



G.R. MERCHANT LTD

Architectural & Planning Consultants

4 Wrights Mews • 12A Park Road • Holbeach
Spalding • Lincolnshire • PE12 7EE
Telephone: 01406 490800
e-mail: gr.merchant@btconnect.com
www.grmerchantltd.co.uk

Ref: 2961-16

**RENOVATIONS & CONVERSION INTO SELF-CONTAINED APARTMENTS
THE FORMER BELL HOTEL
21 HIGH STREET
HOLBEACH
SPALDING
LINCS
PE12 7DN**

FOR

N STANAKZAI



PLANNING, DESIGN & ACCESS STATEMENT

**RENOVATIONS & CONVERSION INTO SELF-CONTAINED APARTMENTS
THE FORMER BELL HOTEL
21 HIGH STREET
HOLBEACH
SPALDING
LINCS
PE12 7DN**

The application is to acquire Town & Country Planning Permission to convert and renovate the former Bell Hotel, 21 High Street, Holbeach into licensed restaurant and self-contained apartments for the benefit of N Stanakzai.

The Bell Hotel has been closed for several years and is fast becoming a derelict building in the centre of Holbeach opposite the All Saints Church and within the Holbeach Conservation Area.

The applicants proposals are as follows:-

Ground floor – Renovate and convert into a licensed restaurant with all toilet facilities internal. The existing external toilets to be converted into a one bedroom self-contained apartment.

First floor – Renovate and convert into three self-contained apartments.

Second floor – renovate and convert into three self-contained apartments.

The external fabric of the building is to be repaired and decorated in particular the sliding sash timber windows which will be repaired as found necessary.

Pre-application enquiries have been made, prior to purchase and after purchase with positive response to the applicant's aspirations under references – PE-00045-16 & PE-00509-16 (see appendix).

The former Bell Hotel is an unlisted traditional building in the Holbeach Conservation Area and the external proposals are minimal and will not impact on the architectural contribution the building makes to the character and appearance of the Conservation Area.

FLOOD RISK

As the site is not effected by Flood Zones 2 and 3 of the Environment Agency Flood Map a Flood Risk Assessment should not be required.

APPLICATION PLANS

2961-16-01	Basement & Ground Floor Plans – Existing
2961-16-02A	First & Second Floor Plans – Existing
2961-16-03	Basement & Ground Floor Plans – Proposed
2961-16-04B	First & Second Floor Plans – Proposed
2961-16-05A	Location & Site Layout Plans

