

## 96 High Street- consultation responses

Email from Cllr. Hewson

Would like to have the application to come to committee It seems to me the application is for 3 x Houses in multiple occupation no numbers are quoted for each ? The retail unit at the front of the application is to be maintained but this as not be used as such for many years do they intend to refurbish the retail unit And there may be concerns from local residents depending who the application is for It should be noted this area as been designated for residents parking and this should be noted by the applicant

Thanks Gary

### **Customer Details**

Name: Miss Imogen Hobson

Address: 3B Princess Street Lincoln

### **Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object this application being increased from a two-storey to a three-storey building. I am pleased the site is being developed, as the land has become unkempt. But now the April 2020 plans have shown an increase in the height of the property and the number of windows facing the north side. I have concerns over the loss of privacy, as the flat I occupy has a large balcony that would face the north side of this property and would become over looked. The height and scale of the property would also mean it would be in close proximity to my residence, so would restrict the amount of natural light that I could receive inside the flat.

### **Customer Details**

Name: Miss Imogen Hobson

Address: 3B Princess Street Lincoln

### **Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I confirm that the revised plans do not alter my comments made in my original response, dated 02/05/2020.

**Customer Details**

Name: Mr Simon Grantham

Address: 3A,B,C,D Princes st Walcott Lincoln

**Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I am very concerned that there will considerably less light into our Communal courtyard with three Storeys.

Loss of Privacy is also a major Issue particularly in these very constrained times, why should there be any Windows facing our Yard?

**Customer Details**

Name: Mrs Helen Mary Durasamy

Address: 25 Nettleham Road Lincoln

**Comment Details**

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I have owned 6 Foster st for many years and have very happy tenants living there .This prospective planning will greatly affect the amount of light that our property will have if this planning goes ahead .At the moment there is a pleasant courtyard but this will become a dark ,cold area if a building is raised at the back of Foster st . I hope that local peoples lives and their way of living ,quality of life, will be taken into consideration over this new development.

Place Directorate  
Lancaster House  
36 Orchard Street  
Lincoln LN1 1XX  
Tel: (01522) 782070



To: Lincoln City Council

Application Ref: 2020/0171/FUL

Description of development

**Erection of a three-storey extension to facilitate conversion to 3no. HMOs (Sui Generis) and retention of ground floor retail unit (Use Class A1)**

Address or location

**96 High Street, Lincoln, Lincolnshire, LN5 7QG**

With reference to the above application received 9 April 2020

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.**

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:  
*Sam Wood*  
for Warren Peppard  
Head of Development

Date: 29 April 2020



## 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. 2020/0171/FUL

15th April 2020

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

**96 High Street, Lincoln, Lincolnshire, LN5 7QG (HMO)**

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

**Lincolnshire Police has No objections to this application.**

### **External Doors and Windows**

**Building Regulations** (October 1<sup>st</sup> 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.**

### **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.

## 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.

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

Please refer to *Homes 2019* which can be located on [www.securedbydesign.com](http://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 PGDPR Dip Bus.  
Force Designing Out Crime Officer (DOCO)

On Behalf Of: Lincoln Civic Trust

## Comments

### OBJECTION

We objected to the application made in June 2019 and this application makes our objections even stronger. This is a total overdevelopment of a site that was never meant to be used in the way that it is proposed. The application has gone from a two-storey application in June to a three-storey application now.

Our objections are basically the same as last time being:

1. The footprint of the proposal completely fills the area of the site and we would have to ask about fire exits and onward escape from the site, servicing of the property, bin storage and bicycle storage.
2. It creates a very high-density occupation which cannot be conducive to the well-being of the occupants and is purely trying to maximise the return.
3. The overall mass of the building is too great for the area and will dominate the area and given the proximity of the neighbouring properties, will restrict the amount of natural light available inside the building.

Whilst we understand the need to develop the building and bring it back into use, this application is far too ambitious and should be rejected.