



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

9 December 2020



S20/1541

Proposal: Site clearance of 5 dwellings and greenery of the frontage on to Stonebridge Road, including creating a new temporary vehicular access on to site. Works will involve the removal of trees along the frontage and access to the site

Location: 28-36 Stonebridge Road, Grantham, NG31 9AR

Applicant: Miss Gemma Harte (SKDC)

Agent:

Application Type: Full Planning Permission

Reason for Referral to Council Application

Committee:

Key Issues: Heritage Assets
Impact on the Area

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Grantham St Vincent's

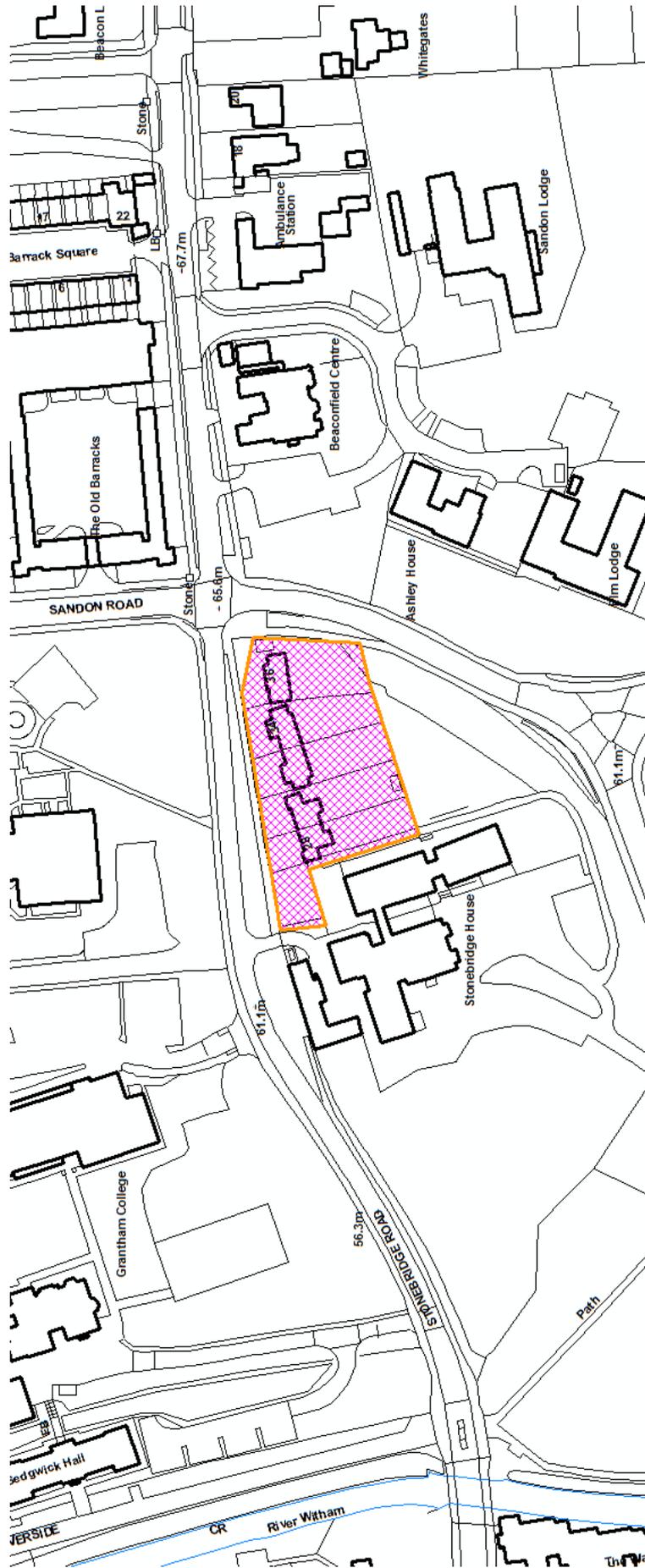
Reviewed by:

William Richards, Head of Development Management

23 November 2020

Recommendation (s) to the decision maker (s)

Approval subject to conditions



Key



Application
Boundary



1 Description of Site

- 1.1 The application site is situated to the south of Stonebridge Road, Grantham, one of seven main roads that provide a direct route to Grantham Town Centre. The site lies on a corner plot on Stonebridge Road and Sandon Road, which lies within St Anne's Conservation Area. The site relates to five existing residential dwellings and commercial premises, that were previously associated with the Lincolnshire Police, who occupied the site, along with land to the east, as Grantham's police HQ.
- 1.2 Following relocation of the Police HQ, the listed building (Stonebridge House) and accompanying grounds was acquired by Grantham FE College for an expansion of their campus. South Kesteven District Council have since purchased the properties subject to this application from Grantham College, in September 2019.
- 1.3 The properties to be demolished are of standard brick wall construction with render finish. The windows in the properties are double glazed white UPVC; however, all glazing is missing. There are wooden doors front and rear, as the original access points and the roof of the building is tiled with a felted flat roof on the outhouses. The properties have been vacant for an extensive period, resulting in a substantial deterioration over time.

