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**DESIGN AND ACCESS PLANNING STATEMENT – Change of Use From Class E to C4 HMO @ 198 Beardall Street, Hucknall, Nottinghamshire, NG15 7JU**

**1. Use**

1.1 The existing property is a vacant office building, Class E, which was converted from a single dwelling many years ago.

1.2 The proposal is for a change of use to a C4 HMO with six bedrooms.

**2. Amount**

2.1 There is one building on the site and the proposal does not involve any change to this.

**3. Layout**

3.1 The site is bounded to the north by a church; to the east by Beaumont House Care Home and its car park; to the west by 202 Beardall Street; and to the south by Beardall Street itself.

3.2 The proposal does not involve any changes to the layout of the site.

**4. Scale**

4.1 The total gross footprint of the existing building is 90.15m<sup>2</sup>. This remains unchanged by the proposal.

**5. Landscaping**

5.1 The property has a small front garden area with a concrete path leading to the front door, and an area of flint chippings and grass. There is an original low brickwork boundary wall topped with coping stones to the front boundary, with an original tall brickwork gate pillar on the Northern side. There is an original tall Bulwell stone boundary wall to the North side boundary. The South side boundary treatment to the front garden is a privet hedge.

5.2 To the rear of the property is a raised yard bounded to the North side by a modern brickwork wall with a timber pedestrian gate. Towards the rear North corner of the yard the brickwork wall is lower and is topped with modern painted metal railings, with this arrangement returning round the rear West corner of the site to finish at an original Bulwell stone wall along the rest of the rear boundary. The South side boundary treatment to the rear yard is a tall modern brickwork wall.

## 6. Appearance and Design

6.1 The property is a Victorian end-terraced two-storey property. The property is constructed from red brickwork with tiled pitched roofs. Windows and most doors are upvc-framed double glazed, with painted stone cills and headers on the front elevation, and black brickwork cills with arched red soldier courses to the top of windows and most doors on the rear elevation. The doors to the outbuildings are painted timber. To the front elevation there are decorative brickwork courses at first-floor cill and header heights, and to the eaves, which have a deep overhang. The eaves at the rear are shallow, with just a brick step out. The front door has Bulwell stone quoins to the sides. The rear North elevation has been rendered in a roughcast render in stone colour. Original chimneys are present.

6.2 The property is within the Hucknall Conservation Area, although it is not noted on the Conservation Area map as a “positive building” in regards to its contribution to the Conservation Area. There is no published management plan for this conservation area. Nevertheless, the proposed new rooflights will be conservation area rooflights and are sited on the rear roof slope only. Similarly, the proposed new dormer is on the rear roof slope and will be tile hung to match the existing tiles, and is set well in from both the eaves and the gables. The two new proposed windows to the side elevation are in Golden Section proportion and the first-floor window replaces the large upvc window which is out of keeping with the rest of the property.

## 7. Access & Transport

7.1 The existing site has level sloping access from the road to the property. There is stepped access into the property at the side and rear floor. The proposed scheme retains this arrangement.

7.2 The property demise includes 6no. parking spaces within the private car park to the side and these arrangements are not affected by this proposal.

7.3 The property is within a very short walking distance of a variety of local shops, food businesses and other businesses on Watnall Road. The town centre, train station and tram stop are all also within walking distance. Buses also run along Watnall Street.

7.4 Beardall Street is paved and well lit.

## 8. Addressing Planning Policy

8.1 The online planning shows one previous application in relation to the property, X/2020/0045, for a change of use from office (B1) to a single dwelling (C3) by means of a Prior Approval application. This change of use was refused under the legislation as the property was not in use as an office within the required time period before the submission of the application, and the building had also previously been used as a nursery (D1).

8.2 The property was vacated by the building owner in 2022. In May 2022 the office was let to a tenant, who has other premises elsewhere, but closed this branch of their business less than a year after that date due to loss of business after the pandemic. The tenant vacated the building on 1<sup>st</sup> April 2023, and their lease expires in June 2025. They continue to pay rent whilst the lease remains in operation.

