DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H18-0314-20**	**Applicant:**	**Mr K Lorenze**
Proposal:	Conversion of outbuilding to chiropractors studios		
Location:	46 Bridge Road Sutton Bridge Spalding		
Terminal Date:	21st August 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019	
01	Spatial Strategy
02	Development Management
03	Design of New Development
29	The Historic Environment
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Sections 12 and 16 of the National Planning Policy Framework 2019

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This full planning application is for the change of use of a listed outbuilding to 46 Sutton Bridge from a currently un-utlised storage structure into a chiropractors studio. The conversion will include the following works;

-Installation of conservation style roof lights on front and rear roof pitches.
-Installation of 2 new timber framed sash windows one on either elevation, front and rear.
-Creation of new style opening with arched lintel along with installation of matching new door on front and rear elevation.
-Installation of windows and entrance door behind the extant, original barn doors.
-Interior changes include; creation of usable first floor space, installation of staircase, creation of internal stud walls, installation of utilities, such as kitchen, bathroom

Site Description

The proposal site is a currently unused outbuilding/annex to 46 Bridge Road which is also know and 'New Inn'. New Inn is a grade II listed structure and so the proposal site is considered to be curtilage listed to New Inn. The Historic England Listing Description reads as follows;

"Public house. Mid C18, refronted and extended early C19. Colourwashed red brick. Slate roof. Single left gable and ridge stacks. 2 storeys, 6 bays with single central pilaster buttress. Doorway with part glazed and panelled door and overlight. To the left is a single segmental arched plain sash with margin lights and to the right 3 similar segmental arched sashes. On the far right is a doorway with similar door and overlight. Above are 5 segmental arched glazing bar sashes, that over the left doorway narrower."

The site itself is located in a highly prominent part of the town and although Sutton Bridge does not feature a Conservation Area, this location should be considered one of the key characterful locations of the town overall due to the density of listed structure and the fact that the immediate surroundings form part of the 'mouth' into the town when exiting the famous, grade II* listed Cross Keys Bridge, which this site enjoys views of and features in views of and from.

The area in general can be characterised as being largely commercial in nature, with interspersed residential properties. The vast majority of architecture in this location is Georgian and Victorian in style, although some modern C20th development, especially to the rear of the site,

History

H18-0555-14

Proposed renovation and internal alterations (retrospective). Approved on 04/09/2014

Consultation Responses

Sutton Bridge Parish Council

This application is of benefit to the community.

Ward Member - Cllr Brewis

No Objections

Lincolnshire County Council Historic Environment Officer

Initially requested that the applicant submit a new Heritage Impact Assessment as the original was not satisfactory.

Following the applicants submission of a new HIA, the Officer has commented that the new document is still not strictly sufficient but does not request further information on this occasion. The

officer does comment that contrary to the applicants claims, this structure is listed and advises that because the property is small and has recently had its roof replaced, no from of recording is required.

Lincolnshire County Council as Lead Local Highways and Flood Authority

No objections

Environmental Protection Officer

No objections

Planning Considerations

Principle of Development

The location of this plot is within the Primary Shopping Frontage of Sutton Bridge as defined within the South East Lincolnshire Local Plan (2019). Within this area, it is considered that loss of potential A1 frontages is unacceptable, and encourages the introduction of A class uses. This application proposes to introduce further A class use into the primary shopping frontage and therefore, the principle of development in this case is acceptable

Heritage Impact

The Local Planning Authority does not determine that there is any risk to the value or significance of the Grade II listed property or the character of its surroundings. This is because the proposal makes satisfactory use of conservation style doors, windows and rooflights, utlising timber and the appropriate sliding sash style where appropriate. The installation of new windowsn and roof lights is, of course, an amendment to the visual aspect of the building as appreciated from the public realm, however, due to the high sensitivity of the design or materials, it is not considered that these changes will look out of place or inappropriate to the original character of the building. The arched brick course above the new doors and windows is new to the property, but not out of keeping with the general style and would have been a fairly common feature of buildings of this time period.

Furthermore, it is greatly appreciated that the applicant has made efforts to preserve the characterful double barn doors on the frontage elevation of the property by creating an entranceway behind said doors and allow them to still be articulated this is a good example of positive and creative conservation.

Whilst the internal changes are substantial and it is always best practice to encourage the retention of as much of the original internal layout as possible, the current layout is completely inappropriate for modern use as anything other than a storage building. If this structure is not brought into regular day to day active use, there will always be a risk of deterioration. This, in addition to the facts that the proposed changes will be fully reversible (use of stud walls and dry lining) and that the proposals include no removal or amendment of original character features mean that, on balance, the internal changes are deemed to be appropriate to allow modern use of the structure, preventing further under-use and progressive deterioration. For the above reasons, it is considered that this application helps to enhance the historic environment by restoring an unused historic structure, beautifying it with sympathetic additions and preserving it by preventing further progressive dereliction from under-use.

Design and Layout

The Local Planning Authority does not seek any amendment to the design or layout of the proposal. As above, the design of the proposal is considered to be appropriate to the proposal site and the area at large. The interior layout of the proposal is considered to be appropriate to the proposed use as chiropractors studio.

Parking Provision

This application is for a proposed car-less commercial development, meaning that there will be no dedicated car parking spaces for customers or employees. However, this proposal is brought forward as car-less because of its town centre location, with shops, services and access to public transport all within easy walking or cycling distance. Sutton Bridge town centre also features

significant amounts of both free, and paid parking. The Lincolnshire County Council has been consulted and raised no concerns over the principle of a car-less commercial development on this site. Paragraph 106 of the National Planning Policy Framework (2019) does state that Local Planning Authorities should seek to improve the quality of Town Centre parking where possible, but as this application has no bearing or influence over any public parking zones, it has not been possible in this instance.

Conclusion

This application is considered to be in accordance with Policies 1, 2, 3, 29, 36 and Appendix 6 of the South East Lincolnshire Local Plan (2019) as well as Sections 12 and 16 of the National Planning Policy Framework (2019). Therefore, this application is recommended for approval

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.