

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 H16-1131-21

Application Number: H16-1131-21

Date Received: 05 November 2021

Application Type: FULL

Description: Change of use of existing building from dance/fitness studio (class E) to 2 x 1-bed flats and 5 x 2-bed flats (class C3) including the formation of a pitched roof to existing single-storey projection

Location: 38 SPRING GARDENS SPALDING

Applicant: Market Homes Ltd

Agent: Swann Edwards Architecture

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=H16-1131-21>

1.0 REASON FOR COMMITTEE CONSIDERATION

- 1.1 Public interest and design and heritage issues warrant Committee consideration, given the history of the building and wider site.

2.0 PROPOSAL

- 2.1 Full application for the change of use of the existing building from dance/fitness studio (class E) to 2 x 1-bed flats and 5 x 2-bed flats (class C3) including the formation of a pitched roof to existing single-storey projection.
- 2.2 No parking is proposed to be provided on site due to the town centre location. This is discussed further below. Secure cycle parking is to be provided via condition.
- 2.3 The application is supported by a Design and Access Statement, Heritage Impact Assessment and Flood Risk Assessment.
- 2.4 The application has been revised since submission, amending the internal layout to preserve as much as possible internal features of this listed building.
- 2.5 Note is also to be made to the associated Listed Building Application (H16-1132-21 refers) elsewhere on this agenda.

3.0 SITE DESCRIPTION

- 3.1 The site is located within the Spalding Conservation Area (SCA) and within the settlement boundary of Spalding and was last in use for leisure purposes before becoming vacant.
- 3.2 The building is a visually distinctive structure designed in a High Victorian gothic style, constructed in red brick with vitrified brick and limestone dressings. The building has a western tower entrance bay and a gabled eastern bay dominated by two tripartite windows, with those on the ground floor having cambered shallow arched upper sections and those on the first floor having more rounded arch windows. The frontage of the building is incredibly detailed, with numerous architectural details seeking to draw the eye.
- 3.3 From Spring Gardens the southern elevation of the Police House can be seen clearly, along with the extensive rear wings of the Sessions House. To the east is the former Post Office depot. This large rectangular brick building covers a corner site on Spring Gardens and The Crescent (which leads to the Sheep Market to the north).
- 3.4 The application building was listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, for its special architectural or historic interest, as a Grade II Listed Building on 2 July 2019; the reasons and full listing description are set out in the Listed Building Application (H16-1132-21 refers) elsewhere on this agenda.
- 3.5 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

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.

Policies:

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
28 The Natural Environment
29 The Historic Environment
30 Pollution
31 Climate Change and Renewable and Low Carbon Energy
32 Community, Health and Well-being
36 Vehicle and Cycle Parking
APPENDIX 6 Parking Standards

National Guidance

National Planning Policy Framework (NPPF), 2021

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

5.0 RELEVANT PLANNING HISTORY

- 5.1 H16-1132-21 Listed Building Application. Change of use of existing building from dance/fitness studio (class E) to 2 x 1-bed flats and 5 x 2-bed flats (class C3) including the formation of a pitched roof to existing single-storey projection. UNDETERMINED. Note - elsewhere on this agenda.
- 5.2 H16-0469-18. FULL. Change of use of the existing building from use class D2 to use class C3, to include four 2-Bedroom apartments and two 1-bedroom apartments, proposed new four storey apartment building including twelve 1-Bedroom apartments, and associated external works and infrastructure. REFUSED 20-03-19 for the following reason:

The proposals constitute over-development of the site and the design of the new block of apartments is out of keeping with the historical nature of this part of Spalding and would result in significantly detrimental harm to the Spalding Conservation Area and the setting of nearby Listed Buildings. Further the proposed arrangements for refuse/recycling storage and collection would be harmful to the amenity of the area.

The proposals are therefore contrary to Policy 3 (Design of New Development) and Policy 29 (The Historic Environment) of the South East Lincolnshire Local Plan (adopted March 2019) and Section 16 of the National Planning Policy Framework (February 2019).

This scheme was subsequently DISMISSED at appeal on 30-12-2019.

This appeal case was dismissed as the Inspector concluded that "... whilst there are some public benefits, these are moderate, and insufficient to outweigh the less than substantial harm that the proposed development would cause to the significance of the CA and the setting of the Grade II listed buildings. A less than substantial harm does not equate to a less than substantial objection and I give great weight to the conservation of the heritage assets. In any event, it seems to me that it would be entirely possible for a scheme to be brought forward that would secure similar benefits, without causing the same degree of harm."

