

Drawings

HM Land Registry Current title plan

Title number **LL291724**

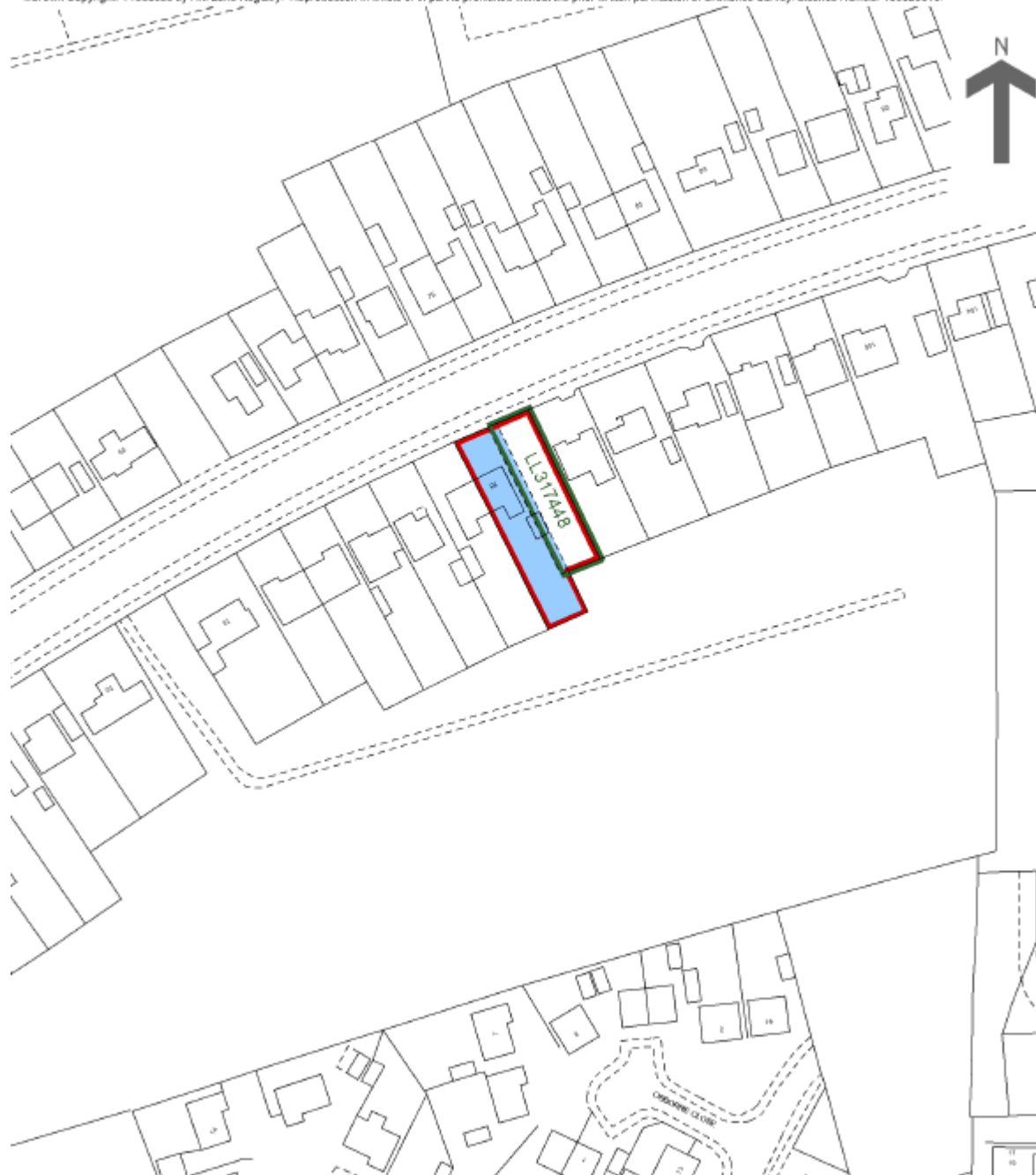
Ordnance Survey map reference **SK9772NW**

