

Application Number:	2021/0892/FUL
Site Address:	114 High Street, Lincoln, Lincolnshire
Target Date:	1 st July 2022
Agent Name:	Wilson Architects Ltd
Applicant Name:	Mr Colin Holden
Proposal:	Erection of a two storey and single storey rear extension, including glazed access staircase to the rear elevation to facilitate change of use from retail (Use Class E) to 1 retail unit (Use Class E) and 10 residential flats (Use Class C3). (Revised)

Background - Site Location and Description

The application site is a part three, part two storey property located on the corner of High Street and Gaunt Street. The property encompasses the former Bang and Olufsen retail unit to the High Street frontage and includes the associated storage and office space, including the later integral two storey storage/warehouse space to the rear and existing car parking and vehicular access from Gaunt Street. The property is Grade II* Listed and is also located within the St Peter-at-Gowts Conservation Area No. 2. An application for listed building consent is also currently under consideration alongside the full application.

The application seeks permission for the conversion of the existing ancillary office and storage space, including the erection of a two storey glazed staircase and single storey extension to the rear elevation to facilitate the change of use to 10 residential flats (C3). The existing retail unit would be retained on High Street.

The proposal has been significantly altered following negotiations with the architects, taking into account the written representations received. The revised proposal is presented to members of the committee as the original scheme received 4 or more objections, triggering the requirement for consideration at planning committee.

Site History

Reference:	Description	Status	Decision Date:
2021/0981/LBC	Erection of a two storey and single storey rear extension, including glazed access staircase to the rear elevation. Internal alterations to include removal of walls, installation of new stud walls and doors to facilitate change of use from retail (Use Class E) to 1 retail unit (Use Class E) and 10 residential flats (Use Class C3). (Listed Building Consent) (Revised)	Pending Decision	

Case Officer Site Visit

Undertaken on 13th January 2022.

Policies Referred to

- Policy LP1 A Presumption in Favour of Sustainable Development
- Policy LP25 The Historic Environment
- Policy LP33 Lincoln's City Centre Primary Shopping Area and Central Mixed Use Area

Issues

To assess the proposals with regard to:

1. Accordance with National and Local Planning Policy
2. Impact on Amenity of Neighbouring Uses and Future Occupiers of the Premises
3. Impact on Visual Amenity and the Character and Appearance of the Conservation Area
4. Highway Safety, Access, and Parking

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted January 2018.

A further consultation to all original contributors was carried out on the 4th of April 2022 following the receipt of revised drawings, with no additional responses received.

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received
Environmental Health	Comments Received
Lincolnshire Police	Comments Received
Lincoln Civic Trust	Objection/Comments Received
Education Planning Manager, Lincolnshire County Council	No Comments
Anglian Water	Comments Received

Environment Agency	Comments Received
Principal Conservation Officer	Comments Received
Historic England	Advice/Comments Received

Public Consultation Responses

Name	Address
Miss Zoe Kestell	8 Gaunt Street Lincoln Lincolnshire LN5 7PT
Mrs Kate Leeson	8 Gaunt Street Lincoln Lincolnshire LN5 7PT
Miss Zoe Kestell	8 Gaunt Street Lincoln Lincolnshire LN5 7PT
Mrs Clucas	110 High Street Lincoln Lincolnshire LN5 7PY
Mr Wayne Blakley	111A High Street Lincoln Lincolnshire LN5 7PY

Consideration

1. Accordance with National and Local Planning Policy

Paragraph 11 of the NPPF outlines that decisions should apply a presumption in favour of sustainable development.

For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay.

Paragraph 130 states that planning decisions should ensure that developments:

- a. will function well and add to the overall quality of the area, not just for the short term

but over the lifetime of the development;

- b. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 119 adds that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 134 states that great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

The application is for the conversion and extension of existing retail and ancillary office and storage space, therefore the following policies within the Central Lincolnshire Local Plan are entirely relevant.

