



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

5 September 2023



S23/2033

Proposal:	Conversion of public house to 2no. commercial units and 12no. residential units (2no. commercial units on the ground floor with 4no. flats over and a conversion of existing rear extension into 8no. residential houses).
Location:	41 Watergate, Grantham, Lincolnshire
Applicant:	Mr Sarmad Aslam
Agent:	Mr M Hamza
Application Type:	Full Planning Permission
Reason for Referral to Committee:	Section 106 agreement for financial contributions
Key Issues:	Development principle Amenity impacts Impact on Heritage Assets and Street Scene Highway safety
Technical Documents:	Design & Access Statement/Planning Statement Archaeological Building Survey

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Grantham St Wulfram's

Reviewed by:

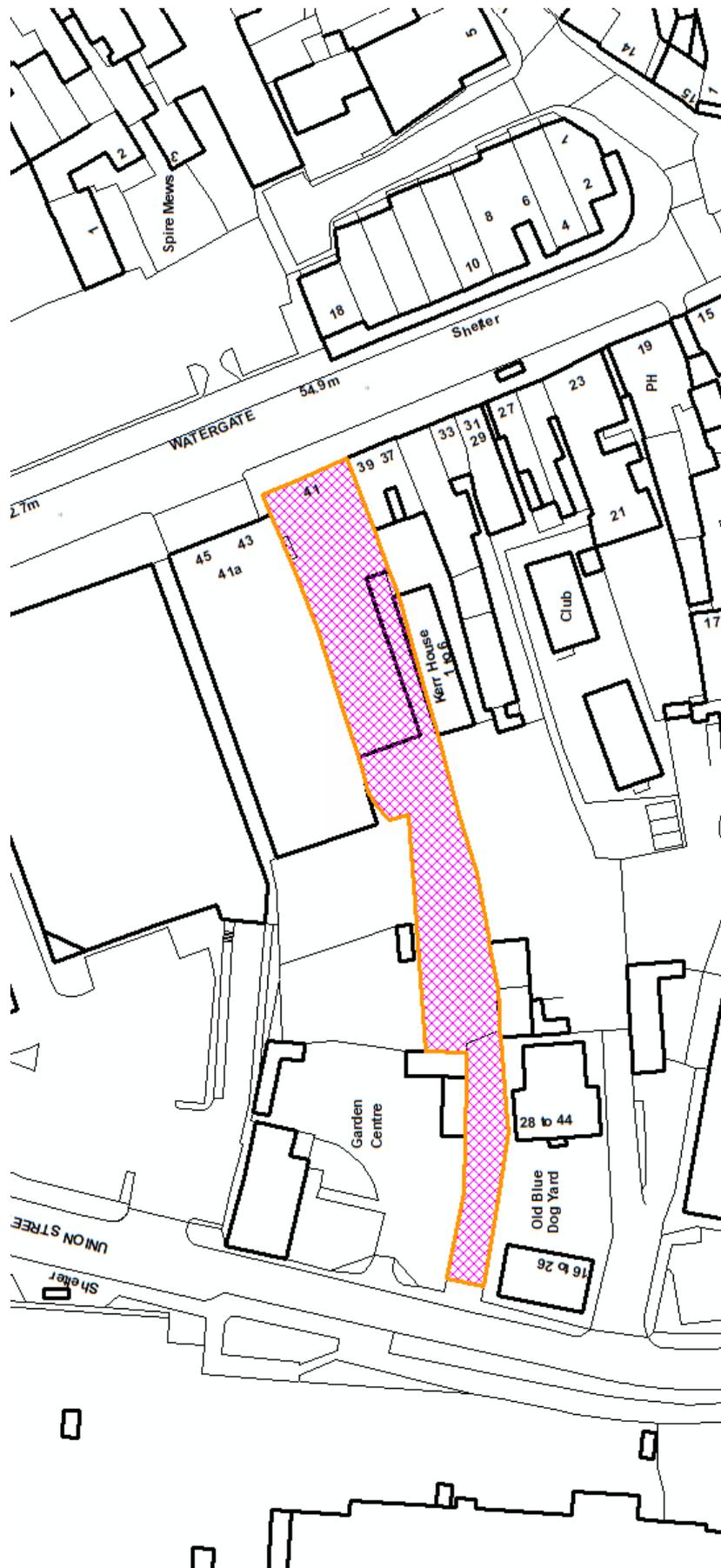
Phil Jordan, Development Management & Enforcement Manager