2 Description of Proposal

- 2.1 The proposal comprises of relevant demolition within a conservation area, consisting of the demolition of five properties and clearance of the site. This has been proposed due to the deterioration of the existing properties, with remedial works being unviable due to the poor condition and extensive works required.
- 2.2 The work would also allow for the formation of a temporary vehicular access from the college site during the development; however, this is not subject to permission. Consultation is ongoing to propose a future development of the site for a residential scheme.

3 Relevant History

3.1

4 Policy Considerations

- 4.1 **SKDC Local Plan 2011 - 2036**
Policy DE1 – Promoting Good Quality Design
Policy EN6 – The Historic Environment
- 4.2 **National Planning Policy Framework (NPPF)**
Section 12 – Achieving Well-Designed Places
Section 16 – Conserving the Historic Environment

5 Representations Received

- 5.1 **SKDC's Arboriculturalist**

5.1.1 I know the site and appreciate that there are no trees of any particular quality there. There are TPO trees in the neighbouring property that are a factor in the planning application process and thus should be given due consideration in terms of the guidelines for best practice-BS5837. I will leave it up to you whether you require a tree survey or not.

5.1.2 If planning permission is granted, then I would suggest that a condition is applied requiring a robust landscape and maintenance plan that should include sustainable tree and shrub planting. A tree protection method statement should also be required in respect of any potential impact on neighbouring trees.

5.2 **Historic Buildings Advisors**

5.2.1 Requested additional information regarding demolition and impact

5.3 **Environmental Protection**

5.3.1 Depending upon the age of the building(s), building structures may contain asbestos containing building materials. It is recommended an assessment is made whether the building(s) asbestos containing materials prior to demolition.

5.3.2 If asbestos is identified a scheme to address the management and/or safe disposal of asbestos and asbestos containing materials must be submitted to and approved in writing by the local planning authority. The scheme shall include details of, where necessary, an asbestos identification survey by a qualified contractor, measures to be adopted to protect human health and the preferred asbestos disposal route, unless the local planning authority dispenses with any such requirement specifically in writing.

5.3.3 It is recommended that a demolition management plan is submitted by any contractor/applicant for approval of the planning authority prior to the demolition works commencing.

5.4 **Highway/SuDS**

5.4.1 Requested a Demolition Management Plan and Method Statement

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 Principle of Development

7.1.1 The proposal relates to relevant demolition within a Conservation Area. The current state of the properties are considered to be significantly deteriorated, with remedial works being an unviable option. The principal of the proposal, to demolish deteriorated buildings that are currently redundant, is acceptable, subject to assessment against the following criteria.

7.2 Impact of the use on the character of the area

- 7.2.1 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 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.
- 7.2.2 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').
- 7.2.3 The Local Planning Authority is required to ensure that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, through the Planning (Listed Buildings and Conservation Areas) Act 1990 at Section 72.
- 7.2.4 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.
- 7.2.5 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.
- 7.2.6 The proposal consists of the demolition of five existing dwellings within St Anne's Conservation Area, which can be considered as being sited in a relatively prominent area, being visible from the crossroads junction, Stonebridge Road, St Catherine's Road and Sandon Road. Notwithstanding this, it is considered the demolition would be acceptable and would not cause harm to St Anne's Conservation Area.
- 7.2.7 The existing properties have been unoccupied for a number of years and have been left to deteriorate to their current poor condition. In their current form, the properties would continue to deteriorate with an increased possibility of safety risks to potential trespassers which will increase over time as the buildings deteriorate further. The proposal will therefore allow for the demolition of buildings which currently make a negative contribution to the conservation area.
- 7.2.8 As outlined within the submitted details, consideration was given to the retention of the existing properties, with remedial works to be carried out. However, due to the poor

condition and substantially extensive works that would be required to provide a resultant habitable property, this would not be a viable option.

