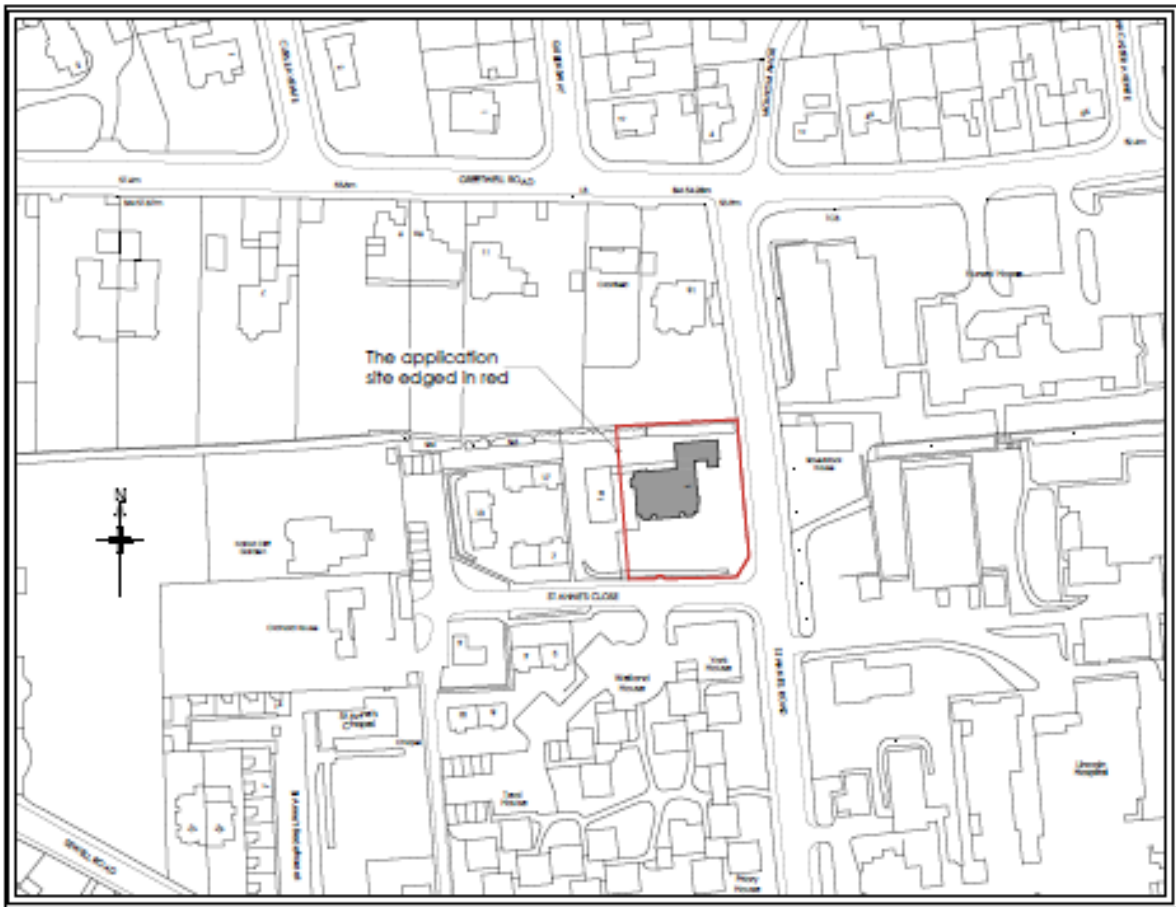
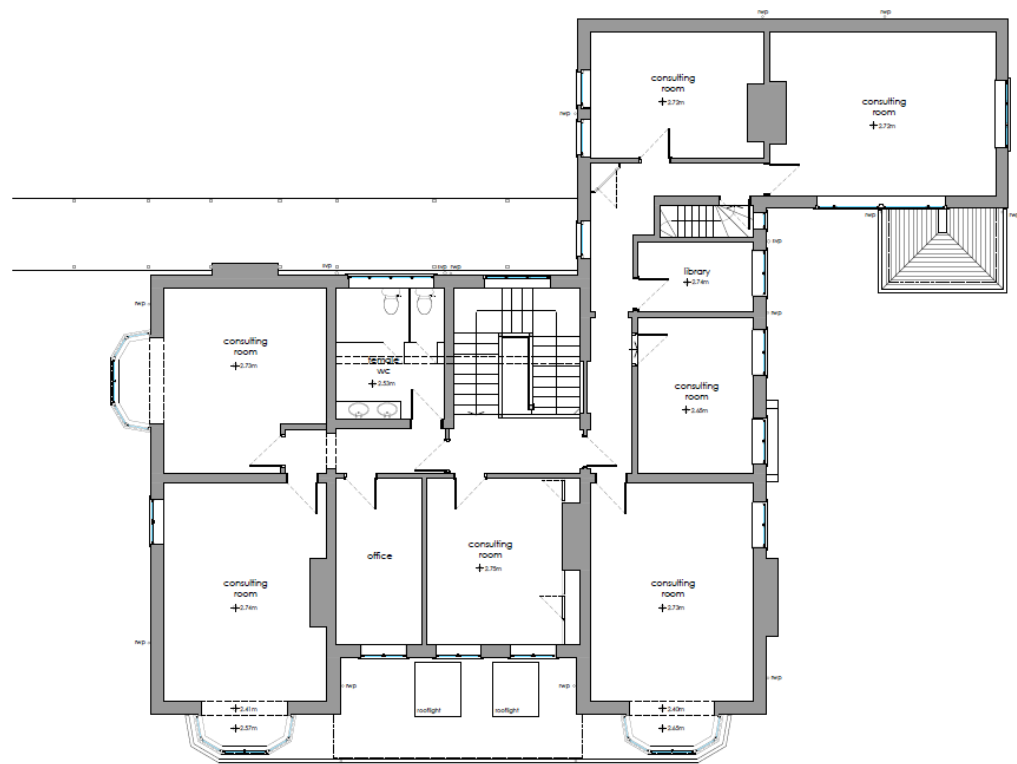
