

**Mrs Sandra Lewis 22 York Avenue Lincoln Lincolnshire LN1  
1LL (Objects)**

**Comment submitted date: Thu 04 Feb 2021**

I wish to register my objection to this planning application. The City Council has taken a firm stance on allowing more HMO conversions in the West End since Article 4 was introduced almost 5 years ago and this has largely stabilised a balanced community in the area. I am concerned that if one similar application to this is granted then a precedent may be set for others to follow.

The SPD that the Council set alongside Article 4 whereby an application is unlikely to be successful if there are currently more than 10% of HMOs within a 100 metre radius of the relevant property has so far resulted in total refusal of this type of application. I believe the 10% criterion applies in this case and therefore refusal should follow.

I would also make the point that there is a Care Home directly opposite this property. Regrettably there is history of anti-social problems from some student properties in the West End and this is not therefore an appropriate development in that location.

**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

**Mrs Marie Phillips 2 Chapel House Hampton street Lincoln LN1  
1NE (Objects)**

**Comment submitted date: Thu 28 Jan 2021**

Whilst I am sympathetic towards the owners of the building having gone through the same process over the last 2 years, unfortunately I have to object. Regardless of what the owner says regarding the property she thought she had bought and the standard it will be refurbished to, this is still planning for a HMO which time and time again has been refused in our area and I believe this should be the case for this application. Should the council grant planning for this property this it will only prove that the planning department have inconsistencies with the decisions they make as it ultimately contravenes Article 4 and the SPD. This property already has residential planning and should in no way then be granted C4 use with an open ticket to let to undergraduate students which we ourselves and other property owners in the area have all been turned down for. I do not support the introduction of Article 4 however the council have now set a precedent by refusing all other planning and this should now continue. This property doesn't need to be used for students, given the size of the individual flats they could house families.

**Mr Paul Headland 6 Bedford Street Lincoln Lincolnshire LN1  
1NA (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 Helen Blakey 15 Steep Hill Lincoln Lincolnshire LN2  
1LT (Supports)**

**Comment submitted date: Tue 26 Jan 2021**

Dear Sirs

As the owners of this property we would like to clarify a few issues;

When we purchased this property, the building already comprised of 3 separate, 3 bedroom apartments, an apartment to each floor.

As part of our property development, we are currently working on refurbishing, making good and modernising the original apartments into the below configurations;

Ground floor 4 bedroom apartment

First Floor 3 bedroom apartment

Second floor 3 bedroom apartment

Our purpose of conversion is to occupy these apartments as 'luxury student living'. We are working with an interior design company who have sympathetically designed the apartments and priced the weekly charge rate to reflect this.

Whilst we cannot guarantee, we feel this may in-fact result in less people residing within the overall building, as the student bedrooms available are for individual occupancy, thus meaning a maximum of 10 people will be living across the three apartments at one time, as opposed to an unlimited number within a standard residential dwelling as before.

At the time of purchase, we applied for planning to change the garage into a 1-bedroom apartment which was approved. This work is ongoing.

We were unaware at the time of our previous submission that a C4 approval was required. As soon as this was brought to our attention, we immediately submitted the required application.

We thank you for considering the application and we hope we can move forward to bring a new type of luxury accommodation to the area.

Many Thanks,

**Miss Sarah Jenkins 15 Queens Crescent Lincoln Lincolnshire 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).

## **Mrs Linda Hall 2 North Parade Lincoln Lincolnshire LN1 1LB (Objects)**

**Comment submitted date: Fri 08 Jan 2021**

As I understand it the initial planning application which received approval was for flats and it seems to me that these applications for HMOs are once again trying to get in through the back door. As we know the concentration of HMOs in the Carholme area is way above the recommended level and therefore I believe this application should be refused.

## **Councillor Lucinda Preston**

**Comment Date: Wed 03 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.

## **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](http://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