



## Planning Committee

6 February 2025

**S24/1327**

Proposal:	Conversion of former school house building together with erection of 3 (no) 3-storey apartment blocks to form a total of 60 (no) apartments with associated amenity space and vehicle parking; following demolition of the existing workshop and office building (Revised submission of S23/0882)
Location:	The Old School House, Station Road East, Grantham
Applicant	Invicta Developments Limited
Application Type:	Full Planning Permission
Reason for Referral to Committee:	At the discretion of the Chairman of the Planning Committee
Key Issues:	<ul style="list-style-type: none"><li>• Design Quality and Visual Impact</li><li>• Impact on amenity</li><li>• Impact on heritage assets</li><li>• Biodiversity and Ecology</li><li>• Infrastructure for Growth</li></ul>
Technical Documents:	<ul style="list-style-type: none"><li>• Biodiversity Net Gain Report</li><li>• Built Heritage Impact Assessment</li><li>• Design, Access and Planning Statement</li><li>• Financial Viability Appraisal</li><li>• Flood Risk Assessment and Drainage Strategy</li><li>• Preliminary Ecological Appraisal</li><li>• Parking Assessment</li><li>• Options Testing Appraisal</li></ul>

### Report Author

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Corporate Priority:	Decision type:	Wards:
Growth	Regulatory	Grantham St Vincent's

Reviewed by:

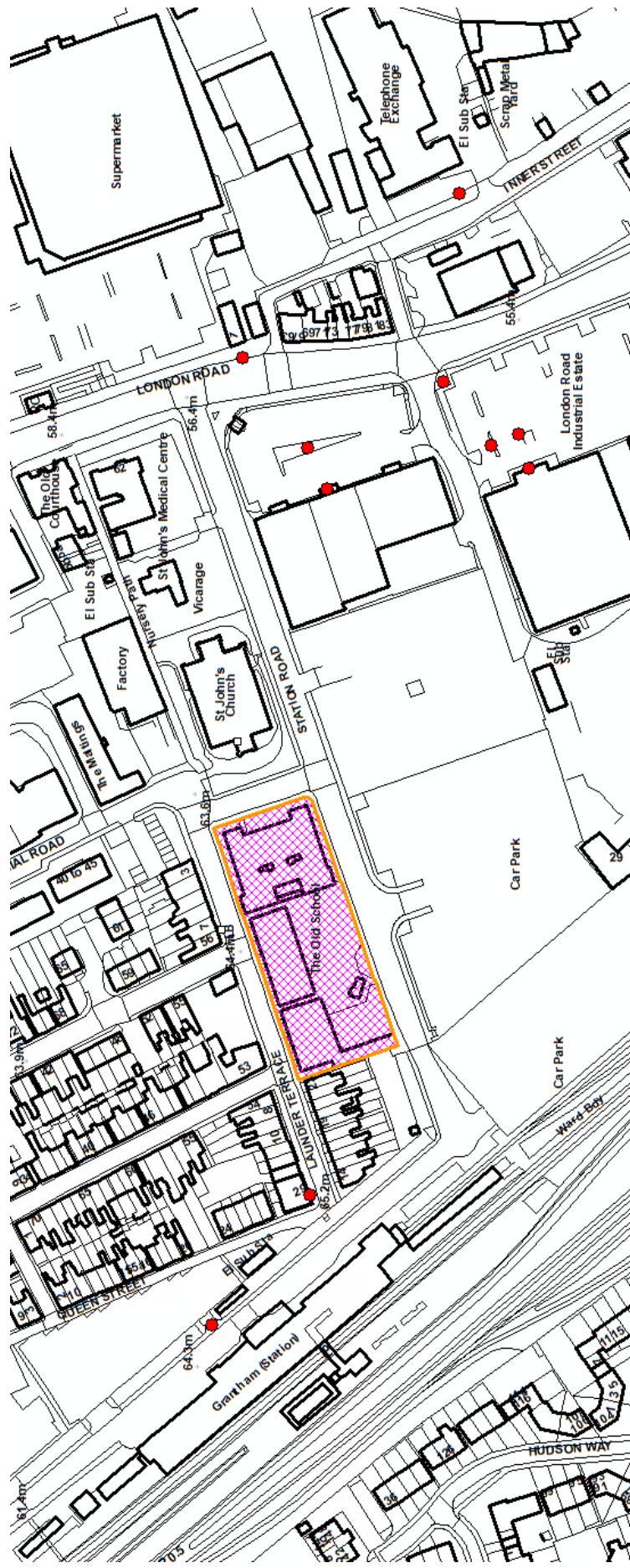
Phil Jordan, Development Management &  
Enforcement Manager

29 January 2025

### Recommendation (s) to the decision maker (s)

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

## S24/1327 – Old School House, Station Road East, Grantham



### Key

Application  
Boundary

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## 1 Description of the site

1.1 The application site comprises an area of approximately 3,569 sq. metres (0.88 acres) of broadly rectangular land situated between Station Road East and Launder Terrace, to the south-west of Grantham Town Centre. The site currently contains former school buildings, and a modern workshop and office building, which have subsequently been used for commercial purposes since the closure of the former school; most recently, the site was used for pine furniture sales and as an indoor market space. However, the site currently stands vacant.

1.2 The former school buildings are constructed in red brick, with steeply pitched slate roofs and attractive window detailing; and comprise of the former main school house to the east of the site, and the former infant school house to the north-west of the site. The former workshop and office structure is positioned to the centre of the site, and is constructed of modern red brick with concrete tiled roof. The existing buildings on the site are a mixture of 2 and 2 ½ storey domestic scale.

1.3 The northern and eastern boundaries of the site, adjacent to the former school house, are marked by traditional wrought iron black railings; whilst the yard to the south-west of the complex of buildings is currently bound by a red brick wall topped with palisade fencing.

1.4 The site is bound to the north and west by residential properties fronting onto Launder Terrace; to the east by Station Road East, beyond which lies with St. John the Evangelist Church; and to the south by Station Road East, with Grantham Train Station Car Park opposite and the East Coast Mainline Railway approximately 150m to the south of the site.

1.5 The application site falls within Character Area 03D of the Grantham Townscape Assessment, which identifies the following key characteristics of the existing built form in the area:

- Terraced housing and industrial survivals, including station environs, part of the Victorian (some mid-Victorian), and Edwardian southern expansion of the town.
- Late 19<sup>th</sup> and early 20<sup>th</sup> century artisan terraced housing, part of the significant urban extension of the town in this period. A valuable survival of malthouses and associated buildings and an important Victorian church.
- Mostly regular plots of terraced housing, narrow rear gardens and larger survival of outbuildings in rear gardens. Some larger floorplates, mostly traditional buildings interspersed.
- Mostly red brick, although gault and brown bricks are also seen. Ancaster stone for the Church of St. John, some render and cladding seen to terraces. Roofs, mostly modern concrete interlocking tiles (replacing natural slate), red brick chimneys.
- There is a marked hierarchy in the terracing. Sub-area 03D contains the earliest terraces from the 1850s onwards. These are also the most compact in footprint and plot. Being artisan houses, probably built soon after the railway was constructed, they are the simplest in architectural design. They have narrow flush fronts without bay windows, situated to the back edge of the pavement. Nevertheless, window proportions follow the usual Victorian sash layout. Few original doors remain, but the simple four panel type would be likely. Lintels are simple, rectangular blocks and the flush eaves to the relatively low pitched roofs consist of the basic brick detail.

1.6 The application site is identified as a Protected Employment Site (Local Plan Ref: EMP-G22: Old School, Station Road, Grantham) within the adopted Local Plan, and the St. John the Evangelist to the east of the site is a Grade II Listed Building. Furthermore, due to the local historic and architectural significance of the former school house buildings, these buildings are deemed to be a non-designated heritage asset by the LPA. The value of these buildings is recognised within the Townscape Character Appraisal, which states the following:

- The former school, facing St. John's Church, is a lively Gothic Revival single storey urban school, typical of the Victorian period, with mullioned Gothic arched windows, gables and steep pitched roofs.
- There are three present and former late 19<sup>th</sup> century school buildings of historic and architectural significance. There are important buildings of which there are few examples surviving.

1.7 The site has been the subject of a previous full planning application for a development of the same description (LPA Ref: S23/0882), which was refused August 2023 via delegated powers.

1.8 The previous application was refused for the following reason(s):

(1) *As a result of the scale and layout of the proposed development, the application proposals would not reflect the character and appearance of the existing streetscene and the surrounding built form, and would also create the impression of an excluded community. The scheme also fails to provide appropriate features, such as an active frontage, secure cycle storage, security lighting and boundary treatments, to reduce crime and the fear of crime for future occupants. Taking the above into account, it is concluded that the application proposals would have an unacceptable adverse impact on the character and appearance of the surrounding area, the amenity of future occupants of the proposed development, and the integration of the scheme within the surrounding community. As such, the application scheme is contrary to Policy DE1, EN1 and ID2 of the adopted South Kesteven Local Plan 2011-2036, the adopted Design Guidelines SPD (November 2021), and Section 12 of the National Planning Policy Framework (July 2021). As a result of the identified conflict, the application proposals would also be contrary to Policy SP3. In this case, the Local Planning Authority considers that the public benefits of the proposal, would not outweigh the identified harm.*

(2) *The existing former Old School House buildings which occupy the site are defined as a non-designated heritage asset by virtue of their local historic and architectural significance. The application proposals involve the unjustified demolition of the former Infant School Hall, and would also result in the loss of the character and identity of the retained Primar Old School Building due to the inappropriate scale and attachment of the proposed 3-storey new build form. As a result, the application proposals would result in substantial harm to the significance of a non-designated heritage asset. The public benefits of the scheme would not outweigh the identified harm. As such, the application proposals are contrary to Policy EN6 of the adopted South Kesteven Local Plan 2011-2036 (Adopted January 2020), and Section 16 of the National Planning Policy Framework (July 2021).*

(3) *The application proposals fail to provide an appropriate biodiversity net gain or justification for why this cannot be achieved contrary to the requirements of Policy EN2 of the adopted South Kesteven Local Plan 2011-2036 (Adopted January 2020), and*

*Section 15 of the National Planning Policy Framework (July 2021). In this case, the Local Planning Authority considers that the public benefits of the proposal would not outweigh the identified harm.*

*(4) The applicant has failed to enter into a planning obligation to secure the necessary financial contributions to healthcare, and the required affordable housing provision, contrary to Policy H2 and ID1 of the adopted South Kesteven Local Plan 2011-2036 (Adopted January 2020).*

## **2 Description of the proposal**

2.1 The current application seeks full planning permission for the conversion of the former school house building, together with the erection of 3(no) 3-storey apartment blocks, to form a total of 60(no) apartments with associated amenity space and vehicle parking; following demolition of the existing workshop and office building, and the demolition of the former infant school house.

2.2 In this respect, it is acknowledged that the current application is a revised submission of the previously refused application (Ref: S23/0882) for a development of the same description, which was refused via delegated powers in August 2023.

