

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H02-0407-19 **Applicant:** Mr M Greene

Proposal: Conversion of building to 3 residential units - approved under H02-1046-17
- Modification of Condition 2 relating to plans to improve use of space

Location: The Old School House Postland Road Crowland

Terminal Date: 12th August 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01 Spatial Strategy
02 Development Management
03 Design of New Development
17 Providing a Mix of Housing
29 The Historic Environment

National Guidance

National Planning Policy Framework 2019

NPPF (2019).

Section 16.

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application is a S73 to amend an extant planning permission (Condition 2) for the for the conversion of a Grade 2 Listed Building, a former Victorian School with living accommodation into 3 residential units.

The description is:

Conversion of building to 3 residential units - approved under H02-1046-17 - Modification of Condition 2 relating to plans to improve use of space.

The new application seeks to make better use of the roof space and higher level of the building to create more residential accommodation.

The existing approval proposed to convert the existing building to form 3 dwelling, by working within the existing internal parameters of the building. The general layout is split into 3 distinct zones (2 classroom wings and a central house between), which comfortably accommodates the conversion and taking a sympathetic but create approach towards space creation in the 2 classroom wings by using mezzanine floors and providing natural light through conservation rooflights in the rear roofslope only.

The new plans go further into the roof space and utilise all the available space with a Master bedroom and en-suite.

The plans indicate that the rebuilding of ancillary parts of the building, will be in materials to match existing.

Externally, the tarmac playground will be removed with low level landscaping implemented to define front gardens. Each dwelling will have private garden/amenity space, achieved by enclosing the rear with landscaping

Site Description

The building is located in close proximity to Crowland Town Centre and has stood empty for a period of time. There is some evidence of internal fire damage. However, the condition of the building is weathertight and in a reasonable state of repair. This lends itself well to modification and conversion that would preserve and enhance the quality and the historic fabric of the structure as well bring the building back into sustainable use.

History

H02-0429-19 The Old School House, Postland Road,
Conversion of building to 3 residential units.
SEC 73 MODIFICATION Crowland
Withdrawn Applicat'n Decided : 11-06-19 Issued : 11-06-19 PP-07803619

H02-0407-19 The Old School House, Postland Road, Crowland
Conversion of building to 3 residential units - approved und Mr M Greene
SEC 73 MODIFICATION Crowland
Accepted PP-07584884

Consultation Responses

Ecology - Andrew Taylor:

Summarised:

- Permission should only be granted for the variation of condition 2 of H02-1046-17 if conditions 7, 8 and 9 still apply. The proposal will still require a European Protected Species Licence and the approved biodiversity management plan will still need to be implemented.

No objections have been received from residents or statutory consultees.

Planning Considerations

Para 134 of the NPPF states that, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. The proposed works will not result in the complete loss of an historic asset and its sympathetic remodeling is considered to respect its historic significance and not harm the integrity of the main building.

On balance, the LPA is satisfied that, the proposal does not make any significant or unacceptable changes to the external appearance of the building and the internal works are sympathetic.

The proposal makes a positive contribution to the character and appearance of the area and conversion can be achieved without adversely affecting that merit. The building is capable of conversion to provide a good standard of residential amenity for each dwelling, without the need for significant extension or alteration and is considered to be the best option for both the building itself and the site.

ECOLOGY:

The following amendments were received:

- Addition of bat and sparrow mitigation features (dwg. nos: 2319-AB0801-B05 and 2319-AB0801-B06).

The applicant submitted an ecology survey, and following further bat emergence survey works it is concluded that two bat roosts will be destroyed by the works.

The Ecologist advising SHDC, Andrew Taylor, make the following comments:

"Permission should only be granted for the variation of condition 2 of H02-1046-17 if conditions 7, 8 and 9 still apply. The proposal will still require a European Protected Species Licence and the approved biodiversity management plan will still need to be implemented."

Conclusion

The proposals are acceptable and it is recommended that the application be APPROVED.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act

B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.