SOUTH HOLLAND DISTRICT COUNCIL

Report of: **Development Manager**

To: **Planning Committee - 18 May 2022**

(Author: **Polly Harris-Gorf - Principal Planning Officer)**

Purpose: **To consider Planning Application H16-1062-21**

Application Number:	H16-1062-21	**Date Received:**	11 October 2021
Application Type:	FULL		
Description:	Change of use of former sorting office to mixed use comprising retail use on ground floor and 9 flats on upper floors, and external alterations.		
Location:	Former Spalding Delivery Office The Crescent Spalding		
Applicant:	Mr S Gareb	**Agent:**	Zeal Wilkes Ltd.
Ward:	Spalding St Johns	**Ward Councillors:**	Cllr M Hasan Cllr J D McLean

You can view this application on the Council's web site at
http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H16-1062-21

1.0 REASON FOR COMMITTEE CONSIDERATION

1.1 Due to the prominent siting within the Spalding Conservation Area, within close proximity to a Listed Building.

2.0 PROPOSAL

2.1 Full application for the change of use of the former post office sorting office to a mixed use development, comprising retail use on the ground floor and 9 flats on upper floors; 1 x three bed flat, 4 x two bed flats and 4 x one bed flats.

2.2 External alterations to the facades and roof form are proposed. Parking spaces are shown within the site boundary.

2.3 The application is supported by a Design and Access Statement and Heritage Impact Assessment.

2.4 The application has been revised since submission to reduce the number of dwellings from 10 to 9 and resite the main entrance to the flats from the service area to the frontage on to Spring Gardens, revisions to the parking arrangements, revisions to the ground floor fenestration and the inclusion of a level of landscaping to the frontage.

3.0 SITE DESCRIPTION

3.1 The application site is within the Spalding Town Centre Boundary, as defined in the SELLP, and is outside the Spalding Primary Shopping area and within the Spalding Conservation Area. The

building occupies a prominent corner, at Spring Gardens and The Crescent, in an area which is characterised by a mix of commercial and residential uses. There are Listed Buildings next door and nearby.

3.2 Originally built by the Royal Mail Post Office in 1961, the building provided uses as a Sorting Office. The property was vacated in the 1990's following the relocation of the Sorting Office elsewhere in Spalding.

3.3 At present, the site and building are neglected and the exterior and interior of the building is decaying.

3.4 The application site is located within Flood Zone 3.

4.0 RELEVANT PLANNING POLICIES

4.1 **The Development Plan**

South East Lincolnshire Local Plan, March 2019 (SELLP)

If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

1: Spatial Strategy
2: Development Management
3: Design of New Development
4: Approach to Flood Risk
10: Meeting Assessed Housing Requirements
11: Distribution of New Housing
17: Providing a Mix of Housing
24: The Retail Hierarchy
25: Supporting the Vitality & Viability of Spalding Town Centre
26: Primary Shopping Frontages
27: Additional Retail Provision
28: The Natural Environment;
29: The Historic Environment
30: Pollution
32: Community, Health & Well-Being
36: Vehicle & Cycle Parking
APPENDIX 6: Parking Standards

National Guidance

National Planning Policy Framework (NPPF), 2021

2. Achieving sustainable development
4. Decision-making
5. Delivering a sufficient supply of homes
7. Ensuring the vitality of town centres
8. Promoting healthy and safe communities
9. Promoting sustainable transport
11.Making effective use of land
12. Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment

Planning Practice Guidance (PPG)

5.0 RELEVANT PLANNING HISTORY

5.1 H16-0724-11. FULL. Demolition of disused postal sorting office and erection of 12 apartments.

APPROVED 30-11-11.

5.2 H16-0725-11. CONS AREA CONSENT. Demolition of disused postal sorting office and erection of 12 apartments. APPROVED 30-11-11.

6.0 REPRESENTATIONS

6.1 Spalding & District Civic Society

No objections in principle to flats and shops on the site.
The objection is to the retention of this building.
Scheme does not not have sufficient design merit
Not clear that the proposal meets the requirements of part 9 of the South East Lincolnshire Local Plan which requires "the best use of decentralised and renewable low-carbon energy technologies for the lifetime of the development."
Insulation of metal panels
Does the development use fossil fuels and is that environmentally sustainable
Inadequate natural light
No through ventilation
Dimensions and layouts of apartments
Asbestos concerns
Possible use of vinyl film blanking to retail windows
Shortfall of parking

Revised scheme

Not clear whether the increased glass area are intended to be actual shop windows
Set out historic chronology of the site - current building is on the site of the former Methodist Church
Have no objection to modern styles of architecture, but considered that the surroundings needed to be taken into account.
This application is for more than simply a change of use. It is for a new development. It needs to be considered in that light. Would a new development of this design be permitted in the conservation area, given the nature of surrounding buildings on The Crescent?
Previous comments still stand.

