DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0975-20**	**Applicant:**	**Ms R Firth**
Proposal:	Change of use of registry office to dwelling including alterations, boundary treatment, erection of shed and satellite dish.		
Location:	Spalding Registry Office 1 Bath Lane Spalding		
Terminal Date:	31st December 2020		

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

National Guidance

National Planning Policy Framework 2019

Sections 12 and 16 of the National Planning Policy Framework (2019) (NPPF)

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This full planning application is for the change of use of 1 Bath Lane, from a former municipal office into a C3 dwellinghouse use. This proposal contains works to a listed building, including the replacement of pre-existing critall style windows with timber frames in the existing openings, installation of a satellite dish, erection of a small timber garden shed, fitting of new, timber framed roof lights in the existing eastern elevation roof pitch and also internal alterations, including the removal of the lift which was installed as part of the site's most recent use as a municipal building, and the demolition of some limited amounts of pre-existing non-original stud walling to expand or merge rooms - this specific element of the works can be listed as so;

-GROUND FLOOR - Removal of the disabled bathroom and hallway, expanding the front office into a large lounge/living room, and removal of the wall and door between the Northern office and the ceremony hall, creating a large kitchen/diner.

-FIRST FLOOR - Removal of the store room in the front office, creating a large bedroom. Removal of the partition between bathroom and cloakroom to create larger bathroom (including sealing of 1 doorway). Installation of stud walls around the area where the lift shaft currently stands in the Northernmost office, to create an en-suite. The Northernmost office would become a blend of master bedroom and dressing room split in purpose by the stairs up to the mezzanine floor (housing the bedroom element) above the ceremony hall.

-SECOND FLOOR - Installation of new stud wall to create a small cloak/toilet room, servicing two bedrooms converted from the current 2nd floor store rooms.

Site Description

1 Bath Lane is a Grade II listed <C17th house. The Listing description of this property describes it as so:

"No 1 Bath Lane. An early C18 (or before) house, with roof of old and Welsh slates. 2 storeys and attics. Gable end to street, with 1 modern window to each storey. Faced with modern brick. Rusticated stone quoins. North wing of 3 windows and 2 dormers. All architectural detail buried under creeper, but there is a rough rendered cornice and parapet. Door of 8 panels in plain reveal with traceried semi-circular fanlight."

This building has been subject to many, recent and modern alterations, particularly to the internal layout and features in the form of new stud walls installed to create office spaces.

The area in general is one of the most prominent and significant elements of the Spalding Conservation Area (SCA), being a part of the riverfront of the town and within close proximity to several listed buildings. To the rear of the site is a modern housing development, but along the same street frontage towards High Street, exists a great many historic residential and office buildings.

History

H16-0660-86

Change of use from office to residential use. Approved on 10-09-1986

H16-1492-89

Alterations to offices and formation of one' apartment'. Approved on 22-11-1989

H16-1493-89

Alterations to offices and formation of one' apartment'. Approved on 22-11-1989

H16-0066-01

Painting to existing rendered areas to west, south and east elevations. Approved on 15-03-01

H16-0286-02

Partial re-roofing involving removal of Collyweston slate and replacing with Welsh slate - retrospective. Refused on 08-10-02

Consultation Responses

Lincolnshire County Council Lead Local Highways and Flood Authority

No objections

Planning Considerations

Principle of development

This proposal for residential conversion of a pre-existing property is set within the defined settlement boundary meaning that on the most basic level of principle, this development is acceptable. However, the site does sit within the highest possible flood risk. The flood risk assessment provided outlines that the risk of flood at this site is not a concern due to the 3 storey nature of the building, providing opportunities for refuge. Furthermore, no sleeping accommodation is proposed at ground floor levels. The FRA highlights several ways in which the flood risk can be mitigated against, these will be conditioned into any approval to assure the minimisation of risk.

Heritage Impact

The Local Planning Authority does not consider there to be any risk to the value or significance of any related heritage asset (either the host property or the Spalding Conservation Area). This is because there are only 4 proposed changes to the appearance of the property from the outside, these being; the installation of roof windows on the Eastern elevation roof pitch, replacement of the extant critall windows with timber frames, erection of a small garden shed and also the installation of a television satellite dish on the southern elevation. these are addressed in isolation below;

-Roof Windows - the proposed dormer windows are proposed as black metal, conservation style, flush velux units with mullion bar. These windows are of a style which is generally considered to be appropriate for a building of this level of listing. The mullion bar, along with the black metal and flush construction help to give these proposed windows the appearance of a traditional installation.

-Garden shed - This proposed shed is timber and of a fairly standard, 'off the shelf' style for such a structure. Whilst this is not tailored to the host property, it is small in scale and inoffensive in nature, It is considered that such an inclusion will have no impact upon how this site is appreciated. Furthermore, it is a temporary structure.

-New windows - The Local Planning Authority does regret the loss of these critall style windows, as, whilst not original or matching in style to the remainder of the property, they are historic in their own right and distinctive of a particular, early C20th portion of the history of the site. However, close inspection on site shows that these windows are significantly damaged and deterioration. As the new proposed windows are of a traditional construction and design, perhaps more appropriate to the site as a whole, it is deemed that the replacement is appropriate and necessary for the suiting of the property to a modern sustainable use, in a fully sympathetic manner.

- Satellite Dish - the proposed satellite dish on the Southern elevation would be very small and temporary / fully removeable in nature. It shall not impact upon appreciation of the site.

Internal alterations are deemed to be appropriate in nature as all the removal of internal material is that of modern stud walls, no original material is proposed to be removed. Proposed new internal walls will be of stud construction, fully reversible The removal of the lift is deemed to be fully appropriate to the listing as this feature marks a significant drag and on and interruption of the internal character of the site and is very modern in fitting.

Furthermore, by bringing this disused site into regular residential use, it shall help to halt any more progressive degeneration of this site, preserving it for future generations in a way which does not alter the external appreciation of the site and significantly enhances the internal qualities of the structure. Moreover, residential use is more authentic to the listing, being the accepted historic use for this site. Therefore, this application is considered to help to enhance the historic environment in

accordance with Section 16 of the National Planning Policy Framework (2019).

Design and Layout

The Local Planning Authority seeks no amendment to the design or layout of the proposal. The proposal seeks to make no changes to the design of the property save for the addition of two roof windows (considered to be appropriate). The layout changes proposed are considered to be appropriate and, indeed, necessary for modern residential use.

Planning Balance

The loss of Critall windows is regrettable in this instance and this proposal site does sit within the highest flood risk zone. However, the existing Critall windows are in a significantly poor state of repair and whilst retention would have been preferable, the proposed windows are suitable in style and material - arguably more so than the Critall windows. Furthermore, it is proposed that flood risk would be mitigated against by use of conditions.

Conclusion

For the reasons listed above, this application is considered to be in accordance with Policies 1, 2, 3, 4, 11, 17 and 29 of the South East Lincolnshire Local Plan (2019) as well as Sections 12 and 16 of the National Planning Policy Framework (2019). Therefore, this application is recommended for approval.

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.