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Development Management
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Variation of Condition 2 (approved plans) of Planning Permission H16-1093-23.

Change of use from retail (Class E (a)) to mixed use, comprising of ancillary retail, cafe, play space, offices (Class E), Church (Class F1), a community meeting place (Class F2) and food bank (Sui Generis).

18-19 Broad Street, Spalding, Lincolnshire, PE11 1TB.

On behalf of the Lighthouse Pentecostal Church and Mayway Construction Ltd, this letter accompanies a planning application to vary condition 2 of planning permission H16-1093-23 concerning the change of use of 18-19 Broad Street, Spalding.

Background

Permission was granted in July 2024 for the change of use of a former department store to be used by Lighthouse Pentecostal Church for a range of uses. In addition to being a place of worship, the site will include a soft play area and cafe, retail, offices, a community meeting space and a new home for the community food bank.

Permission was granted subject to a number of conditions including a standard approved plans condition (condition 2). None of the conditions require details to be discharged therefore work on site can commence straight away.

Need for an amendment

In working through the detailed designs and Building Regulations approval it has become apparent that the approved layout does not suit the intended operation of the building and would not provide a suitable means of escape to satisfy Part B of the Building Regulations. In order to address this minor internal and external changes are needed.

In terms of the operational need. It is considered that separate entrances are needed for the soft play and cafe and the other uses on site which will be run by the Church. This will remove the cross over of different users of the building, i.e. those attending a church service will be able to avoid the noise of the soft play when entering the building. Separate entrances will also allow the two uses to operate different opening hours if needed and help with maintaining privacy of church activities when needed and in terms of safeguarding.

In respect of providing a means of escape, the approved design would not comply with the Building Regulations. A protected corridor is needed to be provided to the rear of the building but this too far from the soft play therefore a fire escape to the front of the site would be needed as well. A separate soft play entrance can also serve this purpose.

Proposed amendment

The application is subject to a standard approved plans condition. This application seeks to amend this condition to refer to amended plans. The current condition states:

The development hereby permitted shall be carried out in accordance with the following approved plans and/or documents:

HSS-AP-020/23 Rev A
HSS-AP/030/23 Rev A
HSS-AP/101/23 Rev A
Site Location Plan
Management Plan by the Lighthouse Church
Flood Risk Assessment by Aspbury Planning (ref: DCK/LIGHT/23/1905) dated November 2023
Planning Statement by Aspbury Planning (ref: DCK/LIGHT/23/1905) dated November 2023

This application seeks to vary condition 2 to read:

The development hereby permitted shall be carried out in accordance with the following approved plans and/or documents:

241600-PL01 - Location Plan_Ground Floor Plan and Elevation as Existing
241600-PL02 - Block Plan_Ground Floor Plan and Elevation as Proposed
Management Plan by the Lighthouse Church
Flood Risk Assessment by Aspbury Planning (ref: DCK/LIGHT/23/1905) dated November 2023
Planning Statement by Aspbury Planning (ref: DCK/LIGHT/23/1905) dated November 2023

The amended plans show internal changes including the relocation of a staircase, new partition walls and the addition of new fire doors. These internal changes do not alter the layout of the building, the same uses will still occur in the same locations as approved in the original application.

Externally, a new entrance has been added to serve the soft play and cafe. This is proposed to be accommodated by replacing a display window with a new recessed double door. There are five display windows facing Broad Street in this part of the building, four are identical with the fifth, on the southern end of the elevation, being larger with a ornate stone swans neck pediment above. This may well have historically been a doorway when this was part of a separate building.

The proposed amended plans show the replacement of this window with a recessed double doorway, the pediment above the door is retained. The doorway will lead to a reception serving the soft play and cafe. The door is recessed to allow the door to open outwards without opening onto the street. An outward opening door allows a higher capacity for the soft play in terms of fire regulations.

While it is noted that the application site falls within Spalding Conservation Area, the building itself is not listed although it is of local interest. The proposed works are considered to have no detrimental impact on the character of the building itself or the wider Conservation Area.

The amendment does have the benefit of providing more vitality to Broad Street with activity around the additional entrance and this will also create increased visibility of the soft play area and the cafe from Broad Street.

Conclusions

This application proposes to vary the approved plans condition to allow minor internal alterations and the replacement of a display window with a new entrance facing Broad Street. This will allow the approved development to comply with Part B of the Building Regulations. The external change is considered minor in nature and if it was included on the original application, it would not have led to a different decision.

The Church is looking commence development as soon as possible to allow it to continue its work in serving the community.

If any clarification of the proposals or further information is required please contact me on the number below .

Yours sincerely,



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