CLAYTON ARCHITECTURE LIMITED

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Clayton Architecture Limited

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Southport,

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To South Holland District Council,

This cover letter has been written in support of the application for the removal of a condition at the Bridge Hotel, Sutton Bridge, Spalding. The application (Ref: H18-0463-24) is for the change of use from hotel (Class C1) to residential (Class C3) including the creation of 15 residential units.

This statement is submitted in support of the application to remove Condition 5 attached to planning permission reference H18-0463-24, which restricts the basement level of the approved residential units to non-habitable accommodation only. The condition states:

> *"The basement level of the properties hereby approved shall be used as non-habitable accommodation, including the uses of garage, WC, utility and bath/shower room only and for no other habitable accommodation."*

The applicant seeks the removal of this condition to allow for the basement level to be used as habitable accommodation.

Justification for Removal of Condition 5

1. Previous Use of the Basement as Habitable Space

The application building is currently in a derelict state; however, it is evident that parts of the basement have previously been used as habitable rooms. This historical use suggests that the basement has been suitable for occupation in the past and does not inherently pose an issue for future residential use. The continuation of the full size sash windows to basement level, accompanied by curtains and carpet finishes also reinforce the previous habitable use of the basement. The proposal is limited to these 3 rooms on the primary elevation to be used as habitable rooms, restoring them to a previous function.

2. Adequate Natural Light and Ventilation

The basement level benefits from existing window openings that provide natural light and ventilation to the rooms. The presence of these openings ensures that any habitable space within the basement will meet acceptable living standards.

3. Sufficient Head Height

The basement level has an appropriate ceiling height, which meets the necessary standards for habitable rooms. This ensures that future occupants will have comfortable and functional living spaces within the basement area.

4. Compliance with Building Regulations

Any conversion of the basement into habitable accommodation will be undertaken in full compliance with the relevant Building Regulations, ensuring that adequate measures are in place regarding fire safety, ventilation, insulation, and flood risk.

5. Efficient Use of Space in a Residential Development

Restricting the basement level to non-habitable uses reduces the efficiency of the proposed residential development. Removing Condition 5 will allow for a more effective use of the available floorspace, contributing positively to housing provision while maintaining high living standards.

6. Local Precedent

There have been several applications passed in the local area for new-build residential dwellinghouses for which the primary living accommodation is located on the ground floor, below the flood risk datum level. These approved applications had no comparable planning condition or restriction imposed which would suggest a uneven and unfair approach from the Environment Agency. For this application, only a portion of the habitable space would be below the datum level, posing a much lower risk in comparison to other approved applications.

Conclusion

Given the above points, the removal of Condition 5 is considered reasonable and justified. The basement level is suitable for habitable use due to its previous function, the presence of natural light and ventilation, adequate head height, and the ability to comply with all necessary regulations.

We respectfully request that the Local Planning Authority approve the removal of this condition to allow for the appropriate and efficient use of the basement level as part of the approved residential conversion.

Kind regards,

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Director / Architect
Clayton Architecture Limited