

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	H11-0389-20	Applicant:	API Ltd.
Proposal:	Conversion from residential care home to 10 self contained residential apartments, including alterations		
Location:	Adderley House 23 London Road Long Sutton		
Terminal Date:	21st August 2020		

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
10	Meeting Assessed Housing Requirements
11	Distribution of New Housing
17	Providing a Mix of Housing
29	The Historic Environment
32	Community, Health and Well-being
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Sections 2, 3, 4, 5, 8, 9, 12, 14 and 16

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	0	2
OTHER STATUTORY	0	0	0	3

BODIES				
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CASE OFFICER ASSESSMENT

Proposal

Planning permission is sought for a change of use from a former residential care home to 10 self contained residential apartments, including external and internal alterations. It involves converting and subdividing the existing building into a range of studios and one and two bedroom self-contained apartments.

Site Description

Adderley House is a late 18th century/ 19th century period property (grade II listed) situated on the north-eastern side of London Road, Long Sutton. It is currently vacant but previously formed part of the Kimberley Care Village situated to the rear (north-east), which is served off a private roadway. A grade II listed former coach house fronting London Road (currently boarded up) is located to the north-west on the opposite side to the access roadway. Residential development is situated opposite.

The site is within Long Sutton Conservation Area.

Recent History

H11-0883-17 - Full - Change of use from Class Use C2 (Care Home, now redundant) to Class Use C3 (single domestic dwelling) - Granted 30 November 2017

H11-0884-17 - LBC - Change of use from Class Use C2 (Care Home, now redundant) to Class Use C3 (single domestic dwelling) - Approved 30 November 2017

Consultation Responses

Long Sutton Parish Council - No response

LCC Highways/SUDs - Does not wish to restrict the grant of permission.

SHDC Housing Strategy - From my interpretation of the Vacant Building Credit there will be no request for affordable housing.

SHDC Environmental Protection - No objection.

Anglian Water - The foul drainage from this development is in the catchment of Sutton Bridge Water Recycling Centre that will have available capacity for these flows

Lincolnshire Police - Recommendations concerning design.

LCC Education - No comments in relation to an education contribution.

Planning Considerations

The main issues in this case are:

- Policy/principle;
- Heritage and character/appearance;
- Amenity;
- Highway safety;
- Other material considerations such as flood risk.

Policy/Principle

The site is inside Long Sutton Settlement Limit as defined in the South East Lincolnshire Local Plan (SELLP), 2019. Policy 1 (Spatial Strategy) of the SELLP indicates that within Main Service Centres, including Long Sutton, development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps to meet the service needs of other local communities.

Policy 29 of the South East Lincolnshire Local Plan, 2019 indicates that proposals to change the use of a Listed Building or to alter or extend such a building will be granted where the Local Planning Authority is satisfied that the proposal is in the interest of the building's preservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting.

Section 16 of the NPPF 2019, contains current Government advice as well as the statutory requirement to have special regard to the desirability of preserving the building and their setting (S16 & 66 Planning (Listed Building and Conservation Areas) Act 1990) which must be taken into account in decision making.

Paragraph 192 of the NPPF states that in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Furthermore, paragraph 193 of the NPPF advises that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Para 196 of the National Planning Policy Framework, 2019 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 building originally formed part of a much larger care village but currently sits vacant as a result of the consolidation of residents and staff in the main core of the care facility. Adderley House is an asset needing on going maintenance and is surplus to requirements as a care facility. The LPA is satisfied that, if left redundant, this listed asset could potentially fall into disrepair, particularly so if it is surplus to requirements and due to the age of the building it no longer lends itself to modern day care establishment standards. In order to retain a sustainable designated heritage asset, a formal end use and a commitment to investment into the building, this proposal will ensure long term sustainable regenerative improvements, which is required in order to put this redundant listed building back into active use.

The proposal is considered to be in accordance with Policies 1 and 29 of the South East Lincolnshire Local Plan, 2019 and advice within the Framework.

Heritage/character/appearance

There would be minimal changes to the exterior of the building. One window would be re-instated on the front elevation (currently blocked up) using a timber sash window to match those adjacent. Two new heritage style roof lights have been added on the rear slope. All other external windows and doors of architectural and historic interest would be retained and repaired where necessary. This presents little impact to the integrity and character of the exterior of the listed building or conservation area.

The details of the impact of the internal works to the listed building will be discussed in the report for listed building consent application H11-0390-20.

Para 196 of the National Planning Policy Framework, 2019 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 loss of an historic asset and its sympathetic conversion is considered to respect its historic significance and not harm the integrity of the main building.

The proposal satisfactorily complies with Policy 29 of the South East Lincolnshire Local Plan, 2019 and advice within the Framework in this respect.

Amenity

Kimberley Care Village is situated to the rear (north-east), which is served off a private roadway. A grade II listed former coach house fronting London Road (currently boarded up) is located to the north-west on the opposite side of the access roadway. Residential development is situated opposite. The proposal is essentially an alternative residential use. It is considered that the amenity of occupiers of neighbouring property would not be harmed to a significantly greater extent in terms of overlooking, lack of privacy, overbearing effect, overshadowing, noise and disturbance, etc.

The internal GIA of the 2 bed units ranges from 50 to 67m² with modern open plan living arrangements. The studios and 1 bed units range between 30 and 37m². The residential units/apartments are considered acceptable in terms of size and would offer a satisfactory level of amenity for future occupiers.

Bin storage is designed into the rear of the property as part of the new car park to ensure each unit has access to a secure bin storage area.

The proposal satisfactorily complies with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 in terms of amenity.

Highway safety

Ten parking spaces have been provided at the rear of the property. This is less than the requirement within Policy 36 of the South East Lincolnshire Local Plan. However, on street parking facilities are available nearby and the site is relatively close to Long Sutton town centre and on a public transport route for those without a motor vehicle. The County Highways Authority has raised no objections on highway safety grounds.

Other material considerations

Affordable housing - Strategic Housing has been consulted and has indicated that there will be no request for affordable housing in this case due to the Vacant Building Credit.

Flood risk - The site is within Flood Zone 3 and within an area of "Low Hazard" within the South East Lincolnshire Strategic Flood Risk Assessment.

This is an existing building and was previously used as part of a care home. The proposal is a conversion so is not subject to the sequential test in accordance with Paragraph 164 of the Framework. Moreover, the proposed change of use is not a more vulnerable development than a care home and would not be expected to increase flood risk for users, residents or neighbouring properties.

Conclusion

The proposal satisfactorily complies with Policies 1, 2, 3, 4, 29 and 36 of the South East Lincolnshire Local Plan, 2019 and advice within the Framework. It is therefore recommended that the application be approved under delegated powers.

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.