

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H11-0390-20 **Applicant:** API Ltd.

Proposal: Conversion from residential care home to 10 self contained residential apartments, including internal/external alterations

Location: Adderley House 23 London Road Long Sutton

Terminal Date: 21st August 2020

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development
29 The Historic Environment

National Guidance

National Planning Policy Framework 2019

Sections 2, 12 and 16

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Listed building consent is sought to convert the building into 10 self contained residential

apartments, including internal/external 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 of 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.

SHDC Conservation Officer - No objections.

LCC Archaeology - No archaeological input required.

Planning Considerations

The main issue in this case is whether the proposed works would harm the character/appearance of Adderley House, which is a grade II listed building.

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.

There would be minimal changes to the exterior of the building. One window would be re-instated on the front elevation (currently blocked) 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 building has previously been used as a care home so internally has lost much of its original character and features. The Design and Access Statement indicates that the proposal aims to retain what is left, including the main staircase.

Some changes to the internal layout of the building are proposed. Secondary staircases would be removed but are modern additions. The changes have generally taken into consideration the main load bearing walls and chimney breasts so that the main structure of the original building is retained. All new walls and alterations would be made of studwork on acoustic tape which could be removed easily should the building layout ever need to be altered.

A number of ceilings and floor joists have subsided throughout the building and as such certain areas would need to be fully removed in order to carry out remedial works. Where this is the case the existing detailing such as moulded skirting, architraves and cornice detailing would be reinstated following the repair work. It is noted that the window surrounds and door architraves are the most decorative architectural detailing remaining and none of these should need to be replaced as part of the works.

The Council's Conservation Officer has raised no objections. He has indicated that the proposed removal of original material is limited and the proposed installation of new subdivisions is reversible. All new windows and rooflights are deemed to be appropriate in style and material. Minimal damage would be caused to the heritage asset.

Conclusion

The proposed works would result in the re-use of a vacant designated heritage asset and would give the building a viable use that would help ensure its retention. They are in the interests of its future preservation. Its sympathetic conversion is considered to respect its historic importance and not significantly harm the integrity of the main building.

The proposal therefore satisfactorily complies with Policy 29 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.