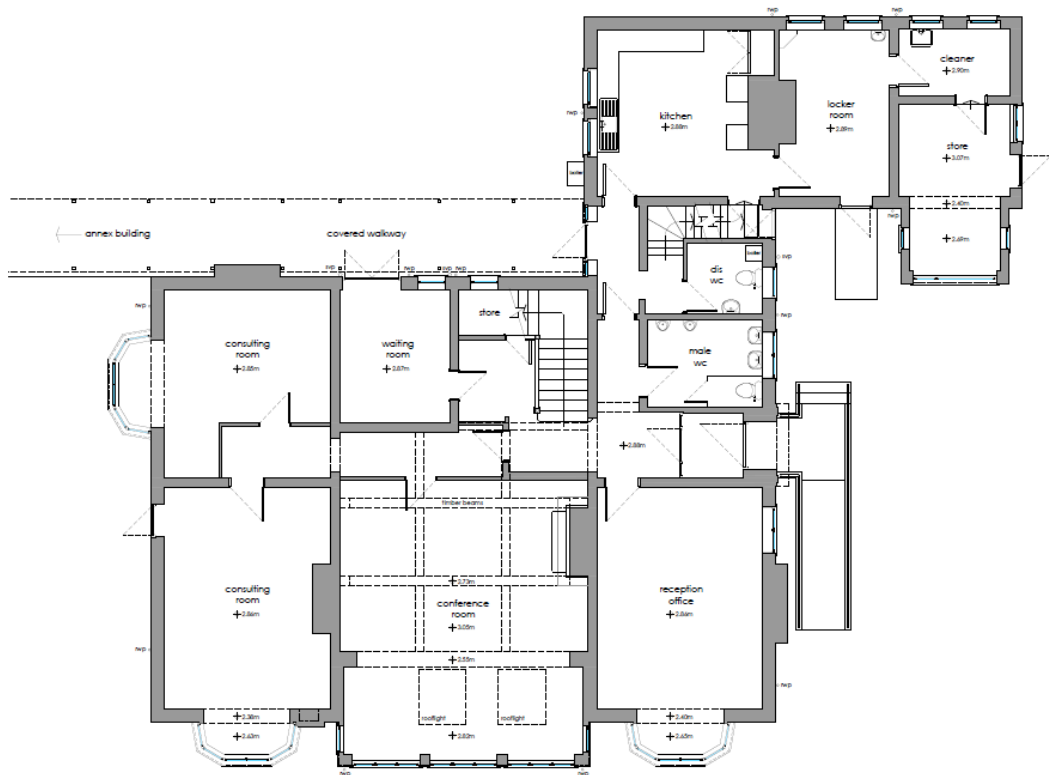