8.3 The proposal is to convert the building into a residential use, as it was originally constructed to be. The applicant is in the process of purchasing the building and would like to

convert it into a six-bedroom, six-person HMO. He is an experienced landlord and lets properties to local charities who provide accommodation for vulnerable people. This property would be let to a charity that provides HMO / starter housing for young people coming out of the care system as they reach the age of 18.

8.4 As existing the building has a floor area of 74.3m<sup>2</sup> at ground floor and 76.4m<sup>2</sup> at first floor. All room areas are noted on the plans. The conversion of the loft would create an additional floor area of 19.68m<sup>2</sup> at second floor.

8.5 The proposed plans show that the HMO could provide six bedrooms for six tenants, four with en-suite shower rooms and with the other two bedrooms sharing a shower room between them. The HMO can also provide a separate kitchen / dining room, with a separate laundry room / utility and secure cycle storage. All rooms would meet the DASH standards for HMOs.

8.6 The existing outside areas to the front or rear of the property provide enough space for enclosed bin storage. Enclosed cycle storage could be accommodated at the rear in the outhouses.

8.7 The site is in Flood Zone 1 so a flood-risk assessment is not required to accompany any planning application.

8.8 Ashfield District Council's Local Plan Policy EM5 will only permit the loss of employment premises where "the building or site is no longer capable of providing an acceptable standard of accommodation for employment purposes and this can be demonstrated by a lack of demand". As noted above, the building has been vacant since sometime around 2022. It is a conversion from a former residential house, on the end of a terrace of existing houses, so its change of use is compatible with the immediate locality and the original layout of the building. As an office, the building is not fully accessible and doesn't have a ground-floor WC, so is not suitable for use by persons with accessibility needs. The changes of level in and around the property are also not suitable for persons with accessibility needs. This would then limit the staff who could work in or visit any business in this building. This policy is therefore met.

8.9 Ashfield District Council's Local Plan Policy HG5 permits residential development where there are no harms caused to existing neighbouring residential properties, where amenity space and cycle / car parking is provided at appropriate levels, and where the design is acceptable within the locality. As the proposed change of use would revert the building back to its original use, in a street of predominantly residential properties, and no changes to the design are proposed other than a sensitive loft conversion, then this policy is met.

8.10 Ashfield District Council's Local Plan Policy HG7 permits extensions to residential properties where they do not adversely affect the visual amenity of the locality or the residential amenity of neighbouring properties. The proposed dormer for the loft conversion is sited on the rear elevation so does not affect the street scene. The building to the rear of site, facing the new dormer, is a church so there are no overlooking issues created. This policy is therefore met.

8.11 Ashfield District Council's Local Plan Policy HG8 deals with HMOs and employs the same caveats as policy HG5. The external design is sympathetic to the original house and to the Conservation Area. Boundary treatments are secure and remain unaltered. There is outdoor amenity space at the front and rear, and excellent internal amenity space. Secure cycle parking is provided and off-street parking is available by virtue of the parking spaces in the adjoining car park. However, as the tenants are likely to be young adults then very few of them

will own cars. In any case, the site is within easy walking distance of local services and local public transport links. This policy is therefore met.

8.12 Ashfield District Council's Local Plan Policy EV10 permits development within a conservation area that preserves or enhances the character of the area. There is no published management plan for this conservation area. The proposed changes to enable the loft conversion are sympathetic to the building in terms of scale, mass, form and materials. They are all on the rear elevation, with the exception of the introduction of a new window on the side gable. As noted, this window, and the new one below it at first floor, are designed in Golden Section to suit the design of the existing original windows. The existing side first-floor landing window is non-original and out of keeping with the rest of the building so its replacement enhances the conservation area. No other changes are proposed to the appearance of the building. It retains its original brickwork and stone detailing, unlike the two adjacent houses, one of which has been rendered and the other has had stone cladding applied. This policy is therefore met.