G R Merchant
August 2016

APPENDIX

LOCATION PLAN 1/2500

“GOOGLE” PLANS

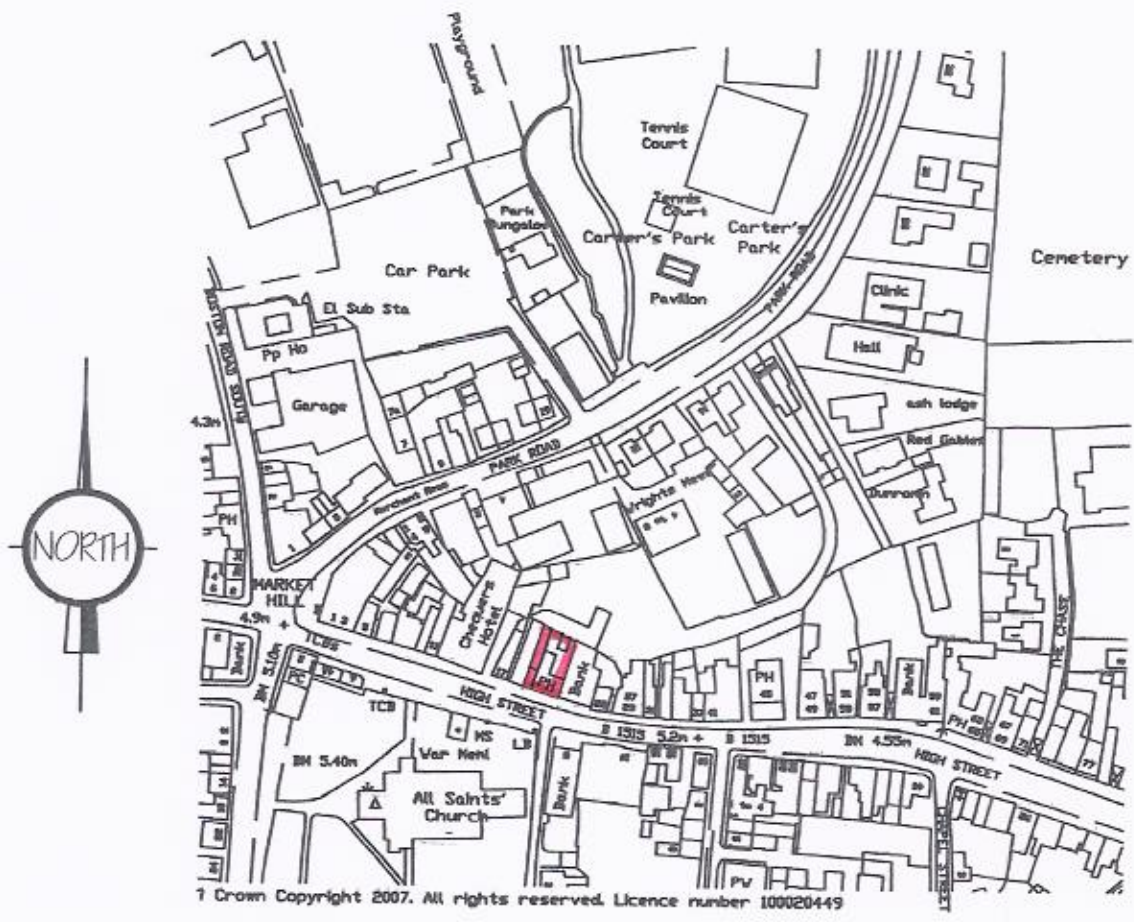
PHOTOGRAPHS – EXTERNAL & INTERNAL

PRE-APPLICATION ADVICE

RESIDENTIAL FLAT CONVERSIONS POLICY NOTE – FEBRUARY 2010

ENVIRONMENT AGENCY FLOOD MAP

