



**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



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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Castle

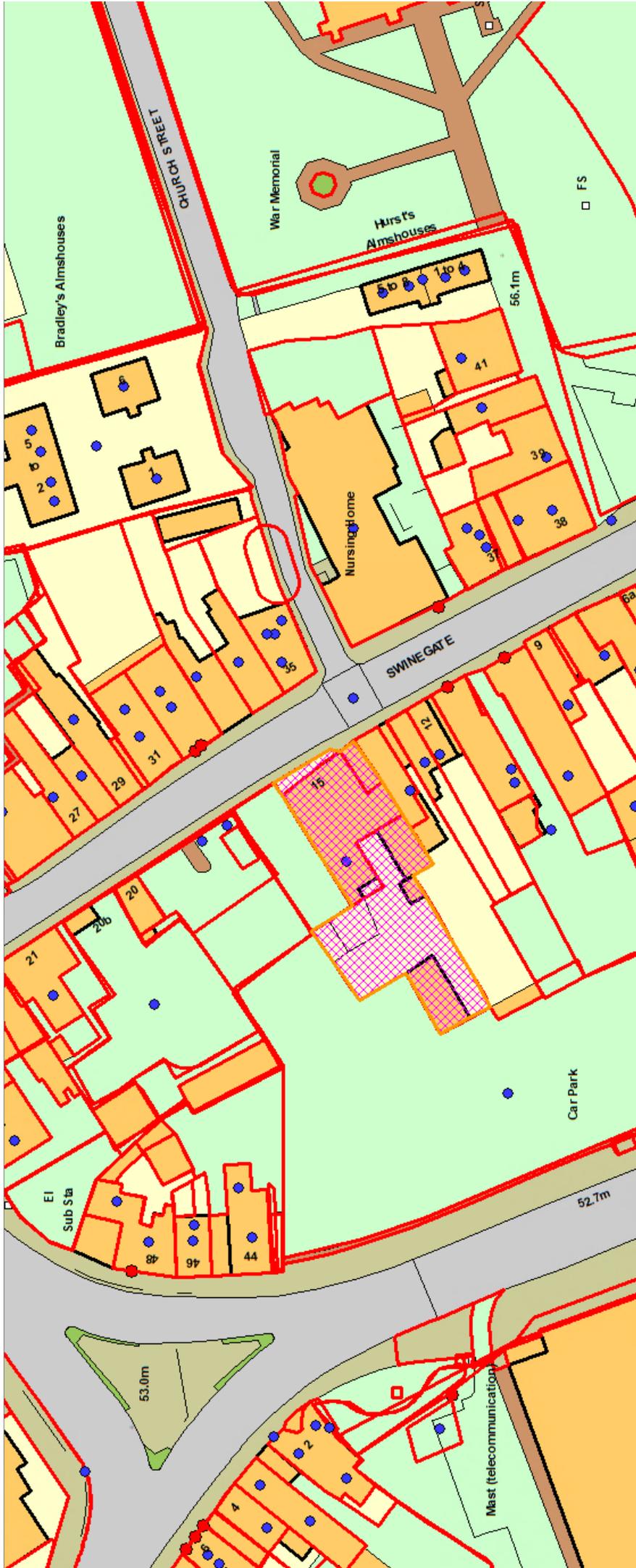
Reviewed by:

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.