Plans

Site Location Plan



Existing Floor Plans



Existing Elevations

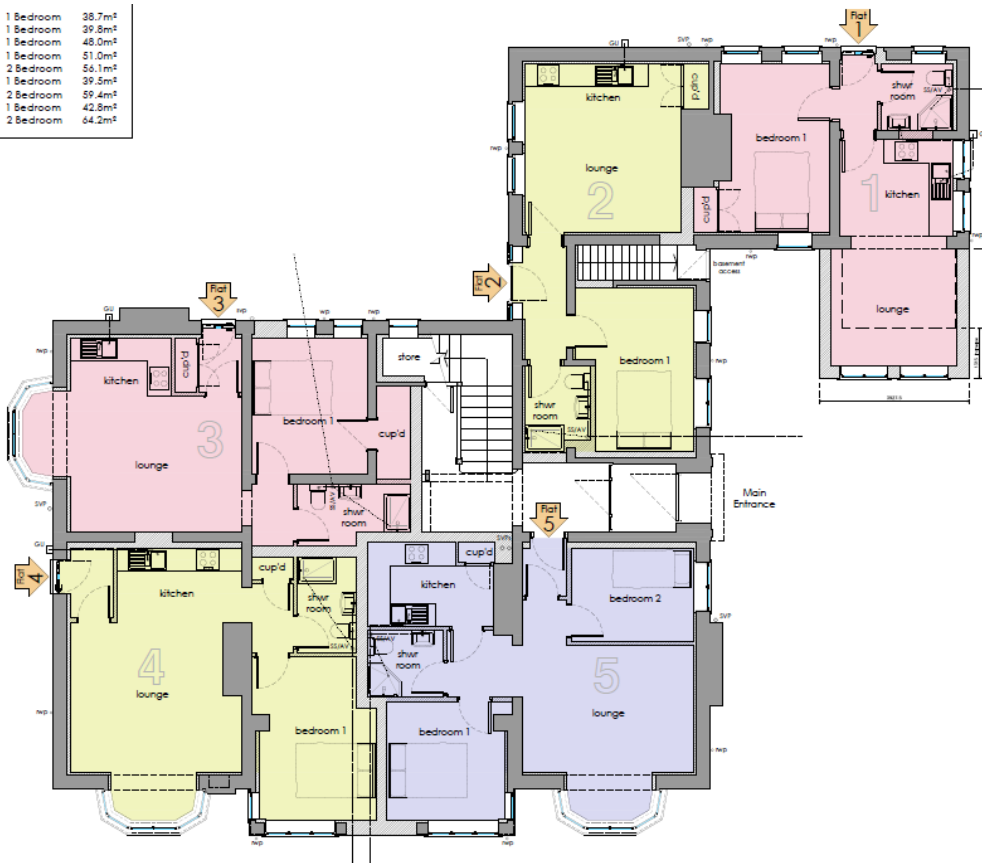


Proposed Layout



Proposed Ground Floor

1	-	1 Bedroom	38.7m ²
2	-	1 Bedroom	39.8m ²
3	-	1 Bedroom	48.0m ²
4	-	1 Bedroom	51.0m ²
5	-	2 Bedroom	56.1m ²
6	-	1 Bedroom	39.5m ²
7	-	2 Bedroom	59.4m ²
8	-	1 Bedroom	42.8m ²
9	-	2 Bedroom	64.2m ²



Proposed First Floor Plan

1	-	1 Bedroom	38.7m ²
2	-	1 Bedroom	39.8m ²
3	-	1 Bedroom	48.0m ²
4	-	1 Bedroom	51.0m ²
5	-	2 Bedroom	56.1m ²
6	-	1 Bedroom	39.5m ²
7	-	2 Bedroom	59.4m ²
8	-	1 Bedroom	42.8m ²
9	-	2 Bedroom	64.2m ²