27 August 2024

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director of Planning & Growth to GRANT planning permission, subject to the completion of a Section 106 legal agreement

S23/2033 – 41 Watergate, Grantham, Lincolnshire



1 Description of Site

- 1.1 The application site is the former Playhouse Public House and associated buildings. The site has two points of access; one from Watergate and the other from Union Street. The site is located within the Grantham conservation area.
- 1.2 To the north of the site is the Kwik Fit garage, to the south are a number of retail premises that front Watergate.
- 1.3 Whilst the host property is not listed, the building is thought to originate from the 19th or possibly 18th century. It is a three storey, terraced property fronting Watergate with more modern 20th century additions to the rear.

2 Description of Proposal

- 2.1 The proposal is for the conversion of the main building into 4no. residential units and 2no. commercial units at ground floor and the conversion of the two storey rear extension to 8no. residential units.
- 2.2 The external alterations to the main building would be minimal and would relate to the installation of shop fronts in relation to the 2no. retail units. It is proposed to install two timber framed shopfronts that would incorporate decorative Georgian features.
- 2.3 In relation to the conversion of the two storey rear extension the alterations are predominantly internal alterations as well as the provision of a balconies to the first floor northern elevation and insertion of windows.
- 2.4 A cycle storage area and refuse area would be provided and parking for 10. cars that would utilise the existing access from Union Street.

3 Relevant History on site

- 3.1 SK. 35/1036/86 – Two storey extension to restaurant/licensed premises - Planning permission granted 15th September 1986.
- 3.2 On the nearby site, 37-39 Watergate:
- 3.3 S19/0378 – Planning permission for Erection of three storey block to create 6 no. flats – granted 5th July 2019.
- 3.4 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.
- 3.5 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 SP6 – Community Service and Facilities

Policy SB1 – Sustainable Building

Policy EN5 – Water Environment and Flood Risk Management

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 14 – Meeting the challenge of climate change, flooding and coastal change

Section 16 – Conserving and enhancing the historic environment

Other Relevant Documents

Grantham Shopfront Design Guide

5 Representations Received

5.1 Environmental Protection Services (SKDC)

5.1.1 No objection, subject to conditions in relation to contaminated land ensuring that the recommendations of the Phase 1 desk study are followed.

5.2 LCC Highways & SuDS Support

5.2.1 No objection - The site will be accessed from Watergate and vehicle access will be from Union Street where there is sufficient parking due to the site being 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. A construction management and surface water drainage condition is requested.

5.2.2 A request for a financial contribution of £10,000 in relation to improvements to the town centre in terms of provision of and condition of open space, green space, planting seating and public amenities.

5.3 **NHS Lincolnshire Integrated Care Board**

- 5.3.1 The above development is proposing 12 dwellings which, based on the average of 2.4 people per dwelling for the South Kesteven District Council area, would result in an increase in patient population of 29.
- 5.3.2 Therefore an increase in population of 29 in the South Kesteven District Council area will place extra pressure on existing provisions, for example- extra appointments requires additional consulting hours (as demonstrated in the calculations above.) This in turn impacts on premises, with extra consulting/treatment room requirements.
- 5.3.3 The development will impact Vine Street Surgery, St Peter's Hill Surgery, St John's Medical Centre and The Harrowby Lane Surgery as the development is within their catchment area.
- 5.3.4 The contribution requested for the development is £7,920.00 (£660 x 12 dwellings).