2.3 The current application has sought to address the previous reasons for refusal by including the following key amendments:

- Block C has been set back from Launder Terrace and the existing railing is to be retained.
- External doors have been added to all street-facing elevations.
- The 3-storey blocks now include a stepped eaves and ridge height.
- The 3-storey blocks have been set back from the retained school building, but connected by a recessed link.
- Window designs have been amended to feature modern and dormer windows.

2.4 The application submission has been accompanied by a Design, Access and Planning Statement, Built Heritage Impact Assessment, Existing and Proposed Elevation Plans and Proposed Site Plans, which indicate that the proposed development would consist of the following: -

2.5 The proposed scheme would entail the demolition of the former Infant School building positioned within the north-west corner of the site, and the demolition of the modern workshop and office building located in the centre of the site. The former school building to the east of the site is proposed to be retained and converted into 6(no) apartments distributed across 2-storeys with 3(no) apartments on each floor.

2.6 3 (no) 3-storey new build apartment blocks would be erected to the rear of the former school house (along the northern and southern boundary of the site) to provide a further 54 (no) apartments. The proposed new build elements would be physically attached to the former school house on the western elevation and would cumulatively produce a U-shaped built form within the site. Albeit Block A and B (adjacent to the retained school building) would be set forward of the established building line of the former school buildings, and the properties neighbouring the site to the west, and situated immediately to the rear of the existing footway. Block C (in the north-west corner of the site) would be set back from these buildings and would be broadly consistent with the positioning of the existing infant school building.

2.7 The internal courtyard between these buildings would form a communal, private garden area for future occupants of the site and would include raised planters and informal seating, as well as low level lighting.

2.8 The existing yard to the south-west corner of the site is proposed to be re-purposed as a parking area for the scheme and would provide 15 (no) car parking spaces, with an additional 2(no) disabled parking bays and a motorcycle bay, together with a covered bike store. The parking area would also include a bin collection area.

2.9 Vehicular access into the site is proposed to be via the existing access from Station Road East to the south of the application site boundary. However, as indicated above, the scheme now includes occupant access to the proposed apartments directly from the street; as well as continuing to propose occupant access via the internal courtyard.

2.10 The scheme is proposed to deliver 60 (no) 2-bed flats.

2.11 As indicated above, the proposed new build elements of the scheme are identified as being 3-storey scale and would contain projecting gables finished with off-white render and would feature conservation style rooflights and dormer windows. The proposed elevations would include brick arch detailing to doors.. The proposed new build blocks would feature a stepped eaves and ridge height, and would be connected to the retained school building by a recessed link section.

2.12 The existing built form of the former school house building is shown as being largely retained, including the retention of the mullioned window openings and the existing roof, with additional conservation rooflight windows added into the roofscape.

2.13 The existing wrought iron railings to the east of the former school building are shown to be retained and as indicated above, the area to the front of Block C facing onto Launder Terrace are also now proposed to retain the existing wrought iron railings. The existing boundary wall to the south-west of the site is to be retained a topped with stone capping.

### 3 Relevant History

Application Ref.	Description of Development	Decision
S23/0882	Conversion of former school house building together with erection of 3 (no) 3-storey apartment blocks to form a total of 60 (no) apartments with associated amenity space and vehicle parking; following demolition of the existing workshop and office building	Refused 10.08.23

### 4 Policy Considerations

#### 4.1 South Kesteven Local Plan 2011-2036 (Adopted January 2024)

Policy SD1 – The Principles of Sustainable Development in South Kesteven

Policy SP1 – Spatial Strategy

Policy SP2 – Settlement Hierarchy

Policy SP3 – Infill Development

Policy H2 – Affordable Housing Contributions

Policy H4 – Meeting All Housing Needs

Policy E4 – Protection of Existing Employment Sites

Policy E6 – Loss of Employment Land and Buildings to Non-Employment Uses

Policy EN1 – Landscape Character

Policy EN2 – Protecting Biodiversity and Geodiversity  
Policy EN4 – Pollution Control  
Policy EN5 – Water Environment and Flood Risk Management  
Policy EN6 – The Historic Environment  
Policy DE1 – Promoting Good Quality Design  
Policy SB1 – Sustainable Building  
Policy OS1 – Open Space  
Policy ID1 – Infrastructure for Growth  
Policy ID2 – Transport and Strategic Transport Infrastructure

4.2 **Design Guidelines for Rutland and South Kesteven Supplementary Planning Document (Adopted November 2021)**

4.3 **National Planning Policy Framework (NPPF) (Published December 2024)**

Section 2 – Achieving sustainable development.  
Section 4 – Decision-making  
Section 5 – Delivering a sufficient supply of homes  
Section 6 – Building a strong, competitive economy  
Section 9 – Promoting sustainable transport  
Section 11 – Making effective use of land  
Section 12 – Achieving well-designed places  
Section 14 – Meeting the challenge of climate change, flooding and coastal change  
Section 15 – Conserving and enhancing the natural environment  
Section 16 – Conserving and enhancing the historic environment

4.4 **South Kesteven Local Plan Review 2021 – 2041 (Regulation 18 Draft)**

**5 Representations received**

5.1 **Anglian Water**

5.1.1 No objection subject to conditions.  
5.1.2 The foul drainage from this development is in the catchment of Marston (Lincs) Water Recycling Centre that will have available capacity for these flows.  
5.1.3 The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991.  
5.1.4 The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to the sewer seen as a last option. The Flood Risk Assessment and Outline Sustainable Drainage Strategy submitted with the planning application relevant to Anglian Water states that to provide betterment on the current surface water discharge arrangements the site will be calculated as a 1 in 1 year greenfield rate which Anglian Water welcome this approach, however, there is no evidence of the existing connections submitted with the application and what the current discharge rates are and there is no evidence that site drainage is unrestricted. It is also noted that the discharge rate as Soil type 1 is being calculated as a soil type 4 in order to increase the discharge rate to 5l/s however there is no evidence of the ground investigations being carried out to demonstrate the soil type therefore on the basis the 5l/s discharge rate is considered to be excessive for a site of this size. Therefore, a condition should be applied if permission is granted to require a surface water drainage strategy.

## 5.2 **Cadent Gas**

5.2.1 No comments.

## 5.3 **Grantham Civic Society**

5.3.1 The current proposals replace the earlier proposals which were opposed, and the planning application refused. The Society notes that the Applicant has taken on board a number of concerns and has submitted a detailed and comprehensive Built Heritage Impact Assessment and a more informative Design, Access and Planning Statement.

5.3.2 The GCS supports the retention of the eastern part of the school in the close proximity to St. John's Church but notes the redundant nature and the poor condition of the surviving western school buildings. We request condition that if the remainder of the school buildings are to be demolished, detailed plans of those structures to be demolished are made and retained with Lincolnshire Archives together with a photographic record. Additionally, we specifically request that the former notice boards are retained and displayed where possible in any communal areas. We also ask that the outstanding issues made by the Conservation Officer are addressed.

5.3.3 Whilst the GCS notes the comments that "the application site is in a highly sustainable location where future residents will be able to access the facilities and services in Grantham Town Centre, without the need to use a car", the GCS is most concerned that there is likely to be insufficient parking on site (namely 20 parking bays for 60 dwellings). GCS had voiced this point in respect of the earlier application and had suggested dialogue with those involved in the adjacent car parks. The comments from National Highways indicate their opposition to this. The GCS requests that the inadequacy of parking at this end of the town is addressed.

## 5.4 **Grantham Town Council**

### Consolidated comments

5.4.1 Objection

5.4.2 There remains potential for the site to be used for retail purposes

5.4.3 The number of proposed apartments is a concern due to the shortage of parking.

## 5.5 **Heritage Lincolnshire**

5.5.1 No objection subject to conditions.

5.5.2 The proposed site lies to the west of the centre of Grantham, close to the railway station and opposite the Grade II Listed Church of St. John the Evangelist, built 1840-41. A number of former works and factories dating from the post-medieval period are recorded in the surrounding area.

5.5.3 A Church of England School is recorded in Spittlegate, which dates the school's foundation to the early 1840s.

5.5.4 Former school buildings are a significant part of our historic environment. New uses frequently alter the original fabric and character of the building, and it is beneficial to create a record of the structure before alteration or demolition.

5.5.5 Therefore, a Scheme of Archaeological Works should be commissioned to enable the historic assets within the site to be recorded prior to their alteration / destruction.

5.6 **Historic England**

5.6.1 No comments to make.

5.7 **Lincolnshire County Council (Education)**

5.7.1 No comments received.

5.8 **Lincolnshire County Council (Highways & SuDS)**

5.8.1 Additional information required.

5.8.2 A Parking Statement is required; the aim of the statement is to ensure enough parking is available for the proposed use without overspill or obstruction of the public highway.

5.8.3 A full drainage strategy needs to be provided.

5.8.4 A Section 106 contribution of £10,000 will be required towards the Grantham Transport Strategy.

5.9 **Lincolnshire Fire & Rescue**

5.9.1 No comments received.

5.10 **Lincolnshire Police Crime Prevention Officer**

5.10.1 No objections

5.11 **Lincolnshire Wildlife Trust**

5.11.1 No comments received.

5.12 **LNER**

Consolidated comments

5.12.1 Objection.

5.12.2 The Developer should be required to resurface any damage to Station Road East.

5.12.3 There is insufficient parking to serve the development.

5.12.4 LNER would request Section 106 funding towards improvements to access to the station, a contribution of funding towards maintaining Station Road East, and funding for improved wayfinding for the station.

5.12.5 No consultation has been undertaken with LNER despite their operational railway site being close to the development.

5.12.6 The planning application includes an assumption that the developers and subsequent residents will be able to use land held under a 99 year lease by LNER, this hasn't been agreed.

5.13 **NHS Lincolnshire Integrated Care Board**

5.13.1 Section 106 contribution requested.

5.13.2 £32,670.00 requested towards expanding capacity within the K2 Healthcare Grantham and Rural Primary Care Network.

5.14 **SKDC Conservation Officer**

Consolidated comments

5.14.1 Objection.

5.14.2 The distinctive former Spittalgate School (also Old School House) on the site has been designated as a non-designated heritage asset (MLI126761). The buildings complex is described a main building to the east, made of red brick in a Flemish bond with ashlar string courses, window arches, and other details, and a steeply pitched roof of slate. The building plan is symmetrical, likely with one half being used as a boy's school and the other half for girls with separate entrances and playgrounds for each. A further school building was built to the west in around 1886 as an infant's school, in matching material and style. Cartographic evidence shows a small structure in the centre of the site, which has long since been removed. As this building is a non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

5.14.3 Following previous comments, a site appraisal for the viability of two other options for the development, as well as updated drawings have been provided. I agree with the comments provided by the Urban Design Officer in regards to the viability, assessing a higher density approach which retains more fabric versus the current proposal of lower density with communal area, but less historic fabric.

5.14.4 If the current proposal is to be accepted, the material and design should be of high quality, with the brickwork matching the school building as well as the general streetscape. The terrace design would fit in well within the wider streetscape and adjustments have been made to present a street frontage towards Launder Terrace and Station Road. The provision of a communal garden space is a positive feature that adds to the design. The windows of Block C have been adjusted in scale to be more proportional to a Victorian terrace frontage. The stylistic differences between the road facing elevations and courtyard elevations would be in keeping with the terrace design, where the back elevations would often be more modest in appearance, compared with the decorative front elevations.