6.0 REPRESENTATIONS

6.1 Spalding & District Civic Society

Comments

Overall, we welcome the application's attempts to preserve the external appearance of this building. We note from the design and access statement highlights that there is no land available for the provision of facilities for cyclists, yet suggests that future residents would have the option of cycling to public transport options. This seems a contradictory statement and accordingly we feel that the criteria to justify a lower level of provision as set out by policy 36 of the South East Lincolnshire Local Plan are not met. We feel that this site and the adjacent old sorting office site should be considered as a whole. If the land to the east that was previously used for parking could in some way be protected to provide an element of parking and cycle storage for both this development and any forthcoming development of the old sorting office site then the shortcomings in meeting the requirements set down by policy 36 would be addressed.

We appreciate the detail contained in the Heritage impact statement. We note the intention to encase the wooden enclosure at the top of the stairs (para 10.8) - whilst this is not specifically mentioned in the listing, it does have the appearance of an original feature. It is not clear from the application, what this would look like and would appreciate a visual interpretation.

6.2 SHDC Conservation Officer

Comments.

On conservation grounds, the principle behind converting this disused listed property to regular residential use is a sound one. Furthermore, I am satisfied with the proposed external alterations to the property, especially the addition of a slated pitched roof over the extant flat-

roofed rear extension, which is currently a detracting factor to the aesthetic qualities of the site.

However, having visited the site, I am concerned that the subdivision plan of the 1st-floor dance hall/ballroom risks causing a total loss of significance to this portion of the interior, which is undoubtedly the single most significant source of interior character to this site. The grand, double-height ceiling, mouldings, ceiling roses, and wide-open space with ample access to sources of natural light would be lost with the proposed extensive subdivision and the addition of a full-size mezzanine floor. I would recommend that the applicant should be required to present an alternative floor plan proposal that substantially cuts down the subdivision on the 1st-floor level and that is more respectful of the internal character of the property.

As an absolute minimum, I would expect that mezzanine floors should be recessed from the windows in order to preserve the character and contribution of the full-height windows, and subdivision should be planned such that it does not affect the character features of the interior.

Revised Scheme

Following on from my original comments, I reiterate that, on conservation grounds, the principle behind converting this disused listed property to regular residential use is a sound one. Furthermore, I am satisfied with the proposed external alterations to the property, especially the addition of a slated pitched roof over the extant flat-roofed rear extension, which is currently a detracting factor to the aesthetic qualities of the site.

Following discussions with the applicant's representatives and subsequent revisions of the proposed floor plan, I am now satisfied that the proposed layout of the former ball room area, to be converted to apartments is satisfactory in that it preserves key architectural features and is now much more open plan, preserving the wider, open character of the space. Therefore, I have no further objections or comments, and the case officer should continue to consider the application in accordance with all relevant policies and guidance.

6.3 SHDC Environmental Protection

No comments or objections.

6.4 LCC Highways & SUDS Support

Does not wish to restrict the grant of permission.

The proposal is for the change of use of existing building from dance/fitness studio to 2 x 1 bed flats and 5 x 2 bed flats including formation of a pitched roof to existing single storey and it does not have an impact on the Public Highway or Surface Water Flood Risk.

The site is located in a central urban area where services and facilities are within a reasonable distance to be accessed via sustainable travel options such as walking, cycling and public transport. Future residents of the development will not be reliant on the private car and therefore parking is not essential for this proposal.

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to drainage on all Major Applications. This application is classified as a Minor Application and it is therefore the duty of the Local Planning Authority to consider the drainage proposals for this planning application.

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.

6.5 LCC Historic Environment Officer

Comments.

The proposed development will involve the conversion of the former Church Institute, which has recently been Listed by Historic England in recognition of its historic and architectural interest. Any conversion project of this nature has the potential to alter the building's historic fabric. The developer's Heritage Impact Statement also makes clear that the proposal will result in the subdivision and concealment of historic spaces and some features. It would therefore be

beneficial to make a record of the building's current form prior to any such alterations taking place.

With this in mind I would recommend that, prior to any alteration, conversion or development, the developer should be required to undertake full historic building recording. It is recommended that the developer should be required to commission a Scheme of Archaeological Works (on the lines of 4.8.1 in the Lincolnshire Archaeological Handbook). This should be secured by South Holland District Council's standard conditions.