6.2 SHDC Conservation Officer

Confirm that, from a conservation perspective, has no objections to this proposal. The proposal intends to make good use of an existing and dilapidated, untidy property which is prominent and holds great sway over the overall character of this portion of the conservation area. The sorting office is an exemplar of its type - mid-C20th royal mail, postal service architecture.

Therefore, it is somewhat appreciated that instead of a thoroughly modern development, making no reference to the history of the site, it is instead proposed to preserve and restore the extant structure, whilst making some minor alterations to make the site more suited to 21st century residential use. All proposed materials are suited to the host structure and acceptable within a conservation setting, and what little aesthetic alterations are proposed to the structure, remain in keeping with the postal history of the site and the mid-C20th functionalist design of the structure.

By renovating and bringing into regular use a known untidy site which had become a draw on the qualities and character of the conservation area,

Confident that such a proposal can aid in enhancing the Historic Environment in-line with the requirements of Section 16 of the National Planning Policy Framework (2021)

6.3 SHDC Environmental Protection Officers

No objection.

Ask that adequate sound insulation be incorporated into the building to ensure that the retail aspect can take place without having a detrimental impact on the residential aspect.

Request that the standard land contamination conditions be applied at this location, and

suggest that the applicant consults with LCC trading services regarding the potential for below ground fuel tanks as part of any phase 1 desk study undertaken.

6.4 SHDC Strategic Housing

Officer note: as the scheme has been revised to 9 dwellings this sites below the affordable housing threshold so the Strategic Housing comments are not included in this report ,but can be viewed on line in the usual way.

6.5 LCC Highways & SUDS Support

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application.

No objection subject to a standard condition regarding the existing access onto Spring Gardens and informatives.

6.6 LCC Education Planning Manager

No comments on this consultation in relation to education as there is sufficient capacity in the locality for the children generated by this scheme.

Revised scheme

No comments on the application in relation to education.

6.7 LCC Historic Environment Officer

No archaeological input required.

6.8 NHS England

The contribution requested for the development is £6,600 (£660 x 1 dwellings).

Revised scheme

Officer note: As the development has dropped to 9 units, this would no longer apply.

6.9 Police Crime Prevention Design Advisor

Lincolnshire Police do not have any objections to this application.

6.10 Pedals

It is good to see facilities for the storage and parking of bicycles included in this application. If permission is granted please include a condition requiring the facilities for storing and parking bicycles to be provided and available for use before the building is first occupied.

6.11 Welland and Deepings Internal Drainage Board

No comment to make.

6.12 Public

Representations made to original submission (summarised)

Two objections -

Lack of parking
On street parking in Spring Gardens

Privacy/overlooking
Sustainability
Safety of roof top users/inappropriate access
Question need for another shop
Need a neighbourhood plan
Possible existing covenants and easements in the control of adjacent owner

6.13 1 Comment -

Needs to be on site parking for every flat and retail outlet.
Spring Gardens doesn't have enough parking already for its residents.

Representations made to amended submission (summarised)

One objection -

Lack of parking
On street parking in Spring Gardens

7.0 CONSIDERATIONS

7.1 Planning Considerations

7.2 The main issues in this case are:
Principle of Development and Sustainability
Layout and Design
Refuse collection
Highway safety and parking
Impact of neighbouring Residents/land users
Flooding considerations
Foul and Surface Water Drainage
Contamination issues
Heritage considerations

7.3 Principle of Development and Sustainability

7.4 Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, states that the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

7.5 The site is within the settlement boundary of Spalding, which is designated a Sub-Regional Centre. Policy 1: Spatial Strategy, sets out that "Within the settlement boundaries of Boston and Spalding (as shown on the Inset Maps) development will be permitted that supports their roles as Sub Regional Centres."

7.6 The application site is within Spalding, located within the conservation area and Town Centre boundary, but is not within the Primary Shopping Area.