5.14.5 As previously noted, the window and door lintels and cills should take inspiration from the existing building, as well as the surrounding terraced buildings. If structures are to be demolished, material and decorative features should be reused. The gable ends of the existing buildings present interesting features such as the three pointed arch detailing and vertical herringbone pattern with three air vent slits above, stained glass window as well as various protruding brickwork patterns. There are thus many features that can be picked up and replicated or reused within the new design. Different styles of dormers could also be utilised to provide a more piecemeal appearance.

5.14.6 There is a strong opportunity to maintain the character, appearance and identify of the heritage asset with good materials and complimentary detailing. The existing buildings have the opportunity to create a positive impact on the important gateway to and from the rest of the town from Grantham Railway Station through a heritage-led approach to regeneration.

5.14.7 Any structures to be demolished should be recorded to a Level 3 as defined by Historic England prior to any works being undertaken.

5.14.8 I would advise that there is still heritage concerns with the design provided. The Old School is considered a non-designated heritage asset and as such retains local significance. The proposed demolition would result in a substantial level of impact upon this building, as a high percentage of the building will be lost. The applicant should demonstrate how material could be retained and features incorporated into the new buildings.

## 5.15 **SKDC Environmental Protection**

5.15.1 No objection subject to conditions.

## 5.16 **SKDC Planning Policy Officer – Affordable Housing**

5.16.1 No comments received.

## 5.17 **SKDC Urban Design Officer**

### Initial comments

5.17.1 Objection.

5.17.2 Unfortunately, despite amendments, the original primary concerns and the reasons for refusal still remain – these being part demolition of the building being unjustified and the character and identity having been lost (even if the new buildings are no longer attached to the retained) – with the new build elements not of sufficient design quality.

5.17.3 This is a prime site next to the train station and requires a high quality proposal. Any scheme for the site should aim to meet the following design principles:

- Be polite to the original building – retention of them and sensitive scale, massing, height, building line, materials and detailing of any new elements.
- Embrace the spirit of the Old School House and create a bespoke scheme in response to it.
- Allow the Old School House to be the dominant and most prominent feature on the site.
- The site and context requires a bespoke scheme rather than a standardised approach.

5.17.4 Some of the new elevations are an improvement on previous versions with North Block B facing Launder Terrace moving closer to a contemporary take on the Victorian terrace and possessing a more familiar Victorian rhythm and proportions, along with front doors to the street. Unfortunately, this is not sufficient to overcome the major issues that still remain.

### Revised comments

5.17.5 Viability testing is based on two options – it is not to say that there are not more options – given the location the density could be higher, although this would require a more apartment block style approach, and the negative impacts of this would be less amenity space and parking.

5.17.6 In reviewing the overall approach, it can be noted that there are benefits of the current proposals, in that there is an internal garden, a parking area and we have units in scale and proportion (subject to detailing and materials) that are broadly in keeping with Victorian terraces. A higher density scheme would lose some of these features but would provide an option for retaining more of the original building. As such, it requires a judgement of the balance of retaining the original building versus providing adequate amenity space and parking.

5.17.7 The new build elevations are now looking much more like Victorian terraces – the windows will need to be set back into the reveal to create the impression of an opening in proportion to the Victorian ones adjacent or the window needs to be filled completely with glazing and the lower infill removed. The detailing needs to be of a high quality and the bricks and other

materials need to be of high quality and sit well with the surrounding terraces and original school building.

#### 5.18 **Network Rail**

5.18.1 No objections in principle to the scheme. However, during construction and operation of the scheme, we would want to ensure that vehicles do not block or obstruct access to Grantham Railway Station and its operations.

### **6 Representations as a Result of Publicity**

6.1 The application has been advertised in accordance with the Council's Statement of Community Involvement and letters of representation have been received from 3 interested parties; all of whom have raised formal objections. The material considerations raised within the representations can be summarised as follows:

#### (1) Principle of Development

- Support the reuse of the building

#### (2) Impact on neighbouring amenity

- The increased scale of the development will reduce natural light for nearby properties.

#### (3) Access, Highways and Parking

- Insufficient parking for the quantum of development

#### (4) Impact on heritage assets

- The existing building is a historic landmark that should be preserved in its current form.

### **7 Evaluation**

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority (LPA) makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. The Council adopted the South Kesteven Local Plan 2011-2036 on 30 January 2020, and this forms the Development Plan for the District and is the basis for decision-making for the current application.

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

7.3 The policies and provisions set out in the National Planning Policy Framework (NPPF) ("the Framework") (Published December 2024) are also a relevant material consideration in the determination of planning applications.

7.4 It is also appreciated that the Local Planning Authority are also in the process of conducting a Local Plan Review. The Regulation 18 consultation on the draft Plan was carried out between February and April 2024. At this stage, the policies contained within the draft Plan can be attributed very limited weight in the determination of planning applications. However, the updated evidence base published alongside the Plan Review is a material consideration and must be taken into account in the determination of planning applications.

7.5 As referenced above, the current application is a revised submission of the previously refused application for a development of the same description (Ref: S23/0882), which was

refused by the LPA in August 2023. The previous application was refused for reasons relating to (i) the impact of the development on the character and appearance of the area and the amenity of future occupants of the development (ii) the harm to the Old School House as a non-designated heritage asset (iii) the absence of a biodiversity net gain; and (iv) the absence of a Section 106 Agreement to secure necessary infrastructure improvements and affordable housing. In this respect, the LPA's assessment of the previous application remains a relevant material consideration, subject to appropriate consideration of any material changes to the proposed development or policy in the intervening period.

## 7.6 Principle of Development

7.6.1 It is appreciated that public representations received on the application have indicated support for the principle of reuse of the site. However, it is also noted that Grantham Town Council have objected to the application on the basis that the site retains potential for employment generating uses or retail uses.

7.6.2 As discussed above, it is important to note that the previous application was not refused for any reasons relating to the principle of development on the site. It is Officers' assessment that there has been no material change in circumstances, which would justify reaching an alternative assessment on this matter.

7.6.3 Notwithstanding this, the application site comprises the former old school building and more modern workshop and office building, which have been utilised for a range of commercial purposes following the closure of the school. As such, the site falls to be defined as previously developed land. Furthermore, it is also acknowledged that the site is positioned within the established built-up area of Grantham; situated between Station Road East and Launder Terrace and, therefore, redevelopment of the site would not extend the pattern of development beyond the existing limits of the town in any direction.

7.6.4 Taking the above into account, redevelopment of the site would be in accordance with criteria (a), (b) and (d) of Policy SP3, and would be in accordance with the principles of the overall spatial strategy for the District, which seeks to focus growth on Grantham and encourages the use of previously developed land. With regards to criteria (c) and (e) of Policy SP3, these matters fall to be discussed against the relevant material design considerations, which are discussed in further detail below.

7.6.5 In respect of the proposed redevelopment of the site for residential purposes, the application site is identified as a Protected Employment Site (Site Ref: EMP-G22) under Policy E4 of the Local Plan. This policy states that identified employment sites will be protected to ensure the continued provision of locally important employment opportunities, and appropriate proposals for B1, B2 and / or B8 uses, as well as other employment generating uses outside of Use Class B will be supported, subject to consideration of the site-specific impacts.

7.6.6 Notwithstanding this, Policy E6 (Loss of Employment Land and Buildings to Non-Employment Uses) establishes a permissive approach to the potential loss of allocated employment sites to non-employment uses. It states that the Council will seek to retain and enhance existing areas of employment use, unless it can be demonstrated that:

- (a) The site is vacant and no longer appropriate or viable as an employment site – this may include the need for effective, robust and proportionate marketing of the land and buildings to be undertaken; or
- (b) Redevelopment would maintain the scale of employment opportunities on the site, or would deliver wider benefits, including regenerating vacant or underutilised land; or

- (c) The alternative use would not be detrimental to the overall supply and quality of employment land within the District; or
- (d) The alternative use would resolve existing conflicts between land uses.

7.6.7 The application has been accompanied by a Design, Access and Planning Statement (The Planning Hub), which sets out the following assessment against the above criteria:

- The site has accommodated several failed business uses over the years, resulting in the buildings becoming vacant, poorly maintained and unviable for new business ventures. Despite being advertised for sale as a commercial / business venture, there was no interest in the site for a new business.
- The overall allocation measures 0.4ha and, with another small site in Stamford, is the smallest of the 40 employment allocations across the District, which total some 363.34ha. The allocation is only 0.11% of the total employment allocation for the District.
- The commercial or business use of the site could give rise to conflicts with the residential uses of the land to the west and north of the site, whereas residential use of the site would accord with the prevailing residential land uses and would be appropriate within this location.

7.6.8 It is appreciated that the application site has been marketed for sale by Savills, and the Applicant has indicated that this has not generated any interest in retained commercial / employment use of the site. Whilst, Grantham Town Council have indicated that the site could continue to be used for retail provision, there has been no evidence supplied to demonstrate viable interest in using the site in this manner. However, limited evidence has been provided in respect of this marketing process in order to verify the information provided and demonstrate compliance with criteria (a).

7.6.9 Notwithstanding this, Officers note that the Employment Land Study (2024) published alongside the Local Plan Review concludes that the site is not suitable for employment land uses, and therefore is not considered to be viable. As such, the Employment Land Study recommends the removal of the allocation as part of the forthcoming Local Plan Review.

7.6.10 Similarly, Officers accept that the application site comprises a very small proportion of the overall supply of employment land within the District and identified within the Local Plan. As such, it is Officers' assessment that removal of the application site from employment uses would not have an unacceptable impact on the availability and quality of employment land within the District, and therefore, the application scheme would accord with criteria (c) of Policy E6.

7.6.11 Furthermore, the application proposals would result in the provision of 60 dwellings within a sustainable location for growth within the District and would provide a substantial contribution towards the Council's housing land supply. The Council's most recent published Annual Position Statement 2023 confirmed that the Local Planning Authority could demonstrate a 5.01 year housing land supply until 31<sup>st</sup> October 2024. The Council have not published a further Annual Position Statement and it is acknowledged that the revised National Planning Policy Framework (December 2024) has subsequently increased the Council's housing requirements from 650 dwellings per annum to 895 dwellings per annum. In this context, it is the Case Officer's assessment that the provision of additional housing is a significant benefit that should be attributed substantial weight.

7.6.12 Taking all of the above into account, it is Officers assessment that the proposed redevelopment of the site for residential purposes would be in accordance with the overall spatial strategy for the District, as set out in Policy SP1, SP2, SP3 and E6 of the adopted Local Plan, and Section 5 and 6 of the NPPF, when taken as a whole. Consequently, the application proposals are acceptable in principle, subject to material considerations. These matters are assessed in detail below.

## 7.7 Meeting All Housing Needs

7.7.1 Local Plan Policy H2 (Affordable Housing Contributions) seeks to meet the needs for affordable housing within the District by requiring all major residential proposals to provide affordable housing. Within the main built-up area of Grantham, the policy requires the provision of 20% affordable housing. The only exceptions to this are brownfield development sites across the District, and in such cases, a site specific viability assessment is required, and the Council will consider alternative options to deliver a range of affordable and intermediate products, and an overage clause will be included to cover any deficit in provision. This must be justified through clear evidence set out in a viability assessment, which the Council will have independently assessed.