Scale **1:1250**

Administrative area **Lincolnshire : Lincoln**

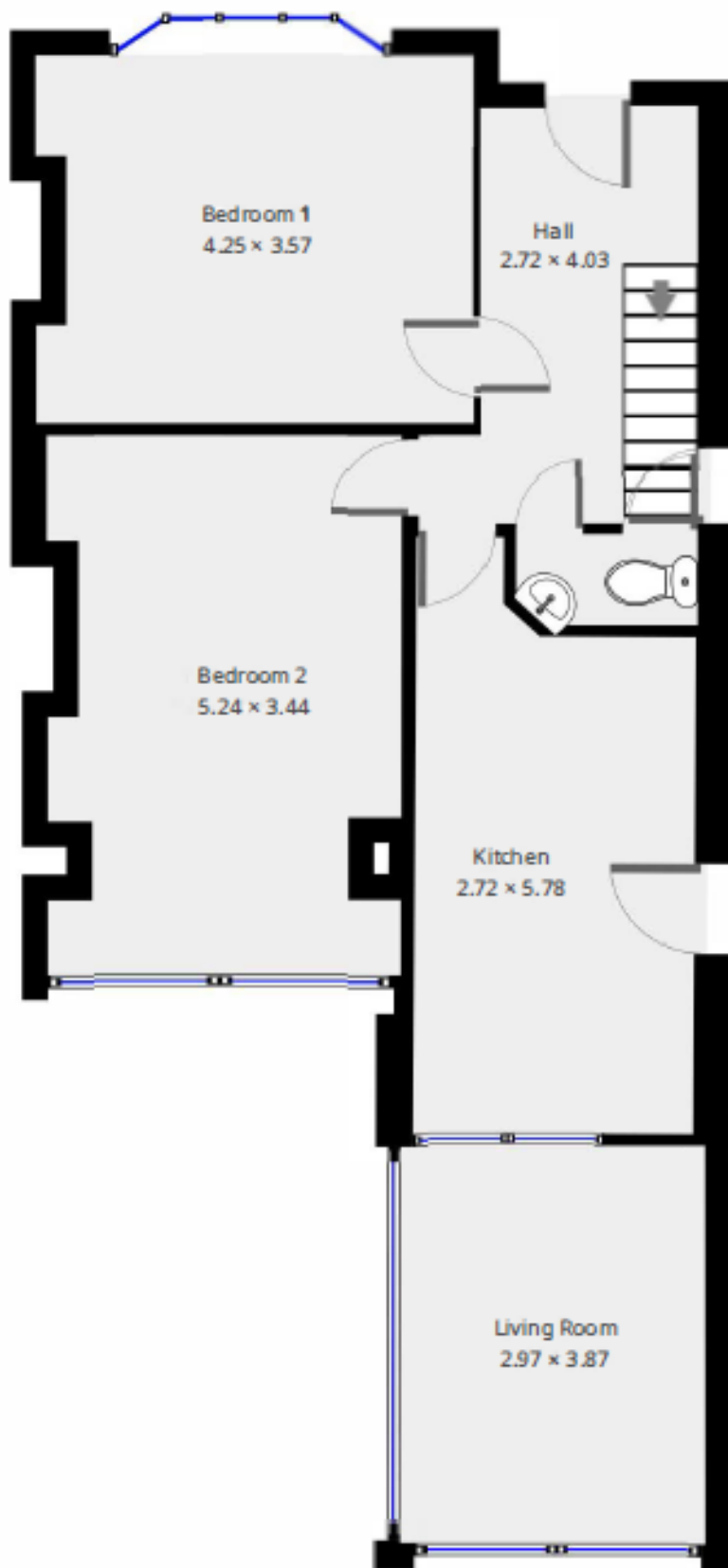


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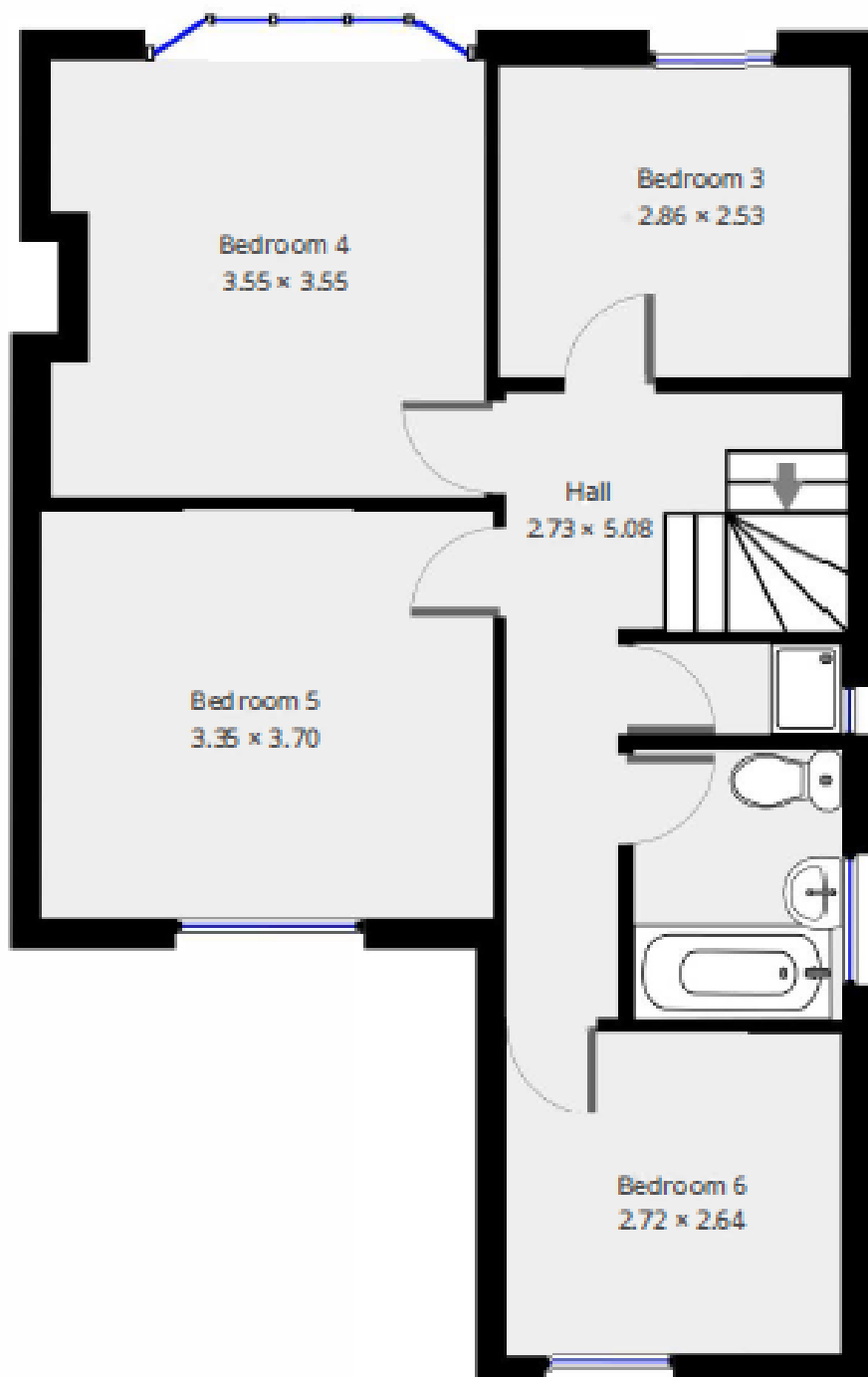


Site photos





Ground floor layout drawing



First floor layout

Reponses

**CITY OF LINCOLN COUNCIL
DIRECTORATE OF DEVELOPMENT & ENVIRONMENTAL
SERVICES**

M E M O R A N D U M

TO: Development Team Development Control	FROM: Ian Wicks Pollution Control Officer
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Planning Ref: 2019/0369/C4

Date: 14 June 2019

Change of use from existing HMO (Class C4) to a flexible use as a dwelling (Class C3) and/or a HMO (Class C4) at 88 Yarborough Crescent, Lincoln

It is noted that the premises to which this application relates is already permitted to operate as an HMO and that this application is simply to introduce flexibility into the use to enable the property to either continued to be used in its existing manner (Class C4) or to be used as a standard dwelling (C3).

The application in itself, therefore, is unlikely to lead to an intensification of use of the premises but could potentially enable a reduction if the C3 use is taken up.

On this basis, I can confirm that I have no objections to this application.

