

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-1272-18 **Applicant:** Managing Trustees
Proposal: Single-storey extension to form new foyer
Location: Broad Street Methodist Church Broad Street Spalding
Terminal Date: 22nd February 2019

Planning Policies

Local Plan July 2006:

SG1 General Sustainable Development
SG14 Design and Layout of New Development
SG20 Extensions and Alterations to Existing Buildings

National Guidance

National Planning Policy Framework 2018

Paragraph 11 - The presumption in favour of sustainable development
Section 16 - Conserving and enhancing the historic environment

Representations:

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

CASE OFFICER ASSESSMENT

The proposal seeks planning permission for the erection of a single storey extension to form a new foyer at the Broad Street Methodist Church, Broad Street, Spalding. The works are similar to a previous permission H16-0139-15, except for alterations to the vestry and range to the rear of the buildings have been omitted. The Church is grade II listed and the Methodist Church has granted Ecclesiastical Exemption for the proposal, so there is no requirement to submit an application for listed building consent.

The site is on Broad Street in Spalding and is the grade II listed Broad Street Methodist Church and Sunday School constructed of red brick with ashlar dressings and a Welsh slate roof with decorative

ridge tiles.

The site is located within the Spalding conservation area and within the settlement boundary of Spalding. No vehicular access currently exists and pedestrian access is off Broad Street or the private access off Westlode Street leading to the rear of the site. On street parking is currently provided on Broad Street.

Adjoining the site are predominantly two storey terraced properties which are constructed of brick under slate roofs. The immediately adjacent neighbouring buildings along Broad Street are all listed and this has been taken into consideration to ensure that the development is respectful of the character of the area.

The Museum of Spalding's Gentlemen's Society to the west of the site on the opposite side of the road, is grade II listed: dated 1910, the Neo-Tudor style red brick building has ashlar dressings and a hipped Welsh slate roof; a moulded string course is located between storeys; Windows include rectangular drip moulds; and carved spandrels sit over the stone doorway.

To the south of the site on the opposite side lies the grade II* listed Constitutional Club, a fine mid-18th century manor house later converted to civic use. This building is constructed in local brick with a double Welsh slate roof and moulded cornice and pediment. Painted bands between stories, a stone capping to the parapet and stonework to the doors add modest decoration to the facade.

The Development Plan

South Holland District Local Plan, July 2006

The South Holland Local Plan 2006 was formally adopted on 18 July 2006. Following a direction from the Government Office for the East Midlands under paragraph 1(3) of Schedule 18 to the Planning and Compulsory Purchase Act 2004, as of 18 July 2009 only certain Local Plan policies have been extended and continue to form part of the development plan. In the context of those saved policies referred to below, it is considered that the Local Plan was adopted in general accordance with the Planning and Compulsory Purchase Act 2004 (albeit under the transitional arrangements). Those policies referred to below are considered to accord with the thrust of guidance set out in the National Planning Policy Framework, and in the context of paragraph 215 of the NPPF should therefore continue to be given substantial weight in the decision making process.

Policy SG1 - General Sustainable Development
Policy SG14 - Design and Layout of New Development

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.

South East Lincolnshire Local Plan 2019

The Council is in the process of finalising a new Local Plan (the South East Lincolnshire Local Plan). The new Local Plan has been through its' formal Examination process and the final report from the Planning Inspectorate has now been received. However, the new Local Plan has yet to be formally adopted. The saved policies in the 2006 Adopted South Holland Local Plan therefore remain material. However, the new Local Plan is now considered to carry significant weight in the decision-making process.

National Guidance

National Planning Policy Framework (NPPF), July 2018

Paragraph 11 - The presumption in favour of sustainable development
Section 16 - Conserving and enhancing the historic environment

Planning Practice Guidance (PPG), 2014

LCC Historic Environment Officer

No archaeological input required.

Public

No representations received.

The key material issues for considerations in this application are:

- The impact of development upon neighbouring amenity.
- Design and resultant Impact on the Conservation Area;

The impact of development upon neighbouring amenity

Due to the location of the proposed extension to the host building the development will not be likely to have any material adverse impact on the privacy and amenity of the occupiers of properties adjacent to the site.

Impact on the Conservation Area.

The proposal is for a contemporary design - modern but simple and functional. The design respects the character of the conservation area in terms of scale, massing and materials, the new development will not impact negatively upon the setting of the Listed Buildings or the character of Broad Street.

Conclusion

This application is acceptable in planning terms and should be approved.

Grant Permission subject to Conditions