Proposed Elevations





Tree Removal Plan



Site Photos















Consultee Comments

Environment & Economy
Lancaster House
36 Orchard Street
Lincoln LN1 1XX
Tel: (01522) 782070
E-Mail:Highwaysudssupport@lincolnshire.gov.uk



To: Lincoln City Council

Application Ref: 2018/0970/FUL

With reference to this application dated 3 August 2018 relating to the following proposed development:

Address or location

1 St Annes Road, Lincoln, LN2 5RA

Date application referred by the LPA
17 August 2018

Type of application: Outline/Full/RM/
FUL

Description of development

Erection of a single storey extension to front elevation to facilitate the conversion of existing offices into 9no. residential units

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Does not wish to restrict the grant of permission.

CONDITIONS (INCLUDING REASONS) /REASONS FOR REFUSAL

HI03

The permitted development requires the formation of a new/amended vehicular access. Applicants should note the provisions of Section 184 of the Highways Act 1980. The works should be constructed to the satisfaction of the Highway Authority in accordance with the Authority's specification that is current at the time of construction. For further information, please telephone 01522 782070.

HI08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.

H106

The site is located within an area at risk from surface water flooding. Therefore, in accordance with the NPPF, the submission of a Flood Risk Assessment, which also considers the provision of appropriate mitigation works, is recommended. This will enable the Local Planning Authority to satisfy themselves that the risk of flooding from surface water has been adequately addressed.

NO OBS

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application.

Case Officer:
Emily Stevenson
for Warren Peppard
Flood Risk & Development Manager

Date: 05.09.18

Application Summary

Application Number: 2018/0970/FUL

Address: 1 St Annes Road Lincoln Lincolnshire LN2 5RA

Proposal: Erection of a single storey extension to front elevation to facilitate the conversion of existing offices into 9no. residential units (updated tree removal plan).

Case Officer: Lana Meddings

Consultee Details

Name: Ms Catherine Waby

Address: St Mary's Guildhall, 385 High Street, Lincoln LN5 7SF

Email: lincolncivictrust@btconnect.com

On Behalf Of: Lincoln Civic Trust

Comments

No Objection - Comment: Whilst we are happy with the development we are concerned about the removal of a large number of trees. We further note that there does not appear to be a Tree Schedule giving details as to what trees are to be removed.



LINCOLNSHIRE POLICE

POLICE HEADQUARTERS
PO Box 999
LINCOLN LN5 7PH
Fax: (01522) 558128
DDI: (01522) 558292
email
john.manuel@lincs.pnn.police.uk

Your Ref: App. 2018/0970/FUL

17th August 2018

Our Ref: PG//

Development & Environmental Services
City Hall, Beaumont Fee
Lincoln, LN1 1DF

Re: 1 St Annes Road, Lincoln, Lincolnshire, LN2 5RA

Thank you for your correspondence and opportunity to comment on the proposed development.

Lincolnshire Police has no formal objections to the planning application in principle but would recommend that the attached recommendations are implemented.

External Doors and Windows

Building Regulations (October 1st 2015) provides that for the first time all new homes will be included within Approved Document Q: Security – Dwellings (ADQ).

Approved document Q applies to all new dwellings including those resulting from change of use, such as commercial premises, warehouse and barns undergoing conversions into dwellings. It also applies within Conservation Areas.

This will include doors at the entrance to dwellings, including all doors to flats or apartments, communal doors to multi-occupancy developments and garage doors where there is a direct access to the premises. **Where bespoke timber doors are proposed, there is a technical specification in Appendix B of the document that must be met.**

Windows: in respect of ground floor, basement and other easily accessible locations.

The secured by design requirement for all dwelling external doors is PAS 24:2016 (doors of an enhanced Security) or WCL 1 (WCL 1 is the reference number for PAS 23/24 and is published by Warrington Certification Laboratories).

All ground floor windows and doors and those that are easily accessible from the ground must conform to improved security standard PAS24:2016. **Window retainers should be provided on all windows that are accessible.**

The potential for unwanted guests will be considerable at this location and therefore robust measures should be installed to ensure the security and safety of residents. An air lock style (double access point) communal entrance (help prevent unauthorised follow through access) that allows an access control system, with an electronic door release, and visitor door entry

system that provides colour images, and clear audio communications linked to each individual unit. This can be built internally to the main communal entrance.

