north elevation are modest in size and are considered acceptable, to provide the most viable use of the building. The existing structure to be converted now incorporates more of the original openings.

The front, south facing elevation will require taking down and rebuilding due to structural concerns; this however is to be rebuilt in the original, cleaned salvaged brickwork for the easternmost unit (Unit 1) and salvaged rubble stone walling for the western section (Unit 2). The extension to the west is also to be built of reclaimed brickwork, which is a welcome choice of materials.

Again the clay pantiles of the existing structure have been retained and are to be re-used on the building, which is a welcome decision. Care should be taken to use a suitable lime

mortar for the reclaimed stone and brickwork, to ensure there is no future damage and to allow the masonry to breath. Joinery details for all windows and doors should be provided, to ensure they are in keeping with the buildings.

6 Representations as a Result of Publicity

For clarity the comments from members of the public have raised matters in relation to both planning and heritage matters as such they have been included on both the planning and listed building applications. However, as this is a listed building consent application only matters in relation to heritage assets will form part of the consideration of this application. Any other material planning considerations listed below will form part of the consideration of the associated planning application S23/2364 which is considered elsewhere

6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and 2no. letters of representation have been received in relation to the original scheme. A summary of the comments is below:

- The alterations to form two dwellings would be an improvement,
- The four dwellings to replace the demolished buildings would be an increase in density, compromise safety, compromise access (there is a cadet facility adjacent that needs vehicular access
- Plans are incomplete and do not show relationship with neighbouring properties
- There are trees on/adjacent to the site. Application form is incorrect
- Unclear in relation to ownership of parts of the site.
- The submitted design and access statement ignores any impact on grade II Priory adjacent to the site.
- The current access is already overused a further 10 spaces will further exacerbate the problems and be unsafe.
- Town centre location. Car parking spaces are not required.
- The proposed access and the Priory access is bounded by a high historic wall and is a blind junction. During demolition works on the site there have been near misses with construction vehicles.
- The adjacent Priory access is also used by pedestrians and cyclists in addition to cars
- Parking on the site would make manoeuvring of emergency vehicles within the site impossible/very difficult.
- There is no evidence as to whether the proposed replacement building is the same height to which it replaces.
- Overlooking and loss of privacy in relation to the adjacent private amenity areas
- Previous use of the site was commercial not habitable domestic rooms.
- The new dwellings will be only a few metres from the boundary wall of the Priory and will look directly into the children's play area and the whole garden
- The upper windows will look into a patio area where in the summer there is a children's pool and barbeque area.
- Upper windows will also look into the Priory itself and the Priory will look can look down into the proposed development.

- The windows could be relocated to the northern elevation
- Whilst annotated as bedrooms they could be used as home office and occupied all day.
- Windows to the north elevation would provide a far better outlook over the car park which in turn would provide security
- All south facing windows may result in issues of solar gain and issues with compliance with building regulations.
- Overshadowing

6.2 The amended application was advertised in accordance with the Council's Statement of Community Involvement and 1no. letters of representation have been received in relation to the original scheme. A summary of the comments is below:

- The application does not comply with SKDC Compulsory list for validation
- It is impossible to assess impact on privacy
- There are no levels details provided
- There is no ecological survey submitted
- There may be contamination on the site
- No sustainability statement
- No daylight sunlight assessment
- The Heritage Statement is misleading: The Priory is approximately 30 metres away but the curtilage is less than 5 metres from the new building.
- Proposal does not enhance heritage assets as required by EN6.
- Current access is already overloaded
- Car parking is not required in town centre locations
- Further 10 spaces will exacerbate problems and will be unsafe
- The proposed access and the Priory access is bounded by a high historic wall and is a blind junction. During demolition works on the site there have been near misses with construction vehicles.
- The adjacent Priory access is also used by pedestrians and cyclists in addition to cars
- Parking on the site would make manoeuvring of emergency vehicles within the site impossible/very difficult
- There is no evidence as to whether the proposed replacement building is the same height to which it replaces.
- Overlooking and loss of privacy in relation to the adjacent private amenity areas
- Previous use of the site was commercial not habitable domestic rooms.
- The new dwellings will be only a few metres from the boundary wall of the Priory and will look directly into the children's play area and the whole garden
- The new houses are nearer than the previous buildings
- Total loss of privacy
- Concerns regarding flooding surface water runoff
- Landscaping is minimal
- No replacement planting for the loss of the tree.
- No objection to the principle of the development. If minor amendments were made would address concerns.

7 Evaluation

7.1 Impact on Heritage Assets

- 7.1.1 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.
- 7.1.2 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.
- 7.1.3 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.
- 7.1.4 In addition to the principal property 33-35 Watergate, there are a number of heritage assets adjacent to the proposed development. These include the principle building which is grade II listed and a cluster of listed buildings to the south including The Priory, 21-23 Watergate and 1-19 Watergate. With the exception of The Priory, which is located in a back-land location, these properties form the strong frontage onto Watergate that is identified as an important view within the conservation appraisal.
- 7.1.5 The Priory is a 18th Century two storey building of brick construction with a pantile roof. As The proposal relates to the conversion of the existing building and the construction of a terraced block to replace a recently demolished building it is considered that the proposal would not result in harm to the setting of the aforementioned listed buildings or the wider conservation area.
- 7.1.6 Particularly as the proposal would incorporate design features of the original buildings including flat arch lintels arched lintels and the use of reclaimed materials from the demolished elements.
- 7.1.7 It is considered that the proposal would result in a positive heritage contribution in that it would bring back into use a curtilage listed building and result in the reinstatement of built form that was demolished on public safety grounds. This reinstatement would follow the historical form and layout of the area and reinforce the linear burgage plot.
- 7.1.8 The Grantham Townscape Assessment provides informative discussion on Triggs Yard and the importance of burgage plots:

"Triggs Yard is a valuable survival of a developed burgage plot. The pattern of development is typical that of buildings running the length of the plot with an access lane to one side. Buildings are single aspect and face onto (in-part) a remnant survival of Mount Sorrell granite setts. These buildings date from between the late 18th and 19th

centuries and are statutory listed by virtue of their physical connection to Nos.35 and 37 Watergate, formerly the Blue Dog Public House. They were formerly stabling and coach houses for the public house to the Watergate frontage. These buildings are a very rare survival of a vernacular building type defining burgage plot upon which the present buildings sit. These buildings are at risk from further decay and potential collapse if new uses cannot be found for them". (Grantham Townscape Assessment).

- 7.1.9 Noting the comments of the Historic Building Advisor it is clear that it is important that high quality materials are used throughout the scheme. As such it is considered necessary to require joinery details and facing materials to be submitted to and approved in writing by the local planning.
- 7.1.10 Taking into account the above matters the proposal is considered to accord with local plan policy EN6 and NPPF Section 16 and the Grantham Townscape Assessment.
- 7.2 The comments from Heritage Lincolnshire in relation to building recording and archaeological recording are noted. These matters would be secured by appropriately worded conditions of planning permission S23/2364.

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 conversion of the existing building and the construction of new build terrace is considered acceptable in terms of the development principle, having regard to the NPPF and to the Local Plan, in particular Policies EN6, DE1 and NPPF Sections 12 and 16.
- 10.2 The conversion element of the proposal includes modest external change to the building, thereby having negligible impact on the character of the locality and adjacent heritage assets.
- 10.3 The new build element whilst not a direct replacement of the building demolished, is of comparable size, scale and design that would have a positive impact on the character and appearance of the area in that it would replace the curtilage listed building that was demolished on public safety grounds and thereby, to some extent, re-instate the form and layout of the area that is characterised by a linear burgage plot.
- 10.4 As a result, the proposals are in accordance with the policies referred to above and whilst concerns have been raised, there are no material considerations that outweigh the policies referred to above. Therefore, the proposal is recommended for approval.

RECOMMENDATION:

To authorise the Assistant Director – Planning to Grant Listed Building Consent subject to the conditions set out below.

Recommended 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 Sections 18 and 74 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

Approved Plans

- 2 The development hereby permitted shall be carried out in accordance with planning application form, and with the following list of approved plans:
 - i. Site Location Plan – WG-30 Rev B
 - ii. Block Plan as Proposed – WG-35 Rev B
 - iii. Site Plan as Proposed – WG36 Rev B
 - iv. Converted Buildings Plans and Elevations WG-38 Rev B
 - v. New Build Plans and Elevations WG-37 Rev C
 - vi. Bin Store Plan and Elevations WG-41

Unless otherwise required by another condition of this permission.

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

Before the Development is Commenced

- 3 Notwithstanding the submitted details before any of the works on the external elevations for the building(s) hereby permitted are begun, samples of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces, including any rebuilding and/or infill shall have been submitted to and approved in writing by the Local Planning Authority.

This shall include precise details of the reclaimed and salvaged materials to be used as shown on WG-38 Rev B.

The works shall be undertaken in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

- 4 Before the installation of any of the new external windows, dormer windows, rooflights and doors hereby consented, full details of all proposed joinery works/specifications for those windows/doors/rooflights, including 1:20 sample elevations and 1:1 joinery profiles were necessary, shall have been submitted to and approved in writing by the Local Planning Authority.

The works shall be undertaken in accordance with the approved details.

Reason: To ensure the satisfactory preservation of this listed building and in accordance with Policy EN6 of the adopted South Kesteven Local Plan.

- 5 Before any of the works on the external elevations for the building(s) hereby permitted are begun, specification of the lime mortar proposed to be used in the construction of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority.

The works shall be undertaken in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy EN6 and DE1 of the adopted South Kesteven Local Plan.

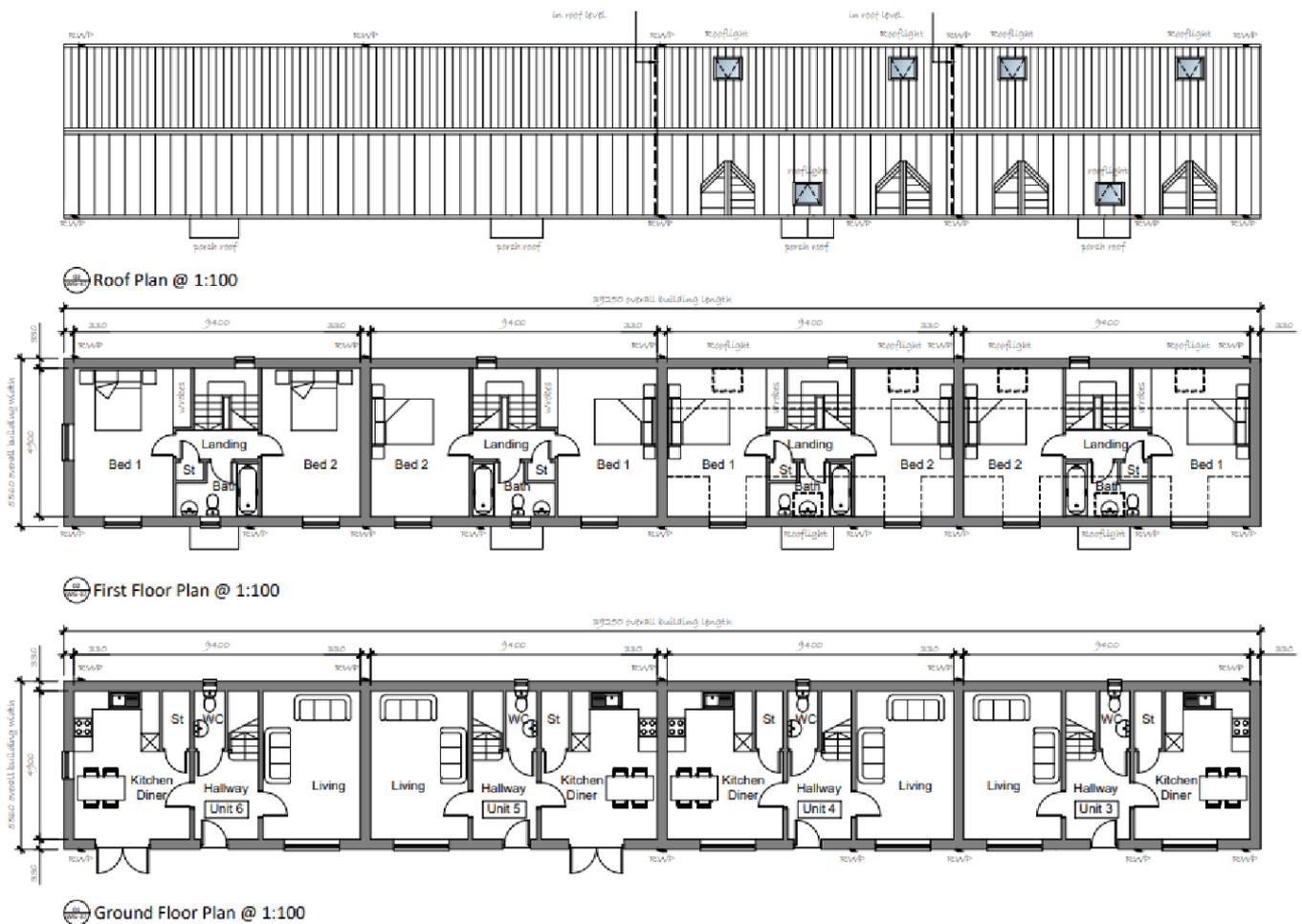
Standard Note(s) to Applicant:

- 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.