7.7.2 The National Planning Practice Guidance (PPG) advises on viability and how it should be assessed, including benchmark land values, which advises that viability assessment should be:

- Based upon existing use value
- Allow for a premium to landowners (including equity resulting from those building their own homes)
- Reflect the implications or abnormal costs, site specific infrastructure costs and professional site fees.

7.7.3 In respect of the above, the application submission has been accompanied by a Financial Viability Assessment (Intali Property Strategy) (July 2024), which concludes that the scheme cannot support any affordable housing or infrastructure contributions without undermining the viability of the development.

7.7.4 The Applicant's Viability Assessment has been independently reviewed on behalf of the Council by CP Viability Ltd. The conclusions of this review were that there is reasonable evidence to confirm that the scheme cannot support affordable housing and Section 106 obligations without undermining the delivery of the project.

7.7.5 Taking the above into account, the application proposals are considered to accord with Policy H2 of the adopted Local Plan.

7.7.6 In terms of mix of property types and sizes to be provided across the development, Policy H4 (Meeting All Housing Needs) requires all major proposals for residential development to provide an appropriate type and size of dwellings to meet the needs of current and future households in the District.

7.7.7 In this respect, the 2023 Local Housing Needs Assessment advises the following housing mix should be provided for the period to 2041:

Number of bedrooms	Market	Affordable Ownership	Affordable Rent
<b>1 bedroom</b>	1% – 5%	10% - 15%	30% to 35%
<b>2 bedrooms</b>	30% – 35%	40% - 45%	45% to 50%
<b>3 bedrooms</b>	45% - 50%	30% - 35%	20% to 25%
<b>4 bedrooms</b>	10% - 15%	5% - 10%	1% to 5%
<b>5+ bedrooms</b>	1% - 5%	1 to 5%	

7.7.8 The application proposals would provide 60(no) 2-bed apartments, and whilst the application proposals do not provide a mix of property types and sizes, it would provide a contribution towards meeting the need for smaller properties within the District as a whole.

7.7.9 Furthermore, it is noted that Policy H4 includes a requirement for 10% of all dwellings on major residential developments to be provided to the standards of Part M4(2) of Building Regulations. The current application does not provide any details in relation to the delivery of this policy requirement. However, it is Officers assessment that these details could be secured through planning conditions, in the event that the application was considered to be acceptable in all other respects.

7.7.10 Taking the above into account, it is concluded that subject to conditions, the application proposals would be in accordance with Policy H2 and H4 of the adopted Local Plan, and Section 5 of the National Planning Policy Framework.

## 7.8 Design Quality and Visual Impact

7.8.1 As previously identified, the application proposals would involve the redevelopment of a brownfield site, which is currently occupied by former school buildings and a modern workshop and office buildings that are in various stages of disrepair. As such, a sympathetic redevelopment of the site has the potential enhance the positive features of the site and provide in an overall improvement to the streetscene.

7.8.2 The application site falls within Character Area 03D of the Grantham Townscape Assessment, which identifies the existing built form is defined by the following:

- Terraced housing and industrial survivals (including station environs, part of the Victorian (some mid-Victorian) and Edwardian southern expansion of the town).
- Late 19<sup>th</sup> and early 20<sup>th</sup> century artisan terraced housing, part of the significant urban extension of the town in this period. A valuable survival of malthouses and associated buildings and an important Victorian church.
- Mostly regular plots of terraced housing, narrow rear gardens and larger survival of outbuildings in rear gardens. Some larger floorplates, mostly traditional buildings interspersed.
- Mostly red brick, although gault and brown bricks are also seen. Ancaster stone for the Church of St. John, some render and cladding seen to terraces. Roofs, mostly modern concrete interlocking tiles (replacing natural slate), red brick chimneys.

- There is a marked hierarchy in the terracing. Sub area 03D contains the earliest terraces from the 1850s onwards. These are also the most compact in footprint and plot. Being artisan houses, probably built soon after the railway was constructed, they are the simplest in design. They have narrow flush fronts without bay windows, situated to the back edge of the pavement. Nevertheless, window proportions follow the usual Victorian sash layout. Few original doors remain, but the simple four panel type would be likely. Lintels are simple, rectangular blocks and the flush eaves to the relatively low pitched roofs consist of basic brick detail.

7.8.3 Furthermore, the Townscape Assessment outlines the following key design principles for future development within this area:

- New buildings shall maintain and reinstate the strong building line with, wherever possible, active frontages.
- Maintain the predominant two-storey scale
- Introducing street trees and tree planting throughout the area would be of great benefit.
- Retain identified heritage assets as they form a key part of the identity of this part of the town
- Converted buildings should consider the use of colour to emphasise their regeneration and celebrate key buildings within the townscape.
- More sympathetic re-use of the former school buildings to Station Road.

7.8.4 As identified, it is noted that the previous application was refused for reasons relating to the design quality and visual impact; in particular, it was concluded that the scale and layout of the development resulted in a scheme which did not reflect the character and appearance of the existing streetscene and created the impression of an excluded community.

7.9 The current application has sought to address the previous reasons for refusal by including the following key amendments:

- Block C has been set back from Launder Terrace and the existing railing is to be retained.
- External doors have been added to all street-facing elevations.
- The 3-storey blocks now include a stepped eaves and ridge height.
- The 3-storey blocks have been set back from the retained school building, but connected by a recessed link.
- Window designs have been amended to feature modern and dormer windows.

7.9.1 The Council's Urban Design Officer has been consulted on the application proposals and has acknowledged that the aforementioned revisions represent an improvement to the design compared to the previously refused scheme. In addition, they have also acknowledged that the design quality of the new build proposals has also now substantially improved, and more reflective of a traditional Victorian terrace, subject to further details relating to large scale details for windows and appropriate materials. In the event that the application was deemed to be acceptable in all other respects, these matters can be secured as pre-commencement conditions.

7.9.2 However, the Urban Design Officer continues to query whether the amount of level of demolition proposed for the existing buildings on the site is justified, and retains concerns that the new build element steps forward of the building line of the retained Old School Building and the footprint of the buildings to be demolished, such that the new build element does not appropriately respect the character of the Old School House. With regards to justification for the level of demolition proposed, this matter is discussed in further detail below.

7.9.3 Taking the above into account, it is the Case Officers' assessment that, on balance, the application proposals would provide an acceptable appearance, layout and scale which would ensure that the development scheme integrates positively with the character and appearance of the surrounding built form, such that it appropriately addresses the previous reason for refusal relating to the impact on the character of the area. Consequently, it is the Case Officers' position that the application scheme would accord with Policy DE1 and EN1 of the adopted South Kesteven Local Plan, the adopted Design Guidelines SPD, and Section 12 of the Framework; although appropriate conditions relating to large scale details and materials are proposed to ensure that the scheme achieves a high quality finish commensurate for the site's context.

## 7.10 Impact on heritage assets

7.10.1 As identified above, the application site is located immediately adjacent to the Grade II Listed St. John the Evangelist and, as a result of their local historic and architectural significance, the former school buildings within the site are deemed to be a non-designated heritage asset.

7.10.2 In respect of the above, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to have special regard for the desirability of preserving listed buildings and their settings or have any special architectural or historic interest which it possesses. It is important to note that these statutory obligations apply to designated listed buildings only and are not applicable to non-designated buildings such as the Old School House.

7.10.3 Policy EN6 (The Historic Environment) is the primary development plan policy through which the Council exercises its statutory functions. This policy states 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. Development that is likely to cause harm to the significance of a heritage asset or its setting will only be granted planning permission where the public benefits of the proposal outweigh the potential harm.

7.10.4 With regards to the potential impact of the proposed development on the setting of St. John the Evangelist Church, Historic England have been consulted on the proposals and have raised no objections. Similarly, the Council's Conservation Officer has also raised no objections in this respect. As such, the application proposals would accord with Policy EN6 of the Local Plan and Section 66 of the Act 1990 with regards to the potential impact of the development on the nearby Grade II Listed Church.

7.10.5 With respect to the impact of the proposed development on the former Old School House buildings, which are defined as a non-designated heritage asset, the application proposals would result in the demolition of the former Infant School House and replacement with a 3-storey apartment block, whilst the Primary School House to the east of the site would be retained and converted to form 6 (no) apartments.

7.10.6 As referenced previously, it is acknowledged that the previous application was refused for reasons relating to the harm to the Old School House as a non-designated heritage asset. In particular, it was concluded that demolition of the former Infant School house was unjustified, and that the inappropriate scale and attachment of the new buildings would result in the loss of the character and identity of the retained Primary School house. On that occasion, the public benefits of the proposal were not considered to outweigh the harm caused.

7.10.7 As identified, it is appreciated that the application proposals have been revised with a view to addressing the previous reasons for refusal. Notwithstanding this, the application proposals still entail the demolition of the Infants School house and would continue to be connected to the retained Primary School house, albeit the link between the buildings has now been recessed.

7.10.8 With regards to the above, it is noted that representations received on the application have raised objection to the proposal on the basis of the loss of the historic built form.

7.10.9 The application has been accompanied by a Built Heritage Impact Assessment (Marrons) (July 2024), which identifies the following:

- Through partial demolition, the proposed development will bring about a moderate degree of harm to the non-designated heritage asset of the former Spittalgate School.
- The site lies in the setting of the Grade II Listed building of the Church of St. John the Evangelist and the proposed development will have a neutral impact upon its setting and significance.
- The design of the proposed development is well-conceived around the inherent constraints of the site and responds well to the established character of the surrounding area.
- In bringing about a neutral impact to the Grade II Listed building of the Church of St. John the Evangelist, the proposed development satisfies the statutory objectives of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Paragraph 195 of the NPPF alongside Policy EN6 of the South Kesteven Local Plan.
- The moderate degree of harm arising from the partial demolition of the non-designated heritage asset of the former Spittalgate School is primarily justified by the inherent challenges of viably developing the building and site. The impact should be weighed in the planning balance according to Paragraph 209 of the NPPF, taking a balanced judgement with regard to the scale of any harm or loss and the significance of the heritage asset.

7.10.10 Grantham Civic Society have been consulted on the application proposals and have confirmed their support for the retention of the eastern end of the school buildings. They have raised no objections to the proposed demolition of the former Infant Hall, subject to the completion of a photograph and measured building survey prior to its demolition, and the retention of the name boards within communal areas of the development. These matters could be appropriately conditioned in the event that the development would be acceptable in all other respects.

7.10.11 The Council's Conservation Officer has been consulted on the application and has raised concerns in relation to the proposed development. As part of their initial comments, they raised concerns in relation to the attachment of the new build 3-storey elements to the

retained Old School House, as well as concerns that the proposed fenestration and detailing of the new buildings would fail to appropriately respect the character of the streetscape and would detract from the significance of the retained school building. Following amendments to the application, the Conservation Officer has acknowledged that the scheme proposed is an improvement in comparison to the design of the previously refused development. However, they remained concerned that the material and design of the new build element does not respect the character of the streetscape and the significance of the building. In particular, they have advised that material salvaged from the demolition of the Infant School Building and decorative features from these buildings should be re-used as part of the new built elements of the scheme. As set out above, it is the Case Officer's assessment that these matters can be appropriately secured through planning conditions. In view of the importance of these matters to the acceptability of the overall development, it is proposed to secure further information in relation to the large scale details as a pre-commencement condition, whilst matters relating to the use of salvaged material will need to be submitted following demolition of the buildings, but prior to the commencement of any construction of the new build structures.

