Brief Planning Statement for
Change of Use (but only applied to part of the building only), Elevation Changes and the Installation of New Air Conditioning Units

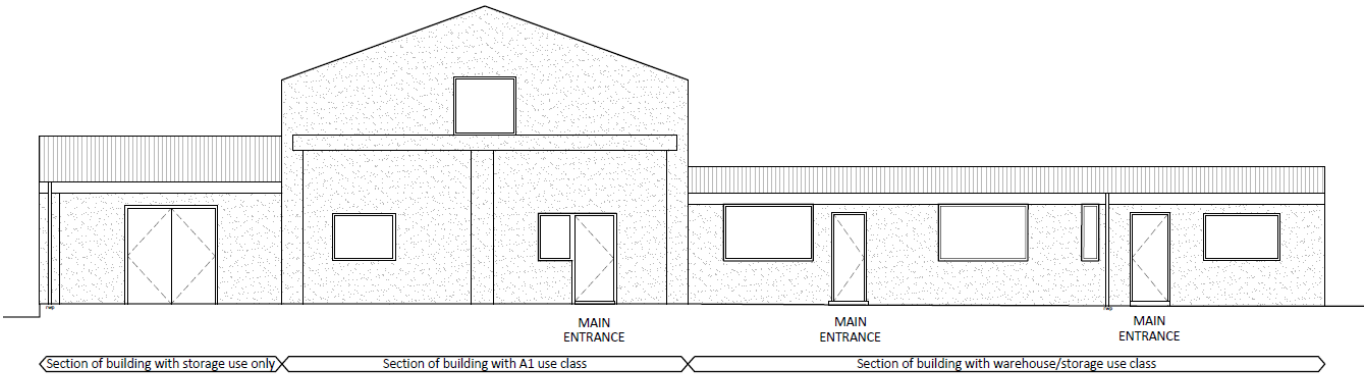
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39 Albert Street, Spalding, Lincolnshire, PE11 2LD

Existing Building

The existing building is currently partly vacant. The occupied parts are to the left side (East) of the building. The two storey part of the building is occupied and used as an A1 use class for antiques and furniture sales. The single storey left hand part of the building (East), has a use class of 'stores' and is proposed to be altered to E(a) use class, the current use class for goods sales (formerly A1). The right hand part (West) of the building, are with two conjoined single storey structures, classified as warehouse use (storage), and as part of the proposals, these parts of the building shall be retained as storage use. The overall proposals are to return the premises into a functional use, as a retail convenience store, to the benefit of local residents and the local community.

The below is the appearance of the existing building:



Existing Front Elevation



Previous Planning Permissions

The original two storey structure pre-dates the original Planning Act of 1947, and therefore does not have any permissions for its construction.

Two previous planning permissions have been granted for more recent extensions, including:

Planning Permission Reference H16/1211/85
This is a planning permission of a submission made in 1985, and was granted permission for the erection of a single storey prefabricated concrete warehouse store. This is the part of the building that is on the right hand side (West) of the two storey building.

The planning permission has a condition for the use of the building, that shall be limited to warehousing, and no industrial process shall be carried out or machinery installed in the building without the prior written consent of the Local Planning Authority.

Planning Permission Reference H16/0897/95
This is a planning permission of a submission made in 1995, and was granted permission for the erection of a single storey extension store. This is the part of the building that is on the left hand side (East) of the two storey building.

The planning permission has a condition for the use of the building, that shall be used for storage only.

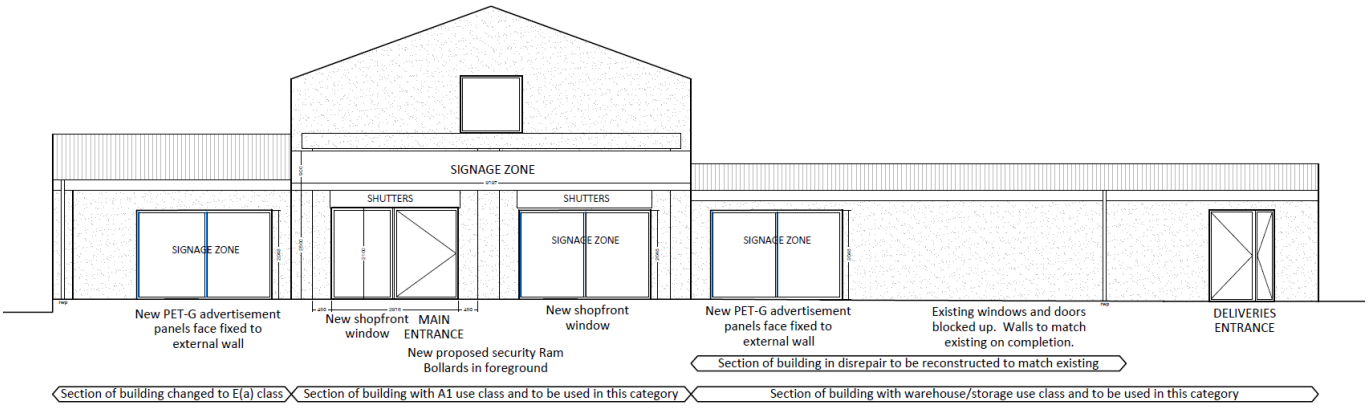
Proposals

The existing building is an old two storey structure. This is the original building. The structure is flanked on both sides with single storey warehouse/store extensions.