Elevations – New Build



Floor Plans – New Build





**SOUTH
KESTEVEN
DISTRICT
COUNCIL**



Planning Committee

8 August 2024

S24/0828

Proposal	Loft conversion, dormer windows and external alterations
Location	46 Casterton Road, Stamford
Applicant	Elisabeth Beslie
Agent	Peter Smith Associates
Reason for Referral to Committee	Called in by Cllr Kingman due to the development being intrusive, out of keeping with the area, and overlooking neighbouring dwellings
Key Issues	Impact on the character and appearance of the area Impact on neighbouring amenities

Report Author

Adam Murray – Principal Development Management Planner



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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Stamford St Mary's

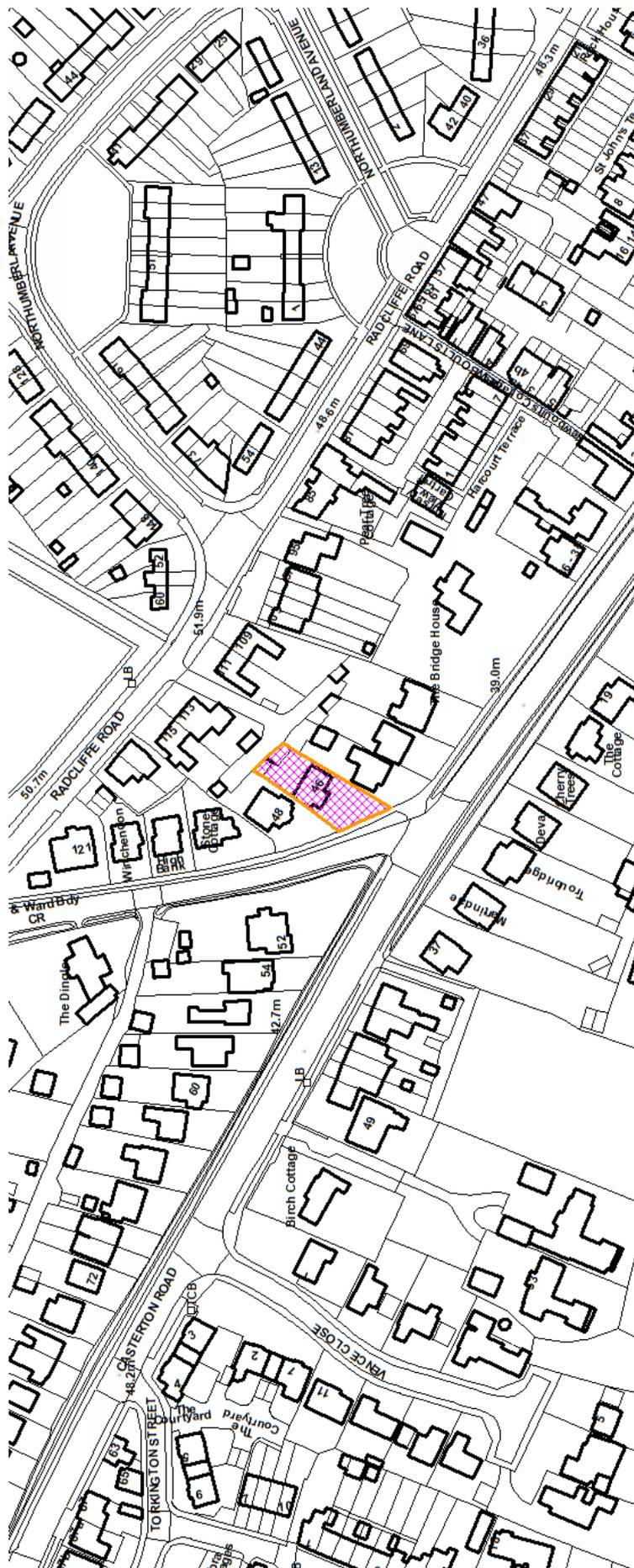
Reviewed by:

Phil Jordan, Development Management & Enforcement Manager

30 July 2024

Recommendation (s) to the decision maker (s)

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



Key

Application
Boundary



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1 Description of Site

- 1.1 The application site comprises of 46 Casterton Road, Stamford; a two-storey detached dwelling, positioned on the junction of Casterton Road and Little Casterton Road, situated to the north-west of the town centre of Stamford.
- 1.2 The host dwelling is a two-storey, 6-bedroom dwelling, which contains a single storey-lean to addition and centralised chimney stack to the front, and single storey pitched roof addition to the side, with a boxed dormer to the rear elevation; and is constructed with brown / buff brick and brown clay roof tiles.
- 1.3 The existing property occupies an elevated position set back from the highway and follows a staggered building line of dwellings reflecting the alignment of Little Casterton Road and sits centrally within a substantially sized plot measuring approximately 453 sq. metres.
- 1.4 The site is bound to the east by 44 Casterton Road, a substantially sized two-storey dwelling with L-plan form and large projecting bay window to the front elevation and finished in white render under a clay pantile hipped roof. To the west, the site is bound by 48 Casterton Road, which is a large dormer bungalow, featuring boxed dormers on the rear and western elevation, and constructed of red brick with brown clay roof tiles. It should be noted that the neighbouring dwelling to the west benefits from an extant planning permission for the addition of a second storey and external alterations granted under application ref: S21/1927. Similar to the host dwelling, the neighbouring properties both occupy an elevation position above the highway and are set back within substantially sized plots. To the north, the site is bound by a parking court serving a series of two storey dwellings fronting onto Radcliffe Road.
- 1.5 The application site is located within the Casterton Road (CA4) Character Area of the Stamford Neighbourhood Plan, which identifies the following key characteristics:
- High quality and historic development along Tinwell Road, with views into agricultural land to the south define the approach into the character area and Stamford from the west;
 - Individual designed housing results in a varied and textured townscape;
 - Buildings are typically two-storeys in height and preserve a human scale and sense of domesticity across the area;
 - Large areas of recreational open space within the character area;
 - Trees along road verges and within front and back gardens contribute to the verdant character of the area; and
 - High quality boundary treatments positively contribute to the character of the area.
- 1.6 The application site is not subject to any planning policy constraints.
- 1.7 The site has been the subject of a previous planning application to replace the existing dormer and second floor gable roof with a new boxed dormer in 2023 (LPA Ref: S23/1120), which was refused under delegated powers in January 2024 for the following reasons:
- “The proposal is inappropriate for its context, and would cause harm to both the character of the site and its surroundings due to its prominent location, height and the proposed material palette. The height, high level windows and dark material palette would also result in harm to neighbours’ residential amenities through visual impact and perceived loss of*

privacy. The proposal is not in accordance with the NPPF (Sections 9, 12 and 16) and Policy DE1 of the South Kesteven Local Plan, nor the Stamford Neighbourhood Plan, and no public benefits have been identified that could outweigh the harm that would be caused by the proposed development.

2 Description of the proposals

- 2.1 The current application seeks planning permission for conversion of the existing loft, installation of new boxed dormer windows, and external alterations. In short, the works comprise of replacement of the existing roof and boxed dormer, with a new roof with an increased ridge height, dormer windows and external alterations.
- 2.2 The current application scheme is a variation on the previously refused application (Ref: S23/1120) and seeks to overcome the previous reason for refusal.
- 2.3 As alluded to above, the proposed development would involve the replacement of the existing roof and boxed dormer, with a new roof with an increased ridge height, new boxed dormer windows and a number of external alterations including new windows and external materials.
- 2.4 The proposed replacement roof would have a classic pitched roof design with gable ends, and would involve raising the ridge height of the dwelling from approximately 8.4m to approximately 9.79m.
- 2.5 The existing continuous boxed dormer to the rear (north) elevation would be removed and would be replaced by two smaller boxed dormers, whilst an additional boxed dormer would be added to the front (south) elevation along with a large rooflight which would extend over the eaves of the dwelling.
- 2.6 The new windows to be inserted would include the addition of two bifold doors / windows in the western gable end of the dwelling, which would be partially shielded by a frosted glass balustrade.
- 2.7 The proposed material is stated to retain the existing brick construction of the dwelling, but this external appearance would be substantially altered by the inclusion of dark grey standing seam zinc cladding to the roof and the boxed dormers. The proposed gable ends would be broken up by the addition of timber cladding at the 2nd floor level, and the replacement windows and doors would be dark grey aluminium frames.

3 Relevant History

Application Ref	Description of Development	Decision
S23/1120	To replace the existing dormer and second floor gable roof with new box dormer	Refused 31.01.24

4 Planning Policies and Documents

4.1 South Kesteven Local Plan 2011-2036 (Adopted January 2020)

Policy SD1 – The Principles of Sustainable Development in South Kesteven

Policy DE1 – Promoting Good Quality Design

4.2 Stamford Neighbourhood Plan 2016-2036 (Made July 2022)

Policy 10 – Character Areas

4.3 **Design Guidelines Supplementary Planning Document (Adopted November 2021)**

4.4 **National Planning Policy Framework (Published December 2023)**

Section 12 – Achieving well-designed and beautiful places

5 Representations Received

5.1 Stamford Town Council

5.1.1 No objection subject to neighbours amenities being respected.

5.1.2 We commend the Applicant / Agent for mitigating the design of the previous application.

5.2 Lincolnshire County Council (Highways and SuDS)

5.2.1 No objections.

5.3 SKDC Conservation Officer

5.3.1 No objections.

5.3.2 The current proposal utilises a modern approach incorporating materials reflecting the wider streetscape. The proposal would be in keeping with the appearance of the general streetscape. The dwelling set approximately 80m from the edge of the conservation area and would not be considered to have any impact on the appreciation of the conservation area.

6 Representations received as a result of publicity

6.1 The application has been advertised in accordance with the Council's Statement of Community Involvement and letters of representation have been received from 2 (no) interested parties, both of whom have raised objections. The representations have raised the following material planning considerations:

(1) Impact on the character and appearance of the area

- a. The plans are not in keeping with the character of the area
- b. The proposed development would introduce an incongruous and negative addition to the area
- c. The proposed dwelling would dwarf neighbouring properties.
- d. The proposed materials are visually at odds with the prevailing character of the area
- e. The proposed dormer windows are an excessive scale and would be a dominant addition to the roofscape

(2) Impact on neighbouring amenity

- a. The proposed dwelling would impact on the privacy of 44 and 48 Casterton Road.

(3) Impact on heritage assets

- a. The proposed development would result in less than substantial harm to the setting of the Stamford Conservation Area.

6.2 It is noted that public representations have also commented on the accuracy of the information provided and the adequacy of the consultation carried out on the application. In

this respect, it is Officers' assessment that the information provided, and the description of development used is sufficient to identify the development proposed, and enable an accurate and comprehensive assessment of the development proposals. The application has been advertised in accordance with the requirements of the Town and Country Planning (Development Management Procedure) Order and the Council's Statement of Community Involvement

- 6.3 Similarly, public representations have also referred to copyright infringement for use of approved drawings for 44 Casterton Road. Whilst this is a private matter, it is understood that this has been resolved between the parties during the course of the application.

7 Evaluation

- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority (LPA) makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. In this case, the Development Plan comprises of the following documents:

- South Kesteven Local Plan 2011-2036 (Adopted January 2020); and
- Stamford Neighbourhood Plan 2016-2036 (Made July 2022)

- 7.2 The Local Planning Authority also have an adopted Design Guidelines Supplementary Planning Document (SPD) (Adopted November 2021) and this document is a material consideration in the determination of planning applications.

- 7.3 The policies and provisions set out in the National Planning Policy Framework (NPPF) ("the Framework") (Published December 2023) are also a relevant material consideration in the determination of planning applications.

- 7.4 Furthermore, as referenced above, the current application scheme is a variation of a previously refused application (Ref: S23/1120), which was refused due to issues relating to the impact of the development on the character and appearance of the area, and the impact on neighbouring amenity. The previous planning history of the site is a relevant material consideration.

7.5 Principle of Development

- 7.5.1 The application proposals involve development to an existing domestic dwelling located within the main built-up area of Stamford. As such, the application proposals are acceptable in principle, in accordance with the provisions of Policy SD1 (The Principles of Sustainable Development in South Kesteven) of the adopted Local Plan, and the general principles of the made Stamford Neighbourhood Plan, subject to relevant material considerations. These include the impact of the development on the character and appearance of the area, impact on neighbouring amenity and impact on heritage assets. These matters are discussed below.

7.6 Impact on the character and appearance of the area

- 7.6.1 It is appreciated that the previous application for the site was refused on the basis that the previous development proposals would be inappropriate for their context and would harm the character of the area because of the location, height and materials palette.
- 7.6.2 Similarly, it is also acknowledged that representations received from members of the public have objected on the basis that the proposed development would be harmful to the character and appearance of the area. In particular, they have stated that the proposed

nature of the development would be incongruous and out of keeping with the prevailing form of the area, the increased ridge height of the dwelling would result in the scale of the dwelling being out of character with the neighbouring properties, the replacement dormer windows are excessive and would be over-dominant to the character of the dwelling, and the proposed materials are not appropriate for the character of the area.

- 7.6.3 In respect of the above, as stated previously, the application site is located within the Casterton Road character area identified within the Stamford Neighbourhood Plan, which is defined by individually designed dwellings, which results in a varied and textured character of the area. As such, as a matter of principle, it is Officers' assessment that the urban morphology and character of the area is capable of accommodating of dwelling, which differs from those in the immediate surroundings in terms of architectural approach.
- 7.6.4 It is also appreciated that the dwelling occupies a prominent location on the corner of Little Casterton Road and Casterton Road; and the elevated nature of the plot further emphasises its prominence. However, it should also be noted, that it is Officers' assessment that the existing dwelling is an unattractive dwelling, which features a convoluted appearance comprising of a continuous boxed dormer to the rear and various additions to the front and side elevation. Whilst the proposed development works to the dwelling would be extensive, they would also result in a greater degree of coherence and balance to the appearance of the dwelling, which would be beneficial to the character of the dwelling and the area.
- 7.6.5 With regards to the replacement roof, which involves a 1.5m increase in the ridge height of the dwelling, it is appreciated that the elevated nature of the plot would further emphasise the increase in the height of the dwelling. However, it is Officers' assessment that the increased ridge height of the dwelling assists in reducing the overall bulk of the development, and would result in a gable ended finish, which is more appropriate for the character of the area than the existing continuous boxed finish. Furthermore, it is noted that the overall ridge height of the proposed development would be broadly comparable with the approved ridge height for the second floor extension of 48 Casterton Road. As such, the scale of the proposed dwelling is deemed to be appropriate for the character and appearance of the area.
- 7.6.6 Similarly, in respect of the replacement dormer windows and the introduction of windows in the gable end of the western elevation, it is Officers' assessment that these features represent an improvement when viewed in the context of the existing character of the dwelling. The existing dwelling features a continuous boxed dormer to the rear elevation, which results in a convoluted appearance to the dwelling. The proposed replacement dormers are substantially smaller than the existing dormer windows, and it is Officers' assessment that they are proportionate to the scale of the dwelling and would be visually appropriate for the dwelling. Furthermore, the scale of the dormers and the position of the windows assist in reducing the bulk and massing of the development and assist in providing a well-balanced appearance to the dwelling.
- 7.6.7 Finally, in respect of the proposed materials palette, it is noted that the existing streetscene is defined by dwellings that utilise a variety of materials, including timber, render and brick. As such, it is Officers' position that the existing streetscene is defined by the varied use of materials, such that the character of the area is capable of assimilating a dwelling which utilises a modern, but sensitive materials palette. In particular, it is Officers' assessment that the use of timber cladding to the gable ends would assist in reducing the massing and bulk of the proposed development. Notwithstanding this, pre-commencement conditions are

proposed to require the approval of a detailed specification of materials, to ensure that the quality of the proposed development is not diminished by the selection of poor quality materials.

7.6.8 Taking the above into account, it is Officer's assessment that the design, scale and materiality of the proposed development would enhance the character of the host dwelling, and would result in a scheme which makes a positive contribution to the character and appearance of the area, and the surrounding streetscene. As such, the application proposals would be in accordance with Policy DE1 of the adopted Local Plan, Policy 10 of the Stamford Neighbourhood Plan, and Section 12 of the National Planning Policy Framework.

7.7 **Impact on neighbourhood amenity**

7.7.1 In respect of the impact of the proposed development on the residential amenity of neighbouring properties, it is appreciated that letters of representation have been received which have raised formal objections on the basis of the impact of the development on the privacy of the neighbouring properties to the east and west.

7.7.2 In assessing the scheme against the amenity standards contained within the Design Guidelines SPD (Adopted November 2021), Officers' note that the proposed development would not result in any alteration to the footprint of the existing dwelling (i.e., the extension would be wholly vertical), and as such, the proposed development would not result in any impact on the 45-degree relationship between the existing dwelling and the neighbouring properties in respect of assessing the impact on the level of light serving residential properties.

7.7.3 In respect of the impact of the increased ridge height of the dwelling, this falls to be assessed against the 25-degree standard set out within the adopted Design Guidelines SPD. It is noted that the existing ridge and eaves height of the dwelling would result in the 25-degree rule being broken, and as such, the increase in the ridge height would continue to break the 25-degree standard. However, given the staggered nature of the plots, it is Officers' assessment that the increased ridge height would not result in an unacceptable impact on the level of light serving the neighbouring dwellings.

7.7.4 With regards to the impact of the development on the privacy of the neighbouring dwellings, it is noted that the proposed development does not include windows in the eastern elevation of the dwelling, and whilst the staggered nature of the plots would potentially allow for intervisibility between the front (south) elevation of the host dwelling and 48 Casterton Road, this would not be materially different to the existing situation.

