Your Ref:
Our Ref: HPD/DSP/SPALDING
Date: 14 December 2021

South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

Hybrid Planning & Development Limited
The Old Vyner Street Gallery
23 Vyner Street
London
E2 9DG

www.hpduk.com

+44 (0)20 3633 1678
+44 (0)79 3690 1295
ahenecke@hpduk.com

By Email

Dear Sir/Madam,

RE: STATION HOUSE, KINGS ROAD, SPALDING, LINCOLNSHIRE, PE11 1QB

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED 2020) SCHEDULE 2, PART 20, CLASS ZA (DEMOLITION OF BUILDINGS AND CONSTRUCTION OF NEW DWELLINGHOUSES IN THEIR PLACE)

Please find enclosed an application for determination as to whether the Prior Approval of South Holland District Council is required for the demolition of 'Station House' on Kings Road in Spalding ('the site'), and the construction of a new purpose-built block of 6 self-contained flats (Use Class C3). This application is submitted in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended 2020) ('GPDO'); in particular Schedule 2, Part 20, Class ZA.

This application is submitted to the South Holland District Council ('the Council') for consideration within the statutory eight-week notice period, set out within Article 7 of the GPDO.

1) DESCRIPTION OF SITE AND SURROUNDINGS

The site comprises approximately 0.1 hectares of land at the intersection of Kings Road and Sandtone Gardens in Spalding. On the site is a single two-storey building, together with hardstanding and grassed areas. The building has been vacant for a number of years, but was most recently used as an office and has a rateable valuation as such, under reference: 70530087.

As with the majority of South Holland District, the site is located within Flood Zone 3. The building is not subject to any statutory Listed Building designation, nor is it located within a designated Conservation Area. There are no Article 4 Directions which cover the site and no Article 4 consultations currently underway. The site is not subject to any TPOs.

2) EXISTING USE

There is no recent planning history for Station House. However, we understand it was historically used in conjunction with the BT Exchange to the north, which now benefits from planning permission for residential redevelopment. As mentioned above, Station House has a stand-alone business rates valuation for office use, which has existed since November 2018.

An application under Class ZA was refused by the Council on 01 November 2021, with a single reason for refusal related to the loss of a non-designated heritage asset (LPA Ref: H16-0690-21). Subsequently, Prior Approval has been granted for the demolition of the same building (LPA Ref: H16-1195-21), but works have not yet commenced.

3) DESCRIPTION OF THE PROPOSAL

It is proposed to demolish the existing vacant building within the site and construct a new purpose-built detached block of 6 residential flats (Use Class C3), together with cycle storage, bin storage and landscaping.

In terms of size and scale, the proposed building will sit over part three storeys (one storey taller than existing) and entirely within the footprint of the existing building.

The proposed block will include 6no. studio flats, all of which meet the Nationally Described Space Standards.

The design and materiality draw inspiration from the predominantly red brick buildings which surround the site, and that are consented to the rear. A pitched slate roof and blue brick plinth will also add traditional features to the new building and recessed brickwork panels will be used to add depth and interest to both side elevations.

The site is sustainably located, within 320m of Spalding Station and 300m of the Town Centre, as such it is proposed that the development be 'car-free' but with suitable provision for cycle parking. Winfrey Avenue Car Park is located directly opposite the site, which is available for short and long-stay and season tickets.

All necessary works to enable the creation of the flats and associated refuse/cycle storage will be carried out in accordance with the GPDO criteria, as discussed further below. A site location plan, block plan, and a set of existing and proposed floor plans and elevations are enclosed with this submission.

This application has been submitted to South Holland District Council to determine whether the Prior Approval of the Authority is required for the proposed development.

4) PERMITTED DEVELOPMENT CRITERIA

This proposal seeks to redevelop the site by demolishing the existing building and constructing a three storey purpose-built detached block of flats, comprising 6 residential flats (Class C3).

The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 20, Class ZA (as amended 2020), permits the demolition of buildings and construction of new dwellings in their place. Specifically, the following development is permitted:

ZA.—(1) Development consisting of works for the demolition of one or other of—

(a) any building comprising a single purpose-built detached block of flats, and
(b) any other single detached building, comprising premises established—
i. for office use falling within Class B1(a) of the Schedule to the 1987 Order,
ii. for research and development falling within Class B1(b) of the Schedule to the 1987 Order, or
iii. for an industrial process falling within Class B1(c) of the Schedule to the 1987 Order,

or for any combination of them, existing on 12 March 2020, together with its replacement by a single building covered by sub-paragraph (2), involving operations listed in sub-paragraph (3).