The existing use classifications are discussed above, and are also added to the existing Front Elevation and Floor Plan drawings.

The proposed use is to be as a convenience store, having the sales floor, E(a) use class, to the ground floor of the two storey building and the building to the far left hand side, the single storey building. The storage areas for the convenience store is to be within the right hand single storey buildings, which is part of the building restricted by planning permission H16/1211/85 for a warehouse building use.

By the definition of warehouse, it is classified as a building where '*goods may be stored prior to their distribution for sale'* which is the proposed usage of this part of the building. All the above proposals are as otherwise shown in the proposed elevations below:



Proposed Front Elevation

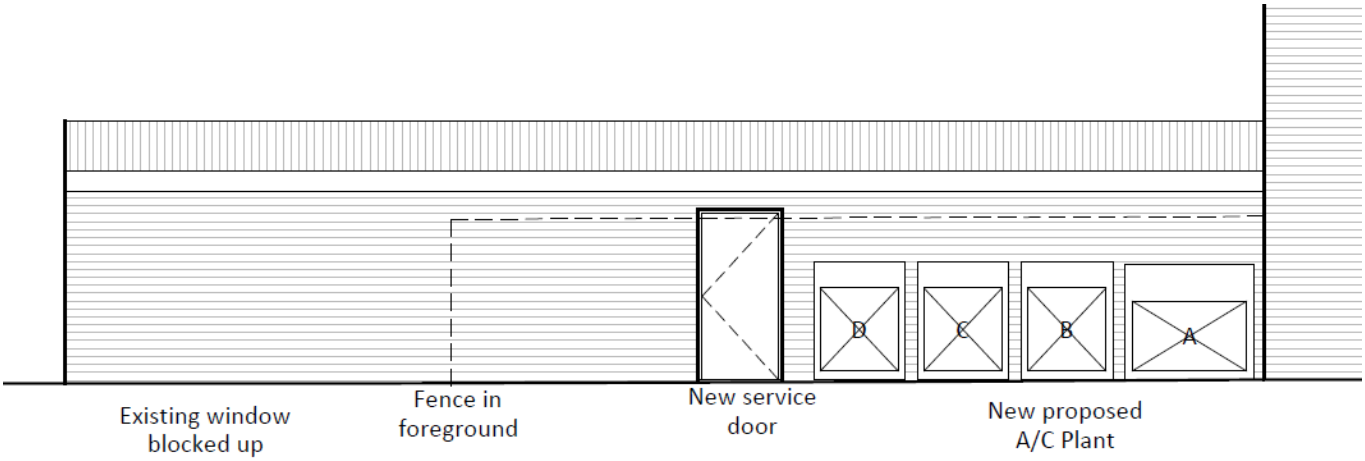
The front entrance door is to be repositioned to the left side of its existing position, having a new automated sliding entrance door to enable ease of access to the building. The existing redundant door position is to have a new shopfront glazing system. These glazed parts of the elevation will also have a new roller shutter for additional security overnight. The entrance door to the far right side is also repositioned slightly. Furthermore, the rear entrance to the fence enclosed plant area is to be altered, also being repositioned. Both these doors are to have new steel faced high security entrance doors.

For security reasons, all other windows and doors to the premises are to be infilled and blocked up, having materials to match where they are otherwise visible in the final proposals. However, to the front elevation, Pet-G advertisement panels are to be installed to maintain security and also provide the appearance of window displays to the street scene. The details of advertisements to these fitments shall be under a separate application for advertisement consent.

Part of the proposals incorporates the reconstruction of the central single storey section of the building (prefabricated structure) which is in disrepair. This part of the building is shown on the plans and elevations supporting the application. The appearance of the re-built building is to match the existing, having rendered external walls, and a shallow pitched roof, with modern sheet roofing materials.

New Plant Proposals

New plant proposals are to be installed at the rear. The plant installations are a necessary requirement for store refrigeration and therefore to ensure the longevity of chilled store produce. Furthermore, it will also serve the store heating and cooling system. The proposals are shown to the rear elevation, extract below.:



The attached Noise Impact Assessment report clarifies that all plant is to be housed inside acoustic enclosures to eliminate any noise concerns and ensure the noise quality at the neighbouring premises. A fence encolsure to remove any visible aspects is also proposed and the extents of the fence enclosure is shown on the floor plan and elevations, and also by the dotted line in the above extract.

Local Plan Policy

At its meeting on Friday 8th March 2019, the Joint Strategic Planning Committee adopted the South East Lincolnshire Local Plan 2011-2036.

The introduction section of the Local Plan clarifies that the document relates to the identification of land that is a target for new home development, or that which should be protected from development, or ensuring that infrastructure and local facilities are provided at the time of such development, or setting out policies against which planning applications can be judged.

As a result, the proposals in this application are not technically a new development nor a redevelopment of an existing site, and therefore the local area plan does not specifically relate.