Regards

**Ian Wicks
Pollution Control Officer
(Extn. 3794)**



LINCOLNSHIRE POLICE

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Your Ref: App. 2019/0369/FUL

17th May 2019

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

Re – 88 Yarborough Crescent, Lincoln, Lincolnshire, LN1 3LX

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

Lincolnshire Police has no objections to the planning application.

Historically HMOs can become vulnerable to crime and anti-social behaviour therefore it is important that the best security arrangements and provision are planned for such premises.

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

The new regulations in respect of approved windows and doors may apply to this development and presume that compliance will be ensured by way of Building Regulations.

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 or equivalent approved standard.

Individual Flat or Unit Doors.

Door-sets providing access to the individual bedrooms shall be of robust construction and fire rated (FD30 or higher), and installed with a lock certificated to BS 8621 or PAS 8621, and will be fitted with a minimum of two hinge bolts or hinges with a similar integral facility to ensure protection in the event of a hinge failure under following a criminal attack, and installed with a securely fixed, robust planted stop, OR Shall meet the same physical specification as 'front door' (paragraphs 21, excluding any requirements for postal delivery).

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.

Intruder Alarm

Where an intruder alarm is installed it should be compliant and meet the standards of BSEN 50131. It is recommended that any alarms system is provided and installed by a police approved company registered with the National Security Inspectorate (NSI) or the Security Systems & Alarms Inspection Board (SSAIB). It is also important that residents are clearly instructed in its use.

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.

Landscaping

Landscaping should not impede the opportunity for natural surveillance and must avoid the creation of areas of concealment. Any landscaping should be kept to a maximum growth height of 1 metre. Whilst any tree should be pruned to a minimum height of 2 metres, thereby maintaining a clear field of vision around the development. Trees when fully grown should not mask any lighting columns or become climbing aids.

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

Please refer to *New Homes 2019* which can be located on www.securedbydesign.com New Homes 2019.

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 PGCPD Dip Bus.

Force Designing Out Crime Officer (DOCO)

Place Directorate
Lancaster House
36 Orchard Street
Lincoln LN1 1XX
Tel: (01522) 782070
E-Mail: highwayssudssupport@lincolnshire.gov.uk



To: Lincoln City Council

Application Ref: 2019/0369/C4

With reference to this application dated 10 May 2019 relating to the following proposed development:

Address or location

88 Yarborough Crescent, Lincoln, Lincolnshire, LN1 3LX

Date application referred by the LPA
15 May 2019

Type of application:
Outline/Full/RM/
FUL

Description of development

Change of use from existing HMO (Class C4) to a flexible use as a dwelling (Class C3) and/or a HMO (Class C4)

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)

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:

Date: 03 June 2019

Martin Nash
for Warren Peppard
Flood Risk & Development Manager

Application Summary

Application Number: 2019/0369/C4

Address: 88 Yarborough Crescent Lincoln Lincolnshire LN1 3LX

Proposal: Change of use from existing HMO (Class C4) to a flexible use as a dwelling (Class C3) and/or a HMO (Class C4)

Case Officer: null

Customer Details

Name: Mrs Beverley Bolton

Address: 71 Yarborough Crescent Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have lived at my property for the past 12 years and am not in support of the proposed change of use from Class 4 to a flexible dwelling where I think the applicant can house up to 6 people. Yarborough Crescent is a residential road which has flats at both ends and Church a petrol station. I think this is sufficient for this area. There have been parties going on into the late hours over the years I have lived opposite which has caused congestion with multiple cars parking on verges (disallowed by the council). I am surprised the plan is to create further accommodation than is already present and given the noise and parties and the congestion this has caused to all of our close by residents. There has been an expansion of student accommodation locally with developments on the Bishop Grosseteste site so I am not in support of this application and would rather this be a family residence. The frontage is not in keeping with the neighbouring properties when curtains are drawn daily and there is a great deal of noise and congestion.

Taylor, Louise (City of Lincoln Council)

From: Eddy O'Dwyer [REDACTED]
Sent: 05 June 2019 11:52
To: Technical Team (City of Lincoln Council)
Subject: Objection to Planning Application 2019/0369/C4 at 88 Yarborough Crescent, LN1 3LX
Attachments: received_2105570946401892.jpeg

I wish to object to the application to classify 88 Yarborough Crescent as a C3 Dwelling.