5.4 **LCC Education**

- 5.4.1 LCC Education has no comments on this consultation in relation to education as there is sufficient capacity in the locality for children generated by this scheme.

5.5 **Lincolnshire Fire and Rescue**

- 5.5.1 Objection on the basis of inadequate access for fire fighting appliances.
- 5.5.2 Access for fire appliances and fire fighters, to the proposed residential dwelling-houses located at the rear of the premises, must meet with the requirements specified in Building Regulations 2010 Part B5. These requirements may be satisfied with other equivalent standards relating to access for firefighting, in which case those standards should be quoted in correspondence.

5.6 **Anglian Water**

- 5.6.1 No drainage strategy has been provided.

5.7 **SKDC Historic Buildings Advisor**

- 5.7.1 The application is concerning the redevelopment of the former Playhouse pub and adjacent extension at No 41 Watergate into two commercial units and 12 residential dwellings. This site is set within the Grantham Conservation Area. The building affected has been standing empty for several years. The building originates from the at least the 19th century, but is said to date from the 18th century. In principle there is no objection to the redevelopment of the building into dwellings as this would preserve the building for the future and has the potential to improve its appearance and thus the appreciation of the Grantham Conservation Area.
- 5.7.2 However, the application provides little insight into the history of the building and lacks detail regarding how and if this history has been fully considered in the design for the development. The proposed shopfront currently lack detail. Historic photographs of the building show the

presence of Victorian shopfront within the ground floor of the building, there is the potential to incorporate some of this into the current design as an acknowledgement of the buildings history.

- 5.7.3 Due to the significant works required to redevelop the building, including the demolition of the single storey extension to the back and substantial internal redevelopment, I would like to request that a building recording to a Level 2 as defined by Historic England (Understanding Historic Buildings A Guide to Good Recording Practice 2016) is to be undertaken on the building prior to any development, to record the current appearance of the building.
- 5.7.4 Further information in form of detailed joinery details is also required for the proposed window replacements, which are noted to be 'like for like with double glazed panels for better thermal efficiency'.
- 5.7.5 Final comments - No objection to the proposed works. The shopfront would attempt to match no. 39 which would create a good streetscape.

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 1no. letters of representation have been received. A summary of the comments are summarised below:

- Object to the proposed density. Concerns in relation to amenity, access and egress, emergency services, parking and deliveries.
- Union Street is already reduced to a single lane by the permitted parking .It is often jammed and vehicle mount the kerb and HGV's delivering to the supermarket.
- There is already unregulated parking in relation to the adjacent new development.

7 Evaluation

7.1 Principle of Development

7.1.1 The proposal would result in the conversion of the ground floor elements that front Watergate to two commercial retail units. As such it is considered that the vitality and viability of the town centre would be sustained and improved in that the current public house has remained empty for a period of time which adds nothing to the town centre and would be detrimental to the amenity of the area if the building falls into further disrepair.

7.1.2 As such this element of the scheme is considered to accord with local plan policy GR4.

7.1.3 The conversion of buildings for residential accommodation 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.

7.1.4 Again in relation to 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.”*

7.1.5 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

7.1.6 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

7.1.7 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.

7.1.8 Policy SP6 requires applications that result in the loss of a community use to demonstrate that there are alternative facilities available and active in the area and the existing use is no longer viable.

7.1.9 In this instance there are other public houses in the town centre and the premises have been vacant for a number of years as can be demonstrated by the appearance of the property both internally and externally.

7.1.10 Additionally, it should be noted that the proposal includes the provision of two commercial units at ground floor. As such a commercial/retail presence would remain on the site.

