

S25/1656

Proposal: Planning application for proposed change of use from residential care home (Use Class C2) to 2(no) 12-bedroom Houses of Multiple Occupation (HMO) (Use Class Sui Generis)

Site Address: Birchwood Nursing Home, 6 Dudley Road, Grantham, NG31 6AA

Updates to Officer Report

For the avoidance of doubt, it should be noted that the proposed development entails to change of use to 2(no) 12-bedrrom HMOs together with associated minor operational development. In particular, the proposed change of use would involve following operational development: the alteration to an existing ground floor window; the removal of an area of boundary wall and installation of additional hardstanding to facilitate additional off-street parking; and the installation of bin storage areas and cycle storage area.

Further comments have been received from the Council's Tree Officer and Conservation Officer in relation to these specific elements of the proposal. These are set out as follows:

SKDC Tree Officer

'An examination of early 19th-century mapping confirms the longstanding presence of trees within and adjacent to the site, including those located to the rear of neighbouring properties. These features form part of the historic landscape and contribute to the character of the conservation area. On this basis, it is considered that the proposed development is likely to result in a noticeable and potentially harmful impact on this established historic setting.'

The submitted existing and proposed drawings should be assessed against the requirements of BS 5837:2012, which generally prohibits construction within Root Protection Areas unless it can be robustly justified and no viable alternative layout exists. The photomontages indicate that the proposal may necessitate the removal of protected trees to facilitate the development, including a specimen measured at 7.5 cm diameter at 1.5 m above ground level.

The absence of a tree survey represents a significant gap in the submission and prevents a thorough assessment of the proposal's impact on the character and setting of the conservation area. Based solely on the information provided, the development is likely to require the removal of protected trees within the conservation area, with a strong potential to negatively affect its local character and historic value.

Recommendations

Provide a BS 5837:2012-compliant tree survey, including shading analysis, assessment of trees on adjoining properties, and consideration of historical landscape impacts'.

The SKDC Tree Officer visited the site on the 20th January, and provided the following additional comments:

'I am writing to follow up on my previous comments regarding the site visit. The conservation area mandates the protection of all trees with a diameter of 7.5cm at a height of 1.5m.

Upon examining the "scaled existing and proposed" drawing dated September 25, 2025, it is evident that certain trees() are interacting with the proposal for example one large tree appear to be within or immediately adjacent to the footprint of the cycle store, yet not shown on the drawing, is this tree being removed?

While I recognize that planning permission supersedes the conservation area notice, it is suggested that adhere to the same standards required for a conservation area notice is reasonable. One of the essential requirements is that all trees must be accurately plotted, and the impacts on them clearly articulated. This critical information appears to be absent from the current documentation'.

SKDC Conservation Officer

'The bin stores proposed are to be located at the sides of the property behind 3no. parking spaces. As such, the visual impact will be minimised by the parked cars. There would be no detrimental impact to the conservation area. Further details regarding the proposed construction and elevations of the bin store would be welcomed. It is assumed that they would be constructed of timber, but it is not confirmed'.

Evaluation

The comments from the Tree Officer are noted and it is accepted that the submitted drawings do not show all of the existing trees on the site, and similarly that there is currently limited information relating to the potential implications of the proposed bin and cycle storage on these existing trees. Notwithstanding this, it is the Case Officer's assessment that the site is sufficiently large that these storage areas could be reasonably accommodated within the site without having an unacceptable impact on these trees and therefore the character of the area. Nonetheless, further details are required to be secured through planning conditions, which would require final details of the location, appearance, method of construction and any necessary tree protection measures during construction. These conditions could be required to be complied with prior to the erection of these storage areas.

Planning 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, drawing ref. 0113-001 050 01 (received 25/09/25)
 - ii) Proposed Block Plan, drawing ref. 0113-001 051 01 (received 25/09/25)
 - iii) Proposed Floor and Elevation Plan, drawing ref. 0113-001 101 01 (received 25/09/25)

Unless otherwise required by another condition of this permission.

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

During Construction

Refuse and Cycle Storage

- 3 Notwithstanding the submitted plans, prior to first occupation of any part of the development hereby permitted, further details of the proposed refuse and cycle storage areas shall have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include: the final location of the storage area, details of the external appearance and scale of the storage areas, and a scheme for the protection of the retained trees.

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

Reason: To ensure that the proposed development would not result in any unacceptable adverse impacts on the character and appearance of the area and the significance of the Conservation Area, as required by Policy DE1 and EN6 of the adopted South Kesteven Local Plan.

Crime Prevention

- 4 Before the development hereby permitted is occupied, a scheme of crime prevention measures shall have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the approved measures shall be implemented in full prior to first occupation, and shall be retained and maintained throughout the operation of the use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of minimising crime and disorder, and the fear of crime and disorder.

Management Plan

- 5 Before the development hereby permitted is occupied, a Site Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Site Management Plan shall include, but shall not be limited to, the following details:

- Noise Management;
- Waste Management; and
- Amenity area management (including internal and external shared areas and hours of use)

Thereafter, the approved Site Management Plan shall be implemented prior to first use and shall be strictly adhered to throughout the operation of the use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity of existing and future residents of the area.

Ongoing Conditions

- 8 The HMO use (Sui Generis) hereby permitted shall be limited to 2(no) individual houses of multiple occupation, each with 12 no. bedrooms and no more than 12.no occupants, unless otherwise agreed in writing by the Local Planning Authority.

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