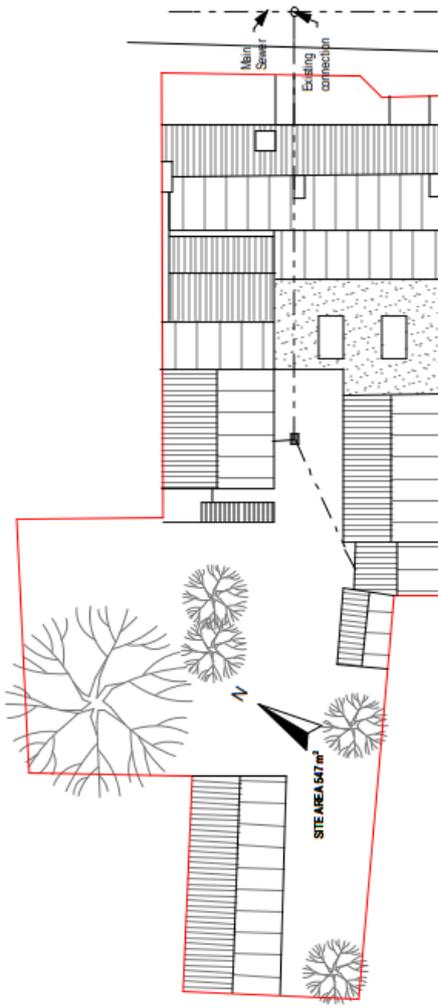
11.2.2

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



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

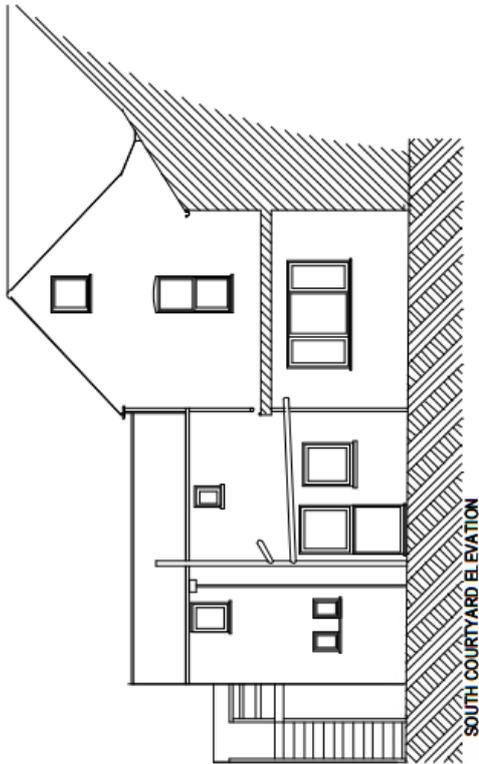
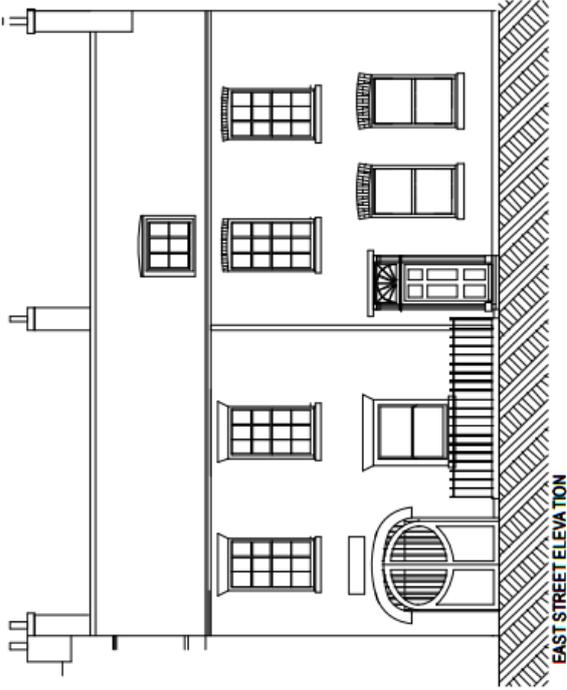
LOCATION & SITE PLAN
 Scale printed @ A3 1:1,000 & 1:200 Date 30/05/2024 Dwg No. **206 P01**

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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

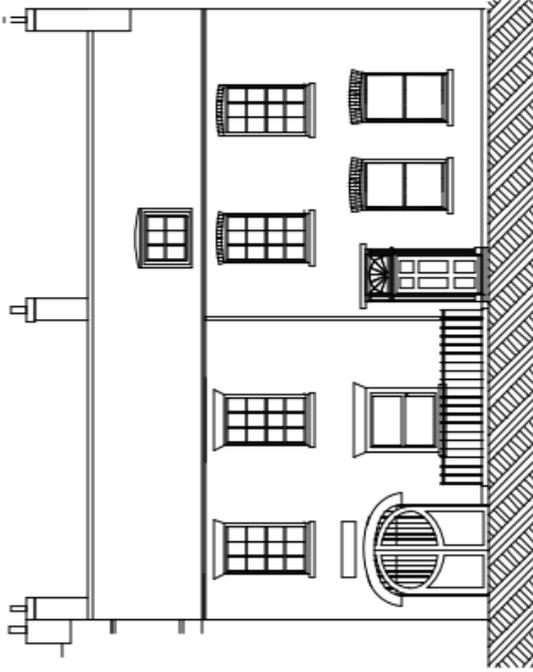
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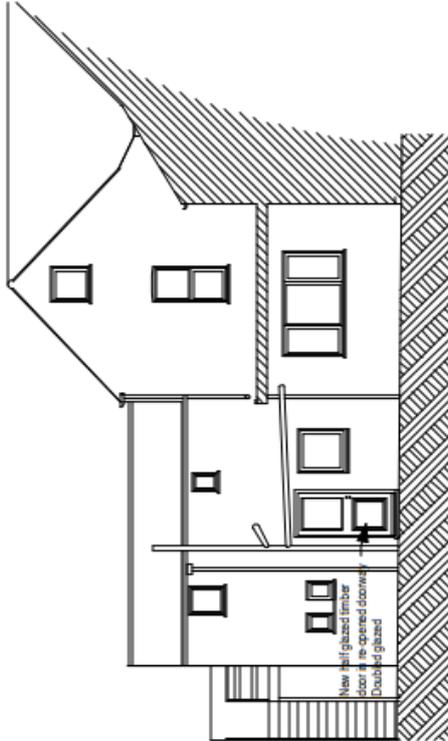