- 7.1.11 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.
- 7.1.12 Taking into account the above matters the creation of retail units and the conversion to residential is considered acceptable in principle and in accordance with local plan policies SP1, SP3, SP6 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. Creation of retail/commercial units at ground floor within the existing building and conversion to residential of the floors above the main property and conversion of the rear extension to residential.
- 7.2.2 It is considered that the proposed commercial retail units can be regarded as a logical extension to the retail and commercial activity along Watergate and taking into account the extant public house use of the site would not result in any significant harm to the amenity of neighbouring occupiers.
- 7.2.3 In relation to the conversion elements to the rear of the site, whilst the proposal would introduce balconies to the northern elevation their outlook would be over the neighbouring commercial premises. As such there would not be any significant overlooking/loss of privacy to other sensitive residential areas.
- 7.2.4 The conversion of the upper floors of the main building would utilise existing openings and would not result in any significant impact on the amenity of neighbouring occupiers.
- 7.2.5 As the proposal is the conversion of an existing building, there would be no undue impact in relation to overbearing or overshadowing as the mass of the built form remains fundamentally the same.
- 7.2.6 As such the proposal is considered to accord with Policy DE1 of the Local Plan in terms of amenity impacts on existing occupiers.

Private amenity:

- 7.2.7 The proposed units would provide an acceptable form of development. Rooms would be of a useable size with an acceptable source of daylight/sunlight to each room. The introduction of the balconies to the northern elevation would provide a welcomed, albeit small area, of amenity space for each unit. The new openings to the southern elevation would ensure natural light and ventilation to each room.
- 7.2.8 In relation to the room sizes, the applicant has demonstrated that the room sizes would meet or exceed the Nationally Described Space Standards.

- 7.2.9 There would be appropriate bin storage/cycle storage within the site with bin collection and cycle collection areas annotated on the plans. In the absence of further detail, it is considered appropriate to require details of the buildings/structures for these elements of the scheme. This can be secured by an appropriately worded condition.
- 7.2.10 Taking into account the above matters the application would accord with Policy DE1 of the Local Plan in terms of amenity impacts for the future occupiers of the development.

7.3 **Highway Matters**

- 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 local 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 in terms of traffic impacts associated with that development.
- 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 which are within walking distance of the site and further, 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 issues, is not in conflict with Policy ID2 of the Local Plan, or with Paragraph 115 of the NPPF.

7.4 **Impact on Heritage Assets and Street Scene**

- 7.4.1 There are a number of heritage assets within the immediate vicinity of the proposed development. These include the principle building which is grade II listed and a cluster of listed buildings to the south including 1-19 Watergate, 21-23 Watergate, 33-35 Watergate and The Priory.
- 7.4.2 Additionally, there are a large number of listed buildings to the north-east of the site to the rear of Watergate car park located on Swinegate. These listed buildings are further detached from the site than those on Watergate.

- 7.4.3 The application site forms the part of the northern boundary of the conservation area between Watergate and Union Street.
- 7.4.4 It is considered that the proposed development would not result in any harm to these listed buildings or the conservation area as the proposed development is a conversion scheme, and as such limited changes to the external appearance of the building are proposed and there are intervening buildings between the application site and the heritage assets.
- 7.4.5 Careful attention has been paid to the construction and design of the shopfront and the windows to the main building. The shopfront design was amended from a more modern design to traditional and the windows would be repaired and double-glazed units installed internally to ensure minimal impact and ensure that the conversion would be sympathetic to the host building and street scene.
- 7.4.6 In relation to the more modern rear extension conversion element, new openings would be constructed and existing openings blocked up to give the proposal a more uniform appearance and ensure that adequate natural light is provided to each unit. Subject to these being of timber construction and of a similar design and appearance to that of the existing windows, these alterations would not result in any harm to the character and appearance of the area. This detail can be achieved by an appropriately worded condition.
- 7.4.7 Taking into account the above, a condition requiring the submission of detail of hard and soft landscaping is considered appropriate although accepting that there would be limited opportunity for soft landscaping when taking into account the parking and associated turning areas.
- 7.4.8 The proposal would result in a positive heritage contribution in that it would bring back into use a currently vacant building.
- 7.4.9 A comprehensive archaeological building survey has been provided, as per the request of the Historic Building Adviser. This adequately records the appearance of the current building.
- 7.4.10 Taking into account the above matters the proposal is considered to accord with local plan policy EN6, DE1 and NPPF Section 16 and the Grantham Shopfront Design Guide.

