DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H11-1124-18**	**Applicant:**	**Mrs S Thomas**
Proposal:	Proposed alterations - resubmission of H11-0414-18		
Location:	15 High Street Long Sutton Spalding		
Terminal Date:	31st December 2018		

Planning Policies

Local Plan July 2016:

National Guidance

National Planning Policy Framework 2018

NPPF 2018

Section 16.

Representations:

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

CASE OFFICER ASSESSMENT

This application is a resubmission of a previous application for very minor alterations to the approval:

"Proposed alterations - resubmission of H11-0414-18";

The alterations include a change to internal layout and design, a living green roof around the Victorian lantern on the front projection which would not be seen from the street and a lantern as well as other minor alterations as set out in detail in the Heritage Impact Assessment which is comprehensive and high quality in its assessments and analysis of the site and proposals - the proposals as amended are entirely acceptable.

The site is a Georgian town house from around the turn of the 19th Century and comprises a dwelling house and garden with a front projection which was for an extended period a shop (changed to residential use in 2012).

There are areas of the property which are tired and the rear kitchen area and the rear porch area are in a poor condition and urgently need works to protect the fabric of the building.

There is an outbuilding in a perilous condition which has been brought to the attention of the property owner.

The works include internal and external alterations and these are set out in detail in the Heritage Impact Assessment. They are generally minor in nature and include a new set of glazing to the front projection with an etched XV to denote the house number, works to metal railings and painting of timbers with the making good of the rear with a new canopy.

Representations:

Long Sutton Parish Council
Support.

Due to the very detailed level of information in the Heritage Impact Assessment including all materials and paints etc it is felt that it is sufficient to condition works to be carried out in accordance with that report and not for further pre-commencement conditions.

Recommendation:

APPROVE.