7.10.12 Notwithstanding this, the proposed development would entail the demolition of the Infant School House, it is concluded that the level of demolition proposed would result in substantial harm to the significance of the Old School House as a non-designated heritage asset.

7.10.13 In relation to the above, the Applicant has provided details of two options tested for the alternative development of the site, which sought to retain larger proportions of the former school buildings. The accompanying Financial Viability Appraisal demonstrates that these two options would not be viable to deliver. On that basis, these options have been discounted and the Applicant has stated that the current application proposals represent the optimal viable development scheme which balances the maximum level of retention of the former school buildings possible alongside the need to deliver a minimum quantum of dwellings to ensure that the development is viable.

7.10.14 In this regard, Officers accept that the two options presented are unviable. However, the Urban Design Officer and Conservation Officer have suggested that there are alternative options, which have not been considered by the Applicant which may allow for the retention of the existing buildings in full, alongside a higher density new build element. Notwithstanding this, the Urban Design Officer and Conservation Officer note that such an alternative would be unlikely to provide the outdoor amenity space and parking included within the current application, which are also deemed to be positive elements of the current scheme, and as such a balanced view is required.

7.10.15 In connection with this, Officers acknowledge that Part 11: Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) permit the demolition of buildings, subject to an application being submitted to the LPA for determination as to whether details are required as to the method of demolition and any proposed restoration of the site. In assessing the weight to be attributed to this fallback position, it is Officers' assessment that there remains limited evidence that these rights would be exercised, and therefore, limited weight is attributed to this fallback position.

7.10.16 Nonetheless, it is the Case Officer's assessment, that on balance, the application proposals represent the optimal viable use of the application site having regard to the public benefits associated with the provision of additional housing, the quality of the existing buildings, the

quantum of development required to viably redevelop the site, and the benefits of providing communal outdoor amenity space and parking to serve future occupants of the site.

7.10.17 Paragraph 215 of the Framework identifies “The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”.

7.10.18 The proposed development scheme would result in substantial demolition of the Infant School House, and the attachment of the new built form to the retained Old School House, which would result in substantial harm to the significance of these non-designated heritage assets. As set out above, it is the Case Officer’s assessment that, on balance, the level of demolition proposed has been justified as the minimum required to allow for the viable re-development of the site.

7.10.19 Furthermore, the application proposals would result in the provision of 60 dwellings within a sustainable location for growth within the District and would provide a substantial contribution towards the Council’s housing land supply. The Council’s most recent published Annual Position Statement 2023 confirmed that the Local Planning Authority could demonstrate a 5.01 year housing land supply until 31<sup>st</sup> October 2024. The Council have not published a further Annual Position Statement, and it is acknowledged that the revised National Planning Policy Framework (December 2024) has subsequently increased the Council’s housing requirements from 650 dwellings per annum to 895 dwellings per annum. In this context, it is the Case Officer’s assessment that the provision of additional housing is a significant benefit that should be attributed substantial weight.

7.10.20 In addition, the proposals would also generate economic benefits associated with the construction of the proposed development, and the potential for increased patronage of local services and facilities by future occupants of the proposed development, which may increase the vitality of these services.

7.10.21 Taking the above into account, It is Officers’ assessment that the public benefits associated with the provision of 60 dwellings within the main built-up area of Grantham would outweigh the substantial harm caused to the significance of the non-designated former school buildings that would result from the demolition of the former Infant School House. As such, the application proposals accord with Policy EN6 of the adopted Local Plan and Section 16 of the Framework, subject to conditions relating to large scale details and the use of salvaged material.

## 7.11 Impact on neighbouring amenity

7.11.1 In respect of the effect of the development on amenity, it is noted that representations received have raised objections due to concerns about the scale of the proposed development, and the implications that this will have on the availability of natural light serving nearby dwellings.

7.11.2 In assessing the proposed development against the Design Guidelines SPD (Adopted November 2021), it is noted that the back-to-back separation distance between the proposed 3-storey blocks (Block A and Block B) would measure approximately 20 metres, which falls short of the standards included within the SPD in relation to providing adequate privacy. However, it is appreciated that future occupants of the development would be aware of the inter-relationship between the proposed apartment blocks and would need to satisfy

themselves that the proposed arrangements would provide them with an adequate standard of amenity. Furthermore, having regard to the orientation of the site and the proposed floorplans and layout, it is Officers' assessment that all dwellings would receive an appropriate level of natural light during the course of the day.

- 7.11.3 With regards to the potential impact of the proposed development on the residential amenity of existing properties on Launder Terrace, it is noted that the proposed development would be immediately adjacent to an existing residential property on the western boundary of the site (23 Launder Terrace). In this case, it is noted that the existing property has a blank elevation abutting the site, and similarly, there are no windows proposed in the side / western elevation of Proposed Block C. As such, the application scheme would not give rise to any unacceptable impact in terms of overlooking. Furthermore, the proposed development would be set back from the established building line to the west and, therefore, would not break the 45-degree angle set out within the adopted Design Guidelines SPD.
- 7.11.4 In respect of the relationship properties on the northern side of Launder Terrace, it is noted that separation distances between the existing and proposed residential properties would fall short of the 21m distance set out within the adopted Design Guidelines SPD. However, these dwellings would be separated by a public highway and the existing footway on either side and, therefore, would benefit from a conventional relationship between dwellings within a built-up urban area.
- 7.11.5 As outlined above, the previous application was refused for reasons relating to failing to minimise the fear of crime and disorder. In particular, it was concluded that the scheme failed to include appropriate features, such as an active frontage, secure cycle storage, security lighting and boundary treatments, and would create the impression of an excluded community.
- 7.11.6 The current application has been amended to address the previous concerns through the addition of external doors to all street-facing elevations for all dwellings and external lighting has been included for the communal gardens.
- 7.11.7 The Lincolnshire Police Crime Prevention Officer has been consulted on the application scheme and has confirmed that they have no objections. As such, it is the Case Officers' assessment that the revised scheme has satisfactorily addressed the previous concerns relating to crime and the fear of crime, and there would accord with Policy DE1 in this respect.
- 7.11.8 In respect of the impacts of construction activities on the amenity of existing residential properties, it is appreciated that the application site is located within a residential setting and, therefore, there is the potential for short-term impacts on the residential amenity of existing properties as a result of noise, dust and vehicle movements associated with the demolition of the existing buildings and subsequent construction of the development. IN view of the above, in the event that the application was deemed to be acceptable in all other respects, conditions would be imposed to require the submission and approval of a Demolition and Construction Management Plan and Method Statement prior to the commencement of development, in order to mitigate these potential impacts.
- 7.11.9 Taking the above into account, subject to the imposition conditions, it is Officers' assessment that the application proposals would not have any unacceptable adverse impacts on the amenity of neighbouring properties and would provide an appropriate level of amenity for future occupants. As such, the application would accord with Policy DE1 and

EN4 of the adopted Local Plan, and Section 12 of the National Planning Policy Framework, in respect of residential amenity considerations.

## 7.12 **Open Space Provision**

7.12.1 With regards to the open space standards set out within Policy OS1 of the adopted Local Plan, it is Officers' assessment that the application site benefits from suitable access to informal / natural green space, and children's and young persons play equipment within the surrounding area. The site is located within close proximity to Dysart Park, which can be accessed by pedestrian via a walk along the River Witham. It is Officers' assessment that the application proposals would not give rise to any requirements to increase the supply of equipped play space in the local area.

7.12.2 In addition, the application site itself does include the provision of a communal garden area to serve the future occupants of the proposed development.

7.12.3 Taking the above into account, it is considered that the application site benefits from appropriate access to existing open space provision and would not generate a level of demand for open space that requires additional facilities. As such, the application proposals accord with Policy OS1 of the adopted Local Plan and Section 8 of the Framework.

## 7.13 **Access, Parking and Highways Impact**

7.13.1 It is noted that public representations have raised objections to the application proposals on the basis that they do not provide adequate parking provision within the site, and this would result in residents being required to park on the surrounding streets to the detriment of highways safety and the amenity of nearby residents. These concerns have also been raised by Grantham Civic Society, Grantham Town Council and LNER.

7.13.2 In respect of the above, Lincolnshire County Council (as Local Highways Authority) have been consulted on the application proposals and have not raised any formal objections. In commenting on the application scheme, they have identified a requirement for further information and have requested the submission of a Parking Statement to ensure that sufficient parking is available to serve the development.

7.13.3 The Applicant has subsequently submitted a Parking Assessment (Capricorn Transport Planning) (December 2024), which identifies the following:

- The site is located within a 400m walking distance from the heart of Grantham Town Centre and as such has excellent access to the full range of retail, commercial and community facilities that it offers. It is also within a comfortable walking distance of a range of education and employment opportunities.
- The site is within less than 400m walking distance of Grantham's main bus and railway station, where the fullest possible range of public transport services are available to local and longer distance travel destinations.
- The site is well located for cycling, with suitable terrain and access to the entire Grantham Urban Area within 5km. The National Cycle Network provides a traffic free route from north to south within Grantham and can be accessed within a short distance of the site.
- The development would therefore be highly accessible using active travel and public transport modes of travel to reach a full range of activities and opportunities. As such,

these modes would cater for many of the trips generated by the scheme, which is therefore ideally located for residents without cars.

- 7.13.4 Lincolnshire County Council (as Local Highways Authority) have not provided any further comments following receipt of the Parking Assessment.
- 7.13.5 Notwithstanding the above, as part of other, recent major residential development schemes within the main built-up area of Grantham, LCC Highways have indicated that dedicated parking provision is not necessary due to residents benefitting from access to local services and facilities via sustainable methods of travel. As such, it is the Case Officers' assessment that the level of parking provided would be acceptable when viewed in the context of recently approved development schemes within the town.
- 7.13.6 Furthermore, in respect of the proposed access arrangements, it is noted that the application proposals would utilise the existing access into the site via Station Road East. The existing access has previously been used to serve the site as a former school, as well as the more recent commercial activities. It is the Case Officers' assessment that the proposed development of the site for 60 apartments would result in an increase in the number of vehicles accessing the site but would be unlikely to fundamentally alter the nature / size of vehicles using the site. The comments received from Lincolnshire County Council (as Local Highways Authority) have not indicated any concerns in respect of the safety of the proposed access arrangements.
- 7.13.7 The Local Highways Authority have requested a £10,000 financial contribution towards delivering the objectives of the Grantham Transport Strategy and have also requested conditions for the provision of tactile crossing points. Similarly, LNER have requested Section 106 funding towards maintaining Station Road East, and improving access and signage to the train station.
- 7.13.8 At the time of writing, it is Officers assessment that there is currently insufficient evidence to demonstrate that the requested financial contributions would meet the legal tests set out in the CIL Regulations and National Planning Policy Framework. In particular, it is unclear that how the requested contributions have been calculated, the schemes that they would be required to deliver, and how these schemes are necessary to make the development acceptable. In this respect, it is understood that the financial contribution is intended to improve pedestrian and cycle access to the site. However, clarification has been sought from LCC Highways and this will be reported through the late items paper.
- 7.13.9 Notwithstanding this, as referenced above, the independent viability review has confirmed that the proposed development cannot viably support any planning obligations and, as such, it is not possible to secure the requested highways contributions.
- 7.13.10 Taking the above into account, it is the Case Officer's assessment that the application proposals would not give rise to any unacceptable adverse impacts on highways safety and / or capacity and provide an appropriate level of parking. As such, the application proposals are assessed as being in accordance with Policy ID2 of the Local Plan and Section 9 of the Framework.

