DECISION DELEGATED TO HEAD OF PLANNING

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| **Application No:** | **H09-0531-22** | **Applicant:** | **Mr P Godfrey** |
| **Proposal:** | Proposed internal alterations to change flat to office accommodation | | |
| **Location:** | Calthrops Solicitors 61 High Street Holbeach | | |
| **Terminal Date:** | 27th July 2022 | | |

**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 |
| 29 | The Historic Environment |
| 36 | Vehicle and Cycle Parking |
| APPENDIX 6 | Parking Standards |

**National Guidance**

**National Planning Policy Framework 2021**

Sections 12 and 16 of the National Planning Policy Framework (2021)

**Representations:**

| | Object | Support | No Obj. | Comments |
|---|---|---|---|---|
| PARISH COUNCIL | 0 | 0 | 1 | 0 |
| WARD MEMBER | 0 | 0 | 0 | 1 |
| HIGHWAYS & SUDS SUPPORT | 0 | 0 | 0 | 1 |
| SHDC INTERNAL | 0 | 0 | 0 | 1 |

CASE OFFICER ASSESSMENT

## Proposal

This planning application is for proposed internal alterations and change of use from a flat to office accommodation at 61 High Street, Holbeach.

In addition to the change of use, the proposal includes the following,

- removal of stud walls fitted in 2010 in order to expand the South Eastern (front elevation) room to incorporate the en-suite space created following the 2010 application
- removal of 2010 stud wall in central office room and addition of new stud walls in order to create a small staff toilet
- removal of 2010 stud wall and modern door in central hallway space adjacent to the entrance to the current kitchen space.
- Removal of modern kitchen units in order to create an office space from extant kitchen.

## Site Description

61 High Street is a Grade II listed former bank building. Historic England lists the property as such;

"*House, now offices. 1786, late C19, C20. Red brick with ashlar and colourwashed ashlar dressings, some render. Roof hidden behind coped parapet which has a painted band extending under 2 rendered gable stacks. 3 storeys with basement, 3 bay front with central bay projecting slightly topped by pediment containing decorative datestone; first and second floor painted bands. Basement with 2 C20 glazing bar fixed lights with concrete lintels. Late C19 rusticated ashlar porch with doorway with semi-circular head, decorative fanlight and keystone. Porch flanked by pilasters on tall plinths and with entablature. Porch return walls each with single glazing bar sashes. Porch flanked by single Venetian windows with plain sashes. 3 glazing bar sashes above. All windows with pointed flush wedge lintels and keystones. Original hall with dentillated cornice. Room to west of doorway with 2 alcoves each with imposts, keystones and fielded panels. Fluted pilasters flank windows as they do in another ground floor room. First floor south windows with eared architraves. Remants upstairs of C18 staircase with moulded pendant newels, stick bannisters and moulded handrail. Ground floor fireplace to rear with dentillated cornice and sides decorated with foliate drops. "*

*The specific site is also within the highly characterful High/Fleet Street portion of the Holbeach Conservation Area (HCA), which forms the primary shopping and commercial thoroughfare to the East of Holbeach. The area in general is characterised by a mix of C19th and 20th commercial development, the nearby 71-77 is similarly listed and within close visual range.*

## History

H09-0697-10

Proposed alterations and improvements to upgrade existing flats. Approved on 15-10-10

## Consultation Responses

Cllr Biggadike - Ward member

Will bring employment and footfall to the High St so a win win for regeneration.

Holbeach Parish Council

No objection

South Holland District Council Environmental Protection Officer

No objection

Lincolnshire County Council Lead Local Highways and Flood Authority

No objection

## Planning Considerations

### Principle of development

The proposal to change the use of the above ground spaces for commercial rather than their current residential uses. This site is within the Primary shopping frontage for Holbeach as outlined by Policies Inset Map 05 of the South East Lincolnshire Local Plan, suggesting that commercial uses within this area are, on a basic principle level, acceptable. The proposal to remove residential space is not, therefore, considered of detriment to this town centre setting. As it is only the 1st floor which is effected by this proposal, no concern is raised by any potential flood risk, and Lincolnshire County Council Highways Authority have raised no objections including to any adjustment to parking demand that this change may well effect. Therefore, principle of development for this change of use is considered to be acceptable.

### Heritage Impact

This proposal will not risk the value or significance of this heritage asset. The proposal is for the change of use of the 1st floor space which itself presents absolutely no physical risk to the property. The physical alterations to the property proposed are limited to the interior and only include the removal of stud wall material which was added subsequent to the 2010 consent (H09-0697-10). The proposal also includes the addition of small section of 90 degree corner stud wall, creating a staff bathroom, the stud wall is proposed to be situated in a close format to a very similar arrangement permitted under the 2010 application, simply slightly larger in scale. The proposed stud wall is entirely reversible if necessary and does not propose to harm or otherwise effect in any way any original material and therefore, will have no impact upon the property's significance or value as a heritage asset.

Because of the lack of a material impact upon original or character components of this property, the the proposal to bring back into use this currently unused space with a viable and economically beneficial use is of benefit to the property and the wider area and should be considered to assist in Conserving the Historic Environment in accordance with the requirements set out under S16 of the National Planning Policy Framework (2021).

### Parking Provision

This proposal includes no alteration to the parking provision on site, however, the change of use could potentially be argued to cause a potential alteration of parking requirement in association with the site. The site is located within a highly central town location, easily accessed by public transport, cycle or foot and the area is widely serviced by street-side rather than off-street parking. Furthermore, the Lincolnshire County Council Lead Local Highways authority have presented no objections.

## Conclusion

For the above reasons, it is determined that this proposal is in accordance with Policies 1, 2, 3, 4, 29, 36 and Appendix 6 of the South East Lincolnshire Local Plan (2019) as well as Sections 12 and 16 of the National Planning Policy Framework (2021). Therefore, this application is recommended for approval.

## 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.