7.7 The site is considered to be acceptable for development in principle, and consent has previously been granted for the redevelopment of this land for residential purposes. The proposal would also renovate a building within the conservation area.

7.8 An objection has been raised raising whether the conversion would be undertaken using sustainable principles. The development would be required to adhere to the Building Regulations that are currently in place, and any new regulations that may be brought in prior to the works commencing.

7.9 Objection has been raised to the retention of this building. This application is required to be determined as submitted.

7.10 Layout and Design

7.11 Since submission the application has been significantly revised. The scheme now proposes a retail unit and nine residential units, together with conversion and extension works. On the ground floor it is proposed to provide a retail (Class E) unit of 629 square metres, accessed from The Crescent, with a secondary fire access on to Spring Gardens.

7.12 The entrance arrangements to the residential units was originally proposed to be via the rear service yard retained for the retail unit. This was considered by officers to be an unacceptable arrangement, and the scheme has been revised to provide a clear and separate access to the residential units from Spring Gardens. A secondary entrance is shown via The Crescent, in order that more than one entrance/exit is provided.

7.13 Via informative the attention will be drawn to the requirement for the developer to resite any telephonic or other service cabinets currently on or adjacent to the site at their own expense.

7.14 The rear yard area is proposed to serve the retail unit only, for staff and servicing, with a secure double gate and a pedestrian gate shown.

7.15 A mezzanine and first floor levels are proposed, to provide the main floor space to the nine flats. Natural lighting to the flats would be via a combination of existing and proposed window openings, and the use of skylights.

7.16 The second floor would provide bedrooms to flats 4, 5, 8 and 9, and the roof overrun to the stair core would also protrude through the existing flat roof. These elements are shown on the plans to be of metallic finishes, with window glazing.

7.17 It is considered appropriate to preclude the use of the roof as terrace facilities for the residential units by the imposition of a condition. This would be for safety reasons as well as to prevent overlooking and noise disturbance to adjoining residents.

7.18 Via informative the attention will be drawn to the existing Building Regulations and to incoming regulations regarding the consideration of overheating mitigation and fire safety, including means of escape, fire spread, structural fire protection and fire service access requirements as well as access for disabled users.

7.19 Refuse collection

7.20 The details of refuse collection for the residential units is shown in an internal store at ground floor level, accessed from the Spring Gardens lobby. Refuse storage for the retail use is not addressed. It is considered that the refuse storage and collection detailing and management for both the retail and the residential units should be be subject to condition discharge. Given the form of development it is expected that private collection arrangements would be required. This is in order to accord with the SHDC Waste Services "Private Drives - Waste Vehicle Collection Service - Guidance Note", which is not a planning policy but is a material consideration to be given significant weight, given its impact upon development layouts.

7.21 Highway safety and parking

7.22 Objections and concerns have been raised about the lack of parking spaces to be provided. Limited car parking is shown and this is allocated to the retail use for staff parking. Given the size of the site and the location within the town centre, it is not considered that on this site strict adherence to the vehicular parking standard is required.

7.23 Cycle storage storage is indicated. This is to be dealt with via a condition to ensure its retention.

7.24 Impact of neighbouring Residents/land users

7.25 It is considered that the proposal would not materially harm the amenity of nearby residents in terms of overlooking, lack of privacy, overshadowing, overbearing effect, noise or disturbance. This proposal largely uses existing window and door openings, and control of the roof area to precluded future use for access and/or terracing is to be controlled via condition.

The reuse of this building, and the introduction of a retail use at the ground floor would be in accordance with the expectations of the SELLP and the intentions of the NPPF 2021.

7.26 Flooding considerations

7.27 The site is located within Flood Zone 3. No habitable accommodation is proposed to be located on the ground floor. It is recommended that as an informative the developer is advised that future residential occupants should sign up to received Flood Warnings.

7.28 Foul and Surface Water Drainage

7.29 Both foul and surface water are proposed to be disposed of via the mains sewer. LCC raise no objections regarding potential impacts of surface water drainage.

7.30 Contamination issues

7.31 Given the former uses on the site the SHDC Environmental Protection Officer recommends the full suite of contaminated land conditions are imposed. This is to be specifically addressed in greater detail by the submission of the details to discharge recommended conditions below. Provided these conditions are satisfactorily discharged, the proposal would satisfactorily comply with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

7.32 Heritage considerations

7.33 The responses of the SHDC Conservation Officer and the LCC Historic Environment Officer are set out above. The consultation responses of the Spalding & District Civic Society are also expressed above, and have been considered.