"They (The Local Planning Authority) should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part), in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publically accessible" National Planning Policy Framework, section 16, paragraph 205.

6.6 Welland & Deepings Internal Drainage Board

No comment to make with regard to this application.

6.7 Pedals

Objections.

This application fails to comply with policy 36 of the Local Plan and should be refused. If permission is granted without proper storage for bicycles, the result will be that bicycles will be stored untidily at the front of the building, to the detriment of the appearance of the building and the street scene, and/or bicycles will be stored in the entrance hall, to the detriment of the safety and convenience of the building's residents.

6.8 Public

9 objections have been received, raising the following issues (summarised):

Lack of parking for residents cars, vans, motorbikes, cycles etc in line with Policy 36 of SELLP and the provisions of the NPPF

Spring Gardens/Priory Road already heavily congested and are narrow roads

Very difficult for emergency services and refuse collection to negotiate

Existing highway and pedestrian danger in Spring Gardens

It does not comply with section 9 of the NPPF - if it did, they would be putting in EV charging points

no/limited details of any sustainable arrangements here. Are they using ASHP for the energy source?

Renting out of bedsits in Spring Gardens exacerbates parking

No council maintenance of Spring Gardens

Refuse storage not shown

Other blocks of flats have parking; All the parking spaces are used, hence provision for parking should be made

Public transport is identified in the SELLP as limited and the plan recognises that bus patronage has reduced

Lack of outside space/clothes drying space

Is there a plan to have a communal TV aerial

Excessive noise and disturbance from a building housing this number of occupants

Two comments:

Is current side car park going to be used for parking for this development

No objection provided there is allocated parking for every flat on site

7.0 **CONSIDERATIONS**

7.1 **Planning Considerations**

7.2 The main issues in this case are:

Principle of Development and Sustainability
Layout and Design
Highway safety and parking
Refuse collection
Impact of neighbouring Residents/land users
Flooding considerations
Foul and Surface Water Drainage
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 As this is the case residential development is considered to be acceptable in principle.

7.7 The proposal will result in the preservation by re-use of a redundant listed building and will create seven new residential units within Spalding.

7.8 The site is also within the Spalding Conservation Area and is adjacent to the Spalding Town Centre boundary.

7.9 This particular part of town is characterised by mixed use development, notably with residential development to the immediate west of the site. With this in mind, there will be no harm caused to future residents by reason of noise and disturbance from neighbouring uses to the west. To the east of the site are mixed business uses however none of these currently relate to night time uses (such as bars, restaurants and takeaways) and they are of sufficient distance from the application site so to cause an unacceptable level of amenity to future residents. To note, the use of the site and impact on residential amenities to or from the development was raised as a cause for concern by the Planning Inspector.

7.10 There are other listed buildings nearby and these impacts are discussed in detail below.

7.11 Layout and Design

7.12 The application proposes the change of use of this building to 2 x 1-bed flats and 5 x 2-bed flats (class C3), together with the formation of a pitched roof over the existing single-storey projection to the rear. Given the size and form of the building it is not considered that the subdivision of this building into 7 flats represents an over development of this building.

7.13 The internal layout has been revised since submission to reduce the impact upon the fabric of the listed building, and to retain internal features. It is the view of the SHDC Conservation Officer set out above, it is considered that the conversion works are acceptable. This is discussed further in the listed building application report and a condition is recommended seeking a full photographic survey of the building be undertaken.

7.14 The application site consists of the listed building and a tightly drawn boundary that excludes land to the west, that is part of the curtilage of the building. As a result this proposal has no parking or amenity space associated with the development. It is considered regrettable that the boundary is so tightly drawn and there would be little external space around the building; officers have gone back to the applicant on this basis and in turn the applicant has clarified that the application is to be determined as submitted.

7.15 The only alterations to the outside of the building include the formation of a pitched roof above

the existing single-storey projection. Since this will be located to the rear of the site it will not be readily visible from the street scene. It is a relatively small addition to the property and therefore will not visually compete with the existing building. The proposal will therefore cause no harm to the visual qualities and characteristics of the listed building itself, adjacent listed buildings or the Conservation Area.

7.16 Highway safety and parking

7.17 As set out above, the site is adjacent to the Spalding Town Centre boundary. However it is not considered that on this site strict adherence to the vehicular parking standard is required, given the proximity of the town centre and access to services and public transport options. LCC Highway Service raises no objection to this proposal.