#### **7.14 Flood Risk and Drainage**

- 7.14.1 In respect of matters of flood risk and drainage, it is appreciated that no representations have been received on these matters.

7.14.2 Nonetheless, the application site is located within Flood Zone 1 of the Flood Map for Planning and is also identified as being at very low risk of surface water flooding. As such, the application site is considered to present an overall low risk of flooding.

7.14.3 The application has been accompanied by a Flood Risk Assessment & Outline Sustainable Drainage Strategy (July 2024), which identifies that surface and foul water will be discharged to the existing mains sewer network.

7.14.4 In respect of the above, Anglian Water have been consulted on the application proposals and have indicated that a formal drainage strategy is required to demonstrate evidence of the existing connections from the site, the ground conditions, and therefore, the acceptable rate of discharge to the sewer network. Similarly, Lincolnshire County Council (as Lead Local Flood Authority) have also indicated that a detailed Drainage Strategy is required, which includes appropriate SuDS techniques.

7.14.5 As such, in the event that the development was deemed to be acceptable in all other respects, conditions requiring the submission of a detailed surface water drainage strategy, based on SuDS principles could be applied. Therefore, it is Officers assessment that, subject to the imposition of conditions, the application proposals would not give rise to any unacceptable risk of flooding. Consequently, the application would accord with Policy EN5 of the adopted Local Plan and Section 14 of the NPPF.

## 7.15 Biodiversity and Ecology

7.15.1 With regards to the impact of the development proposals on biodiversity and ecology, it is acknowledged that the previous application was refused due to failing to provide an appropriate biodiversity net gain or justification for why this cannot be achieved.

7.15.2 In respect of the above, the application is subject to the statutory obligation for all planning permissions to deliver a minimum 10% biodiversity net gain. The requirement to deliver this net gain is secured via a statutory pre-commencement condition attached to all permissions. The application submission includes the mandatory biodiversity metric, which confirms that the proposed development could achieve a 12.99% net gain through the provision of tree planting and modified grassland, and additional vegetation within the communal garden. However, a detailed biodiversity gain plan and Habitat Management and Monitoring Plan would be required as part of the statutory condition.

7.15.3 Furthermore, it is appreciated that the application site contains vacant buildings which are in various states of disrepair, including a number of buildings which have exposed roof trusses. Therefore, the site may provide suitable habitats to support protect species, such as roosting and commuting bats.

7.15.4 The application has been accompanied by a Preliminary Ecological Appraisal (Andrew Chick) (Dated November 2022), which identifies the following key conclusions:

- The site comprises hardstanding and is of negligible ecological value. Overall, the site is considered to be of low ecological value and the proposals are not likely to give rise to an adverse ecological impact.
- The search of all of the internal areas and the exterior of the buildings recorded no evidence of bat activity in the area. The Old School and Little School buildings are of a construction detail that is regularly utilised by roosting bats, including habitat associated with the ridge board and ridge tiles, and also with cavities behind timber features set into the internal walls. The buildings are determined to contain features

which would classify them as having medium Bat Roost Potential (BRP). However, the search of all areas has found no evidence of bat use.

- The buildings are clearly being used for nesting by species of common birds. Any future redevelopment work should ideally avoid the active nesting season. If work commences during the bird breeding season, a search for nests should be carried out before commencing work, and active nests should be protected until young fledge.

7.15.5 In connection with the above, Lincolnshire Wildlife Trust have been consulted on the application proposals and have not raised any objections. Notwithstanding this, it is noted that the submitted Preliminary Ecological Appraisal was completed 2 years ago, and therefore, the findings of the survey are no longer valid. Similarly, it is also appreciated that a number of works, including the exposure of the roofs of buildings, have been carried out at the site since the original assessment was completed. As such, in the event that the development was deemed to be acceptable in all other respects, it would be necessary for an updated Preliminary Ecological Assessment to be carried out and the results submitted to the LPA, together with a detailed scheme for ecological mitigation, including bat and bird boxes. These details would be secured as a pre-commencement condition.

7.15.6 Taking the above into account, it is Officers assessment that, subject to the imposition of conditions, the proposed development would result in a biodiversity net gain, and would not result in any unacceptable ecology impacts. As such, the proposed development would be in accordance with Policy EN2 of the adopted South Kesteven Local Plan, and Section 15 of the National Planning Policy Framework.

## 7.16 **Ground Conditions**

7.16.1 As stated previously, it is appreciated that the application site comprises of previously developed land occupied by the vacant, former Old School buildings, which have been used for commercial purposes following the closure of the school. As such, the previous uses of the site have the potential to give rise to sources of ground contamination.

7.16.2 In respect of the above, the Council's Environmental Protection Team have been consulted on the application proposals and have confirmed that they have no objections to the development, subject to the imposition of conditions requiring the submission of a Contaminated Land Assessment and Construction Management Plan.

7.16.3 As such, subject to the imposition of conditions, the proposed development would be in accordance with Policy EN4 of the adopted South Kesteven Local Plan and Section 15 of the National Planning Policy Framework.

## 7.17 **Climate Change**

7.17.1 It is noted that the Design, Access and Planning Statement which accompanies the application states "the applicant is intending on making the development as eco-friendly and energy efficient as possible in order to comply with this condition of the Local Plan. However, the application submission does not include any detailed Sustainability Assessment of the scheme, and as a result has not demonstrated how the proposed development would comply with the requirements of Policy SB1 of the Local Plan.

7.17.2 Nonetheless, it is Officers assessment that this could be appropriately addressed through the imposition of conditions requiring the submission of further details of sustainable building

measures, including the identification of electric vehicle charging points within the proposed parking area.

7.17.3 Therefore, subject to the imposition of conditions securing further details of sustainable building measures, the proposals would be in accordance with Policy SB1 of the adopted Local Plan.

## 7.18 **Impact on archaeological assets**

7.18.1 Heritage Lincolnshire (as Local Archaeological Advisors) have been consulted on the application proposals and have confirmed that they have no objections, subject to the imposition of conditions requiring the submission of a Written Scheme of Investigation, requiring the submission of a written scheme of investigation, requiring an historic building recording survey prior to the demolition and alteration of the existing buildings.

7.18.2 Similarly, Grantham Civic Society have also confirmed that they have no objection to the application proposals. However, they have also requested a photographic and measured building survey of the former school buildings, as well as the retention of the historic name boards.

7.18.3 It is Officers assessment that these matters could be appropriately addressed through the imposition of conditions. As such, subject to the imposition of pre-commencement conditions for the completion of the building survey, together with details of a scheme of mitigation to include the relocation of the historic name boards, the proposal would accord with Policy EN6 and Section 16 of the Framework in respect of archaeological matters.

## 7.19 **Infrastructure for Growth**

7.19.1 Policy ID1 (Infrastructure for Growth) states that all development proposals will be expected to demonstrate that there is, or will be, sufficient infrastructure capacity to support and meet the essential infrastructure requirements arising from the proposed development. Where financial evidence is provided that indicates the provision of infrastructure along with affordable housing and other policy requirements affects the delivery of an individual scheme the Council will consider prioritising provision.

7.19.2 In this respect, the Lincolnshire Integrated Care Board (LICB) have been consulted on the application and have confirmed that the proposed development would result in a requirement to increase capacity within the local healthcare network. As such, they have requested a Section 106 contribution of £32,670.00 to contribute towards expanding healthcare provision within the K2 Healthcare Grantham and Rural Primary Care Network.

7.19.3 In addition, Lincolnshire County Council (as Local Education Authority) have been consulted on the application and have not submitted any request for financial contributions.

7.19.4 Furthermore, Lincolnshire County Council (as Local Highways Authority) have requested financial contributions towards the implementation of the Grantham Transport Strategy. As outlined above, at the time of writing, there is currently insufficient evidence to demonstrate that the requested contributions would meet the statutory CIL Regulations. In particular, the information provided as part of the LHA's comments does not sufficiently demonstrate that the requested contributions are necessary to mitigate the impacts of the development and proportionate to the scale of development proposed.

7.19.5 In addition, the application scheme would also generate a requirement for the provision of 20% affordable housing to be provided on site.

7.19.6 However, as detailed above, the Applicant has provided a Financial Viability Assessment, which concluded that the scheme cannot support affordable housing or infrastructure contributions without undermining the viability of the development. The Viability Assessment has been the subject of independent review, and this has verified the results of the Applicant's assessment.

7.19.7 Therefore, it is concluded that the scheme cannot support any planning obligations, and as such, the application is in accordance with Policy H2 and ID1 of the adopted South Kesteven Local Plan.

## **8 Crime and Disorder**

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

## **9 Human Rights Implications**

9.1 Article 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is concluded that no relevant Article of the Act will be breached in making this decision.

## **10 Planning Balance and Conclusions**

10.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. In this respect, it is appreciated that the current application is a revised submission of application ref: S23/0882, which was refused by the Local Planning Authority in August 2023 for reasons relating to: (i) the impact of the development on the character and appearance of the area and the amenity of future occupants of the development; (ii) the harm to the Old School House as a non-designated heritage asset; (iii) the absence of a biodiversity net gain; and (iv) the absence of a Section 106 Agreement to secure necessary infrastructure improvements and affordable housing. In this respect, the LPA's assessment of the previous application remains a relevant material consideration, subject to appropriate consideration of any material changes to the proposed development or planning policy in the intervening period.

10.2 The current application has sought to address the previous reason(s) for refusal through revisions to the design of the proposed development, together with the submission of additional technical evidence. The submitted additional documentation, together with the introduction of the statutory biodiversity net gain condition, have been sufficient to overcome the reasons for refusal relating to absence of a biodiversity net gain and the absence of a Section 106 Agreement for infrastructure improvements and affordable housing.

10.3 With regards to the revisions to the design of the scheme, the Council's Urban Design Officer has confirmed that the scheme is substantially improved, and the new build elements are not more reflective of a traditional Victorian terrace. The Urban Design Officer and Conservation Officer have raised concerns that the proposed fenestration, detailing and materials would fail to respect the streetscape and the significance of the retained school house. In particular, they have advised that material salvaged from the demolition of the Infant School Building and decorative features from these buildings should be re-used as part of the new built elements of the scheme. As set out above, it is the Case Officer's assessment that these matters can be appropriately secured through planning conditions.

