



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**



Planning Committee

23 October 2025

S25/1357

| | |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proposal: | Planning application for a proposed change of use of a former Nursing Home (Use Class C2) to a 20-bedroom House of Multiple Occupancy for up to 20 people (Use Class Sui Generis). |
| Location: | Castlegate House Rest Home, 49 Castlegate, Grantham, Lincolnshire NG31 6SN |
| Applicant: | Castlegate House Rest Ltd |
| Agent: | Mr Tim Stubbins |
| Application Type: | Listed Building Consent |
| Reason for Referral to Committee: | Called in by Councillor Bailey due to impact on Conservation Area and Listed Building, and suitability of location. |
| Key Issues: | Impact on heritage assets |
| Technical Documents: | Design and Access Statement Heritage Statement |

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Grantham St Wulfram's

Reviewed by:

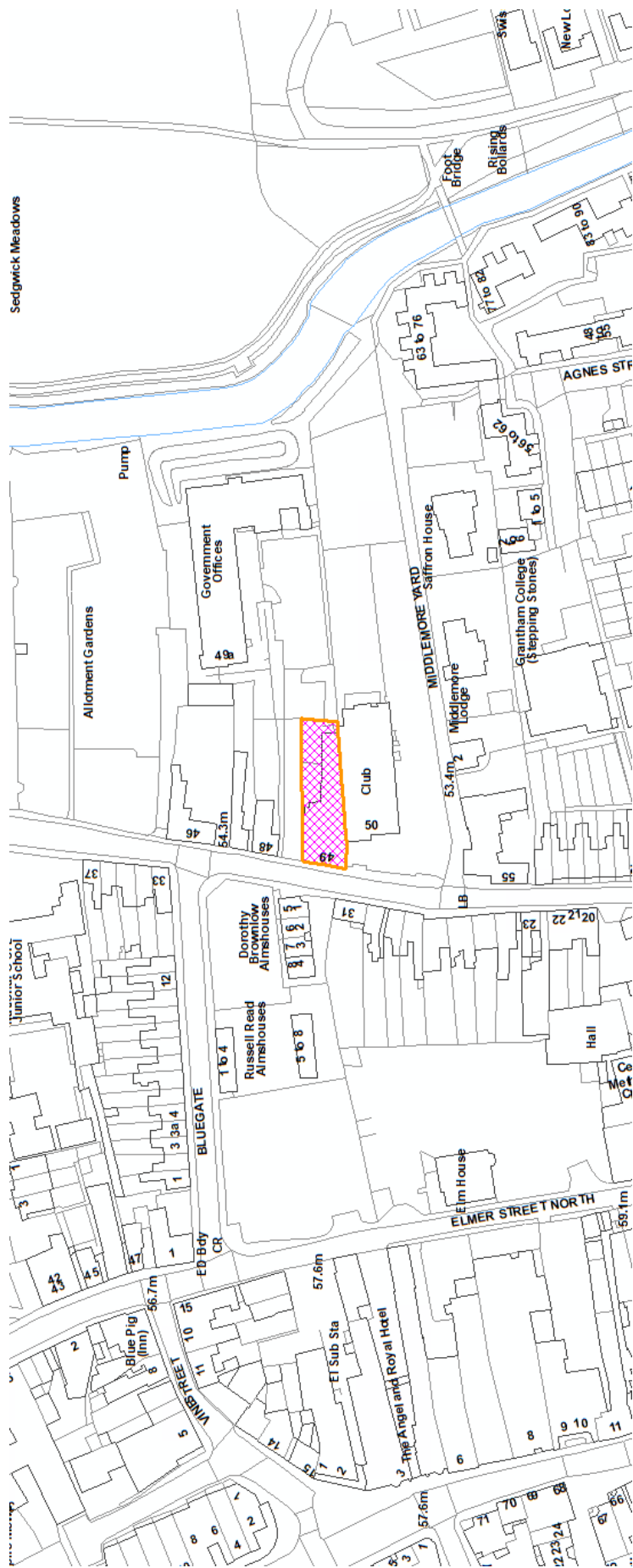
Adam Murray – Principal Development Management Planner