The house is being currently occupied by a new group of students every year, and I gather this application is in place to legitimise that usage, prior to advertising the property for sale as a potential student rental. Since the property is already being used in that way I should like to use my experiences of the current and previous students living there on which to base my objections.

The street is largely occupied by the elderly and families with young children. The students at number 88 have never (in any of the academic years since I've been living opposite) shown any amount of respect or consideration for the neighbour's needs, eg. keeping noise to respectable levels at night, refraining from using foul language, and I have been told anecdotally by one of the house's immediate neighbours that drug use in the garden of the property is relatively regular (I cannot confirm or deny this having no first hand experience but as a father of two very young children, intending to remain in our house at the very least until they leave home, this concerns me greatly).

Due to the number of bedrooms (and therefore inhabitants) and large garden, I understand the house is used somewhat as a 'party house' for the students and their friends, and the number of people I see coming and going goes a long way towards confirming this is the case. I have lost count of the number of people I have seen entering/leaving the house this year and have yet to determine which of them are the actual tenants as I rarely see the same person twice.

Cars leave the property at all hours of night, often beeping their horns all the way down the road, revving engines excessively, and even with triple glazed pretty well soundproofed windows in my house, I have been woken up by this many times in the small hours of the morning.

Twice in the last 3 months have I seen the front door of the property wide open with nobody around seeming to have noticed (it remained that way for over an hour the first time), and both times I have closed it for them. I worry that with this sort of lackadaisical approach to security, (not to mention not being able to keep track of who ones neighbours actually are), they could be encouraging crime in the area.

The front window of the house has been smashed lately and is currently boarded up (see photo below), spoiling the otherwise pleasant view in the street. Once again this seems to be a symptom of the student tenants simply not caring about the condition of property in the way a family surely would. Another example of this attitude can be seen in the attached photo; how curtains are hanging from the windows (usually the broken window has a similarly tatty looking display too).

Legitimising the use of the property in this way will, to my mind, undoubtedly drive down the desire to own houses in the street, and give more people the precedent upon which to base similar applications, finally resulting in the street being predominantly student lets. That, I believe would be detrimental to the area in general. The street is close to the historic Bailgate, is part of the route for the annual 10k road race, and also part of the route for the extremely well respected Cycling Grand Prix, which receives annual TV coverage. It seems to me that Lincoln Council should want to maintain such streets to a high standard of cleanliness, and maintenance if we wish for them to be seen as flag bearers for our city.

Finally I should like to correct some of the erroneous/incomplete points made on the application form:

Section 7 states 'Wheelie bins stored to the rear of the property' My attached photo shows this is not the case, the occupants always store their bins at the front of the property, and said bins are regularly seen to be overflowing. Not particularly pleasant for onlookers, and i expect less so for the neighbours who share a driveway/access and have young children.

Section 8 has been answered N/A. It is not an N/A sort of question. The answer (as far as my own experience goes) is that the applicant has NOT consulted neighbours or the community, and I am confident that the reason for this is he knows how strongly each of us would object.

Section 11. The applicant may state there is parking for 3 cars, but offering accommodation for 6 students (who all seem to own cars these days) and offering 3 parking spaces leaves people parking on the grass verge, or overcrowding the shared driveway, potentially impeding access for other residents.

Section 15. Existing use of the site is that for which he is now applying for permission. I would be interested to know whether, if such a change of use were granted, there would be any recourse should any of the above points continue to cause a nuisance to neighbours?

Sincerely

Eddy O'Dwyer



From:

Sent:

To:

Subject:

20 May 2019 13:49

Technical Team (City of Lincoln Council)

88 Yarborough crescent

To whom it may concern.

I am against the planning permission for the house next to me 88 Yarborough crescent to continue being student accomadation. This is a residential area and the students have caused afew problems.

smoking cannabis

The property isn't kept tidy on the outside.

noise

foul Language.

I can't open my children's windows as the smell on cannabis.

The property on the outside is not kept clean or tidy.

The noise from party's are very loud and all night.

The foul language means I have to bring my children inside when they are playing in the garden.

I am not the only one who feels this way.