7.7.5 In terms of the relationship between 44 and 46 Casterton Road, it is appreciated that the separation distances between these dwellings are minimal and therefore, there is a high potential for overlooking between these dwellings unless suitable mitigation is provided. In this regard, it is noted that the proposed development would introduce additional habitable windows serving the 1st and 2nd floor on the western elevation. At first floor level, there would be 1 window serving a bedroom, as well as the existing window that serves the family bathroom. At the second floor there would be a full length window providing light to the staircase, and a bifold window / door serving a dressing room to the master bedroom. The bathroom window at first floor level and full length window over the staircase at second floor level are not considered to serve habitable rooms and therefore, no mitigation is necessary to remove the potential for overlooking from these windows.

7.7.6 However, mitigation is required for the bedroom and dressing room windows. The submitted plans demonstrate that views from the dressing room will be mitigated through the provision of a frosted glass balustrade which would preclude visibility down to habitable rooms at the ground floor level of 44 Casterton Road. Similarly, whilst the 1st floor bedroom window is proposed to be recessed into the elevation to reduce the potential intervisibility, it is Officers' assessment that it would also be appropriate to impose conditions requiring this window to be partially obscure glazed to prevent the potential for overlooking. These matters have been included as conditions in the schedule of conditions below.

7.7.7 Taking the above into account, subject to the imposition of conditions, the application proposals would not give rise to any unacceptable adverse impacts on privacy, overshadowing or outlook for existing and future occupants. As such, the application proposals would accord with Policy DE1 of the adopted Local Plan, the Stamford Neighbourhood Plan, the adopted Design Guidelines SPD, and Section 12 of the National Planning Policy Framework.

7.8 **Impact on heritage assets**

7.8.1 As referenced above, the application site is located outside, but in close proximity, to the Stamford Conservation Area. Public representations received on the application have raised objections on the basis that the proposed development would result in less than substantial harm to the setting of the Conservation Area due to the scale and nature of the scheme.

7.8.2 In this respect, the Council's Conservation Officer has been consulted on the application proposals and has confirmed that they do not have any objections to the proposed development, and do not consider the proposed development to result in any harm to heritage assets.

7.8.3 Taking the above into account, the application proposals would not result in any impact on the setting and significance of the Stamford Conservation Area and, therefore, would be in accordance with Policy EN6 of the adopted Local Plan, the Stamford Neighbourhood Plan, and Section 16 of the Framework.

7.9 **Other Matters**

7.9.1 The proposed development would not result in any changes to the access or parking arrangements for the site. Nonetheless, Lincolnshire County Council (as Local Highways Authority) have confirmed that they have no objections.

8 Crime and Disorder

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

9 Human Rights Implications

9.1 Article 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 concluded that no relevant Article of that Act will be breach in making this decision.

10 Planning Balance and Conclusion

10.1 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.

- 10.2 The application proposals involve the development of 46 Casterton Road, Stamford and are acceptable in principle, in accordance with Policy SD1 of the adopted Local Plan, subject to material considerations.
- 10.3 In this case, whilst the changes to the existing dwelling are extensive, it is Officers' assessment that the design, scale and materiality of the proposed development would enhance the character and appearance of the host dwelling, and would not be incongruous when viewed in the context of the surrounding streetscene. Furthermore, subject to the imposition of conditions, it is Officer" assessment that the application proposals would not result in any unacceptable adverse impacts on the amenity of neighbouring properties.
- 10.4 Taking the above into account, it is Officers' assessment that the application proposals would be in accordance with Policy DE1 and EN6 of the adopted Local Plan, the Stamford Neighbourhood Plan, the Design Guidelines SPD, and the National Planning Policy Framework. As such, the proposed development would be in accordance with the adopted Development Plan when taken as a whole, and there are no material consideration to indicate that planning permission should be withheld.

11 Recommendation

- 11.1 To authorise the Assistant Director – Planning 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:
 - a. Proposed Floor Plans (Ref: 22/4423/P04/Rev A)
 - b. Proposed Elevations (Ref: 22/4423/P05)

Unless otherwise required by another condition of this permission.

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

During Building Works

Materials Details

- 3) Before any works on the external elevations for the development hereby permitted is begun, a specification of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan and the Stamford Neighbourhood Plan.

Before the Development is Occupied

- 4) Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan, and the Stamford Neighbourhood Plan.

- 5) Before any part of the development hereby permitted is occupied / brought into use, the 1st floor window on the western elevation of the dwelling (identified as serving bedroom 1 on the approved plans) shall have been installed with obscure glazing to at least 1.7m above the floor level immediately below the centre of the window, and with no opening part being less than 1.7m above the floor level immediately below the centre of the opening part. The obscure glazing must be obscured to a minimum of Pilkington –

Privacy Level 3 or an equivalent product. Once installed, the window units shall thereafter be retained as such at all times.

Reason: In the interests of the residential amenity of neighbouring properties.

- 6) Before any part of the development hereby permitted is occupied / brought into use, the glass balustrade to exterior of the 2nd floor windows on the western elevation of the dwelling (as shown on the approved plans) shall be installed with obscure glazing to a minimum of Pilkington – Privacy Level 3 or an equivalent product, and shall thereafter be retained for the lifetime of the development.

Reason: In the interests of the residential amenity of neighbouring properties.

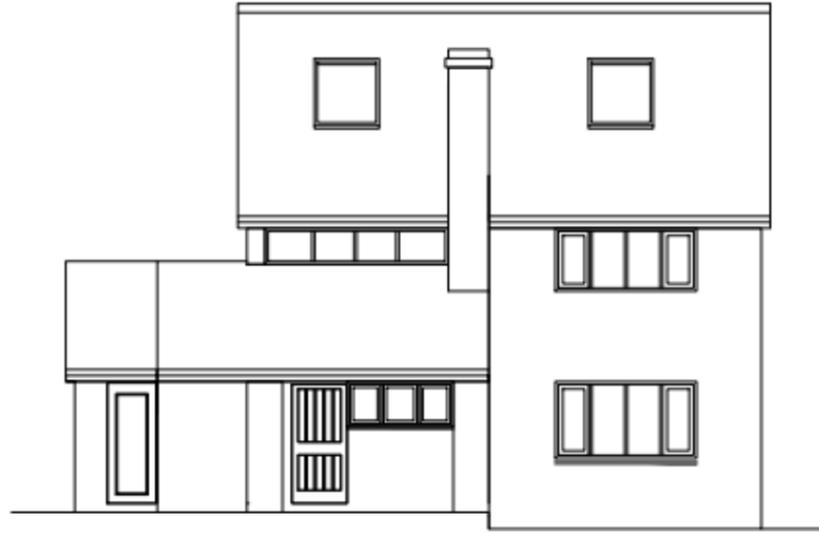
Standard Note(s) to Applicant:

- 1 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.

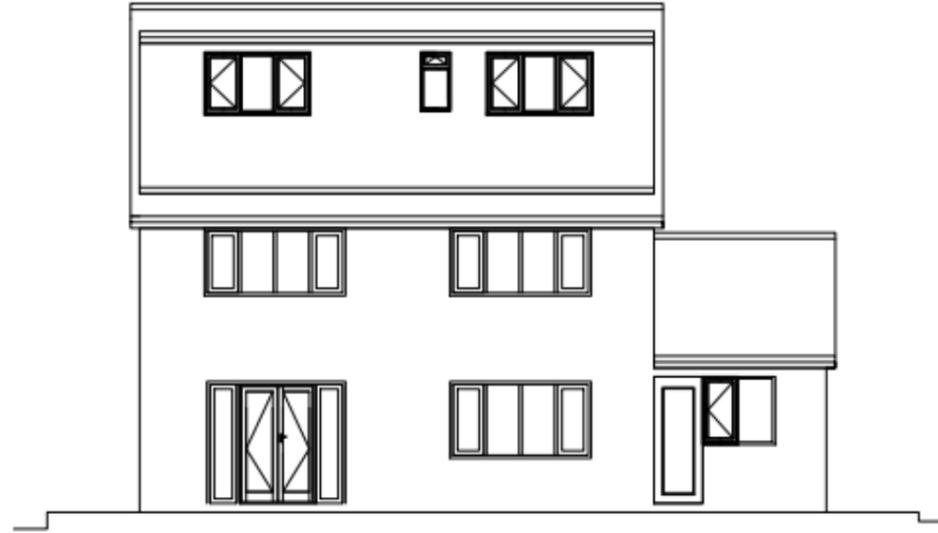
Existing Elevations

PETER SMITH ASSOCIATES Architects

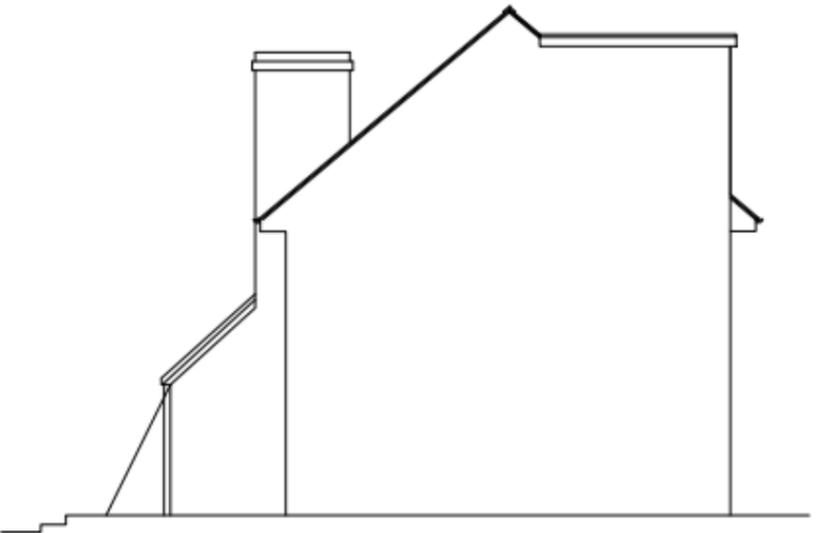
- Notes:**
- Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported to the Architect or Engineer before proceeding. © This drawing is copyright.
 - Reproduced from OS Sitemap © by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright 2008. All rights reserved. Licence number 09457549.
 - Do not scale off this drawing, except for the purposes of planning. Work to written dims only and any discrepancies to be notified to the architect.
 - This drawing must be read in conjunction with all other relevant Architects, Structural Engineers, M&E Engineers, and all other relevant consultants drawings details and specifications.



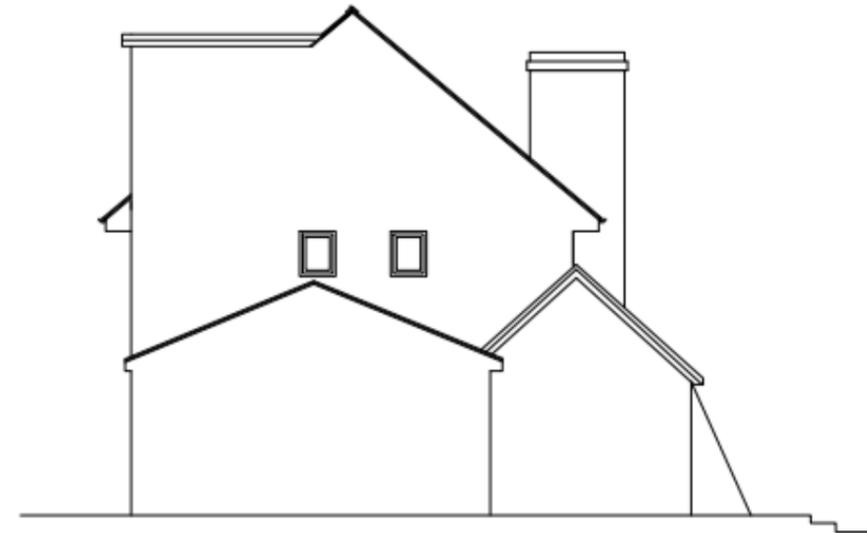
EXISTING SOUTH ELEVATION @ 1:50



EXISTING NORTH ELEVATION @ 1:50



EXISTING EAST ELEVATION @ 1:50



EXISTING WEST ELEVATION @ 1:50



REV.	DESCRIPTION	BY	DATE

STATUS: FEASIBILITY PLANNING TENDER CONSTRUCTION AS-BUILT

PETER SMITH ASSOCIATES Architects
 The Studio
 57 Main Street
 Burton
 Leicestershire LE19 9PB
 Tel: 01778 560090
 Fax: 01778 560091

PROJECT ROOF REDESIGN	DRAWING EXISTING ELEVATIONS
CLIENT MRS BELISLE	DRAWING 23/4423/P33 SCALE A1 @ 1:50 REVISION <input type="checkbox"/> SCALE A3 @ 1:100 Date: MAR 24
DRAWN BY OC	CHECKED BY RD



Existing South East Elevation



Existing North West Elevation



Proposed South East Elevation



Proposed North West Elevation

Proposed extension and alterations:

48 Casterton Road
Stamford
Lincolnshire
PE9 2YL

Scale:
1:100@A3

Drawn By:
Tom Reeve

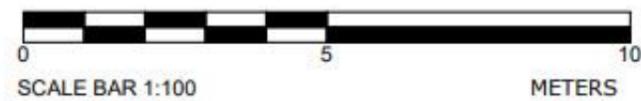
Date:
FEB 2018

Drawing No:
1737MA06

REV:02

ads
architectural drawing services
www.tomreeve.co.uk 01780410005
tom@tomreeve.co.uk 07841877487

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SCALE BAR 1:100

METERS



Existing South West Elevation



Existing North East Elevation



Proposed South West Elevation



Proposed North East Elevation

Proposed extension and alterations:

48 Casterton Road
Stamford
Lincolnshire
PE9 2YL

Scale:
1:100@A3

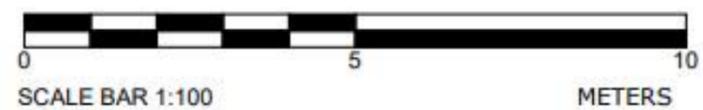
Drawn By:
Tom Reeve

Date:
FEB 2018

Drawing No:
1737MA05

REV:02

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tom@tomreeve.co.uk 07841877487



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**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

8th August 2024



S24/0795

Proposal: Change of use and conversion of former bank building (Use Class E(c)(i) to ancillary public reception and function rooms for the adjacent hotel, The Angel and Royal (Use Class C1).