Policy LP1: A Presumption in Favour of Sustainable Development

When considering development proposals, the Central Lincolnshire districts will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Planning applications that accord with the policies within the Local Plan should be approved without delay, unless material considerations indicate otherwise.

Policy LP25: The Historic Environment

Developments within conservation areas shall preserve or enhance the character of the area. The external alterations and extensions should therefore be considered on this basis.

Policy LP26: Design and Amenity

The following design principles within Policy LP26 would be pertinent with the

development.

- a. Make effective and efficient use of land;
- c. Respect the existing topography, landscape character and identity, and relate well to the site and surroundings, particularly in relation to siting, height, scale, massing, form and plot widths;
- d. Not result in the visual or physical coalescence with any neighbouring settlement;
- f. Incorporate and retain as far as possible existing natural and historic features such as hedgerows, trees, ponds, boundary walls, field patterns, buildings or structures;
- g. Incorporate appropriate landscape treatment to ensure that the development can be satisfactorily assimilated into the surrounding area;
- h. Provide well designed boundary treatments, and hard and soft landscaping that reflect the function and character of the development and its surroundings;
- i. Protect any important local views into, out of or through the site;
- j. Duly reflect or improve on the original architectural style of the local surroundings, or embrace opportunities for innovative design and new technologies which sympathetically complement or contrast with the local architectural style;
- k. Use appropriate, high quality materials which reinforce or enhance local distinctiveness, with consideration given to texture, colour, pattern and durability;
- l. Ensure public places and buildings are accessible to all: this should not be limited to physical accessibility, but should also include accessibility for people with conditions such as dementia or sight impairment for example.

Policy LP26 further states that the amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development. Proposals should demonstrate, where applicable and to a degree proportionate to the proposal, how the following matters have been considered, in relation to both the construction and life of the development:

- m. Compatibility with neighbouring land uses;
- n. Overlooking;
- o. Overshadowing;
- p. Loss of light;

Policy LP33: Lincoln's City Centre Primary Shopping Area and Central Mixed Area

Policy LP33 states that residential flats (C3) shall be supported in principle subject to the relevant requirements:

- b. The development not resulting in the area in which it is located losing its mixed use character;
- c. Major developments including, or contributing to, a mixture of uses sufficient to add to the overall vitality of the area and to create a purpose and presence extending beyond normal shopping hours. Opportunities to include significant elements of housing should be taken wherever reasonable and possible;
- d. The development not harming the local environment or the amenities which occupiers of nearby properties may reasonably expect to enjoy, such as causing unacceptable levels of disturbance, noise, smell, fumes, dust, grit or other pollution, or reducing daylight, outlook or privacy to an unacceptable degree;
- e. The development not resulting in levels of traffic or on-street parking which would cause either road safety or amenity problems; and

As the proposal is for the conversion of existing ancillary space to flats whilst retaining the existing retail element fronting High Street, it would be considered to entirely accord with this policy, provided that the amenity of neighbour's properties and uses are not harmed.

2) Impact on Amenity of Neighbouring Uses and Future Occupiers of the Premises

The revised proposal significantly reduces the impact of the previous scheme by retaining and converting both the existing three storey structure fronting the High Street and two storey historic addition adjacent to Gaunt Street. The existing building would have a minimal two extension located to the rear of the property to accommodate a small expansion of the existing floor space with stairway access to the first floor flats. A small single storey extension to the eastern corner of the rear space would also allow for additional accommodation and movement space for the proposed flats. The scheme would accommodate 10 flats over the ground, first and second floors, retaining an element of existing retail with access from the High Street.

Many of the elements highlighted within written representations received refer to the original three storey new build scheme, nonetheless, they shall be addressed in relation to the revised proposal. Occupants of the neighbouring properties have put forward concerns relating to the overbearing nature of a new three storey structure in proximity to the existing properties on Gaunt Street and High Street, potential overlooking as well as a loss of light as a result of this.