7.5 **Sustainability**

- 7.5.1 The conversion would be required 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. 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 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 Limited information has been provided in relation to surface and foul drainage. However, as the scheme relates to conversion it is anticipated that the proposal would likely utilise existing arrangements. Nonetheless it is considered appropriate to require the submission of surface and foul drainage arrangements particularly as the development may change the surface water run-off characteristics of the site should the current surface treatments change.

7.6.2 As such the proposal is considered to accord with local plan policy EN5.

7.6 **S106 Developer Contributions**

7.6.1 Regulation 122 of the Community Infrastructure Regulations 2010 (and repeated in Paragraph 57 of the Framework) requires planning obligations to be fair and reasonably related in scale and kind to the development proposal and necessary to make the development acceptable terms.

7.6.2 The following requests for developer contributions have been received:

7.6.3 NHS Lincolnshire Integrated Care Board - £7,920.00 (based on £660 x 12 dwellings). This would mitigate the impact of the proposed development on the identified nearby surgeries at Vine Street Surgery, St Peter's Hill Surgery, St John's Medical Centre and The Harrowby Lane Surgery as the development is within their catchment area.

7.6.4 LCC Highways – £10,000 - improvements to the town centre in terms of provision of and condition of open space, green space, planting seating and public amenities.

7.6.5 It is considered that the requests satisfy the above tests in that without the contributions there would be an unacceptable and unmitigated impact on identified local surgeries and identified improvements to the town centre.

7.7 **Fire Safety**

7.7.1 The comments of Lincolnshire Fire and Rescue are noted. Of particular importance is the fact that they reference compliance with the relevant Building Regulations requirements. As such it is not the role of the planning system to duplicate any requirements in this respect.

7.7.2 A plan has been submitted illustrating that a fire appliance could enter the site from Union Street. Even if this was not the case, a satisfactory solution could be achieved in relation to fire safety in that a sprinkler system could be installed to satisfy Building Regulations.

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 creation of the two retail/commercial units and the conversion of the existing building and rear extension to residential use is considered acceptable having regard to the NPPF and to the Local Plan, in particular Policies SD1, SP1, SP2, SP6, SB1, EN5, EN6, DE1, ID2 and GR4 and NPPF Sections 2, 4, 5, 12, 14 and 16.
- 10.2 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.

11 RECOMMENDATION:

Recommendation – Part 1

- 10.6 To authorise the Assistant Director – Planning to GRANT planning permission, subject to the completion of a Section 106 legal agreement, and subject to conditions

Recommendation – Part 2

- 11.7 Where the Section 106 Agreement has not been concluded prior to the Committee, a period not exceeding 12 weeks after the date of the Committee shall be set for the completion of the obligation.
- 11.8 In the event that the agreement has not been concluded within the 12-week period and where, in the opinion of the Assistant Director – Planning, there are no extenuating circumstances which would justify a further extension of time, the related planning application shall be refused for the following reason(s):
- (1) The applicant has failed to enter into a planning obligation to secure the necessary financial contribution towards provision of local surgery(s) and town centre improvements. As such the necessary criteria essential to make what would otherwise be unacceptable development acceptable have not been forthcoming.*

Schedule of 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 dated 2 Nov 2023
 - ii. Proposed Site Plan Parking Arrangements Dwg No. 15_03 Site Plans
 - iii. Proposed Floor Plans Dwg No. 14-02 Proposed_03
 - iv. Proposed Elevations and Sectional Detail Dwg No. 15-02 Proposed_03.