Under no circumstances should a trade person release button or similar uncontrolled access method be used.

Individual Flat or Unit Doors.

Flat entrance door-sets should meet the same physical requirements as the 'main front door' i.e. PAS24:2016. The locking hardware should be operable from both sides of an unlocked door without the use of the key (utilising a roller latch or latch operable from both sides of the door-set by a handle). If the door-set is certified to either PAS24:2016 or STS 201 Issue 4:2012 then it must be classified as DKT.

Communal Areas & Mail Delivery

Where communal mail delivery facilities are proposed and are to be encouraged with other security and safety measures to reduce the need for access to the premises communal letter boxes should comply to the following criteria.

- Located at the main entrance within an internal area or lobby (vestibule) covered by CCTV or located within an 'airlock style' entrance hall.
- Be of a robust construction (Federation Technical Specification 009 (TS009))
- Have anti-fishing properties where advised and appropriate.
- Installed to the manufacturers specifications.
- Through wall mail delivery can be a suitable and secure method.

Lighting

Lighting should be designed to cover the external doors and be controlled by *photoelectric cell* (dusk to dawn) with a manual override. The use of low consumption lamps with an efficacy of greater than 40 lumens per circuit watt is required; it is recommended that they be positioned to prevent possible attack.

Bin Storage

Internal communal bin and bicycle stores within blocks of flats must have no windows and be fitted with a secure door set that meets the same physical specification as 'front door' and specifically Section 2, paragraphs 21.1 to 21.6 and 21.8 to 21.13.

This will ensure that such stores are only accessible to residents. The locking system must be operable from the inner face by use of a thumb turn to ensure that residents are not accidentally locked in by another person. A bicycle store must also be provided with stands with secure anchor points or secure cycle stands.

External bins stores and home composting containers (supplied to meet 'Code for Sustainable Homes' 'Was 3') should be sited in such a way that they cannot be used as a climbing aid to commit crime.

Utilities

In order to reduce the opportunities for theft by 'bogus officials' the utility meters should, where possible, be located to the outside of the dwelling at a point where they can be overlooked. This will negate the need for an official to enter the building in order to read a meter, which will in turn reduce the opportunity for distraction burglary. Where possible utility meters in multi occupancy developments should be located on the ground floor between access controlled doors (air lock system) so that access can be restricted to the meters

Note 33.1: Where a utility provider refuses to provide external meters, and there is an obvious (historic) risk of distraction burglary within the location, the developer should consider an alternative supplier.

Please do not hesitate to contact me should you need further information or clarification.

Please refer to *New Homes 2016* which can be located on www.securedbydesign.com

Crime prevention advice is given free without the intention of creating a contract. Neither the Home Office nor the Police Service takes any legal responsibility for the advice given. However, if the advice is implemented it will reduce the opportunity for crimes to be committed.

Yours sincerely,

John Manuel MA BA (Hons) PGCE PGCFR Dip Bus.
Designing Out Crime Officer

Neighbour Comments

Taylor, Louise (City of Lincoln Council)

From: Jilly Smallwood [REDACTED]
Sent: 31 August 2018 20:29
To: Technical Team (City of Lincoln Council)
Subject: Proposed development 1 St Anne's Road Lincoln

As a long time resident of Greetwell Road, (7A) I am strongly opposed to the proposal to cut down all the trees on the property, particularly as they are in the Lindum and Arboretum Conservation Area. I feel that the area which is now leafy, pleasant and ecologically sound would come under considerable threat if this were to take place.

Jilly Smallwood

Spinks, Tania (City of Lincoln Council)

From: Tim Price [REDACTED]
Sent: 31 August 2018 15:12
To: Technical Team (City of Lincoln Council)
Subject: St Anne's Road Development

Good Afternoon,

As a resident of the Greetwell Road/St Anne's road area I would like to register my concern over the development of the ex NHS building at 1 St Annes's Road. Although I have not seen the proposed plans for the building my concern does not at the moment relate to the building but to what I believe is the proposal to remove all the trees from this area. I believe this is part of the Lindum and Arboretum Conservation area and is a green corridor linking Greetwell Road to the Arboretum. This is an attractive area and with increasing traffic bringing increasing pollution and noise every tree is desperately needed not only to provide a pleasant vista but also some measure of relief from traffic noise. I sincerely hope that any such plans to remove the trees will be reconsidered.