- 7.2.9 SKDC's conservation officer initially stated that additional information would be required, clarifying the proposal put forward and its impact on the conservation area. Following the submitted design and access statement, which outlined that remedial works were an unviable option, along with the Local Planning Authorities consideration that the existing properties in their current form and state result in a negative impact to St Anne's Conservation Area, it is considered that the demolition of the five properties is acceptable and would not cause harm to St Anne's Conservation Area or detract from the nearby listed building. The demolition of redundant buildings, which have significantly deteriorated can also be considered to better reveal the area.
- 7.2.10 Due to the redundant state of the existing properties, the demolition of these dwellings would allow for an immediate enhancement to the streetscene, whilst ensuring that the nearby heritage assets are not negatively impacted, ensuring that the St Anne's Conservation Area is preserved. This is also with a view to future development (which is currently under consultation), along with an ongoing scheme of refurbishment by Grantham College to the west of the site.
- 7.2.11 It is considered that by virtue of the existing properties and substantial deterioration, the proposal would be acceptable. It is considered that the demolition of the currently negatively impacting buildings would be suitable and would not cause harm to St Anne's Conservation Area or impact the nearby Listed Building (Stonebridge House). The proposal would not be detrimental to the overall character and appearance of the area and would therefore be in accordance with the NPPF Sections 12, NPPF Section 16 and Policies DE1 and EN6 of the South Kesteven Core Strategy.

7.3 Impact on the neighbouring properties

- 7.3.1 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.
- 7.3.2 Paragraph 127 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.
- 7.3.3 The proposed demolition is not considered to cause an adverse impact to the residential amenities of neighbouring occupiers. Stonebridge House, located to the east of the application site, has an established use as an educational building associated with Grantham College, with the adjacent site to the north, consisting of Kesteven Girls Grammar School, being set with ample separation distance to ensure that no unacceptable impact would be caused

7.3.4 The further properties located to the south east, associated with Beaconfield Centre along Beacon Lane, are set well away from site boundaries and the proposed demolition would have no unacceptable/undue adverse impact on amenities.

7.3.5 Taking into account the nature of the proposal, along with its existing condition and use, it is considered that there would be no significant unacceptable adverse impact on the residential amenities of the occupiers of adjacent properties; and as such accords with the provisions of the NPPF Section 12, and Policy DE1 of the Local Plan.

7.4 Highway Issues

7.4.1 Paragraph 109 of the NPPF advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

7.4.2 The proposal would result in the demolition of five properties, formally dwellings associated with Lincolnshire Police. The proposal would result in the formation of a temporary vehicular access to enable to proposed demolition works to be carried out; however, this does not require permission due to its intended temporary nature.

7.4.3 Lincolnshire County Council Highways, as lead highway authority, have requested a demolition management plan outlining phases, parking of site operative etc. This has therefore been attached by way of condition.

7.4.4 The proposal would not have an unacceptable adverse impact on highway safety in accordance with the NPPF Section 9.

7.5 Tree Assessment

7.5.1 SKDC's Arboriculturalist has specified the requirement to ensure the protection of trees within the application site and neighbouring site, outlining potential conditions to enable this. Notwithstanding this, he has also stated that no trees of particular quality are present on the application site.

7.5.2 Details relating to the protection of worthy trees within the application site and the provision of protected trees within adjacent sites would be expected/required within the Demolition Management Plan and Method Statement, which has been attached by way of condition. This will ensure the protection of valued trees within the surrounding area.

8 Crime and Disorder

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

Human Rights Implications

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.

Conclusion

10.0 Taking into account the established use on site, the current poor condition of the properties and need for extensive work, it is considered that the existing properties currently have a negative impact on the appearance of the area and therefore the proposed demolition would not lead to any significant adverse impact on the character of the area and would not cause harm to the nearby listed building or St Anne's Conservation Area. The proposal would not be detrimental to the amenities of occupiers of neighbouring occupiers and would therefore be in accordance with relevant provisions of Local Plan Policy DE1 and EN6 and Sections 12 and 16 of the National Planning Policy Framework and accordingly, it is recommended that permission be granted, subject to conditions.

11 Recommendation

11.1 Approve the application subject to the conditions set out in the report.

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).

Approved Plans

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

- Grantham Stonebridge House location Plan (Received on 14 September 2020)

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) The development hereby permitted shall be undertaken in accordance with a Demolition Management Plan and Method Statement which shall first be approved in writing by the Local Planning Authority.