The revised scheme retains the existing buildings, with minimal extension ensuring that there would be no creation of any new overbearing structure, retaining the existing opening and separation between the site and the adjacent dwelling at no. 8 Gaunt Street. The two storey extension would be positioned approximately 7.5m from the southern boundary with the single storey element approximately 600mm from the southern boundary with no. 112/113 High Street. The new extensions would not therefore have any significant impact upon light to neighbouring properties.

The new two storey extension would be glazed and therefore would allow for some views to the south, however, given the separation distance and nature of its use housing the access and staircase to the first floor flats it would not be considered to create any harmful outlook. In addition to this, the converted rear offshoot would contain a single new first floor window, which would again be of a sufficient separation from the boundary and

neighbouring rear amenity space. To the Gaunt Street elevation, the converted offshoot would contain 8 new windows with 4 at ground and 4 at first floor. Whilst this would add a new outlook towards properties across the opposite side of the road it would not introduce a new relationship that isn't already replicated with the existing houses throughout the street. This would not therefore be considered to create any harmful outlook.

With regard to the proposed occupiers of the flats, the scheme has been set out to ensure that there is an adequate level of amenity for the proposed occupiers with a sufficient floor space and openings within each unit.

The revised proposals as a whole would not therefore have any unduly harmful impact upon neighbouring properties or the future occupiers of the properties.

3) Impact on Visual Amenity

The proposals have been significantly altered following various negotiations to ensure that the conversion and extension is of a suitable design, scale and materials, taking into account the existing properties and conservation area. The conversion of the subordinate rear element takes some influence from the main property whilst ensuring that the new openings and window detailing reflects its ancillary quasi industrial use. To the rear the new extensions would again replicate the proportions of the existing building with the extra addition of a small two storey glazed staircase and movement corridor, taking advantage of a more modern design and pallet of materials. The single storey extension would be minor and not be in view from the majority of neighbouring properties and street scene, but would, nonetheless, be of a suitable design and materials.

The alterations take advantage of the existing historic structure with minimal external alterations to bring the building into use. The proposals would therefore enhance the visual amenity of the existing properties, wider street scene and the character and appearance of the conservation area.

It is considered that a condition to confirm samples of materials on site would be entirely appropriate and reasonable to ensure that they are of a high quality and suitable for the conversion.

4) Highway Safety, Access and Parking

Written representations have put forward some concern with the lack of parking and alterations to the existing access to the rear yard from Gaunt Street. Whilst this has been taken into account, It is important to highlight that the proposal has altered since these comments, with the retention of much of the existing parking accessed to the rear.

Highways and Planning have been consulted as the local highway's authority advising that the site is located in a central urban area where services and facilities are within a reasonable distance to be accessed via sustainable travel options such as walking, cycling and public transport.

Future residents of the development will not be reliant on the private car and therefore parking is

not essential for this proposal. However, a number of off street spaces are included within the proposal. Furthermore, the streets surrounding this application are subject to Traffic Regulation Orders, preventing any nuisance or unsafe car parking.

Cycle parking provision is proposed within the site, and this should be secure and covered provision to enable its use by the future residents.

It is not therefore considered that the proposals would result in any detrimental impact on highway safety.

Conclusion

The proposed conversion and extensions would not have a harmful impact on the amenities of neighbouring properties and would enhance the character and appearance of the conservation area. The application facilitates the redevelopment of brownfield land into a more sustainable use through the addition of 10 new residential units, in accordance with policies LP1, LP25, LP26 & LP33 of the Central Lincolnshire Local Plan and the National Planning Policy Framework.

Application Determined within Target Date

Yes.

Recommendation

That the application is granted conditionally.

Recommended Conditions

1. Development to commence within three years
2. Development in strict accordance with the approved drawings
3. Details/samples of materials prior to commencement of works
4. Reporting of unexpected contamination