(2) The building in question is to comprise one or other of—
a) a purpose-built detached block of flats, or
b) a purpose-built detached dwellinghouse.

Importantly, as confirmed earlier in this letter, the site comprises a detached building last in lawful use as an office falling within Class B1a. The existing detached building, therefore, meets the existing use criteria set out in sub-paragraph ZA(1)(b)(i) above.

The following Table sets out in more detail how the building and proposal further qualifies for Permitted Development in respect of Paragraph ZA1.

ZA1. Development is not permitted by Class ZA –

GDPO Criteria (ZA1.)	Proposal Assessment
(a) if land covered by, or within the curtilage of, the old building— i. is occupied in any part under an agricultural tenancy, unless the express	The old building and land within its curtilage is not occupied in any part under an agricultural tenancy – the site is owned by Mr Tookman and has been vacant for a number of years.

GDPO Criteria (ZA1.)	Proposal Assessment
consent of both the landlord and the tenant has been obtained; ii. is or forms part of article 2(3) land; iii. is or forms part of a site of special scientific interest; iv. is or forms part of a listed building or land within its curtilage; v. is or forms part of a scheduled monument or land within its curtilage; vi. is or forms part of a safety hazard area; vii. is or forms part of a military explosives storage area; or viii. is within 3 kilometres of the perimeter of an aerodrome;	The land is not located within article 2(3) land or an SSSI. The property is not a listed building nor is it within the curtilage of a listed building. There are no scheduled monuments within the vicinity of the site. As confirmed by HSE, the site is not located within a safety hazard zone or military explosives storage area. The closest aerodrome is Fenland Airfield, therefore the site is not within 3km of the perimeter of an aerodrome.
(b) if the old building was constructed after 31 December 1989;	The building was constructed before 31st December 1989, in the late 1800's.
(c) if the footprint of the old building exceeds 1,000 square metres;	The footprint of the existing building (GEA) is 80 sqm, and therefore does not exceed 1,000 sqm.
(d) if the height of the highest part of the roof of the old building above ground level (not including plant, radio masts and antennae) is greater than 18 metres at any point;	The height of the highest part of the roof of the old building above ground level is 8.5 metres, and therefore does not exceed 18 metres.
(e) unless the old building has been vacant for a period of at least 6 months immediately prior to the date of the application for prior approval;	The building has been vacant for at least 10 years, as evidenced on Google Streetview.
(f) if the old building has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the old building stands and it is practicable to secure safety or health by works of repair or works for affording temporary support (and for this purpose keeping the old building vacant does not of itself count as action or inaction);	Although in a state of disrepair, the existing building has not been rendered unsafe or otherwise uninhabitable by the action or inaction of any person with an interest in the land. The condition of the site has had no significant bearing on the site's prolonged vacancy, nor has it prohibited potential occupation of the premises.
(g) if the demolition is "relevant demolition" for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area);	The site is not located within a designated conservation area and, therefore, the demolition is not "relevant demolition" for the purposes of section 196D of the Act.
(h) if any of the footprint of the new building falls outside the footprint of the old building;	No part of the footprint of the proposed building falls outside of the footprint of the existing building.
(i) if any part of the exterior wall of the new building nearest to a highway is nearer to the highway than the part nearest the highway of the exterior wall nearest the highway of the old building;	The footprint of the proposed building is the same as the existing building (as above), and therefore does not extend any closer to the highway than the existing building.
(j) if the height (not including plant, radio masts and antennae) of the new building would at any point exceed the lower of—	The height of the highest part of the roof of the old building is 12670mm AOD. The proposed building will reach a maximum height of 14755mm AOD. Therefore, the height of the proposed building

GDPO Criteria (ZA1.)	Proposal Assessment
(i) 7 metres above the height (not including plant) of old building; or (ii) 18 metres, above ground level	does not exceed either 7 metres above the existing height or 18 metres above ground level.
(k) if the new building has more than X + 2 storeys, where "X" is the number of storeys in the old building;	The proposed building is one storey taller than existing.
(l) if the new building has more storeys than the old building and the floor to ceiling height of any additional storey in the new building, measured internally, would at any point be greater than the lower of— (i) the floor to ceiling height, measured internally, of any storey in the old building; or (ii) 3 metres; or	The new building has a floor to ceiling height of 2.4m which is lower than 3m and the existing floor to ceiling height.
(m) if the height of any plant on the roof of the new building as measured from the lowest surface of that roof would be greater than the height of any existing plant as measured from the lowest surface of the existing roof on the principal part of the old building.	The existing building does not include any existing plant on the roof and nor is it proposed to add any plant on the roof of the proposed building.

