

SOUTH HOLLAND DISTRICT COUNCIL

Report of: Planning Manager

To: Planning Committee – 04 June 2014

(Author: Chris Crew, Principal Planning Officer)

Subject: Holland House, High Street, Spalding

Purpose: To consider Planning Application H16-0041-14

Application Number: H16-0041-14 **Date Received:** 21 January 2014

Application Type: Listed Building Consent

Description: Proposed conversion of Holland House to 5 apartments, including construction of an external screen wall

Location: Holland House, High Street, Spalding

Applicant: D and R Property Services Ltd **Agent:** Cooper Architectural Design Ltd

Ward: Spalding St Mary's **Ward Councillors:** Cllr G Porter
Cllr H R Johnson

You can view this application on the Council's web site at
<http://www.sholland.gov.uk/doitonline/plandev/plansearch.aspx> .

Just enter the Application Reference Number, press 'Get the details' and follow the links to see the documents and plans held

1.0 REASON FOR COMMITTEE CONSIDERATION

1.1 This listed building consent application concerns proposed physical alterations to Holland House only, and is presented for Committee consideration in tandem with the related planning application for conversion of Holland House and redevelopment of the wider site.

2.0 PROPOSAL

2.1 This application proposes physical alterations to enable the conversion of Holland House to 5 apartments, as part of a wider scheme for the demolition of the former Government Office building, and the erection of six apartments (four 2-bed and two 1-bed), five 3-bed, 3-storey terraced town houses, two 2-bed, semi-detached town houses and three 2-bed terraced houses.

3.0 **SITE DESCRIPTION**

3.1 The site of which Holland House forms part of extends to some 0.29 hectares and is located within the Spalding Conservation Area, fronting onto High Street and Holland Road. Holland House currently comprises office accommodation spread over 2 ½ floors, whilst the adjacent Government Office building is 3 storeys tall. Approximately half the existing site is given over to vehicle parking, with some 40 spaces laid out. There are two protected trees at the south east end of the site. To the north east is a public car park, to the east is the Beechfield Gardens medical centre, to the south are a children's nursery and residential properties on Holland Road, whilst to the west are residential properties located to the rear of Brown and Co's offices on High Street. The site is largely enclosed by brick walls, that on the south west boundary being historic and approximately 2 to 3.5m tall. Ground levels across the application site fall by approximately 1m as one moves away from High Street and the river, whilst the southernmost part of the site is approximately 0.6m higher than the adjacent section of Holland Road.

4.0 **RELEVANT PLANNING POLICIES**

4.1 **The Development Plan**

South Holland District Local Plan, July 2006

The South Holland Local Plan 2006 was formally adopted on 18 July 2006. Following a direction from the Government Office for the East Midlands under paragraph 1(3) of Schedule 18 to the Planning and Compulsory Purchase Act 2004, as of 18 July 2009 only certain Local Plan policies have been extended and continue to form part of the development plan. In the context of those saved policies referred to below, it is considered that the Local Plan was adopted in general accordance with the Planning and Compulsory Purchase Act 2004 (albeit under the transitional arrangements). Those policies referred to below clearly accord with the thrust of guidance set out in the National Planning Policy Framework, and in the context of paragraph 215 of the NPPF should therefore continue to be given substantial weight in the decision making process.

Policy SG20 – Extensions and Alterations to Existing Buildings

If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

4.2 **National Guidance**

National Planning Policy Framework (NPPF), March 2012

Paragraph 17 – Core planning principles.

Section 12 – Conserving and enhancing the historic environment

Planning Practice Guidance (PPG), 2014

5.0 RELEVANT PLANNING HISTORY

- 5.1 A separate Full planning application for the conversion of Holland House to 5 apartments, as part of a wider scheme for the demolition of the former Government Office building, and the erection of six apartments (four 2-bed and two 1-bed), five 3-bed, 3-storey terraced town houses, two 2-bed, semi-detached town houses and three 2-bed terraced houses has been submitted under reference H16-0041-14, and is reported at the preceding item on this agenda.

6.0 REPRESENTATIONS

6.1 Ward Members

Cllr G Porter – No response received.

Cllr H R Johnson – No response received.

6.2 County Highways

No objection.

6.3 English Heritage

Raise no objection to the proposed works of conversion.

6.4 Spalding Civic Society

No objection.

7.0 MATERIAL CONSIDERATIONS

- 7.1 The key issues for consideration in this application are:

- Impact on the special architectural and historic interest of the listed building

- 7.2 Dating from 1768, and listed at Grade II, Pevsner described Holland House as, 'the best architecturally in the town. It is by William Sands Jr. Reading up the centre, a pedimented doorway with narrow arched windows each side, a Venetian window, a square window with arched ones each side, and then a pediment. The wings have canted bays and balustraded parapets'. This application proposes no external alterations other than the erection of a short section of screen wall located between Holland House and the separately proposed apartment block, and therefore can be considered as having a neutral impact on this aspect of the buildings significance.

- 7.3 Internally, much of the historic floorplan survives, although the majority of walls have been lined, with skirtings and architraves replaced or repositioned, and some rooms have been subdivided with partitions reflecting its former use as offices. Some historic joinery and plaster cornices survive, whilst more may remain behind wall linings. The building suffered significant damage following a fire in the 1990's, with virtually the entire roof and second floor structure having to be rebuilt.

- 7.4 The proposed scheme of conversion would enhance the significance of the building by removing many of the later layers of appropriate subdivision and other alterations. This would more the historic floorplan legible. Of those further alterations proposed, the removal of sections of existing wall to open up principal ground and first floor rooms would have a degree of adverse impact on the building's special character, but it is considered that this would be outweighed by the benefit of bringing the building back into a productive use that it was originally designed for.

7.5 The application is considered to comply with Local Plan Policy SG20 and guidance set out in Section 12 of the NPPF.

8.0 **RECOMMENDATION**

8.1 **Grant Permission subject to those Conditions listed at Section 9.0 of this report.**

9.0 **CONDITIONS**

- 1 The development must be begun not later than the expiration of three years beginning with the date of this permission.
Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg nos. 28812/01-A, 1303-01, 1303-02, 1303-03, 1303-05, 1303-06 & 1303-07, Stevensons cornice details (large egg and dart), Acoustilay flooring underlay details, British Gypsum Acoustic Hanger details and Schedule of Works received 20 January 2014
Dwg. No. 1303-04-B received 20 May 2014
Dwg. No. 1303-08-G received 20 May 2014
Reason: For the avoidance of doubt and in the interests of proper planning.

Background papers:- Planning Application Working File

Lead Contact Officer

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Appendices attached to this report:

Appendix A – Plan A

Plan A



Scale: 1:1250

May 2014



Planning and Development
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