Unless otherwise required by another condition of this permission.

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

Prior to Commencement

- 3 Prior to the commencement of the development hereby details of surface/sewage/used water connections shall have been submitted to and approved in writing by the local planning authority.

The surface water drainage details shall:

- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- provide flood exceedance routing for storm event greater than 1 in 100 year;
- 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;
- provide attenuation details and discharge rates;
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- 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

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.

- 4 Before the development hereby permitted is commenced, details of hard and soft 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 and soft landscaping 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.

Prior to Occupation

- 5 Before any part of the development hereby permitted is occupied/brought into use, the details of the storage of refuse and recycling and cycle storage 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 and shall thereafter be retained for use at all times.

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

- 6 Before any part of the development hereby permitted is occupied/brought into use, details of the vehicle parking and turning area shall have been submitted to and approved in writing by the local planning authority.

The development shall be completed in accordance with approved details prior to first occupation of the development 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

- 7 Notwithstanding the submitted details before any part of the rear conversion element (properties 1-8) are occupied, precise joinery details of the windows and doors to be installed shall be submitted to and approved in writing by the local planning authority.

The details shall include:

- confirmation that the doors and windows are of timber construction
- 1:20 sample elevations
- 1:1 joinery profiles

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

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

- 8 Prior to the occupation of any part of the rear conversion element (properties 1-8) details of the materials to be used in making good/bricking up any openings shall be 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 form of development and the use of similar/matching materials.

- 9 Prior to the occupation of the main building apartments 1-4 the windows shall be repaired and secondary glazing/internal double-glazed units installed as per the submitted details provided by Artic Glaze Ltd dated 07/07/2021.

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

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 the windows to the rear conversion (properties 1-8) of the scheme should be of a comparable design, appearance and profile to that of the existing windows.

Financial Implications reviewed by: Not applicable

Legal Implications reviewed by: Not applicable

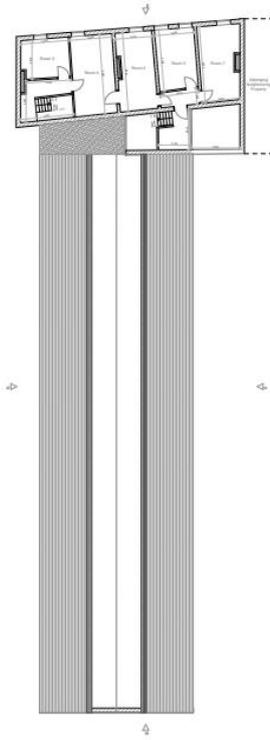
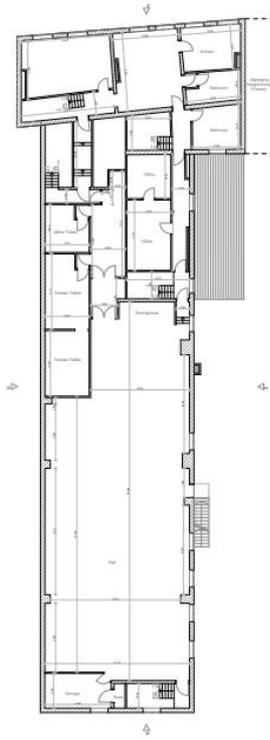
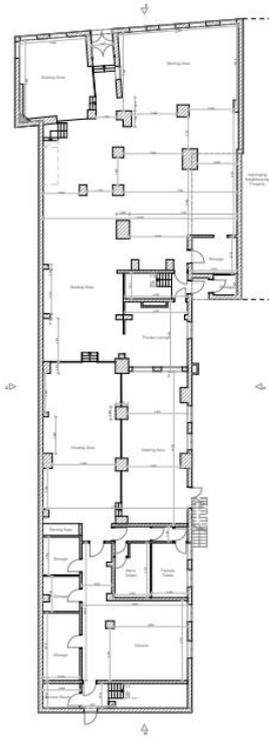
Site Plan



