DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H11-0511-22**	**Applicant:**	**API Ltd.**
Proposal:	Details of elevational & cross sectional plans, landscaping, boundary treatments, installation details of garden wall, archaeological investigation report and ecological biodiversity measures (Conditions 3, 4, 5, 6, 9 & 13 of H11-1007-21)		
Location:	Adderley House, Stable Block 23 London Road Long Sutton		
Terminal Date:	31st August 2022		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
28	The Natural Environment
29	The Historic Environment

National Guidance

National Planning Policy Framework 2021

Section 2. Achieving sustainable development.
Section 12. Achieving well designed places.
Section 15. Conserving and enhancing the natural environment.
Section 16. Conserving and enhancing the historic environment.

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Proposal

This application is to discharge Conditions 3, 4, 5, 6, 9 & 13 of H11-1007-21 (details of elevational & cross sectional plans, landscaping, boundary treatments, installation details of garden wall, archaeological investigation report and ecological biodiversity measures).

Site Description

The building (grade II listed) is a former stable block associated with Adderley House. It is situated

on the north-eastern side of London Road, Long Sutton. It is currently vacant but was last used as a store in conjunction with a residential care home. Flats/apartments associated with Kimberley Care Village are situated to the north and east off an access roadway. Residential development is situated opposite and a small electricity sub-station to the north-west.

The site is within Long Sutton Conservation Area.

History

H11-1007-21 - Full - Conversion of existing barn into two dwellings including new rear extension and alterations - Granted 1 February 2022.

H11-1008-21 - LBC - Conversion of existing barn into two dwellings including extension and alterations - Approved 1 February 2022.

Planning Considerations

Condition 3 (details of elevational & cross sectional plans) - The submitted sectional drawing (no. 295-05-C) indicates that the existing walls and roof would be retained as far as possible. Any replacement brickwork would be reclaimed from the proposed demolition works at the rear.

Condition 4 (landscaping) - New tree planting (Betula pendula and Sorbus aucuparia) is proposed within the garden area.

Condition 5 (boundary treatments) - The boundaries would mainly be delineated by garden walling, including along the frontage with London Road.

Condition 6 (installation details of garden wall) - The garden wall would be constructed in brickwork to match that existing with coping stones.

Condition 9 (archaeological investigation report) - LCC Archaeology has indicated that the amended Historic Building Survey Report is acceptable.

Condition 13 (ecological biodiversity measures) - Bat roosts and swift nesting boxes would be incorporated within the development.

Conclusion

That conditions 3, 4, 5, 6, 9 & 13 of H11-1007-21 be discharged.