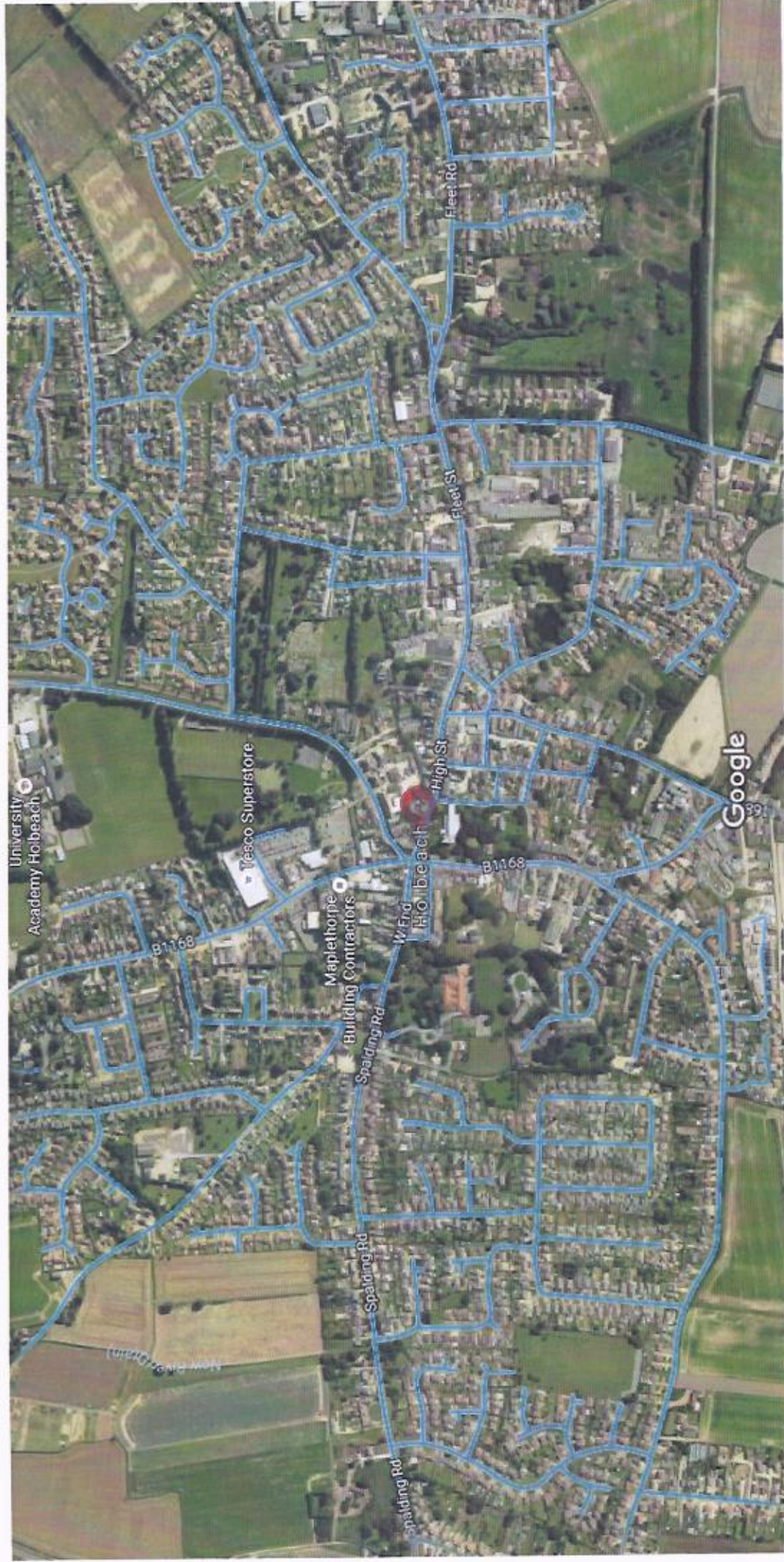
LOCATION PLAN 1/2500



LOCATION PLAN
1/2500

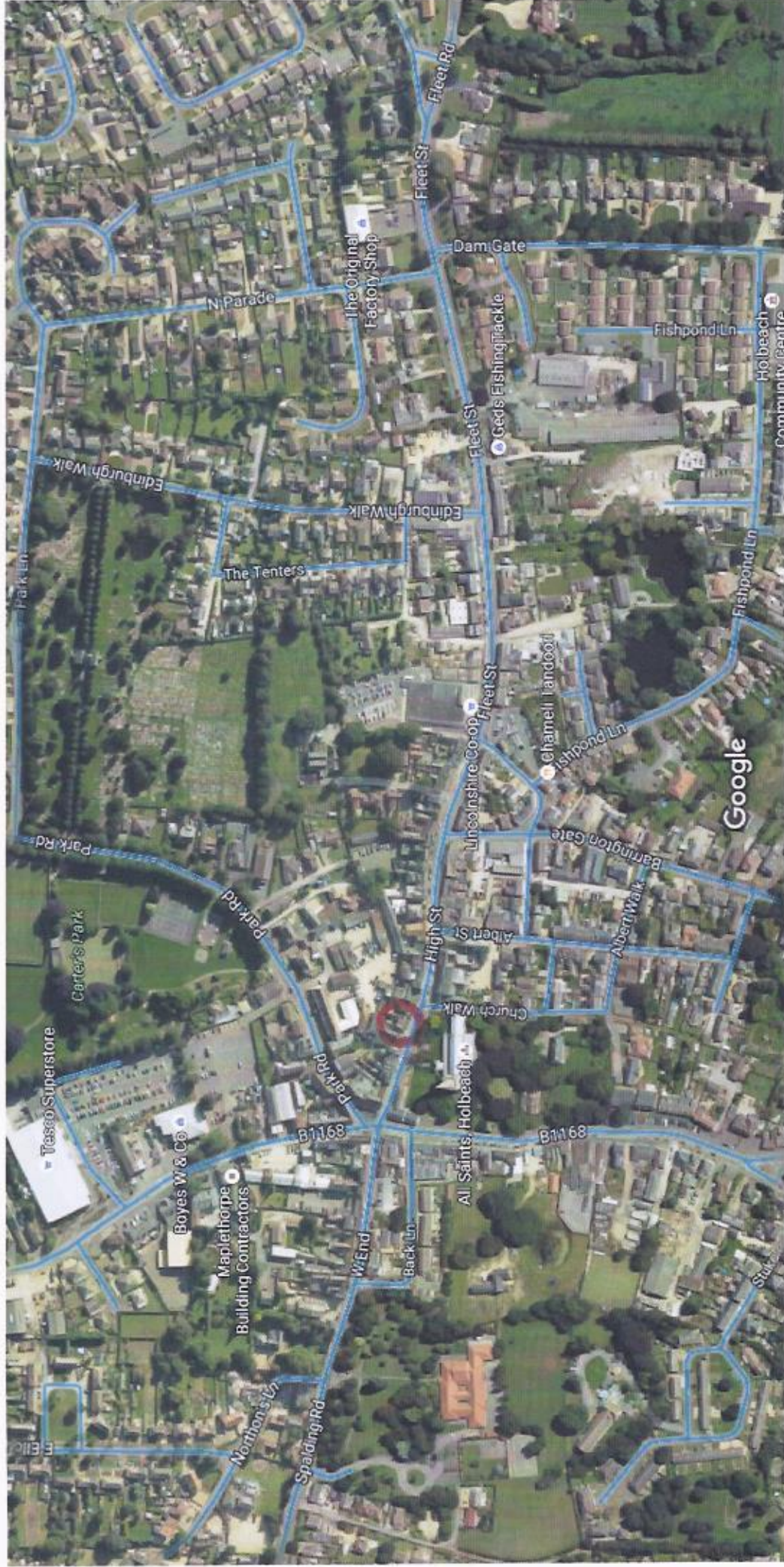
"GOOGLE" PLANS

Google Maps High St



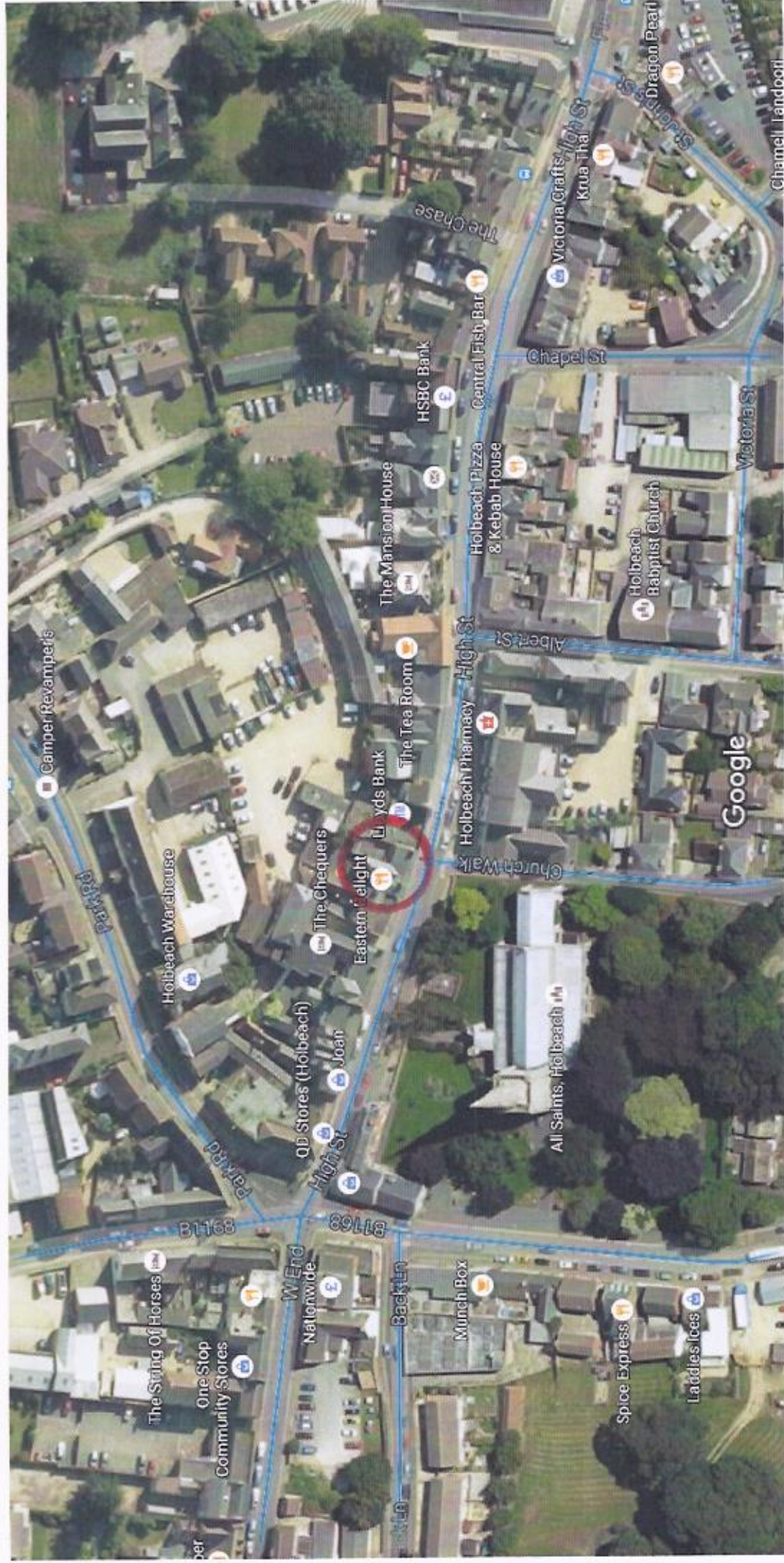
Imagery ©2016 Getmapping plc, Map data ©2016 Google 200 m

