

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H11-1007-21 **Applicant:** API Ltd.
Proposal: Conversion of existing barn into two dwellings including new rear extension and alterations
Location: Adderley House, Stable Block 23 London Road Long Sutton
Terminal Date: 11th February 2022

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

National Guidance

National Planning Policy Framework 2021

Section 2. Achieving sustainable development.
 Section 3. Plan making.
 Section 4. Decision making.
 Section 5. Delivering a sufficient supply of homes.
 Section 9. Promoting sustainable transport.
 Section 12. Achieving well-designed places.
 Section 14. Meeting the challenge of climate change, flooding and coastal change.
 Section 15. Conserving and enhancing the natural environment.
 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

HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	1	1

CASE OFFICER ASSESSMENT

Proposal

Planning permission is sought to convert a former stable block/store to 2 no. 2 bed dwellings, including a rear extension to replace that existing and alterations. The application is accompanied by a supporting statement indicating that it would be used for assisted living by the elderly.

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.

Recent Planning History

Adderley House

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

H11-0389-20 - Full - Conversion from residential care home to 10 self-contained residential apartments, including alterations - Granted 19 August 2020.

H11-0390-20 - LBC - Conversion from residential care home to 10 self-contained residential apartments, including internal/external alterations - Approved 19 August 2020.

Adderley House Stable Block

H11-1008-21 - LBC - Conversion of existing barn into two dwellings including extension and alterations - Under consideration.

Consultation Responses

Long Sutton Parish Council

No comments received.

LCC Highways/SUDs

Does not wish to restrict the grant of permission.

South Holland Internal Drainage Board

I note that the applicant intends to discharge surface water to a sewer. I recommend that you satisfy yourselves that this proposal is in line with the drainage hierarchy (as per best practice) and is viable in this location.

SHDC Conservation Officer

A single-storey rear extension, in place of the extant single-storey lean-to would be an appropriate scale of development. Furthermore, the design of such an extension should be fully commensurate with and respectful of the historic and listed nature of the building, and therefore should be of exceptionally high quality, making use of appropriate/sensitive materials, as well as architectural styles and features.

Environmental Protection

No comments or objections.

LCC Historic Environment Officer

Recommend conditions.

Public

No response received.

Planning Considerations

The main issues in this case are:

- Principle;
- Character/appearance and heritage issues;
- Amenity;
- Highway safety;
- Other material considerations such as flood risk and archaeology.

Policy/principle

Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, states that the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

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 National Planning Policy Framework (NPPF), 2021, 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 197 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 199 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 202 of the National Planning Policy Framework 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 was last used as a store in association with a residential care home but currently sits vacant and is boarded up. It is an asset needing on-going maintenance and is surplus to requirements. The LPA is satisfied that, if left redundant, this listed asset could potentially fall into further disrepair. 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 to put this redundant listed building back into active use.

The application is accompanied by a structural survey which indicates that the overall loss of original fabric in this instance will be low. It states that if the proposed conversion is carried out with care and a sympathetic approach to the existing materials, there is no reason why the barn will be subject to any long-term progressive movement in the future following the completion of a conversion.

The proposal is therefore in accordance with Policies 1 and 29 of the South East Lincolnshire Local Plan, 2019 in this respect.

Character/appearance/heritage issues

Policy 29 indicates that proposals should enhance or reinforce the character and appearance of a conservation area and not harm the setting of a heritage asset. Paragraph 199 of the Framework, 2021 states that when considering the impact of new development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

The building (grade II listed) comprises a rectangular red-brick structure understood to have been a stable block of at least five stalls associated with Adderley House. The two-storey building is aligned south-west/north-east, gable end towards London Road, facing Adderley House, and separated from it by an access road and yard.

The building is approximately 13m x 5m, with a dilapidated lean-to brick structure behind it. The steeply pitched stable block roof is of corrugated sheets, with an asbestos chimney protruding through beside the centre of the rear wall. The two-storey south-east elevation, facing Adderley House, has a symmetrical appearance. At ground floor level is a central arched entrance, now partly blocked and with double doors inserted. To either side is a window space, currently blocked, with a brick relieving arch above and a stone sill. At each end is an arched doorway, currently partly blocked with a single door inserted. At first floor level are five window spaces with brick relieving arches and stone sills, all currently blocked. Tie bar ends are present near each end and to either side of the central entrance.

Existing external architectural features would be retained/re-instated as far as possible. A new single storey extension is proposed at the rear which would replace a later addition to the building.

The proposed works would 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 building or character/appearance of Long Sutton Conservation Area.

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

Archaeology

This building, which research carried out by Geoff Tann has suggested, is likely to have been erected in the eighteenth century to serve the transport needs of Adderley House. It is a substantial building and would have been a mark of the wealth and prestige of the house's occupants at that time. The photographs already provided make clear that much historic fabric still survives, some of which will be lost during the proposed development as elements are to be demolished, whilst others will be altered during conversion. With this in mind, LCC Archaeology recommend that, prior to development, the developer should be required to undertake full historic building recording. It therefore recommends that the developer should be required to commission a Scheme of Archaeological Works. This can be addressed by means of conditions.

Amenity

Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) set out residential amenity and the relationship to existing development and land uses as main considerations when making planning decisions. They are consistent with advice within the National Planning Policy Framework (2021). Paragraph 130, amongst other matters, seeks places with a high standard of amenity for existing and future users.

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. It is considered that the amenity of occupiers of neighbouring property would not be materially harmed in terms of overlooking, lack of privacy, overbearing effect, overshadowing, noise and disturbance, etc.

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

Highway safety

Policies 2 and 3 of the SELLP indicate that sustainable development considerations should be met in terms of access and vehicle generation levels and layout of car parking. Policy 36 and Appendix 6 set out the minimum standards for parking provision based upon the use class. Two spaces for dwellings with 3 or less bedrooms should be provided within the curtilage.

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

Flood risk/drainage

Policy 4 of the SELLP is concerned with flood risk management and states, inter alia, that new development should pass the sequential test and should incorporate the use of Sustainable Drainage Systems (SuDS), unless it is demonstrated that it is not technically feasible.

The site is within Flood Zone 3 and within an area of "Low Hazard" within the South East Lincolnshire Strategic Flood Risk Assessment. Moreover, the proposal is a conversion so is not subject to the sequential test in accordance with Paragraph 167 of the Framework. Nevertheless, since the proposal is a more vulnerable development flood mitigation measures are recommended in accordance with details within the submitted Flood Risk Assessment.

Foul and surface water would be disposed of to an existing town sewer which is considered most appropriate in this case.

Planning Balance

The building currently sits vacant and is boarded up. It is an asset needing on-going maintenance and is surplus to requirements. The LPA is satisfied that, if left redundant, this listed asset could potentially fall into further disrepair. 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 to put this redundant listed building back into active use.

Existing external architectural features would be retained/re-instated as far as possible. A new single storey extension is proposed at the rear which would replace a later addition to the building. The proposed works would 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 building or character/appearance of Long Sutton Conservation Area. Archaeological matters can be addressed by means of conditions. There are no objections on amenity grounds.

The proposal satisfactorily complies with Policies 1, 2, 3, 4 and 29 of the South East Lincolnshire Local Plan, 2019 and advice within the Framework. Although there is some conflict with Policy 36 in terms of parking requirements this matter is outweighed by other factors in favour of the proposal.

Conclusion

For the reasons outlined above the planning balance lies in favour of the proposal. 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.