10 October 2025

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning & Growth to GRANT listed building consent, subject to conditions

S25/1357 – Castlegate House Rest Home Grantham



Key



Application
Boundary



1 Description of Site

- 1.1 The application site is a detached Grade 2 Listed former Nursing Home sited on Castlegate, in the town of Grantham. The former Nursing Home consists of an original town house fronting Castlegate and a two storey 1980s extension to the rear. The former Nursing Home has limited amenity space to the rear providing some vehicle parking and bin storage. There is a private driveway to the north of the former Nursing Home providing access to the amenity space to the rear and the Grantham Job Centre located to the northeast of the building.
- 1.2 The surrounding area consists of a residential dwelling house fronting Castlegate, and to the northwest of the site there are further Listed Buildings in the form of Almshouses. The application site is within the Conservation Area.

2 Description of proposal

- 2.1 The proposal is for a proposed change of use from a former Nursing Home Use Class C2 to a 20-bedroom House of Multiple Occupancy for up to 20 people Use Class Sui Generis.

3 Planning History

S24/0065

Change of use of former nursing home (Use Class C2) to a 25-bedroom home of multiple occupancy for up to 35 people (Use Class Sui Generis).

Refused by delegated decision on the 29th April 2024.

Dismissed at Appeal **APP/E2530/W/24/3347525**

S24/1214

Listed Building application for a change of use of former nursing home (Use Class C2) to a 25-bedroom home of multiple occupancy for up to 35 people (Use Class Sui Generis)

Refused by delegated decision on the 28th August 2024.

Dismissed at Appeal **APP/E2530/Y/24/3347527**

4 Relevant Planning Policies & Documents

- 4.1 **SKDC Local Plan 2011 – 2036 (Adopted January 2020)**
Policy EN6 – The Historic Environment
- 4.2 **National Planning Policy Framework (NPPF) (updated December 2023)**
Section 12 – Achieving well-designed and beautiful places
Section 16 – Conserving and enhancing the historic environment

5 Representations Received

Historic England

5.1 No advice offered.

SKDC Conservation Officer

5.2 No objections.

5.3 Comments:

'49 Castlegate Grantham is a Grade II listed building dating from the middle of the 18th Century. It consists of two-storey's plus an attic with three gable dormers. The property features ashlar quoins, banding and lintels as well as a slate roof. The listing description highlights the fact that the interior has several panelled rooms of the period.

The location of the property is also within the Medieval Town Centre Character Area of the Grantham Conservation Area. The Medieval Town Centre Character Area is characterised by having a surviving medieval street pattern with narrow roads and footways with granite kerbs. Castlegate is characterised by large scale two storey buildings with wide frontages and low density development.

The significance of the property stems from its Georgian appearance, both externally, within the Conservation Area, and internally with the remaining Georgian panelled rooms on the interior which are of high importance due to the gradual removal of Georgian interiors from properties over the years due to renovations in the subsequent centuries.

It is proposed to change the use of the building from a former nursing home to a 20 bedroom House of Multiple occupancy for up to 20 people.

The proposal is an updated proposal from the applicant following a refusal of application S24/0065 for a 24 bedroom HMO for 35 people. There were previous heritage concerns with the proposal as there was a lack of information to the impact of the proposal on the historical fabric of the listed building.

The new proposals have taken into consideration comments made previously, and have been accompanied by a Heritage Impact Assessment.

The updated plans have reduced the number of proposed divisions in the historic listed building at the front of the plot. The plans have increased the number of lounges available, utilising the existing room proportions, and in some cases, reinstating the original room proportions of the Edwardian extension to the rear.

A site visit was undertaken to ascertain the extent of harm to the listed building's historic features. It was clear from the site visit, that minimal fabric interference would take place. The previous divisions of the lounge on the ground floor have been removed and the space is to be retained as one room. There were previously concerns with the panelling on the ground floor as this had been identified in the listing. The panelling currently in place is not original, and the site visit showed that the older panelling exists behind.