Google Maps High St



Imagery ©2016 Getmapping plc, Map data ©2016 Google 100 m

Google Maps High St

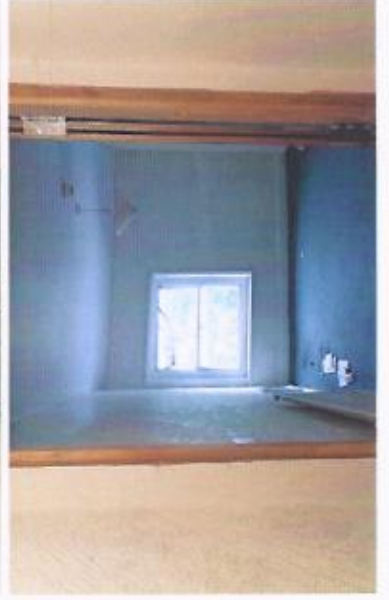


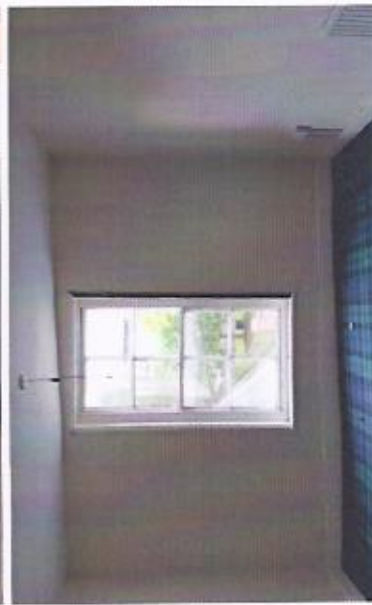
Imagery ©2016 Getmapping plc, Map data ©2016 Google 20 m

