

BOSTON BOROUGH COUNCIL

Planning Committee – 26 July 2022

Reference No: B/22/0157

Expiry Date: 08-Jun-2022

Extension of Time: 30-Jun-2022

Application Type: Listed Building Consent

Proposal: Listed Building Consent for Conversion of existing buildings (Sui Generis) to 5no residential apartments (C3 dwelling houses)

Site: The Peacock, 10 High Street, Kirton, Boston PE20 1EG

Applicant: Wellington Pub Company, C/O Agent

Agent: Caldecotte Group

Ward: Kirton & Frampton

Parish: Kirton Parish Council

Case Officer: Abbie Marwood

Third Party Reps: 1

Recommendation: Approve subject to Conditions



1.0 Reason for Report

1.1 The application has been called-in to Committee by a Councillor utilising the Scheme of Delegation mechanism for the following reasons:

- Concerns regarding number of units and overdevelopment of the site leading to pressures in terms of quality of accommodation and amenity for future residents (Policy 2/3)
- Concerns regarding parking provision (Policy 36)

2.0 Application Site and Proposal

2.1 The site is a Grade II Listed former public house, known as The Peacock, located on High Street in the village of Kirton. The building is a two-story mid-terraced property, with a coaching arch providing access to the rear and yard. The building is currently vacant and is understood to have ceased trading as a public house since 2012. The site is also within Kirton Conservation Area and forms the setting of Grade I Listed St Peter and Pauls Church.

2.2 The proposal is for the conversion of the building and outbuilding from a public house to 5no self-contained flats. It is proposed to demolish the more modern (circa 1980s) rear extension as part of the proposals.

2.3 The proposals are for internal alterations including removal of unsympathetic modern partition walls to return the building to its original plan form, removal of the bar (a modern addition), installation of a new staircase and other refurbishment works to create 5no flats. There are a small amount of new walls proposed, to create bathrooms. The main external alterations are to the rear of the building, with the removal of recent additions that form toilets, creation of a new access door, and new doors to the rear where the modern extensions are removed. The front elevation is to remain unchanged.

3.0 Relevant History

3.1 B/22/0156 – Planning application for conversion of building to 5no residential units (under consideration)

4.0 Relevant Policy

South East Lincolnshire Local Plan (2011-2036)

The following policies contained within the South East Lincolnshire Local Plan (2011-2036) (i.e. SELLP) are relevant to this application:

- Policy 2: Development Management
- Policy 3: Design of new development
- Policy 29: The Historic Environment

National Planning Policy Framework (2021)

National Planning Practice Guidance

The Planning (Listed Building and Conservation Areas) Act 1990

5.0 Representations

5.1 As a result of publicity 1 representations have been received from:
43A Station Road, Kirton

5.2 The objections and comments can be summarised as follows:

- Impact on Listed Building and Conservation Area
- Lack of parking

6.0 Consultations

Historic Lincolnshire – no objections, requesting further information:

In summary I feel that the application is acceptable, but more information is required to ensure the retained historic fabric is not damaged through the works, and the proposals are sympathetic to the host building.

Further information received - *I have no concerns other than the attachment of the condition previously discussed.*

Historic Lincolnshire Archaeology – no objections with recommendations:

'The recommendations in relation to this proposal are for a programme of building recording, prior to any alteration to the fabric of the structures, and a programme of archaeological monitoring and recording to be carried out during the groundworks phase of the development. The programme of building recording should include provision for monitoring during the conversion to record any historic fabric that may be revealed by development works.

Development in the area could disturb previously unknown archaeological finds and features which could further our knowledge of the development of this settlement. Therefore, it is recommended that the developer should be required to commission a Scheme of Archaeological Works'

7.0 Planning Issues and Discussions

Principle of development

7.1 The proposal is for the conversion of a Grade II listed building from a public house to 5no flats, with associated alterations and works. The site is also within Kirton Conservation Area and within the setting of Grade I Listed St Peter and Pauls Church.

