

**Mrs Helena Mair 290 West Parade Lincoln Lincolnshire LN1
1NB (Objects)**

Comment submitted date: Wed 03 Feb 2021

I object to the creation of more HMOs in the West End - an area where there already far too many. Under Lincoln's Article 4 on HMOs the planning officers should carry out an assessment based on whether there is more than 10% concentration of HMOs within a 100m distance of the site. If the concentration is above that the application should be rejected. I would be very surprised if there were not more than 10% so I expect that this application will be rejected

**Ms Sharon Clark 15 Albert Crescent Lincoln Lincolnshire LN1
1LX (Objects)**

Comment submitted date: Sun 31 Jan 2021

I wish to object to these proposed plans. The City Council policy is to stop the development of any further A4 buildings but to concentrate on the development of family homes.

The West End has enough HMO's. This is temporary accommodation and does not give the community the stability it requires to survive.

The City Council needs to honour and respect it's own policies and reject this proposal for a change of use to an HMO.

Mr Paul Headland 6 Bedford Street Lincoln LN11NA (Objects)

Comment submitted date: Wed 27 Jan 2021

Article 4 was adopted by the city council in order to prevent family homes being converted into HMO's and the loss of community which this causes.

This conversion application from flats to HMO causes the same problem and will cause in all likelihood cause the same issues that many other student HMO's cause, things such as:

Late night noise nuisance.

Untidy bins and rubbish.

Lack of garden maintenance/removal of trees.

Further parking problems in the area.

It also severely effects the character of the building and makes conversion back to a family home difficult and cost prohibitive.

In in short i propose that this application should be rejected.

**Mrs Marie Phillips 2 Chapel House Hampton Street Lincoln
LN11NE (Objects)**

Comment submitted date: Thu 21 Jan 2021

I'm objecting , as we have been through the same process trying to gain HMO on our GuestHouse in the same area.

We have been turned down and told we should change the Guest House into flats which we have just payed a lot of money to

get planning for , we're hoping we can sell to a developer as we are not in a financial position to convert ourselves ,and the covid pandemic has had a massive impact on our business .

I can't support other properties receiving the planning that we were turned down for , even though

I have no issues myself with HMOs and but this property already has planning for

residential flats so it seems extremely unnecessary for there to be any change on the planning and definitely not to a HMO .

Miss Mary-ann Phillips 79 Carholme Road Lincoln Lincolnshire LN1 1RT (Objects)

Comment submitted date: Thu 21 Jan 2021

Strongly object to the planning for this and the other 2 associated planning applications at the same address. Under no circumstances should the council or our local councillors approve this application given that every other property that has put in for similar planning permission in the area has been refused and been told to convert into flats. Whilst I don't support the introduction of Article 4 in our area the council have made examples of all other planning applications by refusing permission and this should now continue.

Mrs Shona Smith 204 West Parade Lincoln LN1 1LY (Objects)

Comment submitted date: Tue 19 Jan 2021

We moved to the area a year ago under the impression that HMOs would no longer be allowed. Parking is already strained, firstly cos no one can park and secondly the multi house occupancy means at least 4-5 vehicles plus their friends and relatives. The parties especially in the summer months go on till 6am, noise is unacceptable, dealing with no sleep and then 12 hour shifts at work to come home and repeat the process because a letter telling them the noise is unacceptable goes in the bin. Surely there is a limit percentage wise to what is acceptable and judging by living here the balance is not equal and in favour of multi occupancy.
Totally object.

Mr Robin Lewis 22 York Avenue Lincoln LN1 1LL (Objects)

Comment submitted date: Tue 19 Jan 2021

This application (and the two additional applications at the same property) is a clear breach of Article 4. Since March 2016 this legislation has successfully prevented the further spread of HMOs in the West End of Lincoln which were presenting a real threat to the demographics of that area. As the Council is well aware there is significant established history of anti-social behaviour in the West End associated with HMOs and this property is immediately across the road from a Care Home. I believe a development of that type in that situation would be entirely inappropriate.

