

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H02-0700-21 **Applicant:** Kaone Ltd.

Proposal: Demolition of single storey kitchen and part boundary wall and alterations and extensions to existing house to form holiday let.

Location: 60 North Street Crowland Peterborough

Terminal Date: 24th September 2021

Planning Policies**South East Lincolnshire Local Plan - Adopted: March 2019**

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
09	Promoting a Stronger Visitor Economy
29	The Historic Environment
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance**National Planning Policy Framework 2021**

Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change
Section 16 - Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
NORTH LEVEL INTERNAL DRAINAGE	0	0	0	1

BOARD				
SHDC INTERNAL	0	0	1	1
RESIDENTS	1	0	0	0

CASE OFFICER ASSESSMENT

PROPOSAL

This is a full application for the demolition of a single storey kitchen and part boundary wall, and alterations and extensions to the existing house to form a holiday let.

The proposal is for a three bedroom holiday let, with 2 x ensuite and bathroom at first floor, and lounge, pantry, media studio/snug, kitchen/dining, utility and patio area at ground floor.

The existing dilapidated timber kitchen which projects to the side of the main dwelling will be replaced with a new flat roof single storey extension to house the new kitchen/dining space, utility room and patio. The existing brick wall immediately adjoining the property will be retained and repaired as necessary.

SITE DESCRIPTION

The application site lies within Crowland Conservation Area on the western side of North Street. The main part of the dwelling was constructed in 1649 with a subsequent timber extension being constructed at a much later date. This has now become dilapidated, although is not particularly visible from beyond the boundary wall.

Development in the vicinity is of variety of ages and designs, with a much more modern example of a dwelling situated to the south, and the adjoining dwelling to the north having been refronted in a contemporary early 20th century style prior to the Conservation Area being designated.

This part of North Street is residential in nature with on-street parking being the predominant parking arrangement.

RELEVANT HISTORY

H02-0463-09 - Details of roofing materials, windows, external doors, meter boxes, dormer windows and brick voussoirs (Conditions 4, 5, 7, 8 and 9 of H02-0868-06) (approved August 2009)

H02-0868-06 - Full - Demolish single storey kitchen, outbuildings and part boundary wall, and alterations and extensions to form a holiday let (approved August 2006)

H02-0869-06 - CA Consent - Demolish part boundary wall and two outbuildings in connection with new extension and minor alterations to existing house (approved August 2006)

CONSULTATION RESPONSES

Crowland Parish Council

The Parish Council is pleased to see this semi-derelict building brought back into use.

LCC Highways/SUDS

Does not wish to restrict the grant of permission. For this proposal the access and parking

arrangements remain unchanged, therefore, it is considered that the proposals would not result in an unacceptable impact on highway safety.

LCC Historic Environment Officer

60 North Street can be considered a Non-Designated Heritage Asset in the terminology of the NPPF, and is a building of local historic and architectural interest within the Crowland Conservation Area. The building is recorded in the Lincolnshire Historic Environment Record (HER), where it is noted that the house was built in 1649, as identified by a date stone still surviving on the building. At some point what had been a larger jettied house was subdivided into two properties. The other northern half was refronted in a contemporary early 20th century style prior to the Conservation Area being designated. The HER also notes that SHDC has identified it as a building of historic interest worthy of addition to its Local List. Recommendation: No archaeological input required.

SHDC Conservation Officer

Having reviewed the updated drawings to H02-0700-21, I now find these plans to be acceptable from a Conservation Planning perspective. As the site is within the Conservation Area for Crowland, it is important that a high degree of consideration is given to the visual impact of such a proposal upon the public realm. Given that this proposal would see the public facing facade virtually unchanged, bar the restoration/reconstruction of the pre-existing wall, and because the extension design in general is diminutive in scale and modest in design to the point that it would have minimal or no impact upon the site as appreciated from the public realm; I am satisfied that this proposal helps to conserve the designated heritage asset, in line with the requirements of Section 16 of the NPPF (2021).

Additionally, for the avoidance of doubt, I am satisfied with the concept of aluminium windows, as metal-construction windows are considered a traditional and vernacular form.

SHDC Environmental Protection

No comments or objections.

North Level IDB

No comment to make with regard to this application.

Public (1 objection, summarised)

- Demolition of wall and consequent loss of habitat for bees that have been nesting there for more than 30 years.

PLANNING CONSIDERATIONS

Principle

The site is within the settlement boundary for Crowland as defined within the South East Lincolnshire Local Plan (SELLP), 2019. Policy 1 of the SELLP states that within the settlement boundaries of Main Service Centres such as Crowland, development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities.