PHOTOGRAPHS – EXTERNAL & INTERNAL











PRE-APPLICATION ADVICE



G R MERCHANT <grmerchant.arch.cons@gmail.com>

Planning Enquiry

1 message

G R MERCHANT <gr.merchant@btconnect.com>
To: _planningadvice <planningadvice@sholland.gov.uk>

20 January 2016 at 09:20

Dear Sir/Madam

**RE:- THE BELL PUBLIC HOUSE
HIGH STREET, HOLBEACH**

The Bell Public House which has been closed for several years is going to auction shortly.

My clients, who are interested in the site, wish to renovate and change its use into 6 No self contained apartments with communal out-door space to the rear.

Your informal opinion of my clients aspirations would be appreciated prior to making a formal Planning Application.

If you require any further information or clarification please do not hesitate to contact me.

Yours Sincerely
Bob Merchant

G R Merchant Ltd
01406 490800

 **Scan1727.pdf**
208K



G R MERCHANT <grmerchant.arch.cons@gmail.com>

Pre-Application Advice - PE-00045-16 G R Merchant Ltd

1 message

planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk>
To: gr.merchant@btconnect.com

20 January 2016 at 10:34

ACKNOWLEDGEMENT OF PRELIMINARY ENQUIRY

REFERENCE: PE-00045-16

PROPOSAL: Renovate and change of use into 6 self-contained apartments with communal out-door space to the rear

LOCATION: Bell Inn 21 High Street Holbeach Spalding

APPLICANT: G R Merchant Ltd

We acknowledge the receipt of the above preliminary enquiry which has been recorded on our system and passed to a case officer to deal with.

If contacting us about this enquiry please quote the reference number given above.

Our preliminary enquiry system is currently free to use and we aim to deal with your request within 20 working days. However, priority is given to the processing and determination of formal planning applications. In busy times this may mean a longer than usual response time for this free preliminary advice service.

Yours faithfully

Richard Fidler

Development Manager

South Holland District Council

G R Merchant Ltd
Gr.Merchant@Btconnect.Com

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937

planningadvice@sholland.gov.uk
www.sholland.gov.uk

27th January 2016

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00045-16 **Case Officer:** Tracey Meachen
Location: Bell Inn 21 High Street Holbeach Spalding
Proposal: Renovate and change of use into 6 self-contained apartments with communal outdoor space to the rear

I am writing regarding your recent enquiry relating to the Bell Inn, 21 The High Street, Holbeach.

The public house is located within the retail area of Holbeach. Normally, if the property can be proven to have no viability as a public house, then another commercial use would be considered in the first instance.


It would need to be proven that the building has no other commercial use before a residential use of the whole premises to flats would be considered. It would then require a full planning application to determine the suitability of the proposal as public house to flats does not come under the Prior Notification route.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully



Tracey Meachen, Planning Officer
tmeachen@sholland.gov.uk



G R MERCHANT <grmerchant.arch.cons@gmail.com>

Planning Enquiry - PE-00045-16

1 message

G R MERCHANT <gr.merchant@btconnect.com>
To: _planningadvice <planningadvice@sholland.gov.uk>
Cc: "Meachen, Tracey" <TMeachen@sholland.gov.uk>

20 June 2016 at 13:02

Dear Tracey

**RENOVATION OF THE BELL HOTEL
HIGH STREET, HOLBEACH**

Further to my pre-application enquiry with respect to the above property, and your response dated 27 January (PE-00045-16) our clients have now purchased the property.

The clients intentions now they have purchased the property are similar to their original intentions:-

Ground Floor - Restaurant with licensed facilities (existing use), which includes all toilet facilities within the main building.

First Floor - 3 No self contained apartments.

Second Floor - 3 No self contained apartments.

Existing External Toilet Block - Renovate and create a single self contained apartment.

Please find attached preliminary layout plans for your consideration, all works, particularly external works to comply with the requirements of the Holbeach Conservation Area.

NOTE:- If the licensed restaurant on the ground floor is not a viable project the clients may consider retail outlets!!

Prior to making a formal Town and Country Planning Application your informal opinion would be appreciated, if you require any further information or clarification of our clients aspirations please do not hesitate to contact us.