7.18 Further, when the wider development of this building and adjacent curtilage land was considered under reference H16-0469-18 set out above, the lack of parking provision was not cited as a reason for refusal, nor was it considered to be a determining factor by the Planning Inspector in their decision.

7.19 Notwithstanding the application submission, cycle storage storage is to be sought and dealt with via a condition.

7.20 Refuse collection

7.21 Given the limited open space around this building it is considered that the details of refuse storage and collection could have a significant visual impact upon this building and the wider street scene, and for this reason further details are to be sought and controlled via condition.

7.22 Impact of neighbouring Residents/land users

7.23 The alterations to the building have been designed to minimise overlooking and loss of light or an overbearing impact upon adjoining resident's. It is considered that the development accords with Policies 2 and 3 of the SELLP in this regard.

7.24 Objection has been raised on the grounds that the use of the building for this number of residential properties would result in noise disturbance to existing residents. It is not considered that the siting of residential uses within this building and locale would result in noise disturbance over and above any other residential use.

7.25 The fall back posting for the use of this building would be to return it to a use within Class E of the Use Classes Order, which encompasses commercial uses, without the need for planning permission being sought.

7.26 Flooding considerations

7.27 The application site is located within Flood Zone 3 and residential development is 'More Vulnerable' therefore it is necessary to complete the Exception Test.

7.28 Paragraph 033 of planning practice guidance (PPG) on Flood Risk and Coastal Change states that 'The Sequential Test does not need to be applied for applications for Change of Use (except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site)'.

7.29 Paragraph 048 of the PPG states that 'A Change of Use may involve an increase in flood risk if the vulnerability classification of the development is changed. In such cases, the applicant will need to show in their flood risk assessment that future users of the development will not be placed in danger from flood hazards throughout its lifetime.' The mitigation measures proposed in the supporting Flood Risk Assessment, that residents are such that risks to future users are mitigated.

- 7.30 The application is supported by a Flood Risk Assessment which demonstrates the technical acceptability of the development and it is submitted that the benefits of preserving a listed building and providing housing within a town centre location present a significant community benefit. As such the proposal passes the Exception Test and therefore complies with Section 14 of the NPPF.
- 7.31 The Exception Test requires consideration of the wider sustainability benefits of a development and that the development would be safe and residual risks managed. The site is sequentially preferable given that the proposal is for the conversion of an existing building and it will preserve a building listed as having special architectural and historic merit by bringing it back into use.
- 7.32 Foul and Surface Water Drainage
- 7.33 The application is unclear how foul water is to be dealt with and a condition is suggested to seek details.
- LCC raise no objections regarding potential impacts of surface water drainage.
- 7.34 Heritage considerations
- 7.35 The application impacts upon the fabric of a listed building and the specific details are discussed in the associated Listed Building application report H16-1132-21 .
- 7.36 This scheme has impacts upon the setting of this listed building and nearby listed buildings, as well as impacting upon the character and appearance of this part of the Spalding Conservation Area.
- 7.37 The sympathetic reuse of this building, with sensitive alteration to the rear, as well as minimal interventions to the dominant elevations would have a significant positive impact upon the setting of this listed building. Details of walls and railings to the frontage would be required by condition, in order that an appropriate and sensitive design is achieved. This would have a positive impact upon this listed building, and also the wider Conservation Area.
- 7.38 The retention of this building and sensitive 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.
- 7.39 The response of the LCC Historic Environment Officer and the SHDC Conservation Officer are set out above. The LCC Historic Environment Officer considers that it would be beneficial to make a record of the building's current form prior to any alterations taking place, and recommends that, prior to any alteration, conversion or development, the developer should be required to undertake full historic building recording. It is recommended that the developer should be required to commission a Scheme of Archaeological Works (on the lines of 4.8.1 in the Lincolnshire Archaeological Handbook). This should be secured by South Holland District Council's standard conditions.
- 7.40 Planning Balance
- 7.41 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.
- 7.42 The proposed development represents an enhancement to the character or appearance of the conservation area and to the setting of nearby listed buildings. The amenity of nearby residents has been considered and the development would not harm the residential amenity of nearby residents. The matter of parking has been considered and weighed against the location of the building and recent planning and appeal decisions.
- 7.43 Taking into consideration these factors, the proposal is considered to comply with Policies 1, 2,

3, 4, 10, 11, 17, 28, 29, 30, 32 and 36 and Appendix 6 of the South East Lincolnshire Local Plan (SELLP), 2019, plus advice within the National Planning Policy Framework (NPPF), 2021.