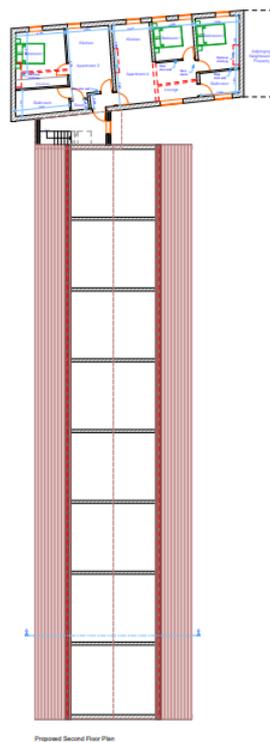
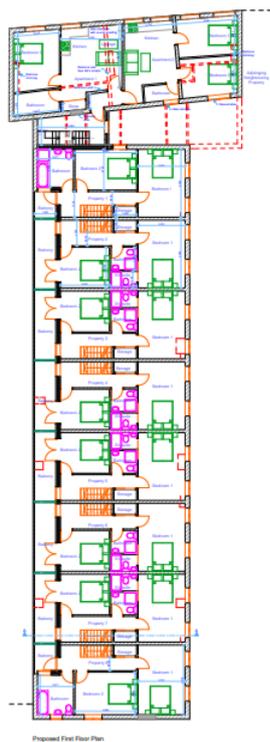
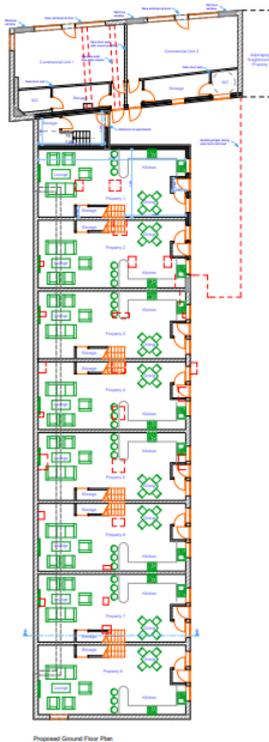
Block Plan



Existing Floor Plans



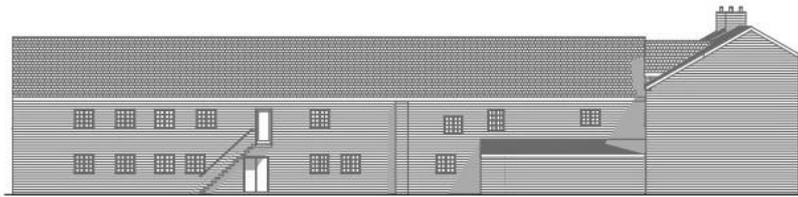
Proposed Floor Plans



Existing Elevations



Existing Side (N) Elevation
Scale 1:100



Existing Side (S) Elevation
Scale 1:100

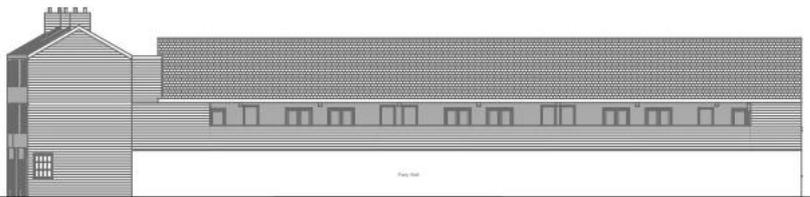


Existing Floor (E) Elevation
Scale 1:100



Existing Rear (W) Elevation
Scale 1:100

Proposed Elevations



Proposed Side (N) Elevation
Scale 1:100



Proposed Side (S) Elevation
Scale 1:100

Watergate Frontage Elevation



Proposed Front (E) Elevation
Scale 1:100



Proposed Rear (W) Elevation
Scale 1:100