7.34 Officers consider that the proposed alterations to this building to facilitate its reuse would be a visual improvement to the building and to this part of the Spalding Conservation Area. The proposals reuse and alter existing openings within the facades, and would create a more open and appealing frontage that the existing building.

7.35 The retention of this building and its alteration would not impact negatively upon the setting or appearance of the nearby listed buildings, and would be an improvement to the heritage assets of the locale, specifically the character and appearance of this part of the Spalding Conservation Area.

7.36 Other matters

7.37 Objection has been raised to various matters, such as the retention of this building and the "need" for a neighbourhood plan, which are outside the scope of this planning application. This proposal is for the reuse of a building, and its removal is not proposed.

7.38 Neighbourhood plans are outside the scope of this application and a wider matter for the Local Planning Authority to consider.

7.39 Possible covenants and easements in the control of adjacent owner are a civil matter and not within the remit of the Local Planning Authority. Covenants and easements can be altered via private arrangements and the Local Planning Authority has no influence in this.

7.40 It is the role of Building Regulations to control matters regarding technologies for construction, and as set out, an informative is recommended to draw attention to this and to in-coming

regulations.

7.41 Planning Balance

7.42 Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, states that the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

7.43 The proposed development would enhance the character and appearance of this part of the Spalding Conservation Area and the town centre. The development would not detrimentally impact the amenity of nearby residents, and given the town centre location it is appropriate that no vehicular parking is provided.

7.44 Taking into consideration these factors, the proposal is considered to comply with Policies 1, 2, 3, 4, 10, 11, 17, 24, 25, 28, 29 and 30 of the South East Lincolnshire Local Plan (SELLP), 2019, plus advice within the National Planning Policy Framework (NPFF), 2021, and can be considered to be an appropriate exception to Policy 36 and Appendix 6 of the South East Lincolnshire Local Plan (SELLP), 2019, plus advice within the National Planning Policy Framework (NPFF), 2021.

7.45 **Conclusion**

7.46 The are no significant factors in this case that indicate against the proposal and outweigh factors in favour of the proposal and the policies referred to above.

7.47 **Additional Considerations**

7.48 Public Sector Equality Duty

7.49 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.

7.50 Human Rights

7.51 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.

8.0 RECOMMENDATIONS

8.1 **Grant Permission subject to those conditions listed at Section 9.0 of this report.**

9.0 CONDITIONS

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

   Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

   Application Form
   Design and Access Statement. Zeal Wilkes 2008 A2.1
   Heritage Impact Assessment. Zeal Wilkes
   Topographical Survey. 1346
   2008/01/200
   2008/01/201
   2008/01/210
   2008/01/211
   2008/01/220
   2008/01/250 P2
   2008/01/251 P1
   2008/01/301 P1
   2008/01/302 P1
   2008/01/303 P1

   Reason: For the avoidance of doubt and in the interests of proper planning.

3. A detailed scheme of construction management to minimise disturbance during the construction process through noise, dust, vibration and smoke shall be submitted to and approved in writing by the Local Planning Authority before the development commences and the construction process shall be carried out in accordance with the scheme so approved. It shall also include a method statement, detailing hours of construction, how construction traffic, site personnel vehicles, materials deliveries and site accommodation will be managed to safeguard highway safety, free passage along The Crescent and Spring Gardens and residential amenity.

   Reason: In the interests of the amenity of local residents. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works. This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

4. Prior to the commencement of the first use of the development hereby the cycle storage as shown on drawing reference 2008/01/250 P2 shall be provided in accordance with the approved details and shall be retained as approved for the use of the residents of the development.

   Reason: To ensure that adequate secure facilities are provided for cyclists using the site. This Condition is imposed in accordance with Policy 36 of the South East Lincolnshire Local Plan, 2019.

5. The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority (LPA).

The scheme shall include all of the following measures unless the LPA dispenses with any such requirement in writing:
i) A preliminary risk assessment (desk study) shall be carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). A full copy of the desk-top study and a non-technical summary shall be submitted to the LPA without delay upon completion.
ii) If identified as being required following the completion of the desk-top study, an exploratory site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed end use. A full copy of the site investigation and findings shall be forwarded to the LPA without delay upon completion.
iii) Thereafter, a written method statement detailing the remediation strategy for land contamination and/or pollution of controlled waters affecting the site and a timetable for their completion shall be submitted to and approved in writing by the LPA. This shall include details of the proposed verification plan including compliance criteria and monitoring details.

