

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-1133-18 **Applicant:** Lloyds Banking Group
Proposal: Proposed alterations to the self-service wall area within the banking hall
Location: Lloyds Bank 36-37 Hall Place Spalding
Terminal Date: 8th January 2019

Planning Policies

Local Plan July 2016:

National Guidance

National Planning Policy Framework 2018

NPPF July 2018

Section 16

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

The Site is Lloyds Bank, 36-37 Hall Place, Spalding, a Grade II Listed Building. The full Listing entry is set out in the Heritage Statement submitted with the application.

The proposals are very limited.

It is proposed to introduce an additional immediate deposit machine, which will require the existing internal ATM and deposit point to be repositioned. Apertures through a modern stud wall will be amended and new stud walls will be constructed to form a cupboard enclosure around the repositioned deposit point machine. The new walls will extend to the underside of the downstand beam and suspended ceiling. There will be no disturbance to the historic fabric of the building.

These proposed alterations are not considered to detract from the listed building appearance and quality.

No Representations have been received.

The NPPF requires local planning authorities to take account in determining applications of the desirability of sustaining and enhancing the significance of heritage assets and put them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities and the desirability of new development making a positive contribution to local character and distinctiveness. It advises consent to be refused where there is substantial harm to a heritage asset unless it can be demonstrated that this is necessary to achieve substantial public benefits or where there is less than substantial harm, this be weighed against the public benefits of the proposal.

Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('1990 Act') imposes a statutory duty on local planning authorities, when considering whether to grant listed building consent to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interests which it possesses.

The Courts have held that when a local planning authority finds that a proposed development would harm a heritage asset the authority must give considerable importance and weight to the desirability of avoiding such harm to give effect to its statutory duty under section 16 of the 1990 Act. The presumption in favour of sustainable development set out at paragraph 11 of the NPPF does not apply in these circumstances.

Overall I am satisfied that we have reached a solution that balances the need to have regard to the significance of the heritage asset and its setting.

RECOMMENDATION: APPROVE.