With best wishes

Tim Price

Sent from my iPad

Taylor, Louise (City of Lincoln Council)

From: PAUL PUMFREY [REDACTED]
Sent: 30 August 2018 09:33
To: Technical Team (City of Lincoln Council)
Subject: 1 St Anne's Road LN2 5RA. 2018/0970/FUL

Attention Simon Walters
Directorate of Communities and Environment

I am writing to lodge a formal complaint regarding the proposal to cut down all the trees on the above property. These trees are in the Lincoln and Arboretum Conservation area and therefore are protected and thus should not be cut down.

I shall await your response.

Paul Pumfrey
11 Greetwell Road
LN2 4AQ

Dear sir , I wish to register my concern regarding the proposed development of flats at the building previously used as a outpatient department of the county hospital. Whilst I have no objection in principal to the development, I do have great concerns regarding the proposal to remove all of the trees on the site. The impact on the green corridor along st Ann's Rd would be significant, and the precedent might well be used by the United Lincolnshire health trust to fell even more trees. I look forward to your reply. Yours faithfully. C. Gillard.

Sent from my iPad

Hi,

I object to the plans to remove all the trees on this property as part of its development.

Ref: 2018/0970/FUL

Coryn Jenvey

Dear Sir/Madam

We have received a copy of the plans and wish to register an objection in respect of any proposal to remove , as we understand it , all existing trees from the site.

We note that this property is in the Lindum and Arboretum Conservation area and that trees are protected.

We live at 13 Greetwell Rd which is just above this property and object on two grounds. Firstly, from a personal perspective the loss of these trees would open the upper part of our house to public view from anyone walking up St. Anne's Rd. and spoil for us a lovely leafy vista down the hill.

From a public perspective agreement to loose these trees would probably be the start of a process resulting in the loss of a green corridor linking Greetwell Rd with the Arboretum. It could well be argued in any future planning application that a precedent had been set and further trees felled.

There are a splendid collection of trees in this area and we think it would be a great shame to loose these four trees.

We accept that these trees will shade the early morning sun from a few of the flats but would argue that there are plenty of propeties in this area which have to put up with this inconvenience.

We understand that this proposal will only proceed to an open meeting if there is sufficient objection and this is probably unlikely given that few properties may have been informed of this.

Plenty of people however walk past this site and a prominent poster displayed on the propery wall informing the public of this plan would we respectfully suggest be appropriate.

Regards

Paul and Heather Barczak

Comments for Planning Application 2018/0970/FUL

Application Summary

Application Number: 2018/0970/FUL

Address: 1 St Annes Road Lincoln Lincolnshire LN2 5RA

Proposal: Erection of a single storey extension to front elevation to facilitate the conversion of existing offices into 9no. residential units (updated tree removal plan).

Case Officer: Lana Meddings

Customer Details

Name: Miss Claire Smalley

Address: Monks manor lodge 4 greetwell road Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

Hello

Reading the details of this plan, I have no problem with the housing development but object to all of the trees being removed. This property is opposite my house and an area I walk past regularly with my dog.

Kind regards

Claire

Comments for Planning Application 2018/0970/FUL

Application Summary

Application Number: 2018/0970/FUL

Address: 1 St Annes Road Lincoln Lincolnshire LN2 5RA

Proposal: Erection of a single storey extension to front elevation to facilitate the conversion of existing offices into 9no. residential units.

Case Officer: Lana Meddings

Customer Details

Name: Mr Kevin Coupland

Address: Heronswood Design 2 Sadler Court Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:As agents for this application, we just want to clarify the situation with regard to the trees on the site as there seems to be some confusion.

a) The site is not in the conservation area & there are no TPO trees on site as confirmed by LCC Planning Dept.

b) We propose to remove 9 trees within the site, none of the trees on the site boundary onto St Annes Road & St Annes Close are proposed to be removed.

c) A new site plan has been uploaded onto the portal which identifies more clearly which trees are to be retained & which trees are proposed to be removed, for the purposes of clarity.

We kindly request, that should this issue be your only objection to the application that you reconsider your formal objections with a view to removing your objections, should the further information supplied appease your concerns.