

Belcast Holdings Ltd



Planning, Design and Access Statement Including
Heritage Impact Assessment
Change of Use from Building in Multiple Occupation
(9 Rooms) to 5 Apartments and External Alterations
2 New Road and 1-3 Chapel Lane, Spalding,
Lincolnshire

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town planning



landscape architecture



architecture

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Appendix A

National Heritage List for England Listing Entry for 3 Chapel Lane, Spalding

1. INTRODUCTION

- 1.1. This Planning, Design and Access Statement including a Heritage Impact Assessment has been prepared by the Robert Doughty Consultancy Limited on behalf of Belcast Holdings Ltd to accompany a Full Planning Application and Listed Building Consent for change of use from the use of the building (first and second floors) for multiple occupation to 5 apartments, together with external alterations to the front and rear elevations.
- 1.2. It is proposed to create 1x1 bed and 4x2 bed apartments, together with external alterations and overall general improvement to the buildings in question.
- 1.3. 2 New Road is a non-Listed Building within the Spalding Conservation Area, 1 and 2 Chapel Lane are also non-Listed Buildings but are not in the Spalding Conservation Area and 3 Chapel Lane is a Grade II Listed Building, but is not in the Spalding Conservation Area.
- 1.4. The buildings are connected across 3 floors, hence the combined addresses, and the change of use happens at the first and second floors only.
- 1.5. Also proposed are a number of external alterations and repairs, described further in the separate Plans and Proposals document.

2. SITE AND SURROUNDINGS

- 2.1. The application site is effectively 4 buildings (4 addresses) with a frontage (2 New Road), which is located prominently at the northern end of the Spalding Conservation Area, just off Hall Place.
- 2.2. 1-3 Chapel Lane consists of 2 distinct buildings fronting onto the narrow lane, with 3 Chapel Lane being a Grade II Listed Building. The official listing is reproduced at Appendix A.
- 2.3. The buildings are used at ground floor as a bar and restaurant and no changes to the use is proposed. The first and second floors are where the change of use is proposed and the only external alterations to the New Road and Chapel Lane elevations relate the renewal of existing openings and façades.
- 2.4. The group of buildings also back on to Swan Street, to the north, where there is pedestrian and service access and there are proposed alterations (and general maintenance) to these elevations also.
- 2.5. All the buildings which are the subject of the alterations have undergone changes over the years, with the greatest changes having been carried out to 2 New Road, which has had a second storey added along with alterations to the fenestration etc. The external alterations to 2 New Road can be seen below and these are believed to have happened in the early 20th century.



- 2.6. A number of photographs are set out below showing the remainder of the buildings subject to the changes.



1 Chapel Lane



2 Chapel Lane



3 Chapel Lane (Grade II Listed Building)



Rear of Bentleys (2 New Road)



Rear of Bentley's and 1 and 2 Chapel Lane



Looking across to 1-3 Chapel Lane from the rear of 2 New Road at first floor.

3. THE PROPOSALS

- 3.1. The alterations to the interior of the buildings to form the 5 apartments are shown on the submitted drawings and, in the main, involve the removal of stud walls that were constructed when the buildings were converted into a building in multiple occupation.
- 3.2. There are no proposed alterations to the interior of the Listed Building (3 Chapel Lane) to form the one bed apartment, which stretches across both 3 and 2 Chapel Lane at second floor and at first floor only in respect of the Listed Building, other than the subdivision of the existing kitchen at first floor to form a kitchen for one unit and a bathroom for the bedsit above 2 Chapel Lane.
- 3.3. The remaining apartments are to be formed following internal rearrangements as shown on the submitted drawings.
- 3.4. The main alterations are to the exterior of the buildings and these are shown in the Existing Plans and Proposals document submitted in support of this application.

4. PLANNING POLICY

The National Planning Policy Framework (NPPF)

- 4.1. The NPPF sets out Central Government's planning policies for England and how these are expected to be applied.
- 4.2. Paragraphs 7 and 8 of the NPPF confirm the commitment to sustainable development based on three dimensions:

"an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible local services and open spaces that reflect current and future needs and support communities' the community's health, social and cultural well-being; and

an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

- 4.3. This is followed by a commitment to a presumption in favour of sustainable development and at paragraph 11,

"For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or,

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i) The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or
- ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

- 4.4. Paragraph 12 confirms that applications should be determined in accordance with the Development Plan and that, in such cases, Local Authorities should apply the presumption in favour of sustainable development. Where a planning application conflicts with an up-to-date

Development Plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date Development Plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Development Plan

- 4.5. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that, "If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."
- 4.6. The Development Plan for the purposes of this application comprises the South East Lincolnshire Local Plan (Local Plan) adopted in March 2019.
- 4.7. The first and second floors of the buildings are already in residential use, the application site lies within the settlement boundary of Spalding and the proposal results in a significant improvement in the standard of accommodation on site and is, therefore, acceptable in principle.
- 4.8. Policy 29: The Historic Environment, identifies that the distinctive elements of the South East Lincolnshire historic environment will be conserved, and, where appropriate, enhanced. Alterations to Listed Buildings will be granted where the proposals are in the interest of the building's preservation. Proposals which affect the setting of views in to or out of a conservation area should preserve or enhance the features that contribute positively to the area.