Location: No.6 High Street Grantham NG31 6PN

Applicant: Mr Michael Ellison

Agent: Mr Dean Harrison

Application Type: Full planning

Reason for Referral to Committee: Applicant is related to an elected Member

Key Issues: Impact on Character and Appearance of the area
Impact on neighbouring amenities

Technical Documents: Design and Access Statement
Heritage Statement

Report Author

Venezia Ross-Gilmore, Senior Planning Officer



01476 406080 ext. 6419



Venezia.ross-gilmore@southkesteven.gov.uk

Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Grantham St Wulfram's

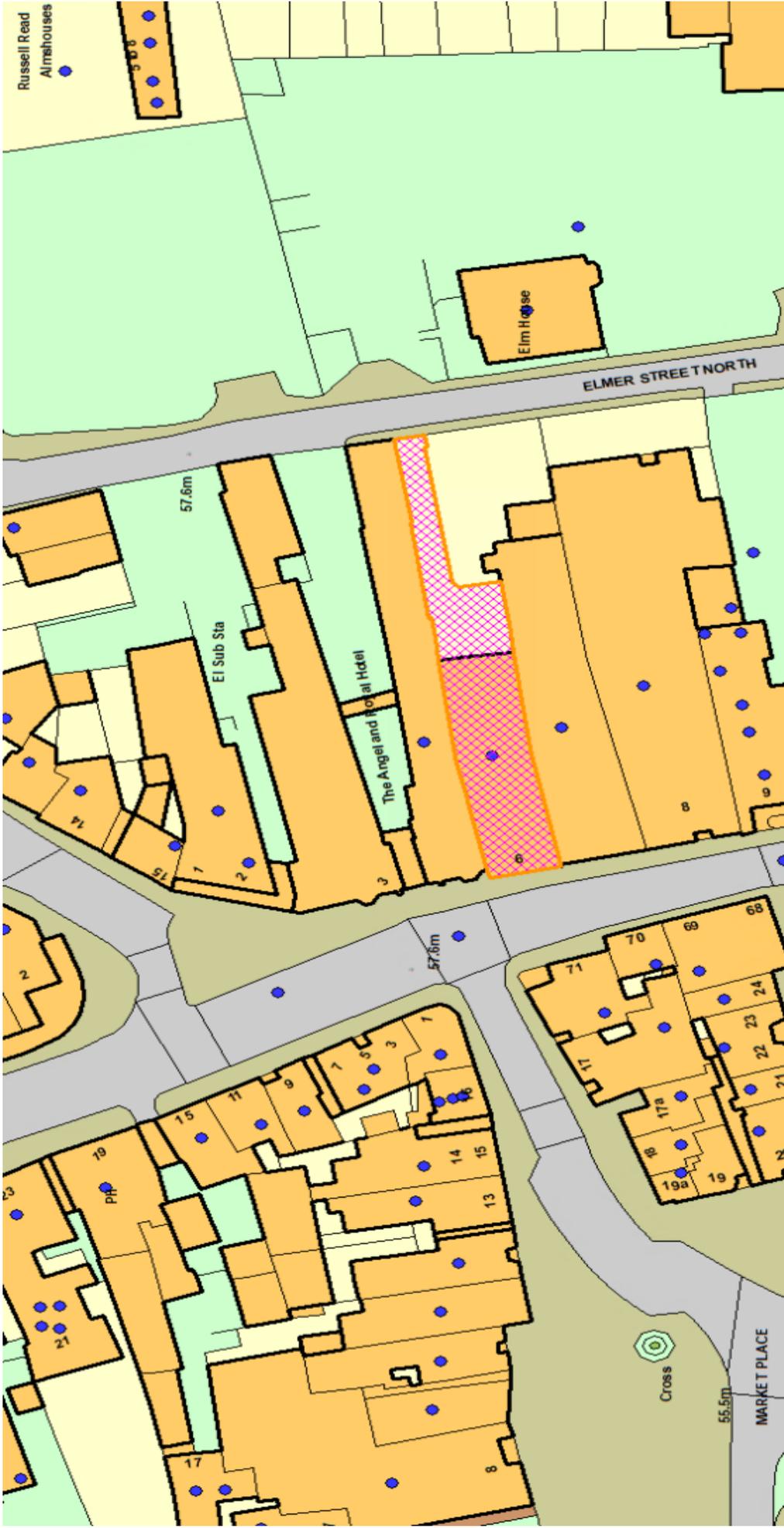
Reviewed by:

Adam Murray – Principal Development Management Planner

25 July 2024

Recommendation (s) to the decision maker (s)

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



Key



**Application
Boundary**



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1 Description of Site

- 1.1 The site is situated on High Street, in the town of Grantham. The building No.6 High Street Grantham is an unlisted property situated next to the Grade I listed Angel & Royal Hotel. The building fronts the High Street, and in recent years the building was a Bank (Use Class E(c)(i)). To the north of the application building there is the Grade 1 Listed Building, the Angel and Royal Hotel. To the east of the site there is Elmer Street, and a service area belonging to buildings fronting the High Street. To the south there are further commercial units.
- 1.2 The Angel and Royal Hotel and No. 6 High Street are located in the Commercial Centre Character Area of the Grantham Conservation Area. The Commercial Centre Character Area is characterised by having buildings dating from the 14th century and having a continuous building line due to buildings situated at the rear of the footways. The predominant building material is brick, interspersed with older stone buildings. The Grantham Conservation Area appraisal identifies No. 6 High Street as a positive unlisted building.

2 Description of Proposal

- 2.1 The proposal is for planning permission for the change of use and conversion of the former bank building (Use Class E(c)(i)) to a ancillary public reception and function rooms for the adjacent hotel, The Angel and Royal (Use Class C1).
- 2.2 It is proposed to create 2no. openings between the Angel and Royal Hotel and No. 6 High Street with 1no. doorway on ground floor and 1no. doorway proposed in the cellar.

3 Relevant Planning Policies & Documents

- 3.1 **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 EN6 – The Historic Environment
Policy DE1 – Promoting Good Quality Design
Policy ID2 – Transport and Strategic Transport Infrastructure
Policy GR4 – Grantham Town Centre Policy
- 3.2 **National Planning Policy Framework (NPPF) (updated September 2023)**
Section 7 – Ensuring the vitality of town centres
Section 9 – Promoting sustainable transport
Section 12 – Achieving well-designed places
Section 16 – Conserving and enhancing the historic environment

4 Representations Received

Lincolnshire County Council Highways

- 4.1 No objections.
- 4.2 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.

Environmental Protection

- 4.3 The proposed use of the former bank building will be for dining, public reception and entertainment. Environmental protection would recommend that the applicant ensures that the change of use of the building would not cause any impact such as from noise to any adjacent or nearby properties which may have living accommodation such as flats or apartments.

Historic England

- 4.4 In this case we are not offering advice.

Conservation Officer

- 4.5 Overall, I have no concerns with the proposal on heritage grounds.
- 4.6 The proposal for the conversion will result in some fabric loss. The newly created connections in the basement and on the ground floor will result in historic fabric loss of both properties. The harm however is minimal and will not impact the significance of both properties substantially. The material removed will be kept onsite and the plan form of both buildings will be clearly legible, due to the location of the connections in both buildings.
- 4.7 The connections will allow the Angel and Royal business to expand into No. 6 High Street securing its optimum viable use of the positive unlisted building and the Grade I listed Angel and Royal Hotel.

5 Representations as a Result of Publicity

- 5.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and no letters of representation were received.

6 Evaluation

- 6.1 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.

6.2 The Local Planning Authority have recently adopted a Design Guidelines Supplementary Planning Document (Adopted November 2021) and this document is a material consideration in the determination of planning application.

6.3 The policies and provisions set out in the National Planning Policy Framework (NPPF) ("the Framework") (Updated December 2023) are also a relevant material consideration in the determination of planning applications.

6.4 **Principle of Development**

6.5 Policy SD1 (The Principles of Sustainable Development in South Kesteven) sets out the overarching obligation for development to proposals to minimise their impact on climate change and contribute towards a strong, stable and more diverse economy.

6.6 Local Plan Policy SP1 sets out the spatial strategy for the District, with the majority of growth focused on the four market towns, with Grantham being a particular focal point. Development should create strong sustainable, cohesive and inclusive communities, making the most effective use of appropriate previously developed land (where possible) and enabling a larger number of people to access jobs, services and facilities locally.

6.7 Policy SP2 confirms that the majority of development will be focused in Grantham in order to support and strengthen its role as a Sub-Regional Centre. New development proposals will be supported on appropriate and deliverable brownfield sites and on sustainable greenfield sites (including urban extensions), where development will not compromise the town's nature and character.

6.8 Local Plan Policy SP3 confirms that infill development in settlements defined in Policy SP2 will be supported provided that

a. it is within a substantially built up frontage or re-development opportunity (previously developed 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.

6.9 It is thought that the development proposal constitutes infill development as it meets the criteria a to d in Policy SP3. The building offers a redevelopment opportunity, and is within the limits of the main built up part of Grantham. The proposal would not extend the pattern of development in Grantham, and the proposal is considered an acceptable use for the site as the surrounding area comprises commercial development. Therefore, meeting the criteria a to d contained in Policy SP3 for infill development.

6.10 The Grantham Town Centre Policy GR4 states that 'Within the town centre, development or reuse of buildings for a range of uses including retail, leisure, offices, food and drink, cultural and residential will be supported'. It continues that 'Within the town centre boundary, proposals for A-uses will be supported, as well as proposals for Offices (B1), Health Care, Day Nurseries (D1) and leisure and tourism related uses, i.e. cinema, recreation facilities

(D2) and appropriate residential development on upper floors, provided that the use does not cause undue harm to the character and appeal of the town centre, nor generate 'dead shopping frontages'. Furthermore, 'Proposals supporting the generation of an evening economy within the Town Centre will be encouraged'.

- 6.11 The building would be used for an ancillary purpose in relation to the neighbouring hotel use, providing public reception and function rooms to support the existing business. The hotel use is an acceptable use in the town centre, and it is considered that an expansion of the hotel's current offering to include more function space for daytime and evening, would positively contribute to the Town Centre. The use would create more footfall in the town centre and be supplementary to the existing hotel use, as well as supporting the evening economy to some extent.
- 6.12 The proposal is considered to be acceptable in principle, and in accordance with SP1, SP2, SP3 and GR4 of the adopted Local Plan and Section 7 of the NPPF.
- 6.13 The impact of the proposal on the character or appearance of the area, impact on neighbouring properties, and highway issues have been considered and are discussed in turn as follows.
- 6.14 **Impact on the Character and Appearance of the Area**
- 6.15 Policy DE1 (Promoting Good Quality Design) of the adopted Local Plan states (amongst other criteria) that to ensure high quality design is achieved throughout the District, all development proposals will be expected to make a positive contribution to local distinctiveness, vernacular and character of the area. Proposals should reinforce local identity and not have an adverse impact on the streetscene, settlement pattern or the landscape / townscape character of the surrounding area. Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area. Part 12 of the NPPF (Achieving well-designed and beautiful places) states that good design is a key aspect of sustainable development and new development should be visually attractive as a result of good architecture and appropriate landscaping.
- 6.16 The Local Planning Authority is required to ensure that special regard to preserving the Listed Buildings and their settings in relation to Section 66 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.
- 6.17 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.
- 6.18 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.

- 6.19 The High Street and Commercial Centre Character Area is characterised by having buildings dating from the 14th century and having a continuous building line due to buildings situated at the rear of the footways. The predominant building material is brick, interspersed with older stone buildings.
- 6.20 The application building is an unlisted property situated next to the Grade I listed Angel & Royal Hotel, noted in the Grantham Conservation Area appraisal as a positive unlisted building.
- 6.21 The Conservation Officer has commented that the proposal for the conversion will result in some fabric loss, continuing 'The newly created connections in the basement and on the ground floor will result in historic fabric loss of both properties'. The Conservation Officer considers that the harm is 'minimal and will not impact the significance of both properties substantially' furthermore it is agreed that 'The material removed will be kept onsite and the plan form of both buildings will be clearly legible, due to the location of the connections in both buildings'. It is considered that the connections between the buildings will allow the hotel to expand into No.6 High Street and this will secure 'its optimum viable use of the positive unlisted building and the Grade 1 Listed Angel and Royal Hotel'. The Officer therefore has no concerns with the proposal on heritage grounds.
- 6.22 It is considered that there would be minimal impact on the character and appearance of the area, as there are no external alterations proposed to No.6 High Street, and the remaining alterations for the conversion would be internal.
- 6.23 Taking the above into account it is considered that the proposal would not cause harm to the character and appearance of the local area, the character of the neighbouring listed building, or the Conservation Area, and accords with Policies EN6, GR4 and DE1 of the South Kesteven Local Plan, and Sections 11, 12 and 16 of the NPPF.
- 6.24 **Impact on Neighbouring Amenities**
- 6.25 Policy DE1 (Promoting Good Quality Design) of the adopted Local Plan states (amongst other criteria) that all development proposals will be expected to ensure there is no adverse impact on the amenity of neighbouring users in terms of noise, light pollution, loss of privacy and loss of light and provide sufficient private amenity space, suitable to the type and amount of development proposed. Paragraph 135 of the NPPF states that developments should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 6.26 The proposed ancillary use to the hotel is considered an acceptable use for the building, and the proposal requires minimal conversions to No.6 and the neighbouring Grade 1 Listed hotel, to accommodate the change of use.
- 6.27 The comments of the Environmental Protection Team are noted. It is considered that the conversion works are unlikely to take place over an extended period of time, and a town centre location generates a number of visitors/deliveries when operational, but this is not likely to exceed an acceptable level. Therefore, it has not been considered necessary to require the submission of a construction management plan or restrict construction delivery times or construction hours.
- 6.28 Should the development cause significant issues in relation to noise and disturbance these could be investigated as a statutory noise nuisance.

6.29 The change of use and conversion of the building is unlikely to result in any significant negative impact to neighbouring businesses and residences within the town centre. There is some level of noise to be expected within the town centre and in relation to the existing hotel use, and this building will be ancillary to the existing use.

6.30 Taking into account the nature of the proposal, it is considered that there would be no unacceptable adverse impact on neighbouring businesses and residential dwellings in accordance with Policy DE1 of the Local Plan, and Section 12 of the NPPF.

6.31 **Highway Issues**

6.32 Policy ID2 (Transport and Strategic Transport Infrastructure) identifies that the Council will support and promote an efficient and safe transport network, which offers a range of transport choices for the movement of people and goods, reduces the need to travel by car and encourages the use of alternatives, such as walking, cycling or public transport. The policy requires development proposals to not result in any unacceptable highways safety impacts or result in severe cumulative impacts on the local and / or strategic highway network. Proposed schemes should also include appropriate provision for vehicle, two-wheeler and cycle parking.

6.33 The application site is located within Grantham Town Centre, in a sustainable location where services and facilities can be accessed by sustainable travel options. Lincolnshire County Council, as local highway authority, has expressed no objections to the change of use commenting that users of the development will not be reliant on the private car and parking is not essential for this proposal.

6.34 The application is therefore in accordance with the requirements of Policy ID2 of the Local Plan and Section 9 of the NPPF in so far as it has regard to highways matters.

7 Crime and Disorder

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

8 Human Rights Implications

8.1 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.

9 Conclusion

9.1 The proposed development would result in the reuse of an empty former bank building in Grantham Town Centre. The building would be used for an ancillary use related to the neighbouring Grade 1 Listed Hotel providing public reception and functions rooms. This is an acceptable use in the town centre, and this enables the expansion of the hotel to include more function space for daytime and evening, would positively contribute to the Town Centre. The use would create more footfall in the town centre and be supplementary to the existing hotel use, as well as supporting the evening economy to some extent.

9.2 The proposed change of use and conversion of the building would require minimal internal alterations, and no external alterations are proposed, therefore this would not have a

detrimental impact on the positive unlisted building. The change of use and conversion of the building would not have a detrimental impact on the character or appearance of the town centre, or Conservation Area.

- 9.3 This proposal is considered to accord with the relevant policies in the adopted Local Plan specifically SP1, SP2, SP3, GR4, DE1 and EN6, and Sections 11, 12 and 16 of the NPPF.