I would also mention that question 16 on the application asking whether any change of residential use is involved has been answered negatively. However the application is clearly for change of use from C3 to C4 class. I am therefore surprised that the application has been accepted.

In any event I wish to register my objection.

Miss Kathryn Holbrook 41 Victoria Street Lincoln Lincolnshire LN1 1HY (Objects)

Comment submitted date: Mon 18 Jan 2021

Under article 4 Direction this planning application should be rejected. For the exact reasons it was implemented for in the first place. This area is already over whelmed by multiple occupy housing, which will impact on the already struggling amenities and traffic. It also prevents locals from being able to live within the city, when there are already too many multi occupancy properties ...what about the professionals and families? These HMOs are also ruining the appearance and character of the area. Not forgetting the huge issue with parking within the area which already can't cope. For a flat

to have at least three people in it from different households is not acceptable. There is still profit with the property to rent out as a standard flat and this change is regarding increased profit and not what's best for the area.

Miss Sarah Jenkins 15 Queens Crescent Lincoln LN1 1LR (Objects)

Comment submitted date: Wed 13 Jan 2021

I wish to object to this application.

The property formally a residential house sits opposite a care home and close by other residential properties, including a property recently converted back into a residential family home. I feel it is highly inappropriate to allow a HMO opposite a care home where residents will not wish to be disturbed all hours of the day and night by students living in a HMO.

Affordable accommodation (flats) for professional people is required in the city as well as larger family accommodation. To agree a HMO would go against Article 4 and I find it offensive that the owner of the property is already advertising for students to occupy the property before planning is agreed and in an area (or across the road from) where to let signage is prohibited (Regulation 7).

Councillor Lucinda Preston

Comment Date: Thu 04 Feb 2021

I would like to make the following objection to the above planning application on behalf of residents. I am aware of the anxiety this application is causing people in the locality. The change of use of the property from a C3 to a C4 category would not be appropriate for the area and is in contravention of Article 4.

Post-pandemic, this change of use would result not only in more people living in this property but in greater noise and disruption. Every additional HMO adds to noise and disruption in the area. Although the property has some limited parking, it would of course add pressure on parking spaces in the locality due to the inevitable increase in visitors to the property.

There is plenty of other multiple occupancy accommodation elsewhere in the ward as well as across the city and this change is unnecessary and damaging to the community. It is also a very 'back door' way of a developer creating a new HMO.

Carholme is a friendly, mixed community which welcomes new residents. But Article 4 recognises the importance of a balance community too. Once again I find myself asking the planning committee to consider the impact on Carholme residents of yet another proposed HMO.

Yours sincerely,

Cllr Lucinda Preston
Carholme ward, Lincoln City Council

Lincoln Civic Trust

Comment Date: Wed 27 Jan 2021

OBJECTION

We consider this to be overdevelopment of the site and that this area is surely saturated with this type of accommodation. We feel it is time to make a stand in the area and to refuse more development of this type and start to provide more family based residential properties. The effects of the Pandemic are going to lead to a decline in the demand for student dwellings.

West End Residents Association

Comment Date: Mon 18 Jan 2021

The granting of this application would directly contravene Article 4, which applies to the West End in its entirety, of which The Avenue forms the eastern boundary. Our historic area is already saturated with properties that accommodate students, and we can see no reason to have any more. The three floors of this property are perfectly suited to being three self-contained flats that could house people starting on the property ladder or young families. We are seeking to maintain the balance of our area, in order to maintain its strong cohesive community.

The location of this property is across the road from a care home. We doubt very much that its elderly residents would appreciate being woken in the small hours by the noise which almost inevitably accompanies HMOs.

It is indicative of the ruthless and presumptive manner in which homes in our area are treated, that there are already advertising boards outside this property advertising student lets available in the building, before planning permission has been decided. Incidentally these boards also contravene Direction 7, which prohibits 'To Let' boards in our area as well.

WEST END RESIDENTS ASSOCIATION.

Highways & Planning

Comment Date: Fri 08 Jan 2021

Does not wish to restrict the grant of permission.

Lincolnshire Police

Comment Date: Mon 04 Jan 2021

Lincolnshire Police do not have any objections to this application.

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 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