No deviation shall be made from this scheme without the express written agreement of the LPA. If during redevelopment contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspected contamination has been submitted to and agreed in writing by the LPA.

Reason: To assess whether the site is polluted and to address any pollution to ensure a satisfactory development. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policy 30 of the South East Lincolnshire Local Plan, 2019.

6. If contamination of land and/or pollution of controlled waters has been identified as a result of investigation undertaken in accordance with Condition 5 above and remediation is required, a full copy of a verification report shall be submitted to, and approved in writing by, the Local Planning Authority prior to the first occupation of the development. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post-remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation objectives and criteria has been fully met.

Note: The applicant is advised that the phased risk assessment required by the Contaminated Land Scheme Condition should be carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part 11A.

Reason: To ensure the satisfactory remediation of contaminated land and/or waters.
This Condition is imposed in accordance with Condition 30 of the South East Lincolnshire Local Plan, 2019.

7. Prior to the occupation of any dwelling, full details of the arrangement for private refuse/recycling collection shall be submitted to and approved in writing by the Local Planning Authority. The approved management arrangements shall be implemented upon first occupation of any dwelling and thereafter retained for the lifetime of the development.

Reason: This application has been approved on the basis that waste collection will be carried out by a private company and to ensure appropriate arrangements are in place for the collection of refuse/recycling.
This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

8. Within seven days of the new access being brought into use, the existing access onto Spring Gardens shall be permanently closed in accordance with a scheme to be agreed in writing by the Local Planning Authority.

Reason: To reduce to a minimum, the number of individual access points to the premises, in the interests of road safety.
This Condition is imposed in accordance with Policy 2 of the South East Lincolnshire Local Plan, 2019.

9. Details of the roof extensions, new and replacement window frames to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing (including reveals), cill and lintol detailing, and means of opening. The window frames shall be installed in accordance with the approved details and thereafter so maintained.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set.
This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 16 of the National Planning Policy Framework, 2021.

10. Large scale constructional drawings (including vertical and horizontal sections) at a scale of at least 1:5 and/or full scale samples of the timber mouldings for such features as stallriser panels, door panels, pilasters, consoles, corbels, fascia surround and cornice, shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The development shall be constructed in accordance with the details so approved.

No vinyl or other advertisements or decals shall be installed upon the external or internal glazing of the shopfront windows hereby approved.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set.
This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 16 of the National Planning Policy Framework, 2021.

11. The flat roof of this building shall not be converted into or be used as a terrace or other form of open amenity space. No alterations shall be carried out, nor planters or other chattels placed on the roof hereby approved in connection with its use as a roof terrace or other form of open amenity space. No railings or other means of enclosure shall be erected on the roof and no alterations shall be carried out to any elevation of the application property, including the flat roof hereby approved, to form access onto this roof.

Reason: Such a use would be detrimental to the amenities of neighbouring properties by reason of overlooking and loss of privacy and potential noise and disturbance.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in the National Planning Policy Framework, 2021.

12. The water consumption of each dwelling hereby permitted should not exceed the requirement of 110 litres per person per day (as set out as the optional requirement in Part G of the Building Regulations 2010 and the South East Lincolnshire Local Plan, 2019). The person carrying out the work must inform the Building Control Body that this duty applies. A notice confirming the requirement for the water consumption has been met shall be submitted to the Building Control Body and Local Planning Authority, no later than five days after the completion of *each individual dwelling.

Reason: To protect the quality and quantity of water resources available to the district.
This Condition is imposed in accordance with Policy 31 of the South East Lincolnshire Local Plan, 2019.

13. Your attention is drawn to the requirement for the developer to resite any telephonic or other service cabinets currently on or adjacent to the site at their own expense.

14. The highway improvement works referred to in Condition 8 are required to be carried out by means of a legal agreement between the landowner and the County Council, as the Local Highway Authority.

15. Your attention is drawn to the existing Building Regulations and to incoming regulations regarding the consideration of overheating mitigation and fire safety, including means of escape, fire spread, structural fire protection and fire service access requirements as well as access for disabled users.