Attached plans :-

- 2961-16-01 - Basement & Ground Floor Plans - Existing
- 2961-16-02 - First Floor & Second Floor Plans - Existing
- 2961-16-03 - Basement & Ground Floor Plans - Proposed
- 2961-16-04A - First Floor & Second Floor Plans - Proposed

Regards
Bob Merchant

G R Merchant Ltd
01406 490800

4 attachments

-  **2961-16-01(STANAKZAI) Preliminary.pdf**
617K
-  **2961-16-02(STANAKZAI) Preliminary.pdf**
670K
-  **2961-16-03 (STANAKZAI) Preliminary.pdf**
682K
-  **2961-16-04A (STANAKZAI) Preliminary.pdf**
771K



G R MERCHANT <grmerchant.arch.cons@gmail.com>

Pre-Application Advice - PE-00509-16 G R Merchant on Behalf of Client

1 message

planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk>
To: gr.merchant@btconnect.com

20 June 2016 at 14:34

ACKNOWLEDGEMENT OF PRELIMINARY ENQUIRY**REFERENCE:** PE-00509-16**PROPOSAL:** Renovation of the Bell Hotel**LOCATION:** Bell Inn 21 High Street Holbeach Spalding**APPLICANT:** G R Merchant on Behalf of Client

We acknowledge the receipt of the above preliminary enquiry which has been recorded on our system and passed to a case officer to deal with.

If contacting us about this enquiry please quote the reference number given above.

Our preliminary enquiry system is currently free to use and we aim to deal with your request within 20 working days. However, priority is given to the processing and determination of formal planning applications. In busy times this may mean a longer than usual response time for this free preliminary advice service.

Yours faithfully

Richard Fidler
Development Manager
South Holland District Council

G R Merchant On Behalf Of Client
Gr.Merchant@btconnect.com

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937

planningadvice@sholland.gov.uk
www.sholland.gov.uk

20th July 2016

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00509-16 Case Officer: Julie Middleditch
Location: Bell Inn 21 High Street Holbeach Spalding
Proposal: Renovation of the Bell Hotel

The Bell Inn is an unlisted traditional building in the Holbeach Conservation Area. Although there would be the loss of the original public house use, the proposed retail/restaurant use at the ground floor is considered positive. From what has been submitted the proposed alterations to the building to achieve the proposal are minimal and do not impact on the architectural contribution of The Bell to the character and appearance of the conservation area.

In term of parking and its town centre location please seek confirmation from John Sharpe at County Highways directly.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully



Julie Middleditch, Conservation Officer
jmiddleditch@sholland.gov.uk

RESIDENTIAL FLAT CONVERSIONS POLICY NOTE – FEBRUARY 2010

Residential Flat Conversions Policy Note February 2010



1. The Council recognises that the conversion of dwellings to flats can form an important element in the District's housing stock. Such proposals can often enable a more efficient use of large properties that are worthy of retention and can provide an opportunity for their renovation. However, it is also recognised that flat conversions can raise privacy issues, parking problems and can have an adverse effect on residential amenity. They can also result in the loss of smaller family-sized units and a consequential increase in the overall number of flatted units unsuited to family occupation. This poses serious issues for maintaining a mixed housing offer across the District.
2. The Council, therefore, wishes to ensure that large-scale loss of smaller family-sized units is resisted. Furthermore, when proposals for sub-division of existing properties into flats is promoted, satisfactory standards of accommodation should be achieved and any impact on the amenity of future residents and neighbouring properties minimised. It is important that the implementation of the policy balances the permitting of high-quality flat conversions in appropriate locations, with the need to protect family-sized dwellings and the avoidance of over-concentration of such development.
3. The purpose of this policy note is to provide criteria and guidance by which the Council will determine planning applications for the conversion of dwellings to residential flats, including non-residential buildings within the curtilage of a residential dwelling (e.g. garages). This policy note does not cover flats above shops or conversion of commercial premises into flats.
4. In broad terms the Strategic Housing Market Assessment¹ (SHMA) demonstrates that there is a shortfall of accommodation in the District for households requiring 1 bedroom. Whilst this may seem to advocate the sub-division of larger dwellings into smaller units, the SHMA also highlights a shortfall of accommodation for households requiring 3 bedrooms. It is important, therefore, that a balanced approach is taken to the sub-division of existing properties, allowing only those which provide a satisfactory standard of accommodation, whilst not impacting upon surrounding residential amenity and the overall supply of smaller family-sized units.
5. Past planning permissions granted for flat conversions between 1st April 2006 until 31st March 2009 show a trend of increasing permissions. During this period, 45 planning permissions for residential flat conversions were granted. This consisted of 6 in 2006/07, 15 in 2007/2008 and 24 in 2008/09². In terms of location, the majority of permissions granted were in Spalding (36). The remainder were in Holbeach (4), Crowland (2), Pinchbeck (1), Gosberton (1) and Gedney Hill (1).

¹ Peterborough Sub-Regional Strategic Housing Market Assessment (2008), South Holland Stage One Report (Fordham Research).

² It should be noted that in 2 instances a specific site was the subject of 2 separate applications, with only minor details differing, thus reducing the overall potential for sub-division of dwellings by 2. In one instance permission was granted for a House in Multiple Occupancy (HMO) and on another occasion permission was granted to sub-divide a dwelling into flats and a HMO.

