

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H09-1216-21 **Applicant:** Mossop & Bowser
Proposal: Conversion of archives room into 6 offices and external alterations.
Location: Mossop And Bowser 10 Spalding Road Holbeach
Terminal Date: 18th January 2022

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
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	1	0	0
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This planning application is for the conversion of the extant archive room into a suite of offices. To carry out this conversion, it is proposed to create 6 new windows via new openings on the 1st floor.

The new windows would be of timber construction and stylistically matching to the windows extant on the site currently.

Site Description

The Mossop and Bowser offices are not listed, however, they do sit within the Holbeach Conservation Area. The original property is late C19th - Early C20th in construction, but has been significantly altered with a large, 2 storey extension in the latter part of the C20th - the proposed works would take place upon the extended portion of the building, completed in the late C20th

History

H09-1158-17. Proposed porta-cabin. APPROVED 18-01-18 for a three year period.

H09-1065-20 Proposed porta-cabin. APPROVED 12-01-21 for a three year period.

Consultation Responses

Residents

2 letters were received from a single member of the public. These letters were not substantive to the content of the application and merely were asking for drawings to be made available.

Holbeach Parish Council

No Objections

Cllr Biggadike - ward member

Cllr Biggadike submitted two comments, the first stated they felt that health and safety for staff would be improved by the works. The second suggested that the proposed works would allow the company to better adhere to social distancing and ventilation requirements. No objections were raised.

Planning Considerations

Heritage Impact

The Local Planning Authority does not consider there to be any risk presented to the value or significance of any nearby or surrounding heritage asset, including the conservation area. As the proposed windows are like-for-like when compared to the extant windows across the site, it is understood that the visual style is matching the property and its surroundings. The proposal site is remarkable compared to the remainder of the site for its lack of windows, creating an odd, out of place appearance - such works will help to remedy this unusually outfitted element of the structure and give a far more feathered appearance from public realm views via the north of the site. For these reasons, the sympathetic style of the proposed works leads to a lack of considerable impact upon the appreciation of the site and therefore any heritage assets, and therefore, it can only be said that this application helps to preserve the Historic Environment in accordance with Section 16 of the National Planning Policy Framework (2021).

Overlooking risk

The Local Planning Authority does not consider there to be any risk of overlooking associated with the inclusion of the proposed windows all windows apart from the 3 north facing units are situated such that they would only afford views within the Mossop and Bowser plot. The 3 North-facing windows would look out only accross a public road, with the only residential spaces visible being exposed front gardens, all of which are situated at least some 9.5m away from the north facing elevation of Mossop and Bowser. It would therefore not be reasonable to suggest that there is any risk of harming residential amenity by including these windows. Furthermore, no comments or objections have been received from any neighbouring property.

Parking Provision

By effectively adding 6 new office spaces to the building, this application increases the employee

capacity of the site by at least 6. The parking provision is not changed by this application, however, the extant parking provision is significant and forms almost half of the entire site, with parking provision for many vehicles, far outstripping the capacity of the building. Therefore, the parking provision of the site remains suitable.

Conclusion

For the reasons listed above, this application is found to be in accordance with Policies 1, 2, 3, 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.