10 Recommendation

- 10.1 To authorise the Assistant Director – Planning 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, drawing ref. 205 CP01A (received 21/05/24)
- ii) Proposed Site Plan, drawing ref. 205 CP02 (received 10/05/24)
- iii) Proposed Basement Plan, drawing ref. 205 CP06A (received 22/05/24)
- iv) Proposed Ground Floor Plan, drawing ref. 205 CP03 (received 10/05/24)
- v) Proposed First Floor Plan, drawing ref. 205 CP04 (received 10/05/24)
- vi) Proposed Second Floor Plan, drawing ref. 205 CP05 (received 10/05/24)
- vii) Proposed Elevations, drawing ref. 205 CP07 (received 10/05/24)
- viii) Proposed Long Section, drawing ref. 205 CP08 (received 10/05/24)

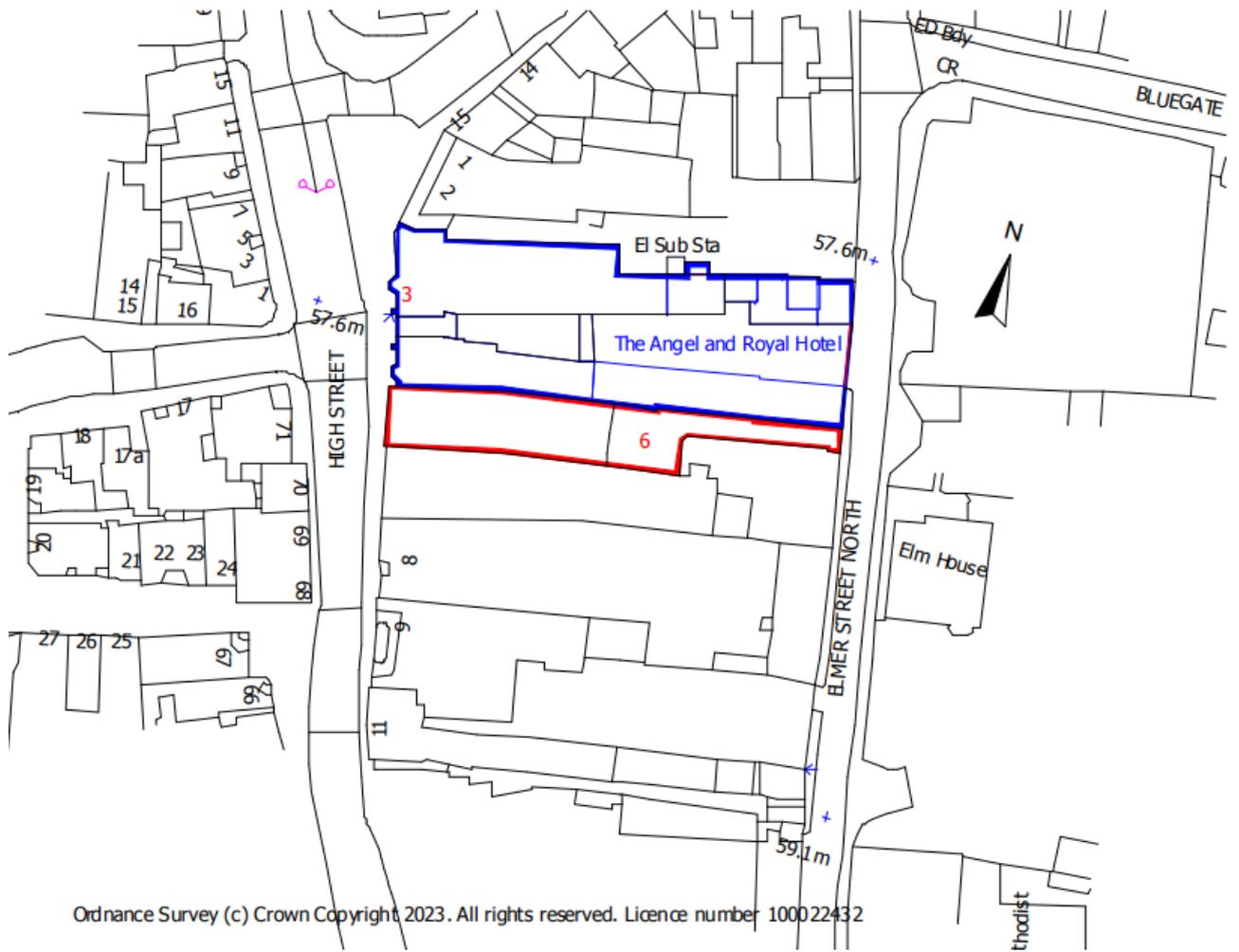
Unless otherwise required by another condition of this permission.

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.

SITE LOCATION PLAN

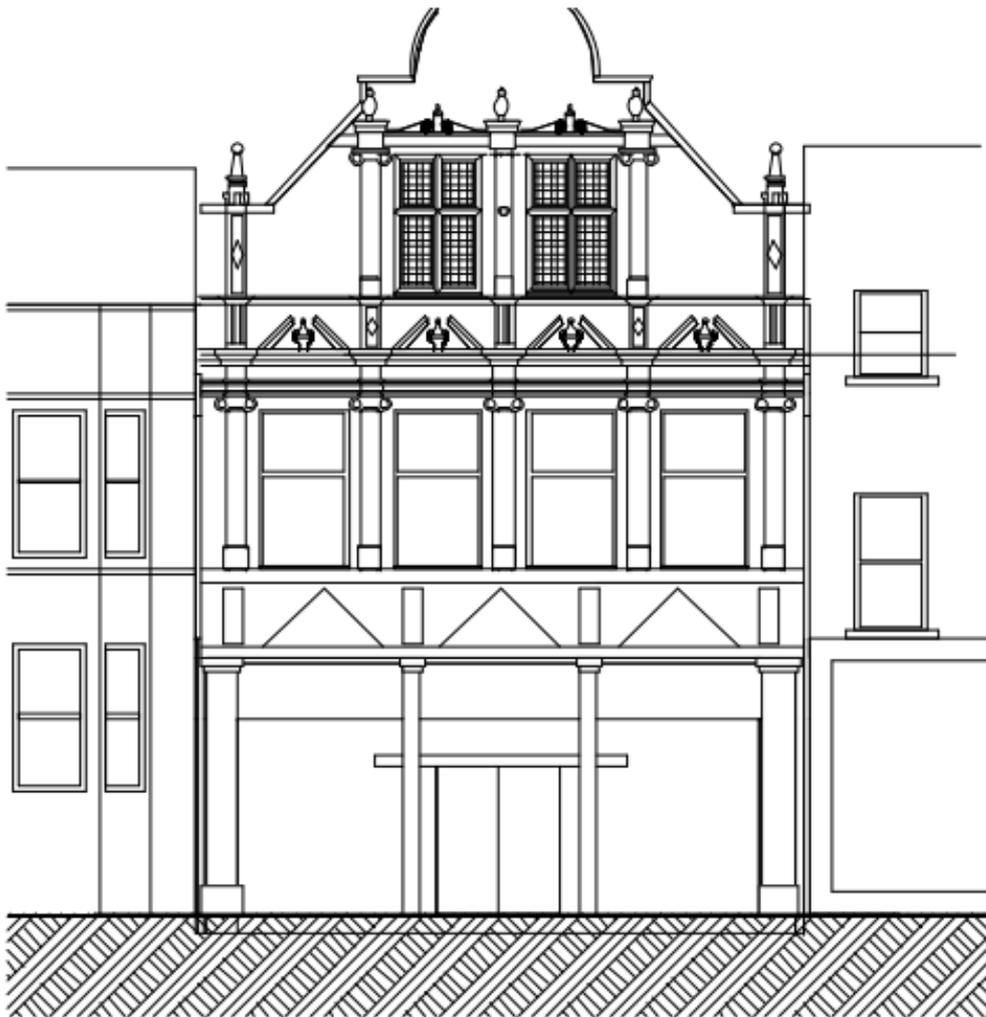


EXISTING ELEVATION – HIGH STREET



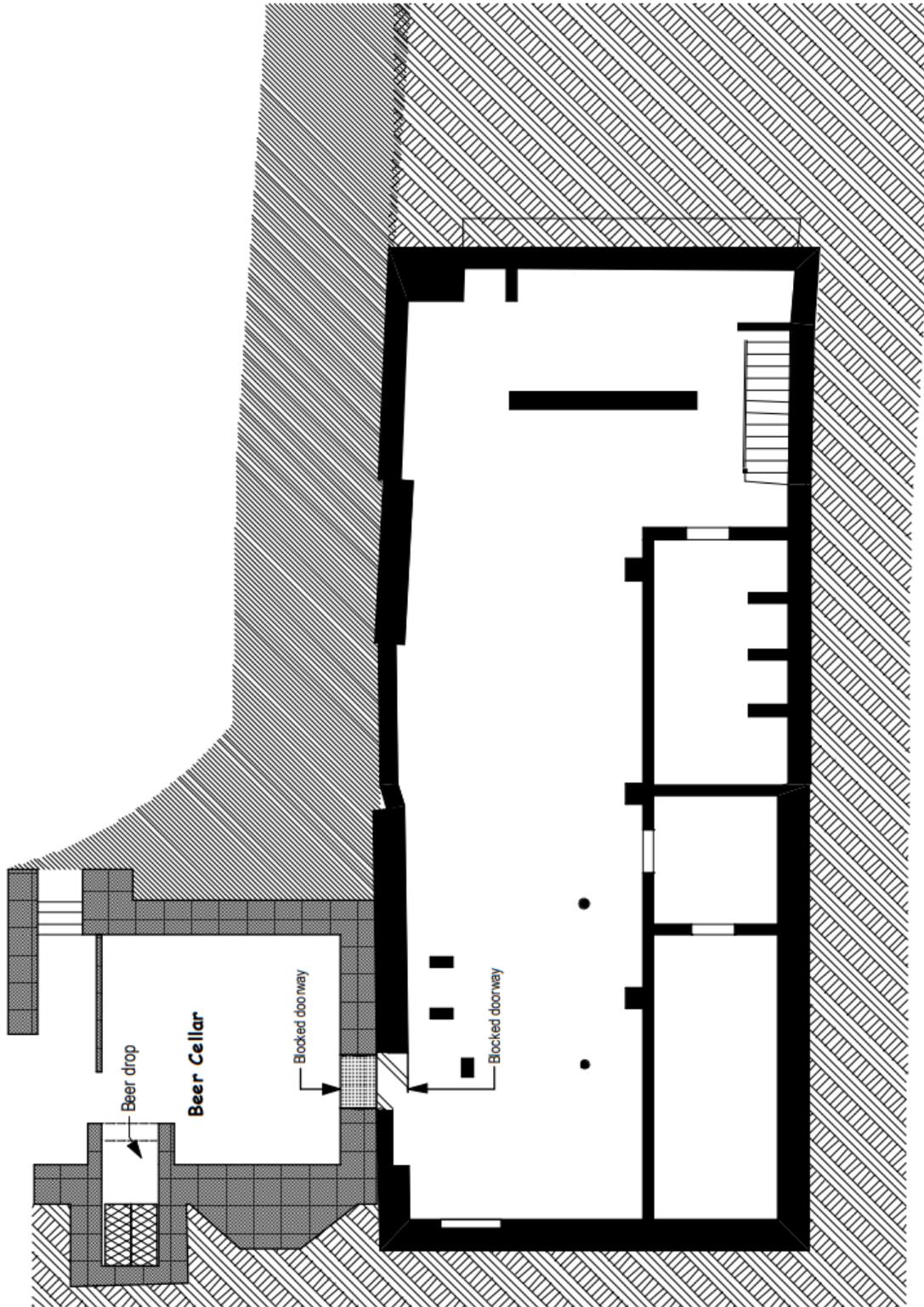
FRONT(West)

PROPOSED ELEVATION – HIGH STREET

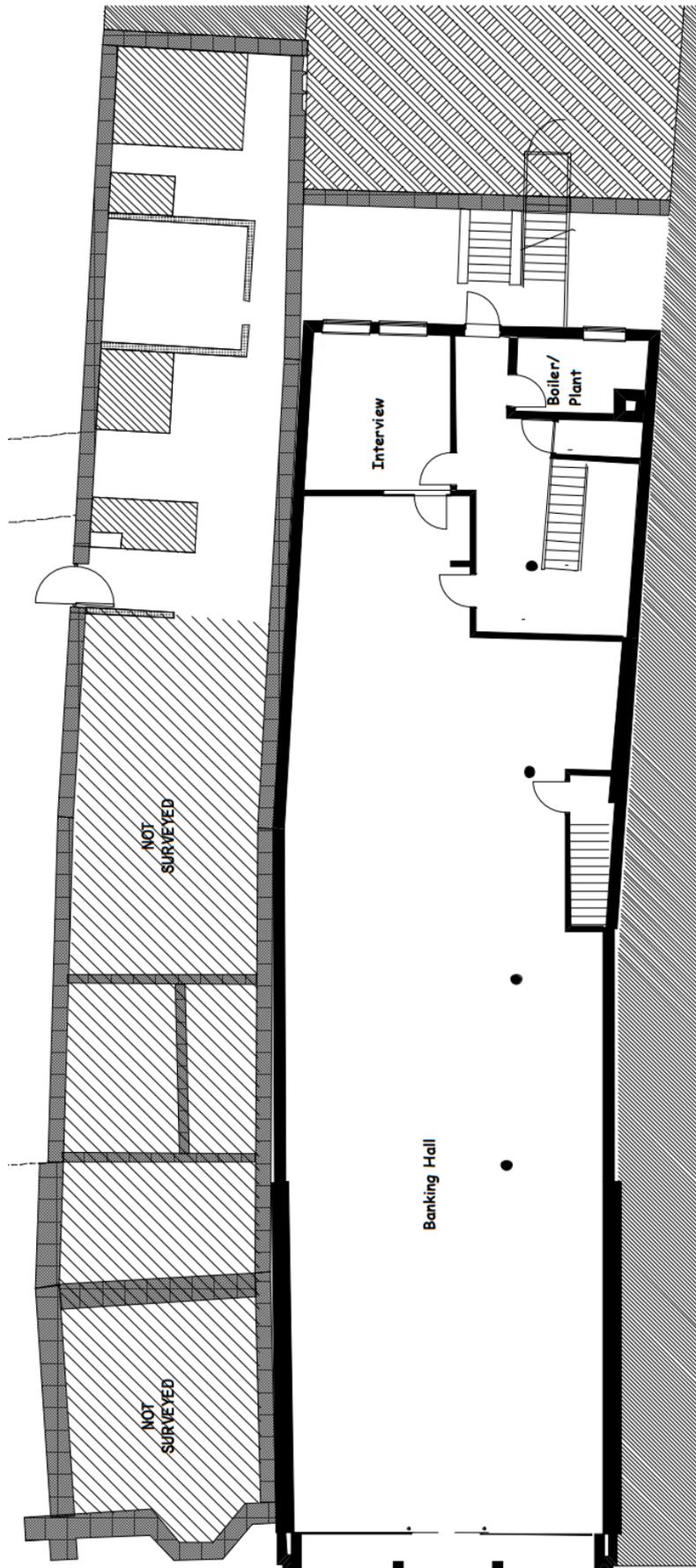


HIGH STREET (West)