16. The developer is advised that future residential occupants should sign up to received Flood Warnings.

17. The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch

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Background papers:- Planning Application Working File

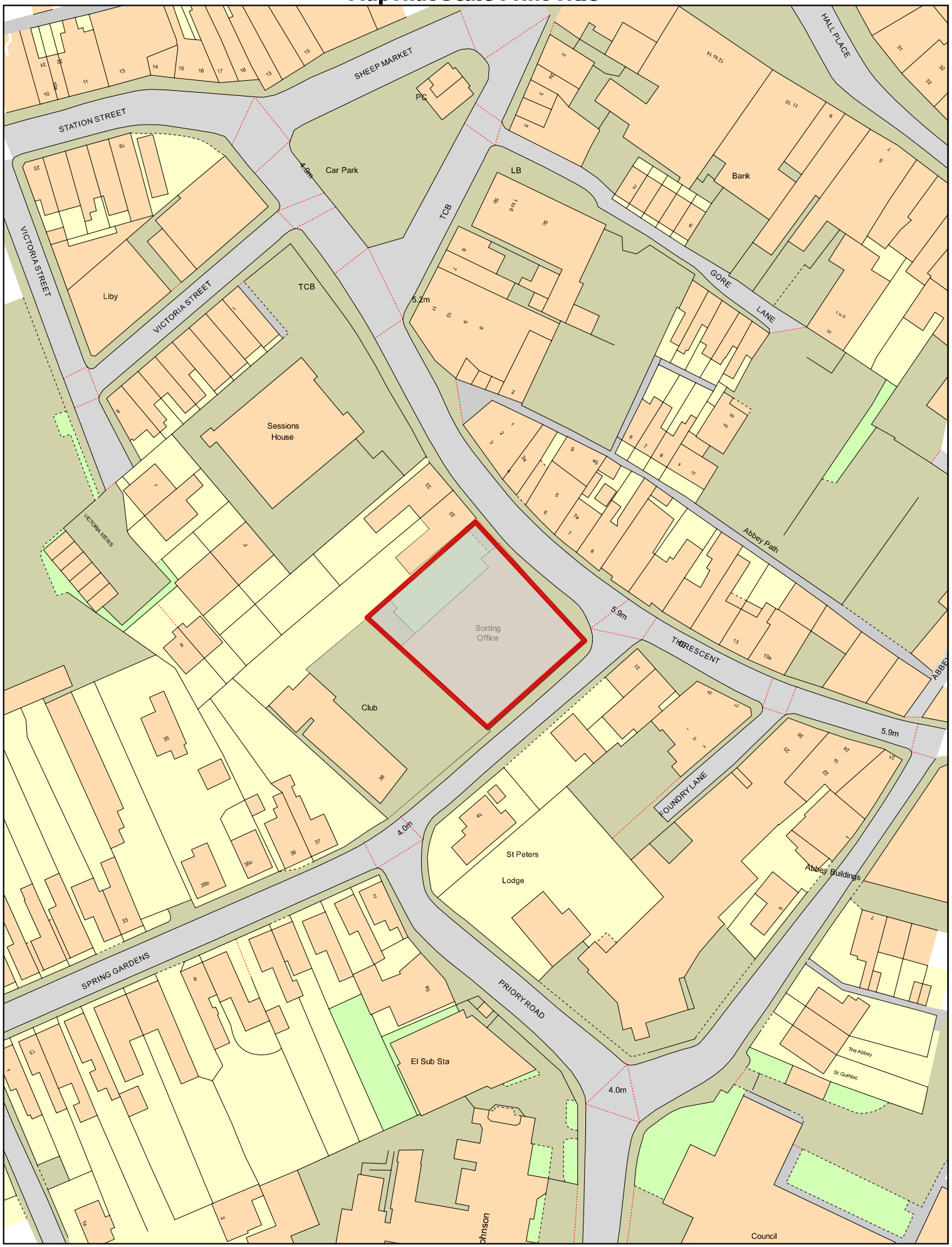
Lead Contact Officer

Name and Post:	Richard Fidler , Development Manager
Telephone Number:	01775 764428
Email	rfidler@sholland.gov.uk

Appendices attached to this report:

Appendix A Plan A

MapThat Scale Print Title



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MAP SCALE 1:1000
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