There are no proposals to replace the historic windows of the property at ground and first floor level. In these locations, there are evidence of internal shutters and these should be retained as per the proposal. There are proposals to replace the windows on the 2nd floor, no information regarding joinery details has been submitted and should be conditioned. The Council requires justification for the replacement of the windows, rather than their repair. If

the applicant wishes to install double glazing for increased thermal efficiency, the Council accepts only 14mm slimline double glazing with full glazing bars.

The only introduction of new fabric is to create bedroom No. 20 on the second floor as this will insert a stud dividing wall to allow access to the fire escape to the rear of the property for the other rooms at this level.

There are some concerns with the proposal for the storage in the basement area. These should not be fixed directly to the walls and the parts of the cellar where some original flooring is present should be protected.

It is unclear where the laundry facilities for the number of people proposed will be and whether this will require ventilation holes through the historic fabric of the building.

The updated proposed plans and accompanying Heritage Impact Assessment have allayed most concerns previously held with the scheme. In terms of impact on the significance of the listed building, the changes required are minimal, with new bathrooms and kitchens proposed in areas with the services already connected and the removal of stud walling and installation of a stud wall. Therefore there is no impact on the significance of the building from the change of use.

The proposal therefore is in line with South Kesteven District Council's Local Plan Policy EN6: The Historic Environment and Chapter 16 of the NPPF.

There are only minor issues with the proposed plans. Some doorways are missing on the drawings and should be corrected before being conditioned'.

Grantham Civic Society

5.4 Objection.

5.5 Comments:

'Grantham Civic Society welcomes the opportunity to comment on this proposal to change the use to a 20-bedroom home of multiple occupancy for up to 20 people. The Society's strapline is 'to preserve the good in the old and to encourage the good in the new'. Whilst the Society is pleased to note that the maximum number proposed in this application is lower than the number proposed in the previous rejected application for this site, the Society remains concerned that five of the 20 bedrooms (25 %) are less than 10m² in area and will therefore feel cramped once furniture such as a bed, chair, table, chest of drawers/wardrobe are also placed in the room allowing for light to come from the window and the opening and access by the door. It does not appear that the bedrooms have a wash-basin and that all WC and shower facilities are communal. Whilst there is a lounge and kitchen area on each floor, there is every likelihood that these spaces will feel crowded given that there is little usable outdoor space within the curtilage of the premises. The Civic Society therefore respectfully asks that the internal space is remodelled to further reduce the total number of persons to be accommodated within the premises and that the quality of accommodation is thereby improved. All projects in the town should embody the principles of best design.

The Society is also concerned about the impact of the proposed accommodation on surrounding properties in terms of potential noise from residents and guests, of parking (for residents and visitors) and the servicing of waste bins, noting that the proposals may need modification in the light of the latest requirements for the collection of food waste.

On balance therefore, the Society objects to these modified proposals'.

6 Representations as a Result of Publicity

- 6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement, and 0 letters of representation were received.