7.44 **Conclusion**

7.45 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.

7.46 **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.

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 SE-1515 May 2021

Heritage Impact Assessment October 2021

Flood Risk Assessment ECL0629/Swann Edwards Architecture November 2021

SE-641 01

SE-641 02

PP1100 C

PP1000 B

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

3. No development shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the following and should be in accordance with the archaeological brief supplied by the Lincolnshire County Council Historic Environment advisor on behalf of the Local Planning Authority:

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
 2. A methodology and timetable of site investigation and recording
 3. Provision for site analysis
 4. Provision for publication and dissemination of analysis and records
 5. Provision for archive deposition
 6. Nomination of a competent person/organisation to undertake the work
 7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook.
- The archaeological site work shall only be undertaken in accordance with the approved written scheme.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with national guidance contained in Section 16 of the National Planning Policy Framework, 2021. 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 29 of the South East Lincolnshire Local Plan, 2019.

4. The applicant shall notify the Lincolnshire County Council Historic Environment Department in writing of the intention to commence at least fourteen days before the start of archaeological work required in connection with Condition 3 above in order to facilitate adequate monitoring arrangements.

Reason: To ensure satisfactory archaeological investigation and retrieval of archaeological finds in accordance with national guidance contained in Section 16 of the National Planning Policy Framework, 2021.

This Condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019.

5. A copy of the final report required in connection with Condition 3 above shall be submitted within three months of the work being carried out to the Local Planning Authority and the Lincolnshire Historic Environment Record. The material and paper archive required as part of the written scheme of investigation shall be deposited with an appropriate archive in accordance with guidelines published in The Lincolnshire Archaeological Handbook.

Reason: To ensure satisfactory arrangements are made for the recording of possible archaeological remains in accordance with national guidance contained in Section 16 of the National Planning Policy Framework, 2021.

This Condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019.

6. The water consumption of each flat 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 flat.

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.

7. 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 how construction traffic, site personnel vehicles, materials deliveries and site accommodation will be managed to safeguard highway safety, free passage along 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.

8. Prior to the commencement of the first use of the development hereby permitted details of cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle storage arrangements shall be implemented upon first occupation of any dwelling and thereafter retained for the lifetime of the development.

Reason: To ensure that adequate secure facilities are provided for cyclists using the site, in the interests of the setting of this listed building and the visual character of this part of the conservation area.

This Condition is imposed in accordance with Policies 2, 3, 29 and 36 of the South East Lincolnshire Local Plan, 2019.

9. Prior to the occupation of any dwelling, full details of the arrangement for public and/or 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, in the interests of the setting of this listed building and the visual character of this part of the conservation area.

This Condition is imposed in accordance with Policies 2, 3, 29 and 30 of the South East Lincolnshire Local Plan, 2019.

10. The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment L0629/Swann Edwards Architecture November 202 forming part of this planning application, unless otherwise agreed in writing by the Local Planning Authority, in particular the following measures shall be fully implemented before the property is first occupied:

- The occupants should sign up to received Flood Warnings.

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding.

This Condition is imposed in accordance with Policies 3 and 4 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 14 of the National Planning Policy Framework, 2021.

11. Before the commencement of the development hereby granted, details of the means of foul water disposal shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full before the development hereby permitted is first brought into use.
- Reason: To ensure that the site is adequately drained and to avoid pollution.
This Condition is imposed in accordance with Policy 30 of the South East Lincolnshire Local Plan, 2019.
12. Prior to its installation, details of the proposed boundary treatments, including a detailed schedule of walling, railing and fencing levels, heights and materials, to a scale of no less than 1:50 shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use and retained thereafter.
- To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, the impact upon the listed building 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.
13. Before the development is commenced beyond oversight, details of the materials to be used to the roof of the development hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority, and all roofing materials used in the development shall conform to the details so 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, the impact upon the listed building 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.
14. Details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be submitted to and approved in writing by the Local Planning Authority prior to their installation and there shall be no variation from the details so approved.
- Note - it is recommended that external boxes for utility supplies are ground mounted.
- 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, the impact upon the listed building 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.
15. 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>

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

