



LINCOLNSHIRE COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: South Kesteven District Council

Application number: S24/2199

Application Type: full major planning application

Proposal: Change of use from residential, office and storage space to a mixed commercial, learning, events and community use including cafe operation, public museum/exhibition space and local community uses

Location: Grantham House, 45 Castlegate, Grantham, Lincolnshire, NG31 6SS

Response Date: 24 February 2025

This report includes the Substantive response of the Local Highway and Lead Local Flood Authority to a planning consultation received under the Development Management Order and includes details of any planning conditions or informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement.

General Information and Advice

Please note that although the Definitive Map and Statement proves the existence of any recorded rights of way, there may be further or higher rights that are not shown on this document that the County Council is not currently aware of. This would be especially relevant where the public has had informal access to the site or where there are references to routes across this in maps or other historic documents. As the County Council has received no application to recognise further rights of way affecting the site, no more informed guidance can be offered at this stage.

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Highway and Lead Local Flood Authority Report

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

Recommendation:

Recommendation for No objection subject to:

No Objections

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

Comments:

Introduction/Site Location

Grantham House, 45 Castlegate, Grantham, Lincolnshire, NG31 6SS is located centrally in Grantham and can easily be assessed by walking, cycling and the existing transport infrastructure.

The proposal is for the change of use from part residential/ part office/ part storage to a mixed commercial, learning, events and community use, including café operation, public museum/exhibition space and local community uses.

Existing Conditions

Grantham House, and Stable buildings (43 and 44 Castlegate and storage barn). The properties and gardens were transferred to the ownership of the National Trust in the 1940s. Until 2018 Grantham House was rented to private tenants as a residential dwelling. More recently, the building has been let to the Parish Church of St Wulfram with an application being submitted in 2021 to use the ground floor as office accommodation and a meeting space with the first and second floors being used for storage.

Highway safety/Highway capacity

The proposed change of use will make Grantham House and Gardens a community asset, sustainable travel by foot, bike, train or taxi.

Visitor parking will not be offered with the exception of pre-bookable spaces for blue badge holders only.

The events would be managed by delivering into the courtyard on site without impacting the traffic flow on the main road. They would be planned ahead and make sure that deliveries arrive out of site opening hours again negating any impact on traffic or parking.

Site Layout

The layout of Grantham House will not be changed, new uses will be provided. No alterations to landscaping are proposed as part of this proposal and existing external surface treatments will be retained.

Flood Risk and Drainage

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to Drainage on all Major Applications. This application does not involve any alterations to the surface area of the site or and alterations to the drainage. Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

Officer's Name: Kelly Austwick

Officer's Title: Senior Development Management Officer

Date: 24 February 2025