This form is specifically designed to be printed and completed offline.
Please complete this form in block capitals using black ink to facilitate

You are advised to read the accompanying guidance notes and per-question help text.

If you would rather make this application online, you can do so on our website:
https://www.planningportal.co.uk/apply

Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E), or betting office or pay day loan shop to mixed use including up to two flats (Use Class C3)

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class G

Privacy Notice

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Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:

SOUTH HOLLAND DISTRICT COUNCIL

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.
Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information.
If you require any further clarification, please contact the Local Planning Authority directly.

1. Applicant Name and Address

Title:	Mr	First name:	Peter
Last name:	Leo		
Company (optional):	—		
Unit:		Number:	Suffix:
Building name:			
Address 1:	Broadway.		
Address 2:			
Address 3:			
Town:	Crowland.		
County:	Lincolnshire.		
Country:			
Postcode:	PE6 0BH		

2. Agent Name and Address

Title:	Mr	First name:	Paul
Last name:	Sharman		
Company (optional):	sharman architecture		
Unit:		Number:	Suffix:
Building name:	Oak Barn		
Address 1:	Willow Drove		
Address 2:	Borough Fen		
Address 3:			
Town:	Peterborough		
County:			
Country:			
Postcode:	PE6 7QB		

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Number:		Suffix:	
Building name:	15 Sheepmarket.				
Address 1:	Spalding.				
Address 2:	Lincolnshire.				
Address 3:					
Address 4:					
Postcode:	PE11 1BE				

4. Eligibility

Would the proposed change of use result in the building containing more than two flats?

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Would a part of the building continue to be:
- In a commercial/business/service use; and/or
- Used as a betting office and/or a pay day loan shop

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Would the proposed flat(s) only be situated on floor(s) above a floor where at least some of the other proposed mixed uses are to be provided?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

If the building has a ground floor display window, would any of that ground floor be used as a flat?

☐ Yes ☒ No / The building does not have a ground floor display window

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will all the proposed flats have gross internal floor areas of at least 37 square metres, and comply with the nationally described space standard?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Following the change of use, will each flat only be used as a dwelling: -
by a single person or by people living together as a family, or
- by not more than 6 residents living together as a single household (including a household where care is provided for residents)

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development including details of the flat(s) and other works proposed:

CHANGE OF USE FROM VACANT BUILDING SOCIETY OFFICES (CLASS E)
TO
A RESTAURANT (CLASS E) AND TAKEAWAY (SUI GENERIS) INCLUDING INSTALLATION OF AN EXTRACTION FLUE SYSTEM TO THE REAR TOGETHER WITH THE PROVISION OF A 1 PERSON FLAT (CLASS C3)TO BOTH THE FIRST AND SECOND FLOOR.

What will be the net increase in dwellinghouses: 2 (two)

Note that this figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the existing building.

5. Description of Proposed Works, Impacts and Risks (continued)

Please provide details on the provision of adequate natural light in all habitable rooms of the flat(s):

There are windows to each habitable room to each flat except for the new bedroom on the second floor.
In this instance a new window will be added to match that adjacent.
Please see enclosed plans

Please provide details of any arrangements required for the storage and management of domestic waste:

Provision has been made on the ground floor to the rear part of the building for the storage of waste.
Please see enclosed plans
This will be removed weekly either by the Local Authority.
If this cannot be undertaken due to Local rules a contractor will be appointed ot remove it.

5. Description of Proposed Works, Impacts and Risks (continued)

Please provide details of any contamination risks and how these will be mitigated:

The ground floor is changing from a Building society office to a Pizza restaurant and takeaway.
There may be a question raised regarding odour.
An odour management plan is enclosed with this application.

Please provide details of any flooding risks and how these will be mitigated. A flood risk assessment should accompany the application where the site:
- is in Flood Zones 2 or 3 (Check online: https://flood-map-for-planning.service.gov.uk/); or
- is in an area with critical drainage problems (Check with the Local Planning Authority, it will have been notified of such areas by the Environment Agency).

The whole of the central area of Spalding resides in Flood Zone 3
The proposed development is not in a functional flood plain as defined by the Technical Guidance.
Although the site is in flood zone 3, the risk of the site flooding from any Environment Agency watercourse is extremely low.
The SFRA indicates that no actual or residual flooding is predicted to the area for the 0.1% event possibility in 2015.

In any area at risk of flooding it is preferable that a proposed building should be of at least two storey construction with all bedrooms at first floor level which provides a refuge for residents if the building becomes flooded after a major breach, and ensure there is no danger to residents when they are asleep.
In this instance the bedrooms are in a safe zone at first and second floor level.

Please provide details of the impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses and how these will be mitigated:

The area below the flats is to be used as a Pizza restaurant and takeaway.

Under part E of the Building Regulations (to which the conversion of the building will fall) the floor between the flats and the restaurant will be required to achieve decibel reduction levels to allow for a very good amenity of living.

6. Checklist

Please read the following checklist to make sure you provide all the required information in support of your proposal.
The information provided should include all the details necessary for the Local Planning Authority to determine if the proposal complies with permitted development legislation, and if its prior approval will be required.
If sufficient information is not provided the Local Authority can either request it, or refuse the application.

All sections of this application completed in full, dated and signed.	☒	A plan indicating the site and showing the proposed development.	☒
The correct fee	☒	A site specific flood risk assessment *(if required as per the flood risk details of question*	☒
Floor plans indicating the total floor space in square metres of each dwellinghouse, the dimensions and proposed use of each room, the position and dimensions of windows, doors and walls, and the elevations of the dwellinghouses	☒	All plans should be drawn to an identified scale and show the direction of North. Plans can be bought from the Planning Portal's accredited supplier: https://www.planningportal.co.uk/buyaplanningmap	

7. Declaration

I/we hereby apply for a determination as to whether prior approval will be required as described in this form and the accompanying plans/ drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):	
	Paul Sharman	5th December 2023	(date cannot be pre-application)

8. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension:

Country code:	Mobile number (optional):
	[redacted]

Country code:	Fax number (optional):

Email address:

[redacted]@[redacted].[redacted]

9. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension:

Country code:	Mobile number (optional):
	07724 529094

Country code:	Fax number (optional):

Email address:

paulsharman1@btinternet.com