6. It is evident that there has been a noticeable year on year increase in the granting of planning permissions for the conversion of residential dwellings to flats. In light of this trend, which can result in the loss of family-sized units, there is a need for strong protection in order that the Council can maintain a balanced and sustainable mix of housing across the District.
7. This is an interim policy that supplements the adopted South Holland Local Plan (2006), until such time as the Council adopts a Core Strategy and associated Development Plan Documents, as part of the Local Development Framework. Whilst the adopted Local Plan contains a policy to restrict the change of use of properties to HMOs (Policy HS18), there is no such policy relating to flat conversions. Therefore, this policy seeks to expand the fundamental sound nature of the adopted HMO policy.
8. Given that there is evidence suggesting that the conversion of residential dwellings to flats is becoming an increasing trend, the Council will seek to protect the stock of family-sized units by only permitting the conversion of properties to flats where all of the following equally important criteria are satisfied:
 - **They would not result in the loss of small to medium-sized dwellings in high density residential areas and streets of predominantly terraced and/or semi-detached properties.**
 - **There would be no material harm to the amenity of existing, nearby residents by virtue of general disturbance, noise or overlooking.**
 - **There would be no significant adverse impact upon the character or appearance of the area.**
 - **Adequate provision is made for the maintenance of communal gardens and amenity areas.**
 - **Adequate provision is made for the storage and disposal of refuse.**
 - **There would be no material increase in demand for on-street car parking that would exacerbate existing car parking problems.**
 - **Secure, weather-proof cycle storage should, where practicable, be provided as follows³:**
 - **For studios and 1 bedroom dwellings a minimum of 1 cycle space per dwelling.**
 - **For 2 and 3 bedroom dwellings a minimum of 2 cycle spaces per dwelling.**
 - **For 4 bedroom dwellings and larger a minimum of 4 cycle spaces per dwelling.**
 - **The property is of an adequate size without being extended for the proposed use and the layout, room sizes, range of facilities and external amenity space would ensure an adequate standard of residential amenity for future occupiers.**
9. Where all of the above criteria are satisfied, minimum floor space standards for the subdivision of residential dwellings will also be applied to ensure that the occupiers of flats have adequate floor space. Cramped accommodation will not be permitted.

³ Reference should be made to pages 89-93 of the *Code for Sustainable Homes: Technical Guide Version 3 (DCLG, May 2009)* for further guidance on cycle storage.

10. The following tables comprise the minimum floor space standards that will be used by the District Council for assessing the adequacy of the size of new flat conversions. The proposed baseline standards (Table 2) are to be taken into account in addition to the general size standards (Table 1) to ensure that satisfactory provision of 'habitable floor space' is achieved.

Table 1: General Size Standards⁴

Number of bedspaces	Minimum Internal Dwelling Area Range (m ²)
1 bedspace	30 to 35
2 bedspace	45 to 50
3 bedspace	57 to 67
4 bedspace	67 to 75

Table 2: Proposed Baseline Standards⁵

- 1) The minimum floor area for the aggregate of the cooking, eating and living areas (CEL areas) is to be:

Number of bedspaces	CEL Area (m ²)
1 bedspace	22
2 bedspace	22
3 bedspace	24
4 bedspace	27

NB1: *Cooking, eating and living areas exclude bedrooms and any utility area or space taken up on plan by staircases or hallways/corridors connecting these areas.*

- 2) The minimum floor areas for bedrooms is to be no less than 7m² per single bedroom and 12m² per double/twin bedroom provided.

NB1: *Where bedspace is not provided separately to the CEL area, the aggregate amount of floor space for both the CEL and the bedroom (as outlined above) should still be provided overall.*

NB2: *En-suite bathrooms or shower rooms do NOT count towards this minimum.*

NB3: *The floor space taken up by built in wardrobes in bedrooms counts towards the bedroom floor area.*

- 3) Storage cupboards: 1m² floor area for 1 bedspace dwelling plus 0.25m² per additional bedspace.

⁴ The general size standards (Table 1) are based on those outlined in the Homes and Communities Agency's (HCAs) *Housing Quality Indicators* (HQI Version 4, April 2008).

⁵ The proposed baseline standards build upon the HCA's HQIs and are based on those outlined in HATC Limited report *Housing Space Standards* (August 2006).



11. The floor space areas in the tables above refer to the space enclosed by the internal faces of the external and/or party walls of the original dwellinghouse, or the converted flat, and includes the area occupied by internal walls or partitions, chimney breast, any external wc; as well as hallways, stairways and landings. In the case of the converted flat, common entrances and stairways shared with another flats are excluded. Internal storage space under stairs etc is included but not general storage areas, such as lofts, cellars, fuel stores, garages or conservatory type structures. Parts of rooms with ceiling heights less than 1.5m and lobbies open to the air are also excluded.
12. For the purposes of this policy, 'bedspaces' represents the number of occupants the dwelling is designed to accommodate.
 - A single bedroom is a bedroom designed to accommodate one person in a single bed.
 - A twin bedroom is a bedroom designed to accommodate two people each in a single bed (with no bunk beds).
 - A double bedroom is a bedroom designed to accommodate two people in one double bed.
 - A triple bedroom is a bedroom designed to take three people in three single beds, or one double bed and one single bed (with no bunk beds).