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PROPOSED ELEVATION – SOUTH & EAST



EAST STREET ELEVATION - NO CHANGE



SOUTH COURTYARD ELEVATION

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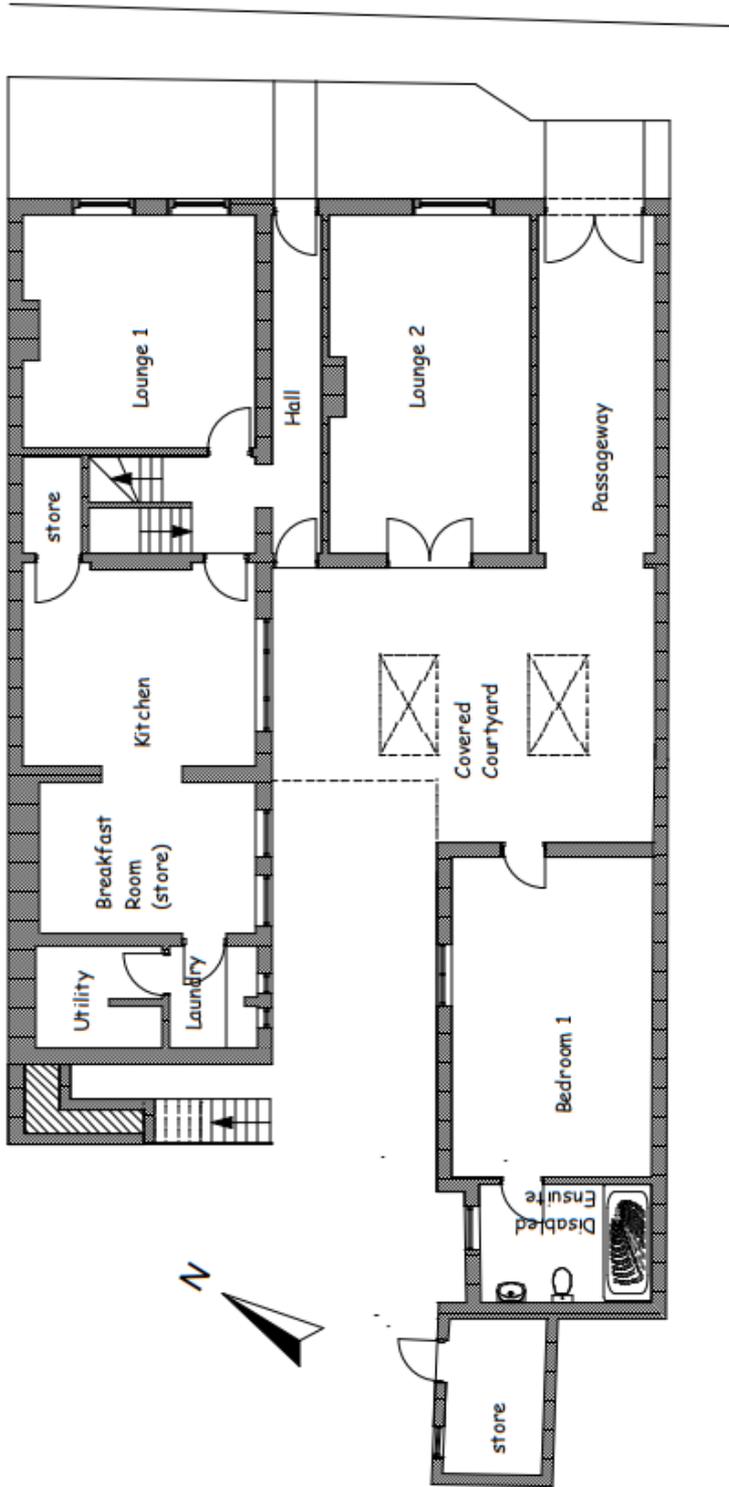
PROPOSED ELEVATIONS
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NOTE: Subject to topographical survey, legal constraints, planning & Building Regulation approval