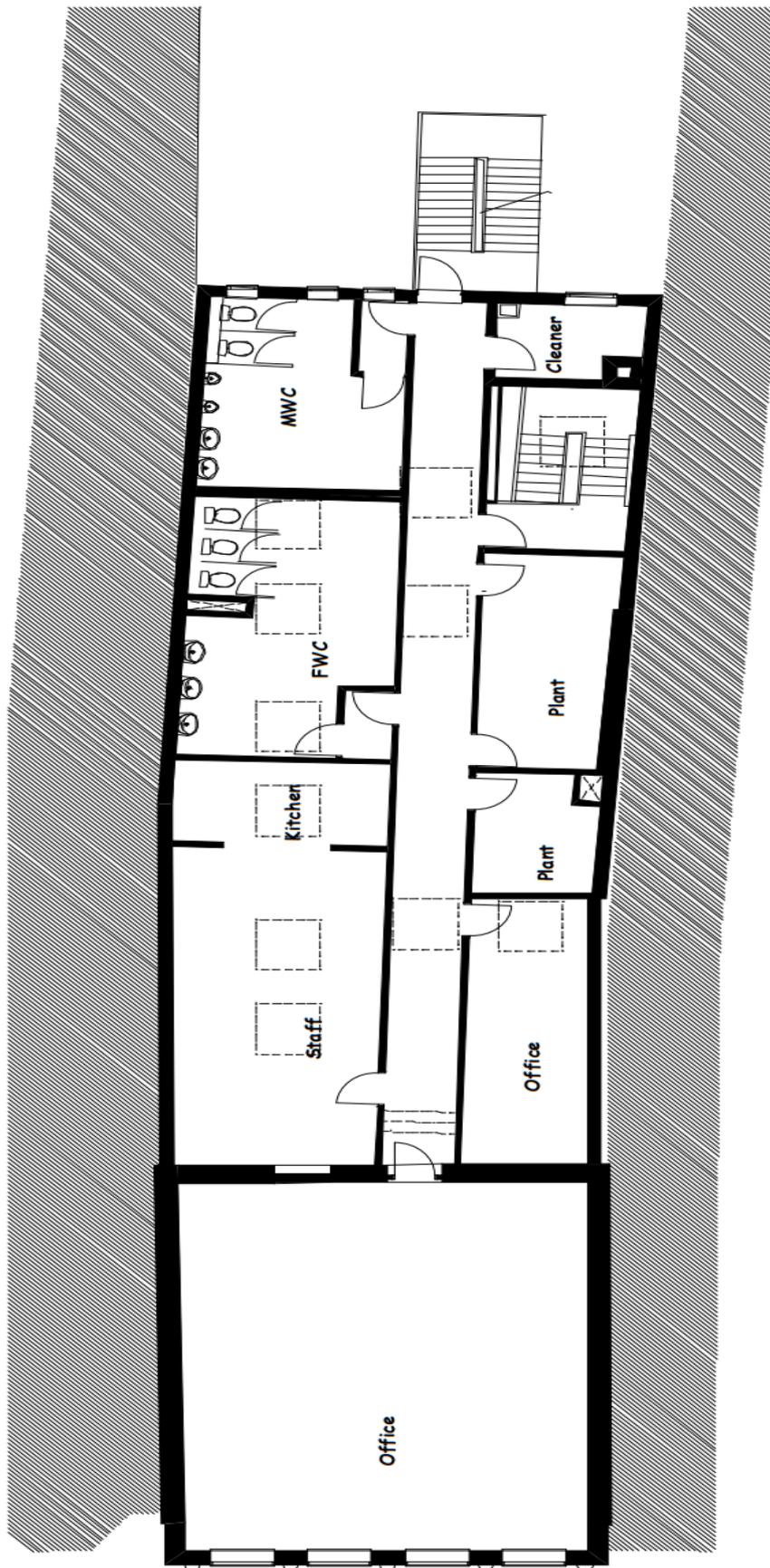
EXISTING BASEMENT PLAN



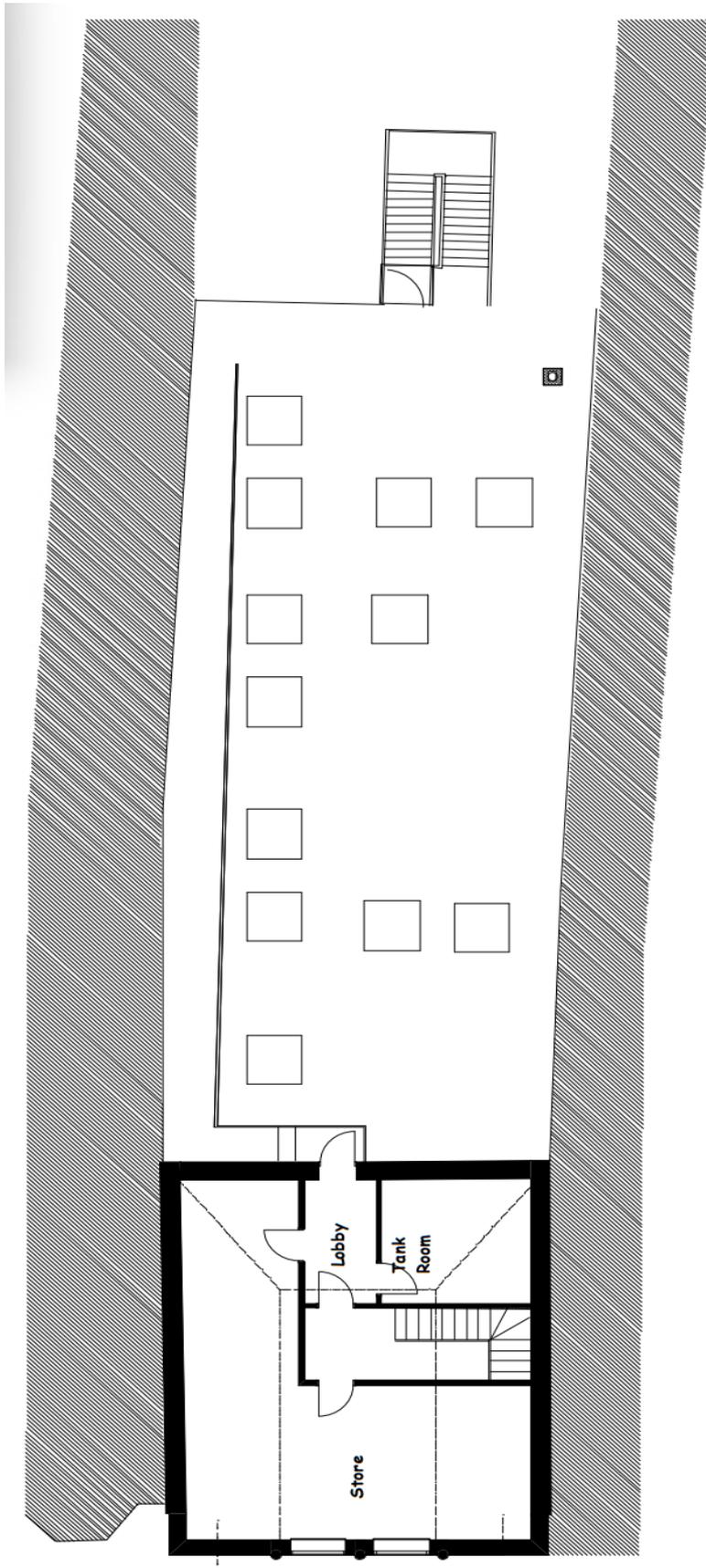
EXISTING GROUND FLOOR PLAN



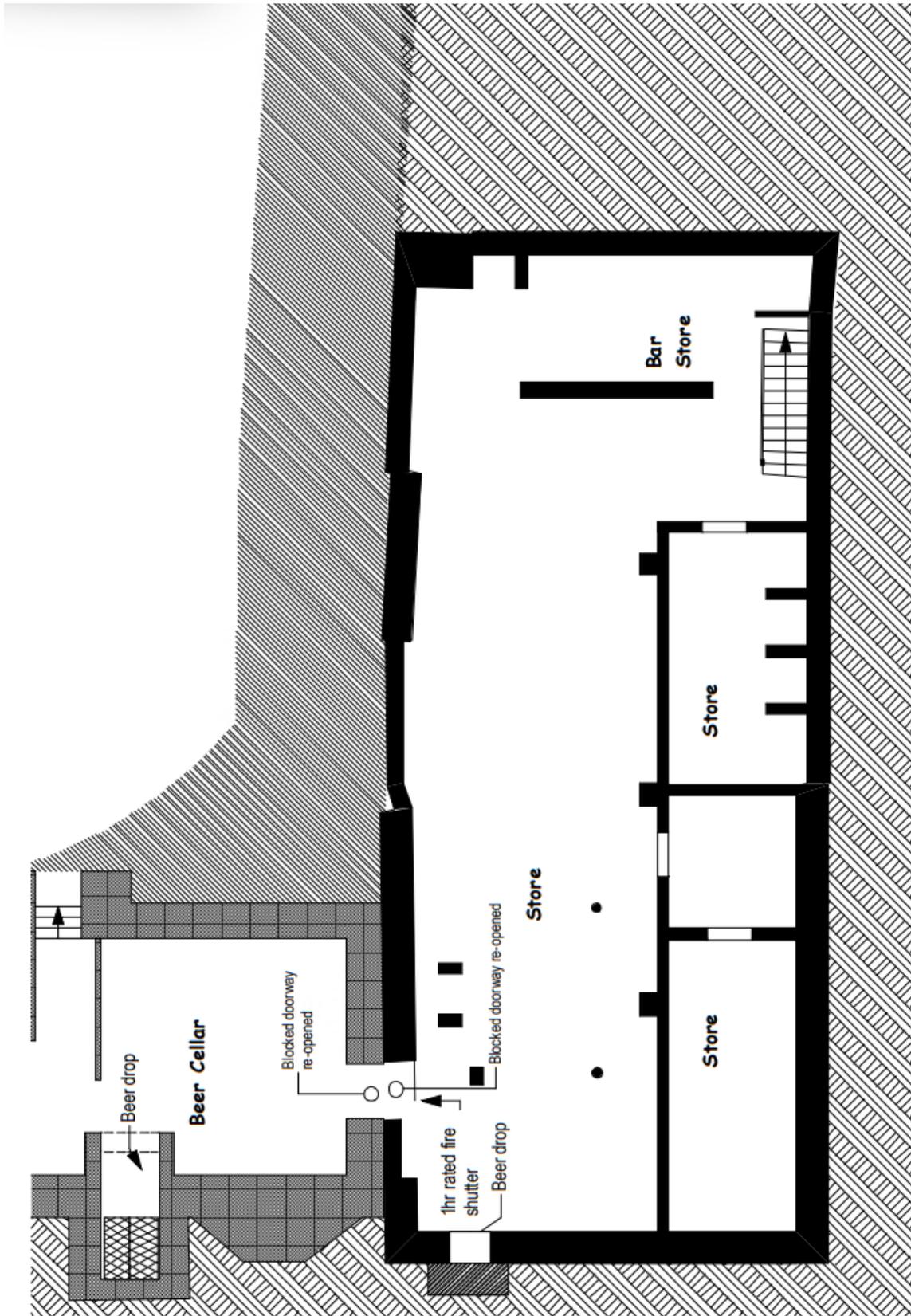
EXISTING FIRST FLOOR PLAN



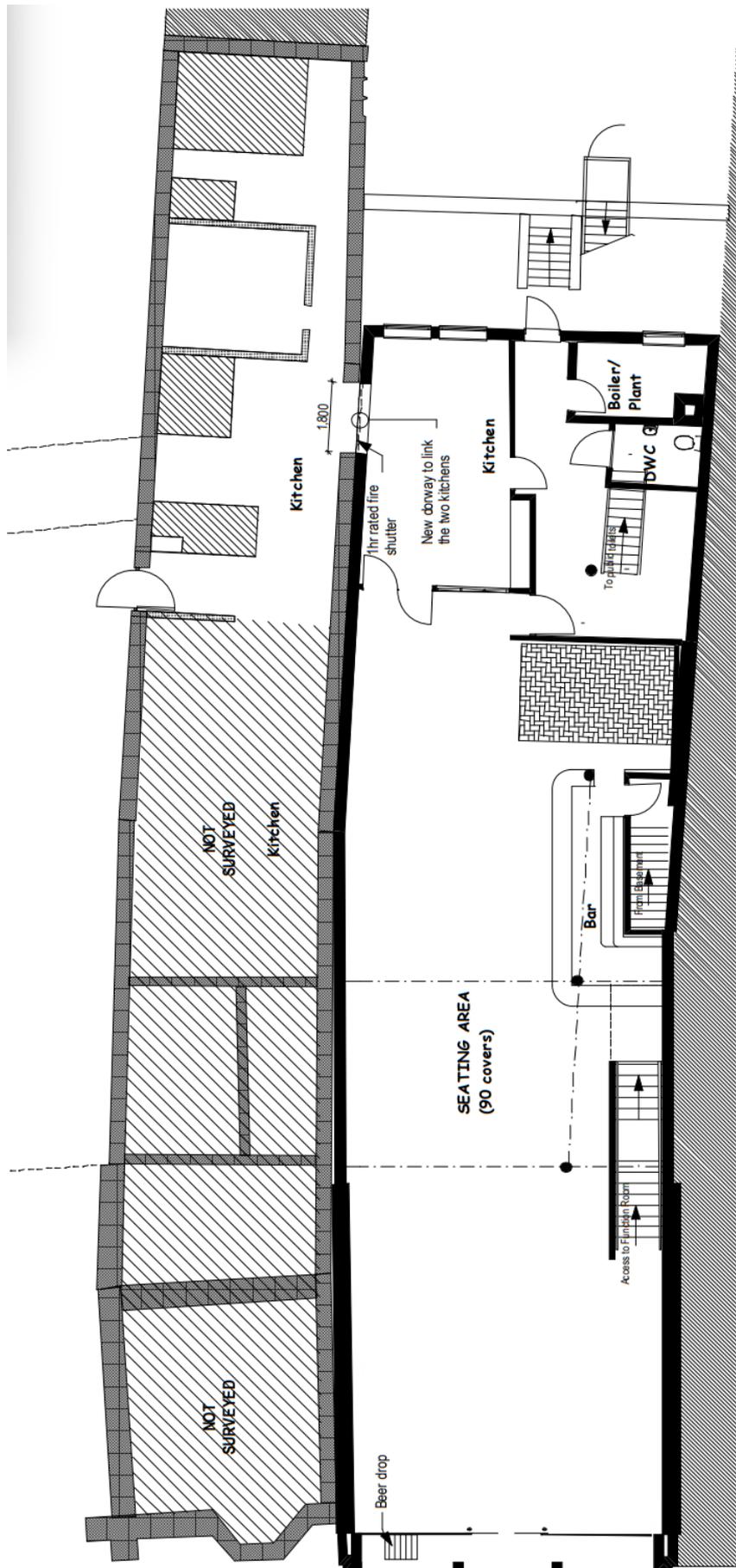
EXISTING SECOND FLOOR PLAN



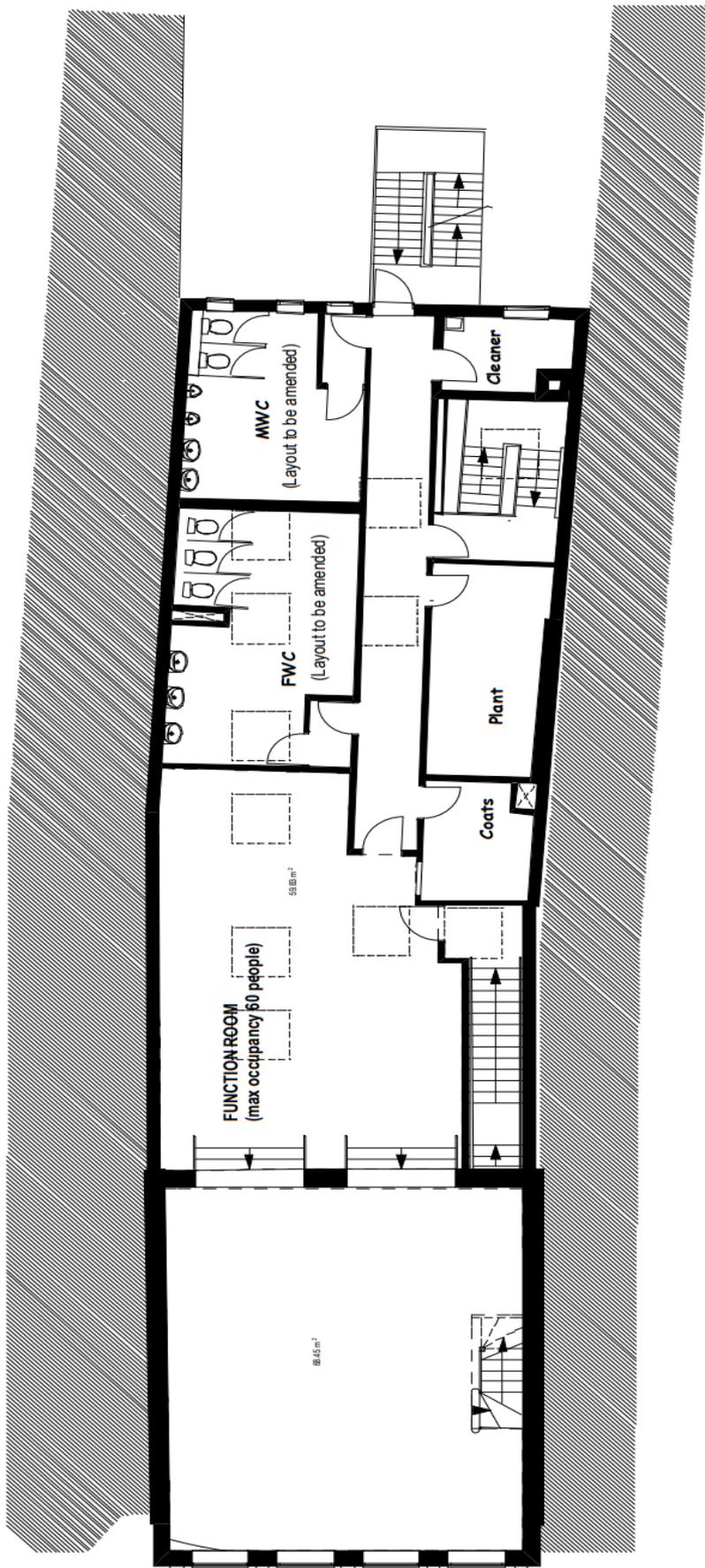
PROPOSED BASEMENT PLAN



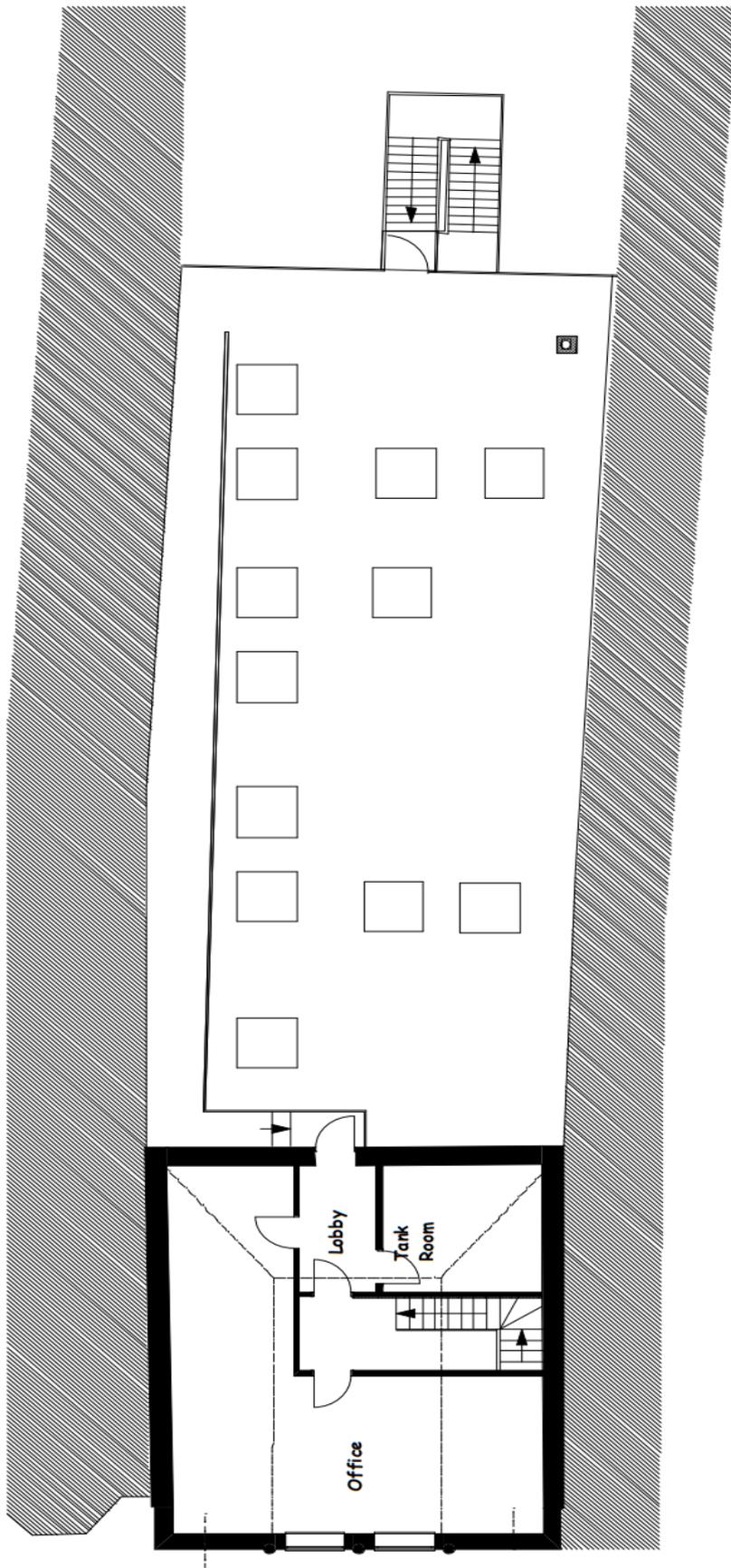
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



Financial Implications reviewed by: Not applicable

Legal Implications reviewed by: Not applicable

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**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

8 August 2024



S24/0940

Proposal: Conversion of three redundant ground floor ancillary rooms to guest bedroom with ensuite
Location: 15 Swinegate, Grantham, Lincolnshire, NG31 6RJ
Applicant: Mr Dean Harrison
Agent: Mr Michael Ellison – Michael Ellison Chartered Architect
Application Type: Listed Building Consent
Reason for Referral to Committee: Applicant is related to elected member

Key Issues:

- Impact on the character of the Conservation Area
- Impact on the special interest of the Listed Building

Technical Documents: Heritage Statement

Report Author

James Adams, Conservation Officer



01476 406415



james.adams@southkesteven.gov.uk

Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Castle

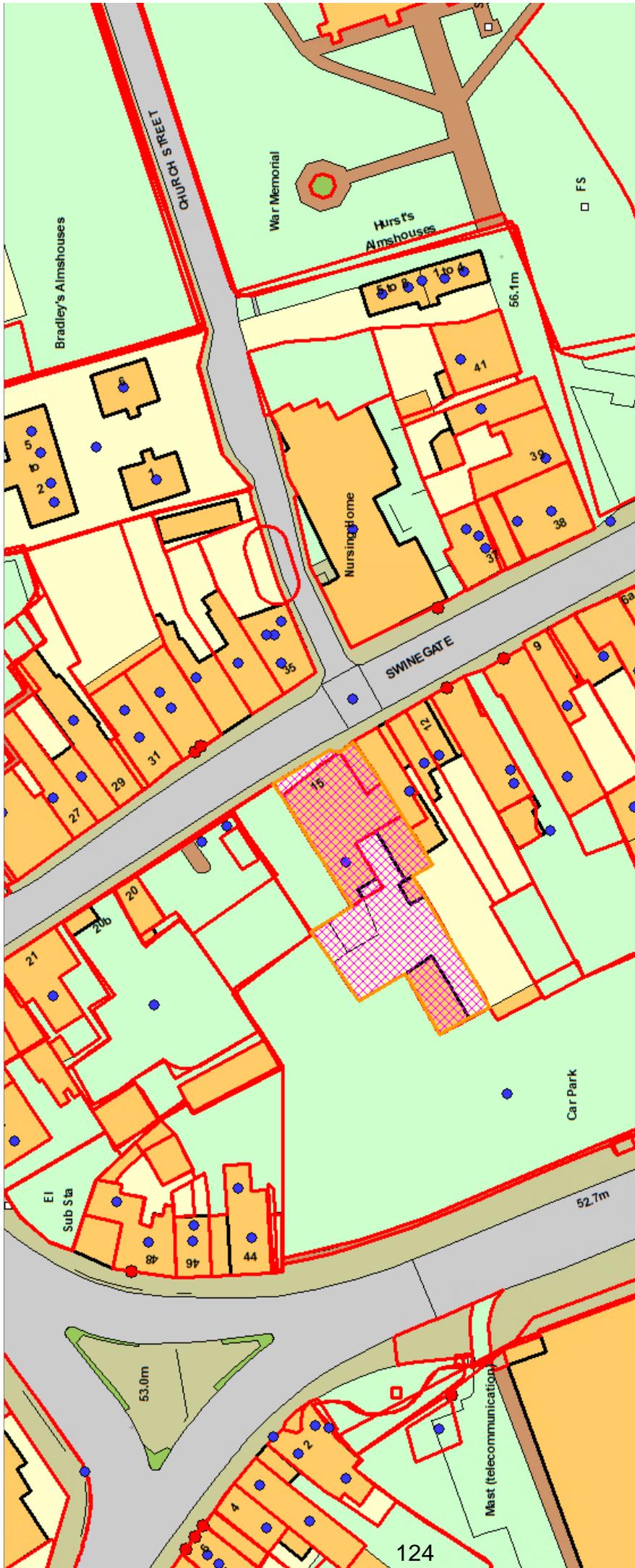
Reviewed by:

Adam Murray – Principal Development Management Planner

25 July 2024

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning to GRANT listed building consent, subject to conditions.



Key



**Application
Boundary**



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1 Description of Site

- 1.1 The application site relates to the rear of 15 Swinegate. The building is a Grade II listed building (NHLE 1062472) listed together with No. 15A. The property dates from the early 19th century, consists of two storeys and is constructed in brick with a pantile roof and 1no. dormer. There are 4no. windows across Nos.15 and 15A. The windows feature hung sashes with glazing bars.
- 1.2 The area is predominantly residential. The property is located in the Medieval Town Centre Character Area of the Grantham Conservation Area. The Medieval Town Centre Character Area is characterised by being the oldest part of the Conservation Area with a surviving medieval street pattern characterised by narrow roads and footways with granite kerbs. There is a high concentration of Grade I and Grade II* listed buildings, Church Trees is characterised by large scale two storey buildings with wide frontages and a low density of development.

2 Description of Proposal

- 2.1 It is proposed to convert three redundant ground floor ancillary rooms to the rear of No. 15 Swinegate to a guest bedroom with ensuite bathroom. The proposal will involve the separation of the room with a stud wall and the reopening of a previously closed external doorway with a half glazed timber door. An ensuite bathroom will be installed where the utility room is currently located.

3 Relevant History

- 3.1 S23/1830 – Change of use from Dwelling (Use Class C3) to Hotel (Use Class C1)– Approved conditionally.
- 3.2 S24/0186 - Premise licence application. – No Objections Made.

4 Policy Considerations

4.1 SKDC Local Plan 2011 – 2036

Policy DE1 - Promoting Good Quality Design

Policy SD1 - The Principles of Sustainable Development in South Kesteven