In this case, the proposal would help sustain existing facilities by attracting tourists who would utilise them. It is therefore considered that the proposal satisfactorily complies with Policy 1.

The proposal also accords with SELLP Policy 9, which specifically relates to the visitor economy. It indicates that within defined settlement limits proposals for tourism and visitor development which benefit the local economy, visitors and local communities will be supported.

Moreover, the proposal is consistent with advice within the National Planning Policy Framework, 2021, which it indicates that significant weight should be placed on the need to support economic growth taking into account both local business needs and wider opportunities for development.

In light of the above, the proposed use of the building as a holiday let is considered acceptable in

principle.

Impact on Historic Environment and Character

60 North Street can be considered a Non-Designated Heritage Asset in the terminology of the NPPF, and is a building of local historic and architectural interest within the Crowland Conservation Area.

The scale and appearance of the proposed extension has been reduced from that originally submitted as concerns were raised by the Council's Conservation Officer that it was not visually appropriate to the setting, presenting what would have been a visually modern, featureless gable, with little appeal, into this portion of the Conservation Area. The pitched roof element at the southern end with cladding to the external walls has been removed and now very little of the extension would be visible from the public domain due to the existing wall to the eastern boundary and the flat roof nature of the extension. The scale is in keeping with the existing building and surrounding development. The Conservation Officer has no objection to the revised plans.

In light of the above, the proposal is considered to be in accordance with Policies 2, 3 and 29 of the Local Plan in so far as they relate to size/scale, relationship to existing development and impact on character and the historic environment.

Residential Amenity

The proposed extension is single storey in scale and would be no higher than the highest part of the brick wall that currently sits at the back edge of the footway on North Street. The glazed screen to the western elevation will face towards the garden of the building, which is some 17m in length beyond that elevation. There is an extant planning permission for 10 new dwellings to the rear (H02-1765-06), but these are set at an angle from the proposed extension and beyond 21m, which is usually considered an adequate distance to prevent material overlooking.

There are four windows to the side elevation of no. 60A to the south, but three of these are to bathrooms and are therefore obscure glazed, and the remaining window is to the stairs which is not a habitable space for planning purposes. There would therefore not be a material overlooking, loss of light or overbearing aspect in that regard.

The extension would be barely visible from the garden of the neighbouring property to the north.

Activity and noise levels associated with a single holiday let would not be materially different to a single residential property.

In light of the above, the proposal is considered to be in accordance with Policies 2 and 3 of the Local Plan in terms of residential amenity.

Flood Risk

The site is located within Environment Agency Flood Zone 1 and is therefore a sequentially preferable location in flood risk terms according to the NPPF. However, the more detailed flood risk mapping for the area (South East Lincolnshire Strategic Flood Risk Assessment, 2019 (SFRA)) shows the site within a hazard area of 'danger to most' and potential flood depths of up to 1.0m. National Planning Practice Guidance also classifies a holiday let as a more vulnerable use, but this is the same as the existing permitted use. According to the Flood Risk Standing Advice that supports the SFRA, the Environment Agency have no comments to make on a change of use within the more vulnerable category where there is not an increase in risk to people.

Given this, and the fact that the building is two storey and refuge could be sought at first floor level in the event of a flood, the proposal is considered acceptable on flood risk grounds and satisfactorily accords with Policy 4 of the Local Plan.

Highways and Parking

The access arrangements remain unchanged. The Highways Authority have been consulted and do not wish to restrict the grant of permission on highway safety grounds. The proposal is therefore considered to be in accordance with Policy 2 of the Local Plan which requires it to be demonstrated that access arrangements will be acceptable.

Appendix 6 to the Local Plan sets out minimum vehicle parking standards for new developments, but does not cover holiday rental uses. Given that the proposed use would not generate a materially different level of vehicles than its existing residential use, the existing arrangements of on-street parking (which is the predominant form of parking in the area) are acceptable.

Other Considerations

It is not the intention to demolish the wall fronting North Street, rather only to repair and rebuild where necessary.

Planning Balance

The principle of a holiday let being located in the centre of Crowland is acceptable. Heritage concerns are considered to have been appropriately addressed and the proposal is considered acceptable on flood risk, parking and highway grounds.

The planning balance is therefore considered to be in favour of the proposal.

CONCLUSION

In light of the above considerations, the proposal is considered to be in accordance with Policies 1, 2, 3, 4, 29 and 36 (incl. Appendix 6) of the South East Lincolnshire Local Plan (2019), as well as Sections 12, 14 and 16 of the National Planning Policy Framework (2021).

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.

RECOMMENDATION

That the application be approved under delegated powers.

N.B. The application was presented to Chairman's Panel on 17th September 2021, where members were content for the application to be approved under delegated powers.