Kind regards

Elisabeth Hoggard

Application Summary

Application Number: 2019/0369/C4

Address: 88 Yarborough Crescent Lincoln Lincolnshire LN1 3LX

Proposal: Change of use from existing HMO (Class C4) to a flexible use as a dwelling (Class C3) and/or a HMO (Class C4)

Case Officer: null

Customer Details

Name: Mrs Bernice Simpson

Address: 90 Yarborough Crescent Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In the time 88 Yarborough Crescent has been an HMO, we have experienced the following perennial problems.

Excessive noise at all times of the day and night

Swearing

Drinking in the street

Broken glass in the street

Parties that are agin, very loud and lairy

Unemptied bins

We have had cause to complain on several occasions.

Renewing the planning permission for this house to continue to be an HMO (Class 4) would be condoning this type of behaviour in a predominantly residential area.

We therefore object to the continued use of this property as an HMO (Class 4) on grounds of noise and disturbance and appearance.

From: Glenis Pearson [REDACTED]
Sent: 27 May 2019 17:51
To: Technical Team (City of Lincoln Council)
Subject: Your planning Ref 2019/0369/C4. Ref 88 Yarborough Crescent

Dear Sirs

With reference to the above planning I strongly object to it being HMO and request it is reverted back to a family dwelling in keeping with all the surrounding properties This is a semi detached property. I purchased the adjoining property number 86 In 2006 and in approximately 2009 the property was purchased by Mr Tim Clark and the 4 bedroom House was converted to a 6 bedroom student property I bought my house in what should be a quiet residential area instead I have been disturbed continuously day and night by loud music bad language both inside and outside have also on requesting they be more thoughtful have even at some point suffered verbal abuse I am sure you will appreciate after 10 years my health is suffering due to the continuous stress both day and night Also the planning is for the parking of 3 cars - I point out that there are 6 students in that house often having a vehicle each and visitors that stay over especially on "party nights " when the noise is unbearable and also as they tend to park partially using the grass verge makes getting out of my drive very difficult This planning is already being abused I have previously contacted yourselves, Councillor Lee MP,Tim Clark the owner and his company Cloud Letting Agency this is all documented with yourselves I have requested Mr Clark sound proof the walls adjoining my property but he has declined I cannot think of any other solution other than this property is reverted back to it's original use
Yours faithfully Mrs Glenys Pearson

Sent from my iPad

Mrs Sally Hope-Hawkins

I wish to object on the following points as follows:

Noise and disturbance.

This is a road of private family residences. The party noise that regularly emanates from this house from both inside and outside are against our rights to quiet enjoyment of our own properties.

I feel so sorry for the neighbours either side of this property.

I can clearly hear the foul language and loud music in my own back garden and I am 2 doors away.

I support the adjoining properties request to soundproof her home. her quality of life has been greatly affected.

I am aware of nearby residents who on occasion have not been able to allow their children to play outside in their own garden due to inappropriate and foul language.

Antisocial Behaviour.

I have smelt very strong cannabis several times coming out of open windows when I walk passed with my dog at night.

I have seen police in attendance over the months. There has been someone pushed through a glass window. There has been cars screeching away from the house at all hours. It is very unpleasant.

Appearance

The curtains are always closed and hang badly and broken. the bins overflow. there are cans and often broken glass. There has been rubbish in the front garden for months. It is an eyesore. it is not a property in keeping with all others on Yarborough Crescent.

Parking

6 people are allowed to live there. there is not parking for 6 cars. I have seen occupants/visitors parking over the boundary line of the property onto the drive owned by the adjoining house in order to fit.

Licencing regime

one aim of the regime is to make sure the property is well managed and meets set standards. it is certainly not well managed.

ref item 7 on the application. it states the bins are stored at the rear of the property. they are not and never have been. the tenants also have little consideration as to what waste goes in what bin.

ref item 8 on the application. no consultation has taken place.

ref item 11 on the application. there are often more than 3 vehicles . they are forced to park on the verge .

I understand and accept that not all occupants of HMO's are as bad as we have experienced this year. My fear is for the future. I understand that to grant the permission gives the current owner or any new owner, freedom and flexibility to do what they want with this property for a period of 10 years. This is a great concern and hangs over us. there is also a great fear that if granted , this will set a precedence and there will be nothing to stop other houses on this very pleasant road filling up with temporary residents who may have little respect for family living.]