Policy EN6 - The Historic Environment

4.2 Design Guidelines for Rutland and South Kesteven (Design Guide SPD)

4.3 National Planning Policy Framework (NPPF)

Section 12 - Achieving Well-Designed & Beautiful Places

Section 16 - Conserving and Enhancing the Historic Environment

5 Representations Received

- 5.1.1 No representations were received.

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 no letters of representation have been received.

7 Evaluation

- 7.1 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.
- 7.2 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.
- 7.3 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.
- 7.4 The proposal will result in no harm to the significance of the listed building. The reopened doorway and installation of a stud wall to separate the room from the rest of the property will not impact on historic fabric.
- 7.5 It is clear that the doorway is to be reinstated as the existing window can be clearly seen to have a newer lower section bricked up that does not match the surrounding fabric. There are therefore no concerns regarding loss of historic fabric with this aspect of the proposal as there is no historic fabric lost. The proposed half glazed door to the room will not harm the visual character of the rear of the property.
- 7.6 The proposed ensuite and wardrobe space does not require any alterations to the layout of the property, so there are no concerns regarding loss of historic fabric. The installation of a bath or shower in this space will not cause substantive harm to the fabric.
- 7.7 Overall, the proposal is in line with South Kesteven District Council's Local Plan Policy EN6: The Historic Environment and Chapter 16 of the NPPF. The proposal will preserve the character of the listed building and the wider Grantham Conservation Area.

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 Taking the above into account, subject to the imposition of conditions, it is considered that the proposed scheme would not result in the loss of any historic fabric, and the proposed works secure the optimum viable use of the building. The proposed scheme would not alter the overall character and appearance of the building, and therefore, would preserve the setting and significance of the Grade II Listed Building. As such, the application proposals are considered to accord with Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990, Policy EN6 of the adopted South Kesteven Local Plan, and Section 16 of the National Planning Policy Framework.

11 RECOMMENDATION:

- 11.1 To authorise the Assistant Director – Planning to GRANT listed building consent subject to the recommended schedule of conditions.

Time Limit for Commencement

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).

11.2 Approved Plans

2) The development hereby permitted shall be carried out in accordance with the following list of approved plans:

- i. 206 P01 – Location & Site Plan received 31 May 2024
- ii. 206 P02A – Proposed Ground Floor Plan [received 31 May 2024]
- ii. 206 P03 – Proposed South & East Elevation [received 31 May 2024]

Unless otherwise required by another condition of this permission.

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

Before the Development is Occupied

- 11.2.1 3) Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the

planning application forms unless otherwise agreed in writing by the Local Planning Authority.