7 Evaluation

7.1 Heritage Impact

- 7.1.1 The proposal is for a proposed change of use from a former Nursing Home Use Class C2 to a 20-bedroom House of Multiple Occupancy for up to 20 people Use Class Sui Generis.
- 7.1.2 The Local Planning Authority is required to ensure that special regard to preserving the Listed Buildings and their settings in relation to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act').
- 7.1.3 Furthermore, the importance of considering the impact of development on the significance of designated heritage assets is expressed in the National Planning Policy Framework (NPPF). The NPPF advises that development and alterations to designated assets and their settings can cause harm. These policies ensure the protection and enhancement of the historic buildings and environments. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance should be treated favourably.
- 7.1.4 Policy EN6 (The Historic Environment) states amongst other criteria that the Council will seek to protect and enhance heritage assets and their settings, in keeping with the policies in the National Planning Policy Framework. Proposals will be expected to take into account the Conservation Area Appraisals, where these have been adopted by the Council.
- 7.1.5 The significance of Castlegate House is derived from its middle 18th century design, originally built as a house, with several panelled rooms reflective of the period. It consists of two storeys plus an attic with three gable dormers. The property features ashlar quoins, banding and lintels as well as a slate roof. The building is situated in the Medieval Town Centre Character Area of the Grantham Conservation Area. Castlegate is characterised by large scale two storey buildings with wide frontages and low-density development. The significance of the building stems from its Georgian appearance both externally within the Conservation Area and internally with the remaining Georgian panelled rooms of high importance.
- 7.1.6 The application is for the change of use from a former Nursing Home Use Class C2 to a 20-bedroom House of Multiple Occupancy for up to 20 people Use Class Sui Generis. The application is supported by a short Design and Access Statement and a Heritage Statement. The Design and Access Statement details the proposed number of occupants as 27 people, which is inconsistent with the application form which states 20 occupants. The Design and Access Statement details how the application has been amended from the previous applications ref. **S24/0065** and S24/1214. The following amendments have been made:
- the kitchen facilities have been revised
 - a communal lounge on the second floor
 - reduction in the number of proposed occupants

- 7.1.7 The Design and Access Statement confirms that the external appearance of the building would remain as existing, and any replacement windows would be detailed and approved by the local planning authority.
- 7.1.8 The application is supported by a Heritage Statement which confirms that the application site is a Grade 2 listed building set within the Grantham Conservation Area, and details the loss of some of the historic fabric and alterations to the building since the 1970s. The Statement details that the use as a residential care home took place between 1984 and closed in recent years as it is not financially viable. The building has been marketed since April 2023 and remained empty since the use as a care home ceased. There are no further details regarding the marketing of the building, other than there have been no expressions of interest and the price has been reduced.
- 7.1.9 The Heritage Statement notes that the building positively contributes to the character and appearance of Grantham's Conservation Area with the frontage in particular having townscape value. The Georgian House has greater historic and architectural interest compared to the Victorian. The rear offshoot of uncertain date has low interest. The modern extension has no heritage significance, and the landscaping has no heritage significance.
- 7.1.10 The Heritage Statement confirms that it is proposed to make the following changes:

Mid 18th Century

- Interior - no changes to the floor plan, except at attic level with one new partition wall to proposed bedroom 20 and the closure of the modern opening between proposed bedrooms 18 and 19.
- Exterior - replacement of three dormer window units with like for like units and traditional joinery details and window fasteners

Rear Offshoot Pre 1880s

- retain historic fabric / wall in lounge that separates the historic offshoot from the 1980s extension

Rear Extension Victorian

- remove late 20th century door at ground level
- remove 1980s partition to form communal lounge back to original room dimensions

Extension 1980s

internal changes including w/c

- 7.1.11 The Statement concludes that the only external works are the replacement dormers, and these would enhance the contribution of the listed building to the significance of the Conservation Area and streetscene.
- 7.1.12 The Grantham Civic Society has been consulted on this Listed Building Application and objected to the application. The Civic Society has noted that the application has a reduced number of proposed occupants from the previous applications ref. **S24/0065** and **S24/1214**. However, the Civic Society remains concerned that five of the twenty bedrooms are less than 10sqm and that the w/c and shower facilities are communal, with no wash basins in the bedrooms. The lounges and kitchens would be insufficient in terms of space and 'feel crowded'. There would be 'little usable outdoor space within the curtilage of the premises'. The Civic Society suggests that the space be remodelled to reduce the total number of

occupants and improve residential amenity. Lastly, the Civic Society raised concerns regarding the impact on neighbouring properties from noise, parking, and servicing arrangements for the HMO.

