

# Development Management Delegated Decision Report

B/21/0235



## SUMMARY OF APPLICATION

<b>Application Reference</b>	B/21/0235		
<b>Application Type</b>	Full Planning Permission		
<b>Proposal</b>	Installation of free standing edge protection guard rail to perimeter of existing flat roof of building		
<b>Location</b>	Lincolnshire Housing Partnership, 3 Chantry House, Lincoln Lane, Boston PE21 8TZ		
<b>Applicant</b>	Mr Gary Potter, Lincolnshire Housing Partnership		
<b>Agent</b>			
<b>Received Date:</b>	14-May-2021	<b>Consultation Expiry Date:</b>	30-Jun-2021
<b>Valid Date:</b>	07-Jun-2021	<b>Statutory Expiry Date:</b>	02-Aug-2021
<b>Date of Site Visit:</b>	22-Jul-2021	<b>Extension of Time Date:</b>	---
<b>Objections received?</b>	None		
<b>5 day notification record:</b>	Not applicable		
<b>Councillors notified</b>	<b>Date</b>	<b>Response received – date</b>	<b>Ok to continue</b>
<b>Recommendation</b>	GRANT Planning Permission		
<b>Report by:</b>	Simon Eldred		
<b>Date:</b>	22 <sup>nd</sup> July 2021		

## OFFICER REPORT

### SITE AND SURROUNDINGS:

The application site is located on the northern side of Lincoln Lane, Boston, close to its junction with Tower Street. It is a substantial, flat-roofed, brick-built office building of a functional and modern design, and which is largely three storeys in height (although limited parts are two-storey).

### DETAILS OF PROPOSAL:

It is proposed to install a free-standing, galvanised steel guard rail at the perimeter of the building's flat roof.

### RELEVANT HISTORY:

B/12/0341 – Advertisement consent granted for erection of signage.

B/12/0342 – Full planning permission was granted for an extension to existing ground floor.



## **RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:**

The **South East Lincolnshire Local Plan 2011-2036** shows the site as being within Boston's Settlement Boundary and within the Town Centre Boundary. The following policies are relevant to this application:

- Policy 2 – Development Management; and
- Policy 3 – Design of New Development.

## **OTHER RELEVANT DOCUMENTS / LEGISLATION / GUIDANCE:**

### **National Planning Policy Framework (2021)**

At the heart of the 2021 Framework is a presumption in favour of sustainable development. The following sections are relevant to this scheme:

- Section 4 – Decision-making; and
- Section 12 – Achieving well-designed places.

## **CONSULTATION RESPONSES:**

No consultation responses have been received.

## **THIRD PARTY REPRESENTATIONS RECEIVED:**

No third party representations have been received.

## **EVALUATION:**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination must be made in accordance with the Plan unless material considerations indicate otherwise. The key consideration in regard to this application are impacts on the character and appearance of the area.

### ***Character of the area***

Policy 2 of the Local Plan indicates that developments will be permitted which will not have harmful impacts upon the character and appearance of the area.

Policy 3 indicates that design which is inappropriate to the local area or which fails to maximise opportunities for improving the character and quality of an area will not be acceptable.

Chantry House is a substantial and prominently located building, which is visible from Lincoln Lane, St George's Road, and Tower Street. It is one of a number of large, modern buildings in the area (including the Police Station, Crown House, the Boston Health Clinic and the Len Medlock Voluntary Centre). These buildings, together with the bus station and extensive surface car parks give the surrounding area a functional, utilitarian appearance.

The proposed guard rail is itself of utilitarian and functional design and materials. It is considered that it will not appear unsympathetic to Chantry House's character nor out-of-place

in the wider area. It will stand approximately 1.2m above roof level and, given the scale of the existing building, will not be visually dominant.

In all, it is considered that the proposal will not have harmful impacts upon the character and appearance of the area, will not be inappropriate to the local area, and will meet the requirements of Policies 2 and 3 of the Local Plan.

### **CONCLUSION:**

The proposal will have no unacceptably adverse impacts on the character and appearance of the area; and meets the requirements of the relevant Policies of the South East Lincolnshire Local Plan 2011-2036.

### **RECOMMENDATION:**

GRANT Planning Permission subject to the following conditions and reasons:-

<b>CONDITIONS / REASONS</b>	
Pre-commencement conditions?	Agreed with applicant/agent - Date:
1	<p>The development hereby permitted shall be begun before the expiration of four years from the date of this permission.</p> <p><b>Reason:</b> Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>The development hereby permitted shall be carried out in strict accordance with the application received 14-May-2021 and in accordance with the associated plans/documents referenced:</p> <ul style="list-style-type: none"> <li>▪ Location Plan;</li> <li>▪ Block Plan; and</li> <li>▪ Specification Sheet RoofCo:- Freestanding Guardrail</li> </ul> <p><b>Reason:</b> To ensure that the development is undertaken in accordance with the approved details, and to comply with Policies 2 and 3 of the South East Lincolnshire Local Plan 2011-2036.</p>

### **INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE**

#### **STATEMENT OF PROACTIVE WORKING:**

In determining this application, the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2019 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.