ENVIRONMENT AGENCY FLOOD MAP



Enter a postcode or place name:

Other topics for this area...

Flood Map for Planning (Rivers and Sea)

PE12 7DU



Flood Map for Planning (Rivers and Sea)

Map legend

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

Flood Map for Planning (Rivers and Sea)

Flood Zone 3

Flood Zone 2

Flood defences (Not all may be shown*)

Areas benefiting from flood defences (Not all may be shown*)

Main River Line

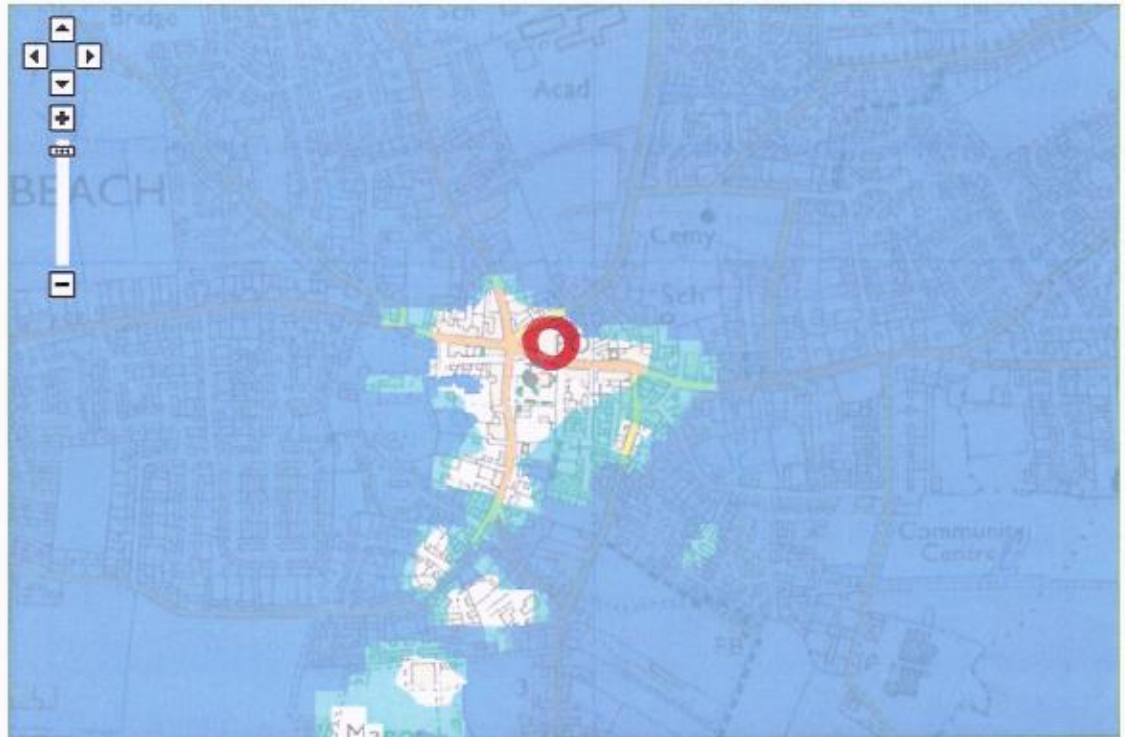
Main River Line

Other national environmental organisations

Natural Resources Wales Area of responsibility

Scottish Environment Protection Agency Area of responsibility

PE12 7DU at scale 1:10,000

[Other maps](#)
[Data search](#)
[Text only version](#)


Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) has taken over the responsibilities of the Environment Agency in Wales.
 © Environment Agency copyright and database rights 2016. © Ordnance Survey Crown copyright. All rights reserved. Environment Agency, 100026380.
 Contains Royal Mail data © Royal Mail copyright and database right 2016.
 This service is designed to inform members of the public, in line with our [terms and conditions](#). For business or commercial use, please [contact us](#).

More about flooding:

Understanding the Flood Map for Planning (Rivers and Sea)

A more detailed explanation to help you understand the flood map shown above.

Current flood warnings

We provide flood warnings online 24 hours a day. Find out the current flood warning status in your local area.

* **Legend Information:** Flood defences and the areas benefiting from them are gradually being added through updates. Please contact your [local environment agency office](#) for further details.

creating a better place

Follow us: [YouTube](#) [Twitter](#) [Flickr](#) [Facebook](#)

Author: Environment Agency | wiybysupport@environment-agency.gov.uk
 Last updated: 18th March 2016

[Privacy policy](#) | [Terms and conditions](#) | [Contact us](#)
 © Environment Agency 2016