EXISTING GROUND FLOOR PLAN



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Archway Guest House, 15 Swinegate, Grantham, Lincs NG31 6RJ

CONVERSION of ANCILLARY ROOMS to BEDROOM & ENSUITE

EXISTING GROUND FLOOR PLAN

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

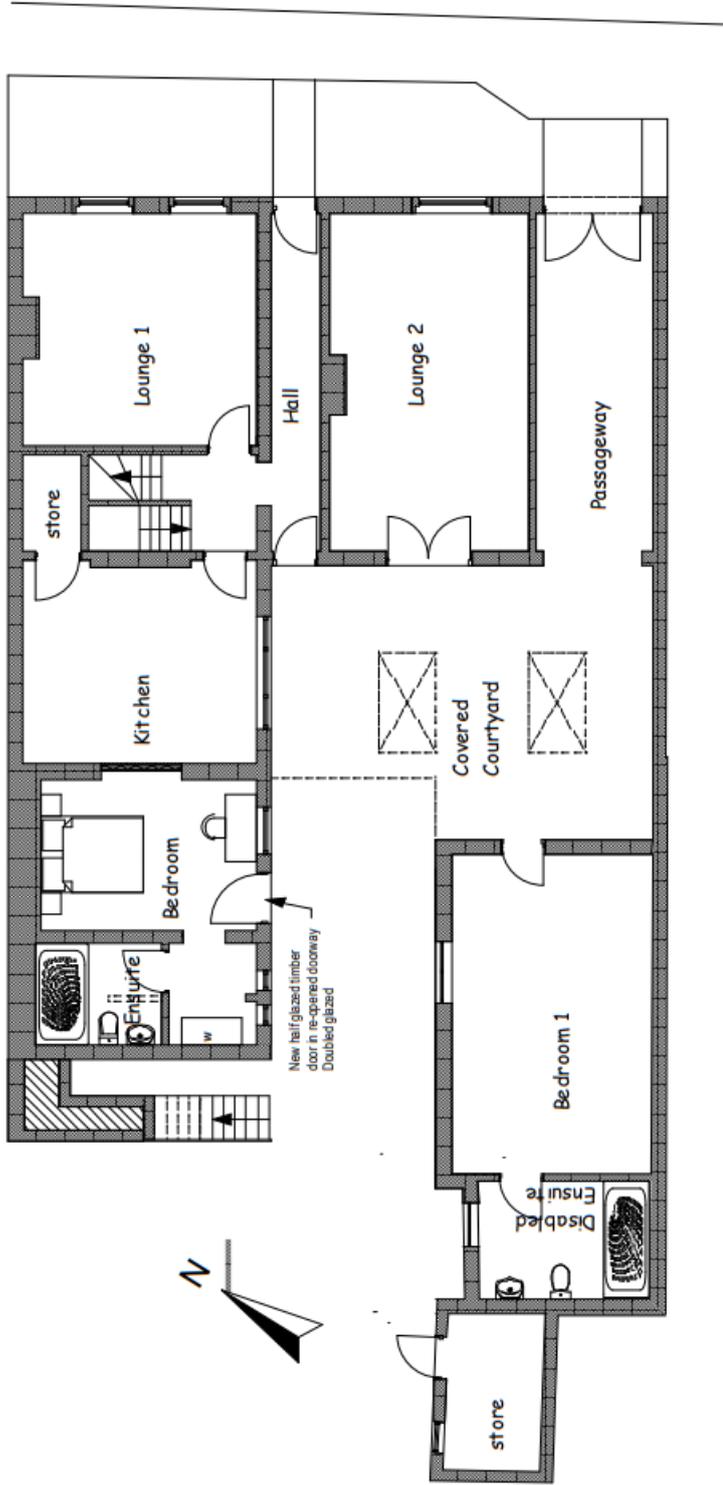
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NOTE: Subject to topographical survey, legal constraints, planning & Building Regulation approval

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

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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