10.4 As such, it is the Case Officers' assessment that, on balance, the application proposals would provide an acceptable appearance, layout and scale which would ensure that the development scheme integrates positively with the character and appearance of the surrounding built form, such that it appropriately addresses the previous reason for refusal relating to the impact on the character of the area. Consequently, it is the Case Officers' position that the application scheme would accord with Policy DE1 and EN1 of the adopted South Kesteven Local Plan, the adopted Design Guidelines SPD, and Section 12 of the Framework

10.5 Notwithstanding this, the application scheme proposes the demolition of the former Infant Hall, which as a matter of principle, would result in substantial harm to the significance of this non-designated heritage asset. Whilst it is appreciated that these buildings could be demolished under the permitted development rights set out within Part 11: Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015, it is Officers' assessment that the weight to be attributed is minimal due to the limited evidence to suggest that these rights would be exercised. Nonetheless, in accordance with the requirements of Policy EN6 of the Local Plan and Paragraph 215 of the Framework, a balanced judgement is required having regard to the scale of harm or loss and the significance of the asset.

10.6 In this respect, it is the Case Officer's assessment that, on balance, the level of demolition proposed has been justified as the minimum required to all for the viable re-development of the site; having regard for the benefits of also enabling the provision of a scheme which includes on-site amenity space and vehicular parking.

10.7 Furthermore, the application proposals would result in the provision of 60 dwellings within a sustainable location for growth within the District and would provide a substantial contribution towards the Council's housing land supply. The Council's most recent published Annual Position Statement 2023 confirmed that the Local Planning Authority could demonstrate a 5.01 year housing land supply until 31<sup>st</sup> October 2024. The Council have not published a further Annual Position Statement, and it is acknowledged that the revised National Planning Policy Framework (December 2024) has subsequently increased the Council's housing requirements from 650 dwellings per annum to 895 dwellings per annum. In this context, it is the Case Officer's assessment that the provision of additional housing is a significant benefit that should be attributed substantial weight.

10.8 In addition, the proposals would also generate economic benefits associated with the construction of the proposed development, and the potential for increased patronage of local services and facilities by future occupants of the proposed development, which may increase the vitality of these services.

10.9 Taking the above into account, It is Officers' assessment that the public benefits associated with the provision of 60 dwellings within the main built-up area of Grantham would outweigh the substantial harm caused to the significance of the non-designated former school buildings that would result from the demolition of the former Infant School House. As such, the application proposals accord with Policy EN6 of the adopted Local Plan and Section 16 of the Framework, subject to conditions relating to large scale details and the use of salvaged material.

10.10 Taking all of the above into account, it is the Case Officer's assessment that the application proposals would accord with the adopted Development Plan, when taken as a whole, and

the material considerations in this case also weigh in favour of planning permission being granted; although appropriate conditions are recommended.

## **11 Recommendation**

- 11.1 To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to the proposed schedule of conditions detailed below.

## **Schedule of Condition(s)**

### **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 permission is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

### **Approved Plans**

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

- a. Proposed Block Plan (Ref: 21-107-001)
- b. Proposed Elevations Plan – Block A, B and D – Part 1 (Ref: 21-107-006/Rev A)
- c. Proposed Elevations Plan – Block A, B and D – Part 2 (Ref: 21-107-007/Rev A)
- d. Proposed Elevations Plan – Block C (Ref: 21-107-005/Rev A)
- e. Proposed Ground Floor Plans (Ref: 21-107-002)
- f. Proposed First Floor Plans (Ref: 21-107-003/Rev A)
- g. Proposed Second Floor Plans (Ref: 21-107-004)

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**

#### *Meeting All Housing Needs*

#### Part M4(2) Dwellings

- 3) Before any part of the development hereby permitted is commenced, a plan indicating the provision of 10% of the dwellings as being Accessible and Adaptable in line with the standard set out in Part M4(2) of the Building Regulations shall have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall be completed in accordance with the approved details and the dwellings shall be retained as such for the lifetime of the development.

Reason: To ensure that the development meets the needs of all future residents as required by Policy H4 of the adopted Local Plan.

#### *Design Quality and Visual Impact*

#### Large Scale Details

- 4) No part of the development hereby permitted shall be commenced, until large scale details of all external features (including fenestration, brickwork embellishment, dormer detailing and materials, and eaves detailing) have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall be carried out in accordance with the approved details prior to first occupation.

Reason: To ensure a satisfactory appearance to the development in accordance with Policy DE1 (Promoting Good Quality Design) and to minimise the harm to a non-designated heritage asset in accordance with Policy EN6 (The Historic Environment) of the adopted South Kesteven Local Plan.

### *Heritage and Archaeology*

#### Written Scheme of Investigation – Building Recording

- 5) Before any part of the development hereby permitted is commenced, a Written Scheme of Archaeological Investigation (WSI) shall have been submitted to and approved in writing by the Local Planning Authority. The submitted WSI shall include details of a Level 3 Historic Building Recording as defined by Historic England (Understanding Historic Buildings) for any structures to be demolished prior to any works being undertaken and for the retention of the former school notice boards.

Thereafter, all works on site shall be carried out in accordance with the approved WSI.

Reason: In order to provide a reasonable opportunity to record the historic of the site and in accordance with Policy EN6 (The Historic Environment) of the adopted South Kesteven Local Plan.

### *Residential Amenity*

#### Demolition Method Statement & Construction Management Plan

- 6) No works pursuant to this permission, including demolition of buildings hereby permitted, until a Demolition Method Statement and Construction and Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted Plan and Statement shall include measures to mitigate the adverse impacts of noise, dust and vehicular movements during the demolition and construction stages of the permitted development. The submitted document shall include:
  - a. The phasing of the development, to include demolition phasing and build routes.
  - b. Construction, demolition and delivery hours
  - c. The parking of all vehicles of site operatives and visitors
  - d. The on-site loading and unloading of all plant and materials.
  - e. The on-site storage of all plant and materials used in constructing the development
  - f. The routing of all vehicles associated with the demolition and construction activities of the development.
  - g. Wheel washing facilities
  - h. A strategy stating how surface water runoff 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 (temporary or permanent) connect to an outfall (temporary or permanent) during construction.

- i. A method statement for how demolition and removal works of the existing buildings will be undertaken.
- j. Ecological Management Plan, including appointment of an Ecological Clerk of Works, and the implementation of Natural England licences as required.

Thereafter, the Demolition Method Statement shall be strictly adhered to throughout the demolition period.

The Construction Management Plan shall be strictly adhered to throughout the construction period.

Reason: To minimise the effects of the demolition and construction activities on the residential amenity of neighbouring properties and the public highway and protected species.

#### *Flood Risk and Drainage*

#### Surface Water Drainage Strategy

7) Before the development hereby permitted is commenced, a scheme for the treatment of surface water drainage shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall:

- a. Be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development
- b. Provide flood exceedance routing for storm events greater than the 1 in 100 year event.
- c. Provide details of how runoff 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 surface areas within the development into the existing drainage infrastructure and watercourse system without exceeding the runoff rate for the undeveloped site.
- d. Provide attenuation details and discharge rates which shall be restricted
- e. Provide details of the timetable for and any phasing of the implementation of the drainage scheme; and
- f. 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 arrangement required to secure the operation of the drainage system throughout its lifetime.

Thereafter, no dwelling shall be occupied until the approved scheme has been completed or provided on site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of, the permitted development.

#### *Pollution Control*

#### Ground Investigation

8) No works pursuant to this permission shall commence, unless otherwise agreed in writing by the Local Planning Authority, until there have been submitted to and approved in writing:

- A desk top study documenting all the previous and existing land uses of the site and adjacent land (Phase I);

Should the Phase I Study identify potentially contaminative land uses, the Applicant shall provide to a Phase 2 site investigation detailed below:

- A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; and if required
- A detailed scheme for remediation works (should such works be required) and measures to be undertaken to avoid risk from contaminants and / or gases when the site is developed and proposals for future maintenance and monitoring. Such a scheme shall include the nomination of a competent person to oversee the implementation of the works.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigation and remediation will not cause pollution in the interests of the amenities of future residents and users of the development; and in accordance with Local Plan Policy EN4 (Pollution Control)

#### *Biodiversity / Ecology*

#### Ecological Assessment and Mitigation

9) Notwithstanding the submitted documentation, no works pursuant to this permission shall be commenced until an up-to-date Ecological Impact Assessment, including the results of any necessary protected species surveys, has been submitted to and approved in writing by the Local Planning Authority. The submitted Ecological Impact Assessment must include a Biodiversity Mitigation and Enhancement Scheme, including a scheme for the provision of bat and bird boxes as part of the development scheme.

The submitted Mitigation and Enhancement Scheme shall include a plan identifying the location of any mitigation and enhancement, along with a detailed scheme (and technical details of each of the proposed measures.

Thereafter, the required mitigation and enhancement measures shall be completed in full in accordance with the agreed scheme, prior to the first occupation of the development.

Reason: In the interests of best ecological practice and in accordance with Policy EN2 of the adopted South Kesteven Local Plan.

#### During Building Works

#### *Design Quality and Visual Impact*

#### Materials Details – salvaged material

10) Following the demolition works hereby approved, but prior to the commencement of any works for the development of the replacement structures, a detailed specification of the material to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The

submitted specification shall include large scale details of the use salvaged materials from the demolition of the former building.

Reason: To ensure a satisfactory appearance to the development in accordance with Policy DE1 (Promoting Good Quality Design) of the adopted South Kesteven Local Plan.

#### *Climate Change*

#### Sustainable Construction

11) No development above damp-proof course shall take place until details demonstrating how the proposed development would comply with the requirements of Policy SB1 have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of how carbon dioxide emissions would be minimised through the design and construction of the development, details of water efficiency; and provision of electric car charging infrastructure.

The approved sustainable building measures shall be completed in full, in accordance with the agreed scheme, prior to the first occupation hereby permitted.

Reason: To ensure that the development mitigates against, and adapts to, climate change in accordance with Policy SB1 of the South Kesteven Local Plan.

#### Before the Development is Occupied

##### *Design Quality and Visual Impact*

##### Materials Implementation

12) Before any part of the development hereby permitted is occupied, the external elevations shall have been completed in accordance with the materials details approved by Condition 10 above.

Reason: To ensure a satisfactory appearance to the development in accordance with Policy DE1 (Promoting Good Quality Design) of the adopted South Kesteven Local Plan.

##### Boundary Treatment Implementation

13) Before any part of the development hereby permitted is occupied, the works to provide the boundary treatments for the site as shown on the approved plans shall have been completed in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development in accordance with Policy DE1 (Promoting Good Quality Design) of the adopted South Kesteven Local Plan.

##### *Pollution Control*

##### Verification Report

14) Before any part of the development hereby permitted is occupied, where remediation is required by Condition 8 above, a verification report shall be submitted to and approved in writing by the Local Planning Authority. The report shall have been submitted by the agreed competent person and identify that the approved remedial works have been implemented. The report shall include, unless otherwise agreed in writing:

- a. A complete record of remediation activities, and data collected, as identified in the remediation scheme to support compliance with the agreed remediation objectives.

- b. Photographs of the remediation works in progress; and
- c. Certificates demonstrating that imported and / or material left in situ is free from contamination.

