



**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

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Grantham St Wulfram's

Reviewed by:

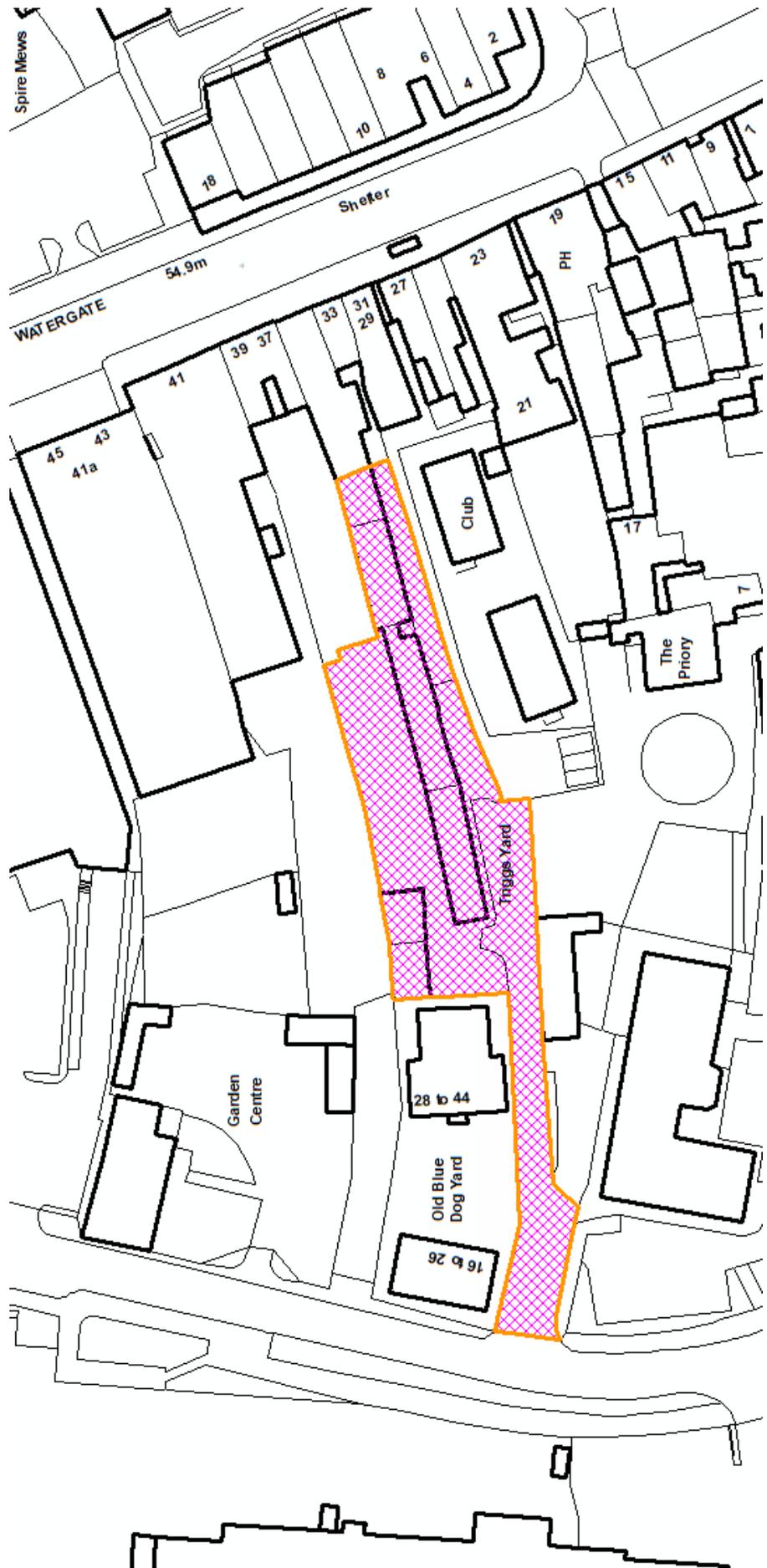
Adam Murray – Principal Development Management Planner

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

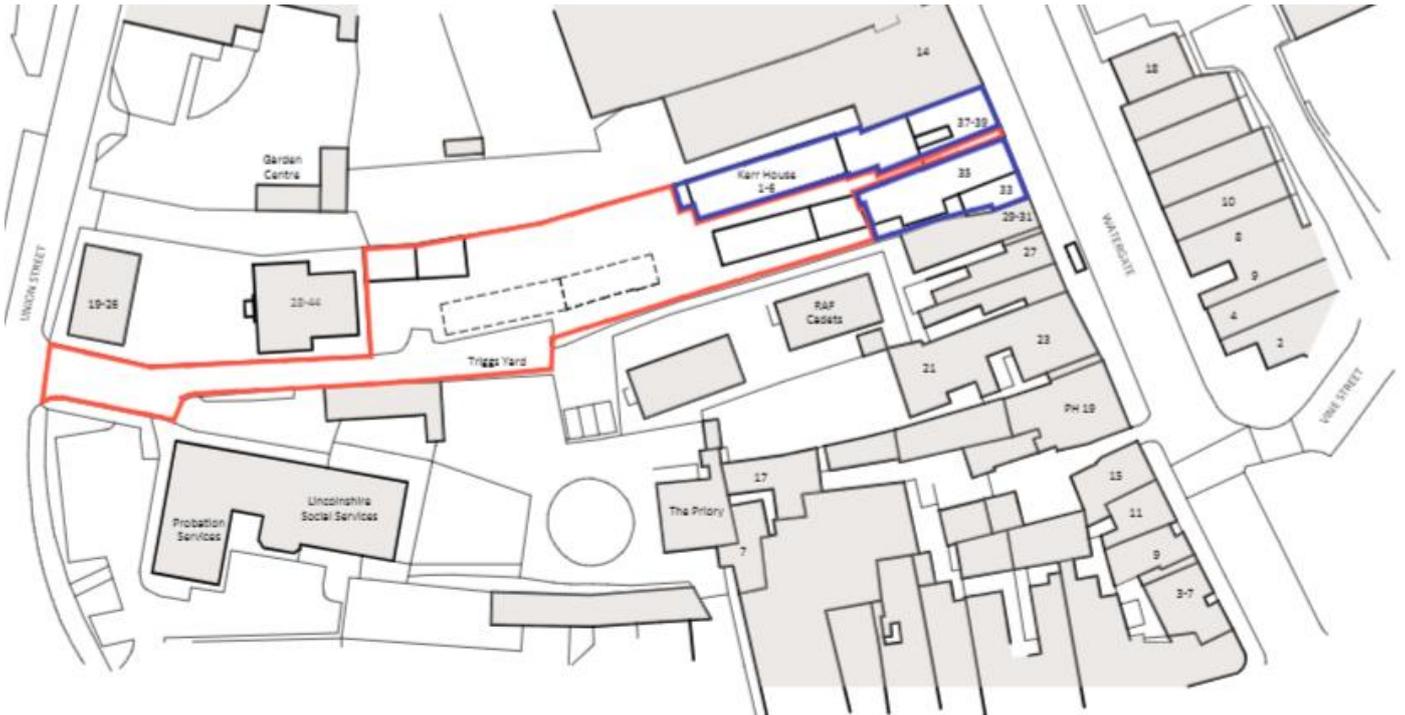
writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development [or relevant phase of development] is resumed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

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

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Scale bar (1:500)
 0 5 10 15 20 25 30 metres

NORTH

Elevations – New Build



Floor Plans – New Build

