DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H11-0769-22**	**Applicant:**	**Mr K Bunn**
Proposal:	Conversion of snooker room into 2 bedrooms to be rented out to general public (no breakfast will be provided)		
Location:	Churchills West Street Long Sutton		
Terminal Date:	19th October 2022		

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 2021

Section 12 - Achieving well-designed places
Section 16 - Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
SHDC INTERNAL	0	0	0	1
RESIDENTS	1	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a listed building application seeking permission for change of use of part of the first floor snooker room into Public House into a 2 bedroom B&B.

The proposal involves minor internal alterations and a partial change of use on the Grade II listed. The internal alterations include the subdivision of the existing snooker room by the insertion of a new north-south orientated and bisecting internal stud partition wall along with a second east-west aligned internal stud partition wall, (within which will be inserted two new south facing entrance openings that will lead onto the new first floor hall).

Site Description

The site is located on West Street in Long Sutton. The site is located within the Long Sutton settlement boundary and the Conservation Area. It comprises a two storey Grade II listed mid-late 19th century former town house. The building is of brick and grey slate construction. The building has since around the mid-late 20th century been converted into a social club, and is now a public house.

History

H11-0726-22 - Conversion of snooker room into 2 bedrooms to be rented out to general public (no breakfast will be provided) - Pending consideration.

Consultation Responses

Conservation Officer

No objections as the proposed use of stud walls to subdivide the existing snooker room should be fully reversible should any future custodian of the property wish to restore the extant layout.

Resident

One letter of objection has been received siting concerns of lack of parking provision within the site as access to neighbouring property is already at times blocked by visitors.

Planning Considerations

Heritage Impact

Paragraph 130 of National Planning Policy Framework (NPPF), 2021 establishes that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area; are visually attractive as a result of good architecture and sympathetic to local character and history, including the surrounding built environment and landscape setting. Paragraph 197 of the NPPF states that 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.

Policies 2 and 3 of SELLP 2019 amongst other matters seek to ensure that development respects the character and appearance of the area and the relationship to existing development and l and uses. Policy 29 of the SELLP states that development proposals will conserve and enhance the character and appearance of designated and non-designated heritage assets including conservation areas.

The proposal does not involve any external alterations therefore no unacceptable impact would result on the character of the Conservation Area.

The Council's Conservation Officer has not raised any objections to the proposed scheme and considers that no loss of significance is risked by the proposed scheme as the proposed use of stud walls to subdivide the existing snooker room should be fully reversible should any future custodian of the property wish to restore the extant layout.

As such the development is considered acceptable in terms of its impact on the Grade II Listed Building and the Conservation Area therefore it accords with Policies 2, 3 and 29 of the SELLP and the Sections 12 and 16 of the NPPF 2021.

Other matters

One letter of objection has been received from a local resident siting concerns of lack of off-street parking provision for the site. The concerns are noted, however this is a listed building application therefore the only consideration is heritage impact. Parking and highway safety will be considered under the full application for change of use of the site (H11-0726-22).

Planning Balance

The proposal would not materially harm the character or appearance of the area as no external alterations are proposed. There would be limited impact on the listed building as only minor internal alterations are proposed which can be reversed in the future.

On balance, any adverse impacts of granting permission to the proposals would significantly and demonstrably outweigh the benefits, when assessed against the planning policies taken as a whole.

Conclusion

For the reasons listed above, this application is deemed to be in accordance with Policies 1, 2, 3 and 29 of the SELLP (2019) as well as Sections 12 and 16 of the NPPF (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.

RECOMMENDATION

That the application be approved under delegated powers.