The Demolition Management Plan and Method Statement shall indicate measures for the safe movement of vehicles and materials onto and off the site and shall include;

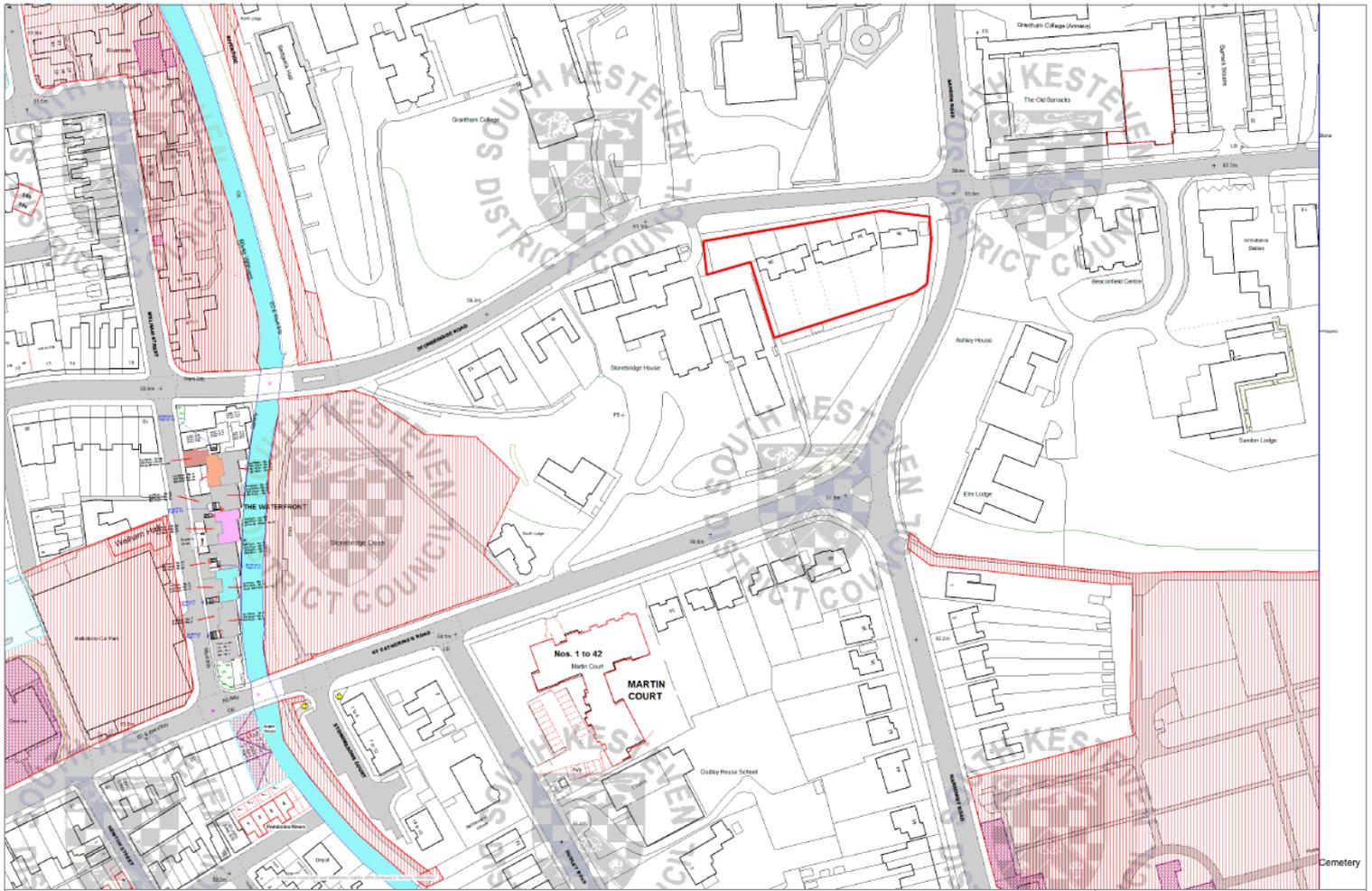
- a) phasing of the works, including the access position and its construction;
- b) the parking of vehicles of site operatives and visitors off the public highway;
- c) loading and unloading of plant and materials;
- d) storage of plant and materials; and
- e) wheel washing facilities.

Reason: In the interests of the safety and free passage of those using the adjacent public highway.

During Building Works

- 4) Depending upon the age of the building(s), building structures may contain asbestos containing building materials. It is recommend an assessment is made whether the building(s) asbestos containing materials prior to demolition.
If asbestos is identified a scheme to address the management and/or safe disposal of asbestos and asbestos containing materials must be submitted to and approved in writing by the local planning authority. The scheme shall include details of;
- a) an asbestos identification survey by a qualified contractor;
 - b) measures to be adopted to protect human health; and
 - c) the preferred asbestos disposal route, unless the local planning authority dispenses with any such requirement specifically in writing.

Site Location Plan



GRANTHAM STONEBRIDGE HOUSE 1:1250