5. DESIGN

Use, Amount and Layout

- 5.1. The application site lies within the settlement boundary of Spalding and is already in residential use at first and second floors.
- 5.2. The proposal will see the removal of the current 9 bedrooms and shared kitchen and bathroom facilities in favour of 5 self-contained apartments, which will represent a significant improvement to the current standard of accommodation.

6. HERTIAGE IMPACT ASSESSMENT

- 6.1. 1-3 Chapel Lane includes a Grade II Listed Building (3 Chapel Lane). The Listed Building has a modern bay window and has been rerendered and painted over the years, which has reduced its significance. Overall, whilst the proportions have been retained, the historic alterations to what is a small building in an otherwise built-up frontage have been to the detriment to the original character of the building.
- 6.2. There is no impact on the significance of the Listed Building following the introduction of a single dividing stud wall to form a new kitchen and bathroom, which, ultimately, is reversible.
- 6.3. The alterations to the front elevations of the Listed Building (3 Chapel Lane) and to 1 and 2 Chapel Lane amount to repair and maintenance, other than for the change in paint colour to light grey. The use of wood-effect Cedral fascia and barge boards will have the same appearance as that existing, but will require less maintenance in the long term.
- 6.4. 1 and 2 Chapel Lane appear as one building and the ground floor consists of a modern brick stallriser with modern wooden glazed windows over and, other than the roofscape, it has a limited contribution to the character of the area on the edge of the Conservation Area. It is only proposed to renew the dormer windows on a like-for-like basis and, therefore, the impact on the setting of the adjoining Listed Building and the adjacent Conservation Area is negligible.
- 6.5. These alterations will enhance the setting of the Spalding Conservation Area, will result in no harm to the significance of the Listed Building and are compliant with Local Plan policy 29.
- 6.6. The Swan Street façade of the four buildings is particularly poor, in that they have suffered from unsympathetic alterations over the years and are now in need of significant investment. The photographs presented earlier in this report show the range of alterations and additions over the years. These rear elevations are both inside and outside the Conservation Area and cumulatively they impact on the character of the area, but their significance is much reduced because of the changes outlined above. The rear of 3 Chapel Lane is seen as part of 1-3 Chapel Lane, with a large flat roof across the entire rear elevation together with UPVC windows at first floor level.

- 6.7. In general, it is proposed to replace what is already in situ with more modern materials. Views of the façade are generally limited to those from the north side of Swan Street, because the existing buildings on the back edge of the footway limit views from the southern side of Swan Street. From the northern side of Swan Street, the environment is dominated by the new retail buildings and associated infrastructure that characterise the Winfrey Avenue retail park. Views from the northern side of Swan Street, looking south towards the application buildings, are at a distance whereby the replacement of the existing single UPVC window at first floor of the Listed Building with another UPVC will have no impact on the significance of the Listed Building. This is especially so as the two other windows to be replaced, which match the one on the Listed Building, are on a non-Listed Building and are not in the Conservation Area. It is also proposed to clad the rear flat roof elevation of 2 New Road, which is currently painted cream and is unattractive. The grey Cedral cladding will brighten the façade and enhance an otherwise drab rear elevation.
- 6.8. Having regard to the significance of the rear elevations of the subject buildings, the proposals will enhance the character of views into the Conservation Area and the replacement of the existing UPVC window in the rear elevation of the Listed Building will not detract from the significance.

7. FLOOD RISK

- 7.1. The site is in Flood Zone 3, but, as the proposal is mainly for the reconfiguration of the first and second floors of the buildings from what is already a residential use to remain as a residential use as 5 apartments, the issue of flood risk is no different to that which exists at present.

8. CONCLUSION

- 8.1. The application buildings are in need of repair and maintenance and the proposed change of use from a building in multiple occupation to form 5 apartments will result in a welcome addition to the town centre housing stock.
- 8.2. The proposed alterations to the front elevations on the buildings onto New Road and Chapel Lane are sympathetic and, in the main, replace that existing on a like for like basis.
- 8.3. The existing windows in 2 New Road are metal and form part of the alterations that were carried out to the building when the second storey was added. The relatively minor alteration to wooden painted windows with fewer astragal bars will have little impact on the character of the building, but will provide for a more energy efficient living environment for the future tenants.
- 8.4. Overall, the changes are to be welcomed and comply with the development plan policy 29.

Appendix A

National Heritage List for England Listing Entry for 3 Chapel Lane, Spalding

3, CHAPEL LANE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1064001**

Date first listed: **20-Nov-1975**

List Entry Name: **3, CHAPEL LANE**

Statutory Address 1: **3, CHAPEL LANE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **3, CHAPEL LANE**

The building or site itself may lie within the boundary of more than one authority.

County: **Lincolnshire**

District: **South Holland (District Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **TF2466222759**

Details

CHAPEL LANE 1. 5313 (West Side) No 3 TF 2421 1/162

II GV

2. Early C19. 2 storeys, rendered. 1 gabled dormer. 2 windows, hung sashes with glazing bars, keystones. Band between storeys. Fire plaque. Ground floor has bowed early C19 shop front and modern door. Forms a group with Nos 1 and 2 which are local interest buildings.

Listing NGR: TF2466222759

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **197251**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

A design consultancy specialising in
Town and Country Planning,
Landscape Architecture and
Architecture