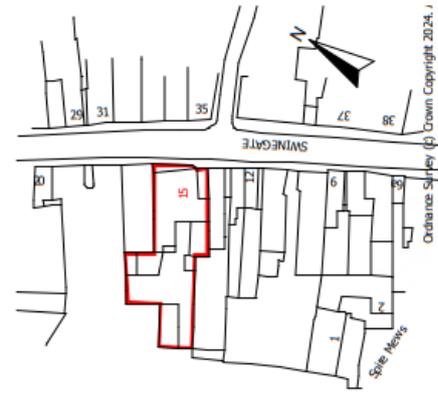
11.2.2

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

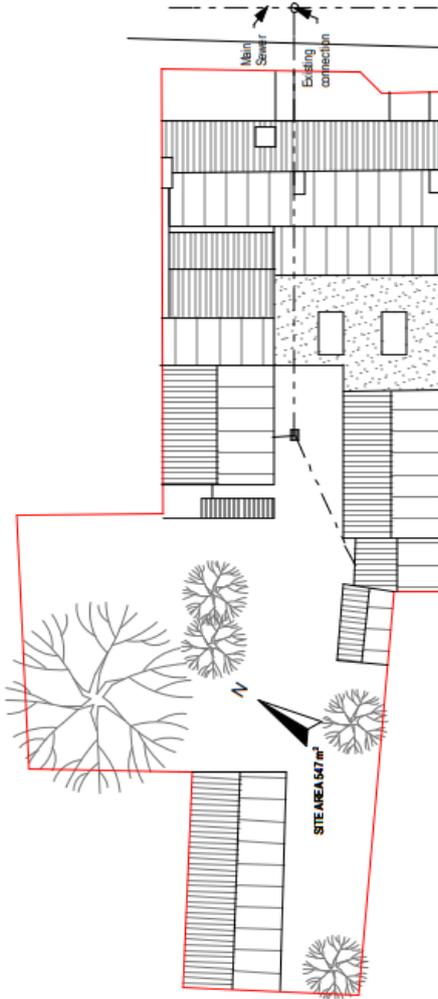
Standard Note(s) to Applicant:

- 1) 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

SITE LOCATION PLAN



LOCATION PLAN 1:1,000



SITE PLAN 1:200

NOTES **DRAWING STATUS** **PLANNING**
 1. To be used for noted status ONLY & no other purpose. 2. Do not scale from drawing. 3. Inform Architect immediately if discrepancies are noticed.

Archway Guest House, 15 Swinegate, Grantham, Lincs NG31 6RJ
CONVERSION of ANCILLARY ROOMS to BEDROOM & ENSUITE

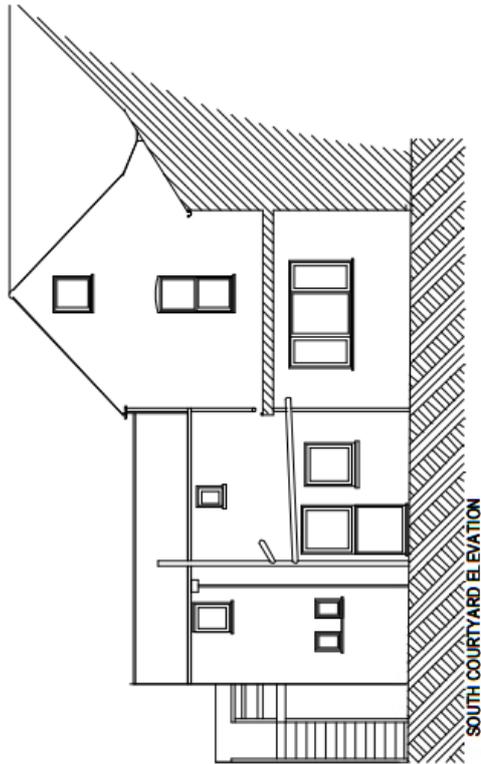
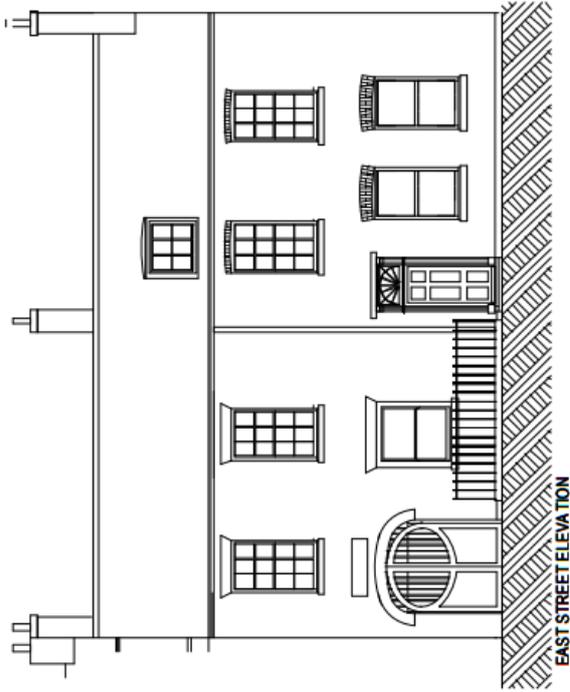
LOCATION & SITE PLAN
 Scale: printed @ A3 1:1,000 & 1:200 Date: 30/05/2024 Dwg No. **206 P01**

MICHAEL ELLISON Chartered Architect
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NOTE: Subject to topographical survey, legal constraints, planning & Building Regulation approval

EXISTING ELEVATION – SOUTH & EAST



NOTES **DRAWING STATUS** **EXISTING**

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CONVERSION of ANCILLARY ROOMS to BEDROOM & ENSUITE
EXISTING ELEVATIONS

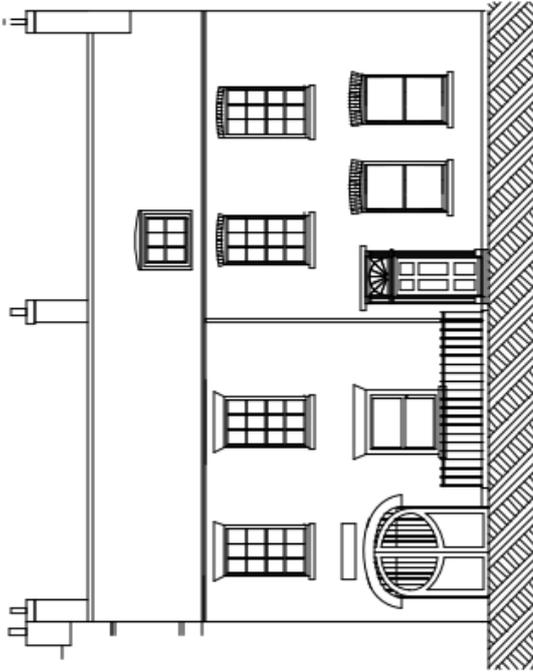
Scale: printed @ A3 1:100 Date: 028/05/2024 Dwg No: **206 Ex02**

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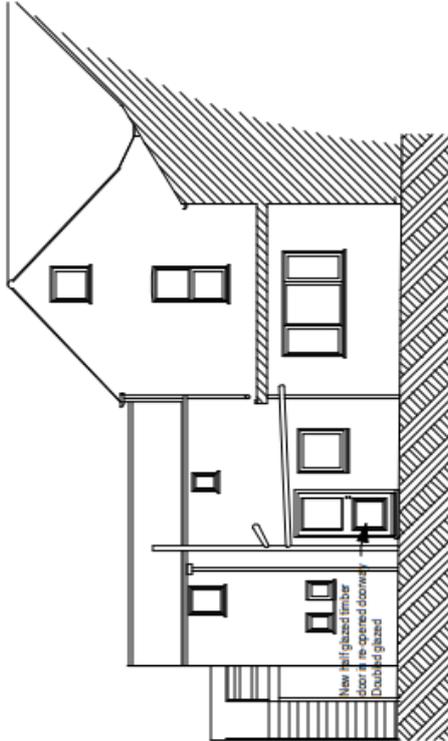


NOTE: Subject to topographical survey, legal constraints, planning & Building Regulation approval

PROPOSED ELEVATION – SOUTH & EAST



EAST STREET ELEVATION - NO CHANGE



SOUTH COURTYARD ELEVATION

NOTES
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CONVERSION of ANCILLARY ROOMS to BEDROOM & ENSUITE

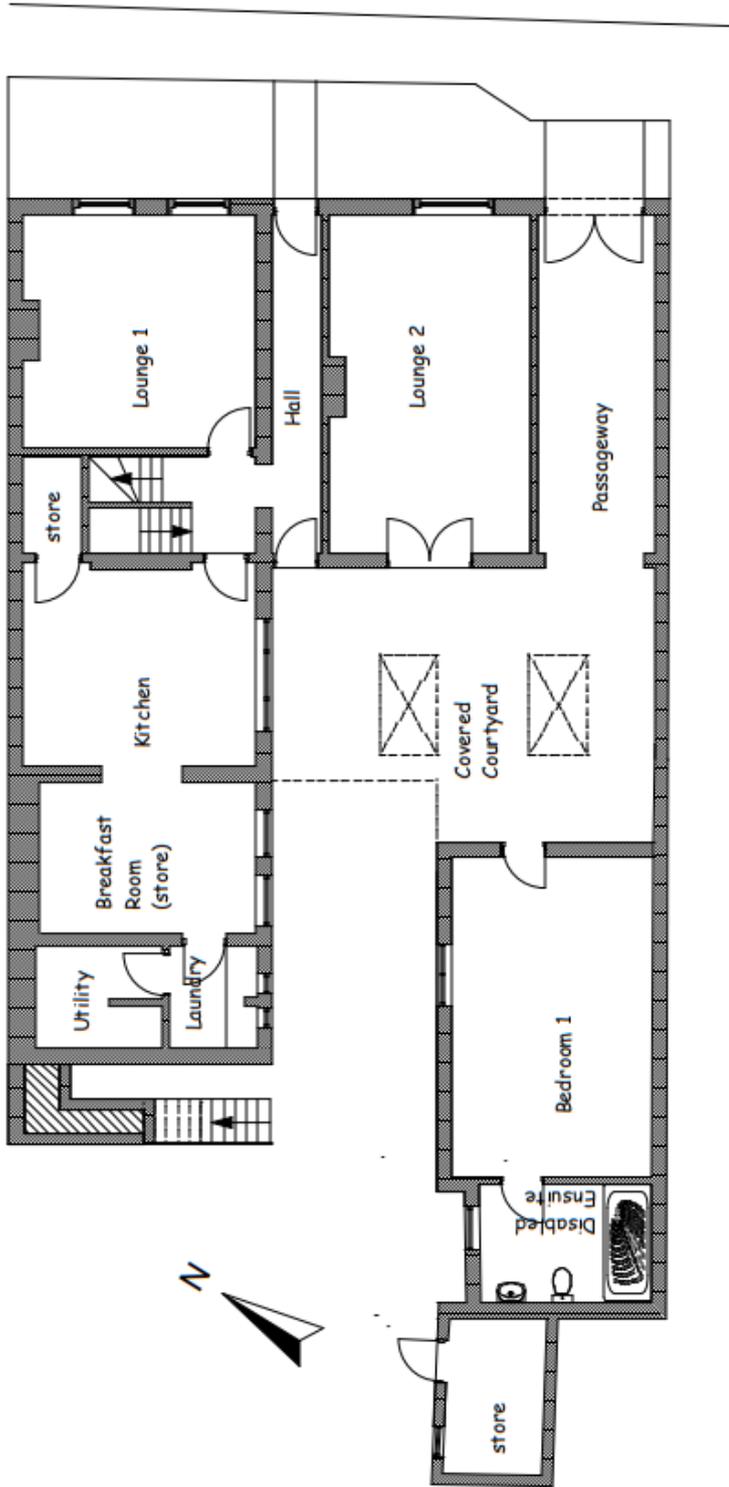
PROPOSED ELEVATIONS
 Scale: printed @ A3 1:100 Date 30/05/2024 Dwg No. 206.P03

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EXISTING GROUND FLOOR PLAN



NOTES **DRAWING STATUS** **EXISTING**

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CONVERSION of ANCILLARY ROOMS to BEDROOM & ENSUITE

EXISTING GROUND FLOOR PLAN

Scale printed @ A3 1:100

Date 028/05/2024 Dwg No **206 Ex01**

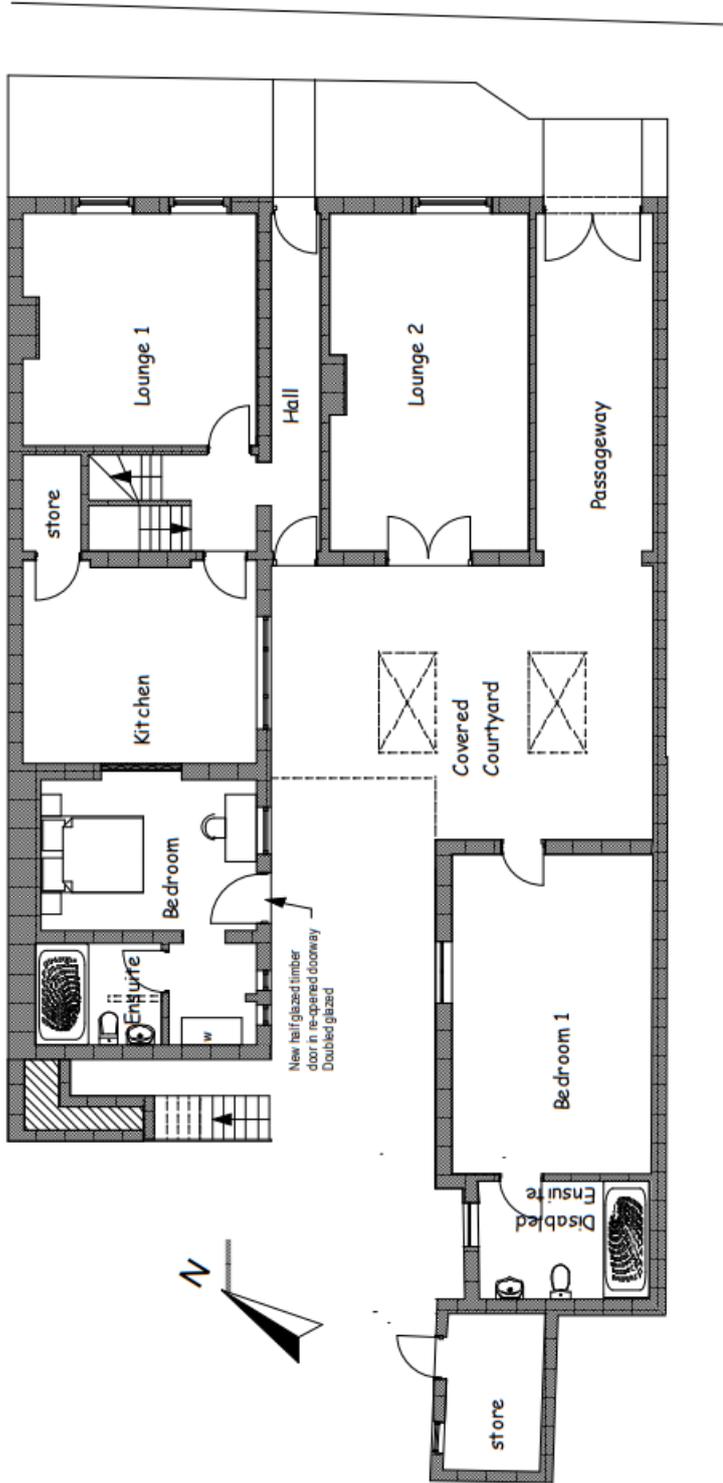
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NOTE: Subject to topographical survey, legal constraints, planning & Building Regulation approval

PROPOSED GROUND FLOOR PLAN



NOTES **DRAWING STATUS** **PLANNING**
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Archway Guest House, 15 Swinigate, Grantham, Lincs NG31 6RJ
CONVERSION of ANCILLARY ROOMS to BEDROOM & ENSUITE

PROPOSED GROUND FLOOR PLAN
 Scale printed @ A3 1:100 Date 30/05/2024 Dwg No **2016 P02A**

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NOTE: Subject to topographical survey, legal constraints, planning & Building Regulation approval

Financial Implications reviewed by: Not applicable

Legal Implications reviewed by: Not applicable