- 7.1.13 The Conservation Officer was consulted and commented on the application. The application has been accompanied by a Heritage Impact Assessment and further information on the impact of the proposal on the historical fabric of the listed building. The Conservation Officer undertook a site visit on the 23rd September 2025 to ascertain the extent of harm to the listed buildings historic features. The site visit confirmed that '*minimal fabric interference would take place*'. The existing room proportions have been used, and, in some cases, it is proposed to restore the original room proportions. It is however proposed to insert a stud dividing wall to create bedroom no.20 on the second floor and this will introduce new fabric in the listed part of the building.
- 7.1.14 Previous concerns with the panelling on the ground floor have been addressed as the site visit confirmed that '*The panelling currently in place is not original, and the site visit showed that the older panelling exists behind*'.
- 7.1.15 The Conservation Officer has concluded that the proposed plans and accompanying Heritage Impact Assessment have allayed most concerns previously held with the scheme. The proposals will result in minimal changes to the listed building and there is no impact on the significance of the building from the change of use.
- 7.1.16 Taking the above into account, it is considered that the proposal would preserve the character and appearance of the listed building as required by Policy EN6, and would be in accordance with Policies EN6 and DE1 of South Kesteven Local Plan, and NPPF Sections 12 and 16.

8 Crime and Disorder

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

9 Human Rights Implications

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

10 Planning Balance and Conclusions

- 10.1 The application is for the change of use of a former Nursing Home Use Class C2 to a 20-bedroom House of Multiple Occupancy for up to 20 people Use Class Sui Generis within Grantham. The proposed use of the site would provide 20no. bedrooms.
- 10.2 The application site is a listed building, and the proposals would result in minimal changes to the listed building and there is no impact on the significance of the building from the change of use. The proposal would provide multiple units of small housing provision in this area of Grantham this would be of public benefit.

- 10.3 To conclude, the change of use would be in accordance with Policy EN6 and it would preserve the character and appearance of the listed building, and would result in minimal changes to the listed building and no impact on the significance of the building from the change of use. The public benefits of the multiple units of small housing provision would outweigh any remaining concerns regarding the harm to the historic building. Therefore, the proposal is in accordance with the Act Policy EN6 of the Local Plan and Section 16 of the NPPF.

11 Recommendation

To authorise the Assistant Director of Planning & Growth to GRANT listed building consent, subject to conditions.

Time Limit for Commencement

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- 2 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
- i) Site Location Plan (received 20/06/25)
 - ii) Block Plan (received 20/06/25)
 - iii) Proposed Floor Plan, drawing ref. 25 010 2 Rev A (received 07/08/25)