5) PRIOR APPROVAL ASSESSMENT

Pursuant to paragraph ZA.2 (1), development is permitted by Class ZA subject to the condition that, before beginning the development, the developer must apply to the local planning authority for Prior Approval. The following sections discuss in greater detail the specific considerations South Holland District Council may consider when determining this application.

Transport and Highways Impacts

The application site is located in a highly sustainable and accessible area within walking distance to Spalding Station and the Town Centre. In addition, a long and short-stay pay and display car-park is immediately opposite the site and will be available for both residents and visitors.

Cycle parking is proposed within the grounds of the building, and it is expected that details of any cycle store will be secured by condition.

As no car parking will be provided on site, the number of vehicle trips to the site will decrease from the extant use and therefore the proposal will have a limited impact on the highways network.

Design

The proposed building follows the footprint of the original structure and extends to a height of 3 storeys, which is a modest increase of 2.085m above the height of the original building. A pitched slate roof will be utilised alongside red multi-stock brickwork to create a traditional building style, which is enhanced further by decorative timber bargeboards in white and blue plinth brickwork.

Black juliette balconies and aluminium windows and doors will add a modern take on fixtures and fittings to create a high-quality finish which enhances the streetscene overall.

Land Contamination

A Phase 1 Geo-Environmental Desk Study has been carried out by EPS. The report confirms there is a low risk of on-site contaminants which might affect the development. No further environmental assessment is considered

necessary as long as any made ground materials in the proposed areas of planting and soft landscaping are removed and replaced with clean certified topsoil. Standard health and safety precautions should be adopted by construction workers to limit risks to them from shallow soil quality, which they are likely to be exposed to during the redevelopment works. The Applicant is willing to accept an appropriately worded planning condition in this regard.

Flood Risk

The application site is located within Flood Zone 3 and therefore a Sequential Test and Flood Risk Assessment has been prepared to accompany this submission.

The report, by Stuart Hemmings, confirms that the Sequential Test is passed, as there are no other areas within central or north Spalding that are at lower risk of flooding. The Exceptions Test also demonstrates that the development can be made safe for its lifetime, by increasing the FFL to 4.00m AOD. In addition, the proposal will provide significant benefit by providing much needed housing on a brownfield site near the Town Centre.

The provision of adequate natural light in all habitable rooms of the new dwellinghouses

Opportunities have been taken to incorporate high quality glazing within each new dwelling; ensuring all properties are dual-aspect. Each dwelling will have multiple windows as well as a juliette balcony with full height glazing and glazed balustrade. As such, there will be good natural light available to all of the accommodation proposed.

Impact on the amenity of the existing building and neighbouring premises including overlooking, privacy and the loss of light

The proposed building is located at least 15m from any other properties, which are on the opposite side of Sandtone Gardens. No 4 Sandtone Gardens is the closest neighbouring property and it features a single hallway window in the western elevation. As such, we do not anticipate any material overlooking or loss of privacy to the existing or proposed residential accommodation. In addition, given the distance to the neighbouring property is less than the proposed building height, we do not expect any loss of light or overshadowing will be caused.

Impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses

The surrounding area is primarily residential in character, especially to the east of the site. The area to the north also now benefits from planning permission for residential development. There are no further commercial uses within the locality, such that noise impacts are limited.

The accompanying Noise Report by NOVA Acoustics also confirms that appropriate noise levels can be achieved within the development (in accordance with BS8233:2014 criteria), subject to suitable glazing specification and alternative ventilation methods. The Applicant is willing to accept an appropriately worded planning condition in this regard.

