

DESIGN and ACCE

IPEC House, 25 Church Stre

1. INTRODUCTION

1.1. SITE LOCATION & HISTORY

The site is located to North of the Baldock town centre at 25 Church Street, SG7 5AF. The building is a former public house which was converted in the twentieth century into an office on the ground floor with separate residential accommodation on the first. In 2020 permission was granted to split the accommodation into a semi detached 3 bed dwelling and a reconfigured office space (20/02585/FP0) which was implemented and recently completed. A further application was made in 2022 for the conversion of the retained office and upstairs unit into a separate dwelling (22/02185/FP) which was also approved but has not yet been implemented.

1.2 PROPOSALS

The proposal is similar to application made in 2022 for the change of use and conversion into a three bedroom dwelling house but with a slight reconfiguration of the rear of the property.

Design – The design is predominantly the same as the approved but whereas the approved had a full width extension the proposed is simply to retain the existing structure to form the kitchen diner.

Change of Use – No changes to policy have occurred since the original approval and the assumption is that the change of use is still acceptable.

Amenity – Again, no material change to the approved scheme which was considered to have no detrimental effect upon the neighbouring properties

Access & Parking- The parking provision is the same as that provided in the previous two applications and therefore considered to be acceptable.