Thereafter, the scheme shall be monitored and maintained in accordance with the approved remediation scheme.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigation and remediation will not cause pollution in the interests of the amenities of future residents and users of the development; and in accordance with Local Plan Policy EN4 (Pollution Control)

## **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 Paragraph 38 of the National Planning Policy Framework (2024).
- 2) The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:
  - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
  - (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be South Kesteven District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

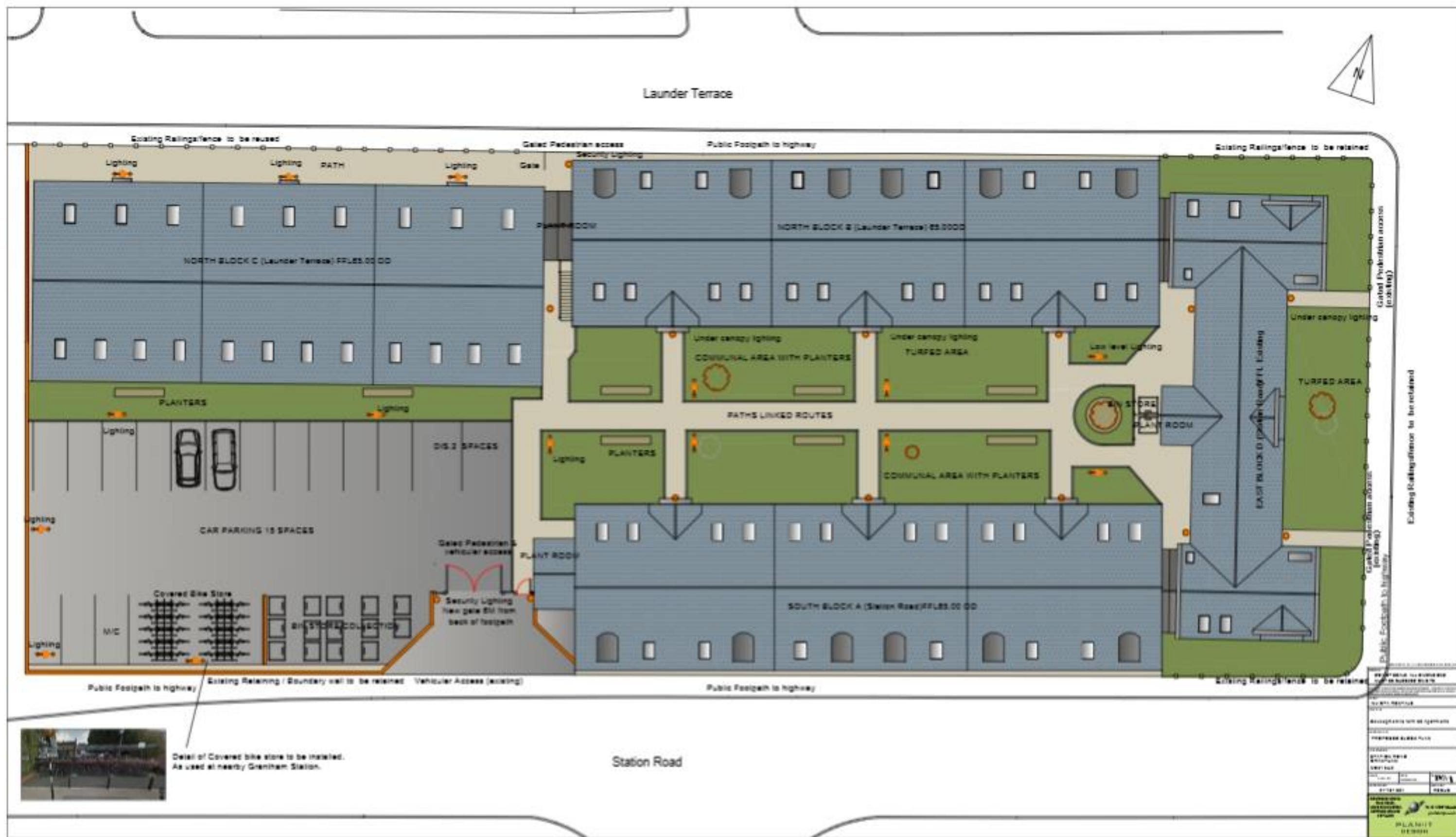
Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

- 3) Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.
- 4) Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.
- 5) Protection of existing assets - If a public sewer is shown on record plans within the land identified for the proposed development. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.
- 6) Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087
- 7) The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer

adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

- 8) An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer. Anglian Water recommends that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence. Anglian Water also recommends the installation of a properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under section 111 of the Water Industry Act 1991

## Proposed Site Plan



## Proposed Elevations Plans



PROPOSED INTERNAL SOUTH ELEVATION BLOCK D & E



PROPOSED NORTH ELEVATION BLOCK D & E

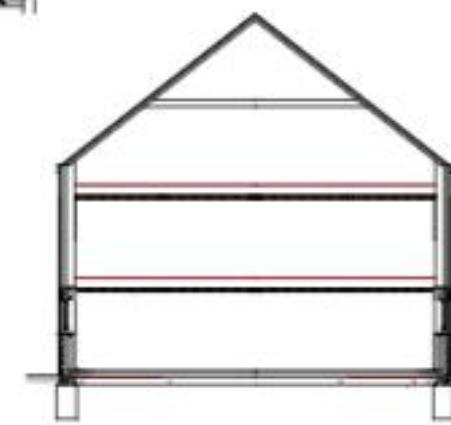
NORTH BLOCK B (Lauder Terrace) 16 000



PROPOSED EAST ELEVATION BLOCK B



PROCESSED STREET VIEW NORTH BLOCK D, E & F LAUNDRY TERRACE



### SAMPLE SECTION BLOCK A & B



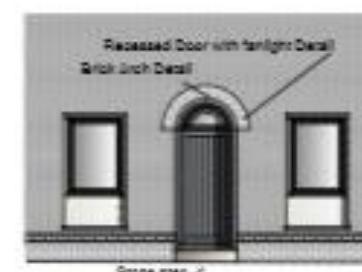
PROPOSED INTERNAL NORTH ELEVATION BLOCK A & B



PROPOSED SOUTH ELEVATION BLOCK A & B



PROPOSED INTERNAL WEST ELEVATION BLOCK B, C & D



PLAN-IT DESIGN

DO NOT SCALE. ALL DIMENSIONS ARE TO BE CHECKED ON SITE.
REF:
DESIGNER:
DATE:
PROJECT:
PROPOSED ELEVATIONS BLOCK A, B & C Part 1
ADDRESS:
STATION ROAD CRANTHORPE WEST YORKS
DATE:
21-07-2022
PLAN-IT DESIGN



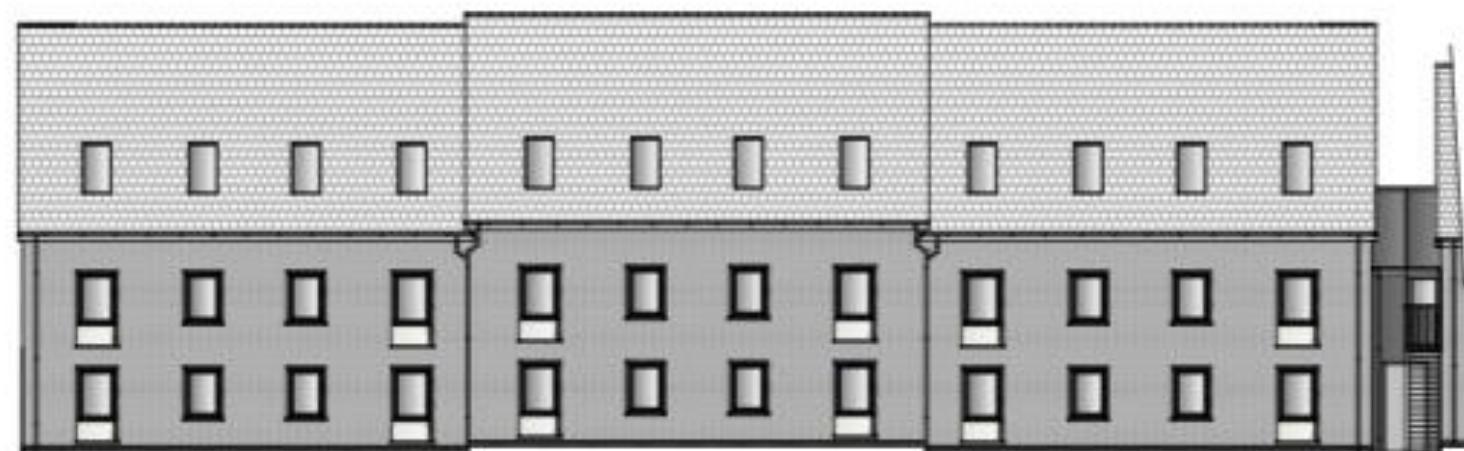
NORTH BLOCK C (Laundrette) FFAGS 00 00



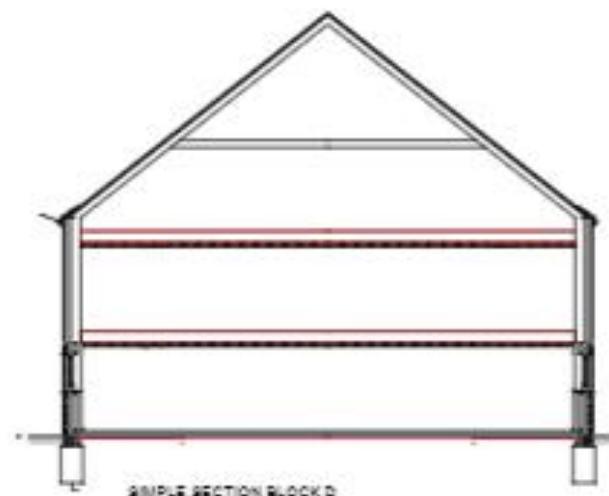
PROPOSED WEST ELEVATION BLOCK



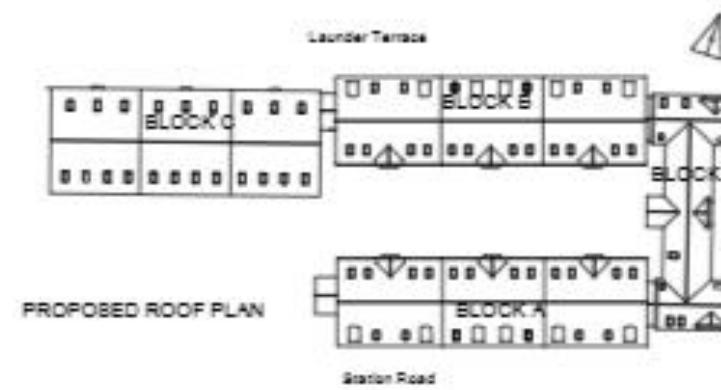
PROPOSED INTERNAL EAST ELEVATION BLOCK C



PROPOSED INTERNAL SOUTH ELEVATION BLOCK 0



**BLOCK C**



### PROPOSED ROOF PLAN

## Proposed Ground Floor Plan