Impacts of the introduction of, or an increase in, a residential use of premises in the area on the carrying on of any trade, business or other use of land in the area

It is not envisaged that the minor intensification of residential use within the site as a result of the proposals would materially impact on the carrying on of any trade, business or other uses of land in the area. The surrounding area is primarily residential in character, with limited commercial uses in the immediate vicinity.

Impact of the development on heritage and archaeology

This application site is not located within a Conservation Area, nor does it contain any Statutorily Listed buildings or structures. Despite the fact that the previous sole reason for refusal related to the loss of the building as a non-designated heritage asset, prior approval has subsequently been approved for the demolition of the existing building. Therefore, the loss of the building in heritage terms is no longer a subject for consideration.

Demolition Methods

A Demolition Method Statement has been prepared to accompany this submission and has also recently been approved by LPA Ref: H16-1195-21. The same methodology is proposed to be utilised by way of this proposal and can be conditioned accordingly.

Landscaping

The application is accompanied by a Site Plan which details potential areas for soft landscaping, as well as cycle parking and bin storage.

Likewise, the applicant would be willing to accept a condition requiring further details of landscaping should Officers consider this necessary.

Air traffic and defence asset impacts of the development

It is considered that there would be no adverse effects on air traffic or defence assets as a result of the proposals. The application site is located outside the vicinity of an aerodrome and the proposed building will be only 15m AOD.

Protected Views/Vistas

The proposals will not impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012 issued by the Secretary of State, or any views set out within the South Holland Local Plan Map.

6) PART B REQUIREMENTS

Paragraph B 'Procedure for applications for prior approval under Part 20' of the GPDO 2015 (as amended 2020) states that the following provisions apply where, under Part 20, a developer is required to make an application to a local planning authority.

Paragraph B(2) states that the prior notification application should be accompanied by the following information:

a) A written description of the proposed development - *this information is included within this Covering Letter and the Application Form.*

b) A plan which is drawn to an identified scale and shows the direction of North indicating the site and showing the proposed development – *a Site Location Plan (scale of 1:1,250 @ A3) and set of existing and proposed floor plans and elevations are enclosed with this submission.*

c) Floor plans which are drawn to an identified scale and show the direction of North indicating the dimensions and proposed use of each room, the position and dimensions of windows, doors and walls, and the existing and proposed elevations of the building – *floor plans and elevations, drawn to identified scales and indicating North, are enclosed with this submission. All drawings can be measured from scale and include key dimensions.*

d) A written statement specifying the number of new dwellinghouses proposed by the development – *this information is included within this Covering Letter.*

e) A list of all addresses of any flats and any other premises in the existing building – *the only address relating to the site is Station House, Kings Road, Spalding.*

f) The developer's contact address – *Mr O Tookman, Aldrich House, Funthams Lane, Peterborough, PE1 5TP.*

g) The developer's email address if the developer is content to receive communications electronically – *all correspondence to be sent via Hybrid Planning & Development Limited* – dstpierre@hpduk.com

This application is a resubmission within 12-months of a refused application for the same land by the same applicant and should therefore be exempt from payment of fees.

7) SUBMISSION DOCUMENTS

This application seeking a determination as to whether prior approval is required comprises the following documents:

- Planning Covering Letter (this document)
- Completed Prior Notification Application Form
- A1543-01 Site Location & Site Block Plan
- A1543-03 Existing Site Plan
- A1543-10 Site & Floor Plans (Rev B)
- A1543-11 Elevations (Rev B)
- A1543-12 Site Sections (Rev B)
- A1543-21 Rendered Views
- A1543-22 Coloured Elevations (Rev A)
- Flood Risk Assessment prepared by S M Hemmings
- Noise Impact Report prepared by NOVA Acoustics
- A1543 Demolition Method Statement
- Phase 1 Geo-Environmental Desk Study prepared by EPS.

8) CONCLUSION

We trust that you have sufficient information to fully consider this application for Prior Approval in accordance with Schedule 2, Part 20, Class ZA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Notwithstanding, should you require any further information in respect of the development proposals or to enable you to fully consider potential impacts, this can be provided to the Council upon request.

Please do not hesitate to contact me (07794924690/ dstpierre@hpduk.com) should you wish to discuss any of the content of this submission in further detail.

Yours faithfully,



Danielle St Pierre BSc (HONS) MRICS AssocRTPI
DIRECTOR

Enc. Aldrich Group