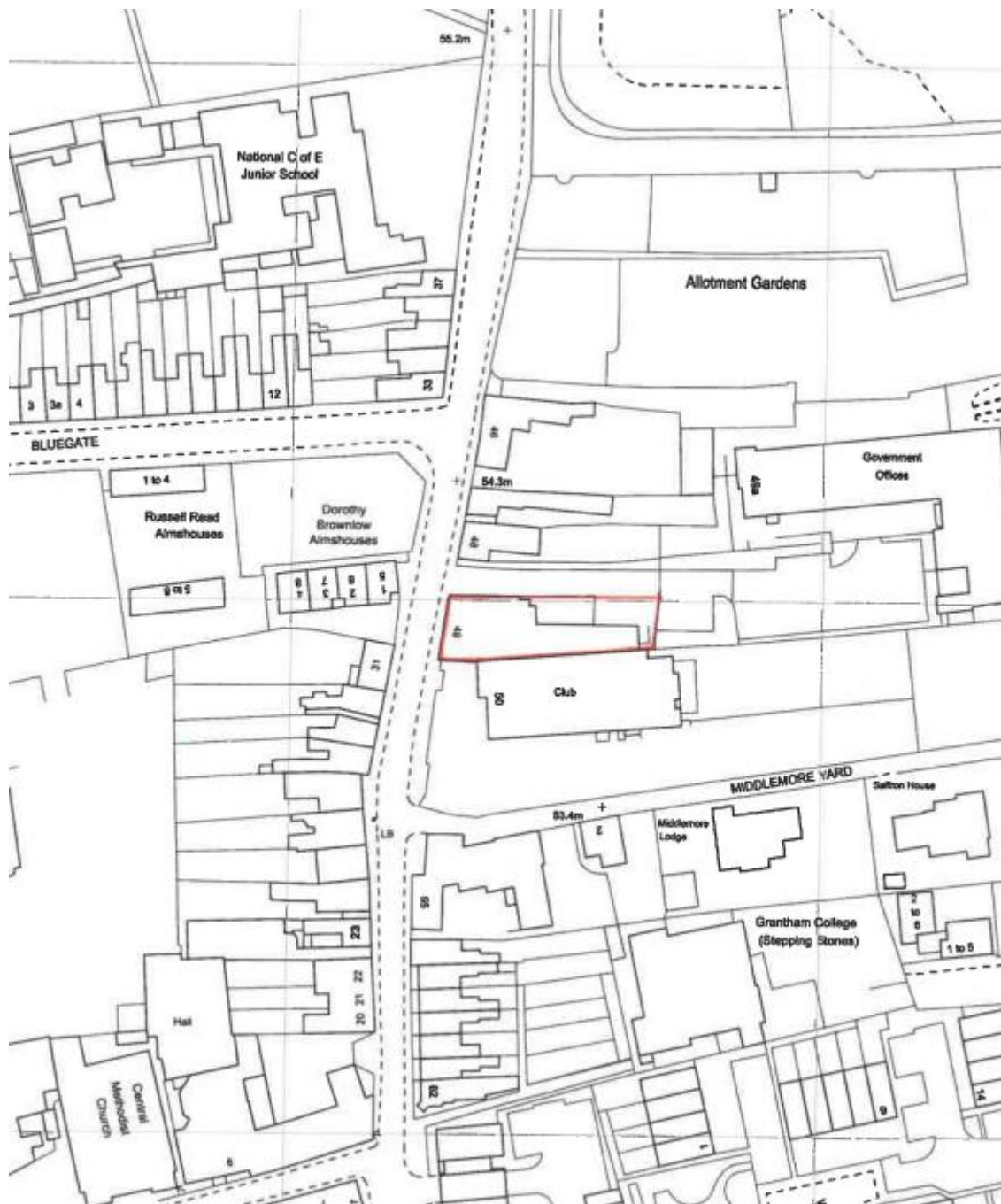
Unless otherwise required by another condition of this permission.

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

Standard Note(s) to Applicant:

In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.

SITE LOCATION PLAN



BLOCK PLAN EXISTING AND PROPOSED



FLOOR PLANS EXISTING



FLOOR PLANS PROPOSED – BASEMENT AND GROUND FLOOR

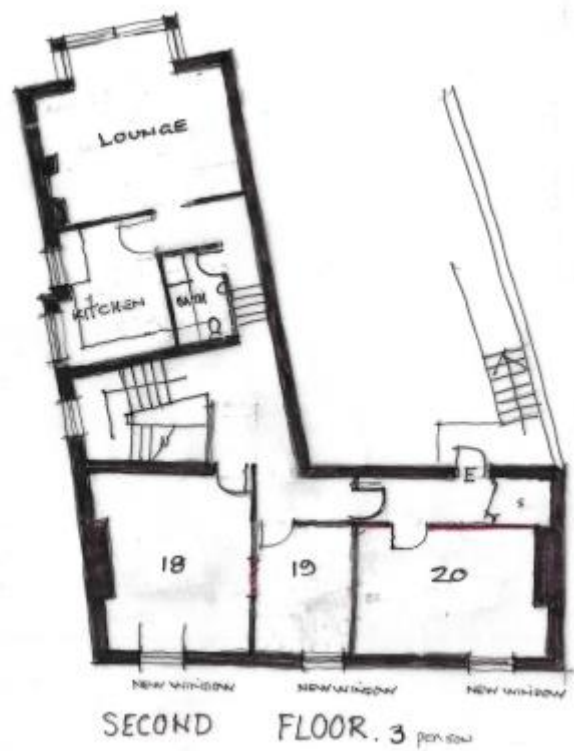


FLOOR PLANS PROPOSED – FIRST FLOOR



FIRST FLOOR 9 persons

FLOOR PLANS PROPOSED – SECOND FLOOR



Financial Implications reviewed by: Not applicable

Legal Implications reviewed by: Not applicable