7.2 Section 66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving Listed Buildings, their setting, and any features of special architectural or historic interest which they possess, when determining a planning application. Section 72 of that same Act provides a similar duty for considering applications which affect the setting of a Conservation Area.

7.3 Section 16 of the National Planning Policy Framework (2021) and Policy 29 of the Local Plan bring that duty into planning policy and support proposals where they

preserve or enhance the significance of Listed Buildings and non-designated heritage assets and the character of the Conservation Area.

- 7.4 Policy 29 of the South East Lincolnshire Local Plan (2011-2036) is consistent with section 16 of the NPPF (2021) and requires that when considering alterations to listed buildings, special regard must be paid to the desirability of preserving the listed building, its setting and any features of special architectural or historical interest which it possesses.
- 7.5 The material planning considerations in the determination of this application are therefore the impact on the listed building, its setting and the Conservation Area.

Historic and Heritage Impacts

- 7.6 The building is a Grade II Listed and located within Kirton Conservation Area. It is within 100m of Grade I Listed St Peter and Pauls Church. Any proposals should preserve or enhance the character of the conservation area and not adversely affect the special interest of the Listed Building.
- 7.7 The NPPF para 190 states that in determining applications, local planning authorities should take account of heritage assets most at risk through neglect, decay or other threat and take into account a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; (b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; (c) the desirability of new development making a positive contribution to local character and distinctiveness; and (d) opportunities to draw on the contribution made by the historic environment to the character of a place.
- 7.8 It is proposed that the development would not alter the frontage of the building, and would mainly be internal alterations and the removal of more modern extensions to the rear of the building, not visible from the street-scene.
- 7.9 The building has previously been used as a public house, with some modern unsympathetic additions and alterations such as bathrooms, gas fires, a 1980's extension to the rear to provide a toilet block, partition walls, and insertion of the bar areas. Over time these have altered the historic fabric, especially to the interior of the building. This proposal would remove a number of these and return the building to its more traditional plan form.
- 7.10 The proposal would include some external alterations to the rear elevations, including four new roof lights in the south-east elevation, removal of a modern single storey roof, and removal of partition walls to return building to original plan form. It also includes the installation of new staircase, removal of the modern bar area and other refurbishment works to the fireplaces and original doors to bring the building into a state of habitation, as it has been vacant since circa 2012. It is proposed to install a small amount of partition walls internally to create bathrooms, however these utilise a wall from the 1987 extension to form parts of bathroom, reducing impact on the original historic fabric of the building.
- 7.11 The proposal floor plans demonstrate that all bathrooms will be located to the rear (south-east) elevation, which provides the opportunity to reduce impacts of any additional waste water goods by avoiding the frontage elevation.

- 7.12 Historic Lincolnshire submitted comments on the proposals, noting that the building has previously been heavily altered as a result of its use as a public house. This scheme proposes the removal of a number of unsympathetic alterations and Heritage Lincolnshire support the proposal. Further information has been submitted in relation to details to the rear of the property and the joinery details which Heritage Lincolnshire have confirmed they are content with.
- 7.13 Comments received from Heritage Lincolnshire request a programme of building recording to be undertaken during the conversion to record any historic fabric that may be revealed by development works. In addition, the works propose some demolition of modern extensions, and alterations to an outbuilding. Heritage Lincolnshire have also requested an archaeological monitoring and recording condition, to record any archaeological features that may be disturbed.
- 7.14 Other elements that Heritage Lincolnshire have requested clarification on can be obtained by way of conditions attached to any grant of permission to ensure the special character of the building is retained and enhanced. It is therefore considered the proposals are in accordance with Policy 29 of the South East Lincolnshire Local Plan.

8.0 Summary and Conclusion

- 8.1 It is considered that the proposed conversion of the Listed Building would result in an unused heritage asset being brought back into a viable use with no significant harm to the special interest of the building or the setting of the Conservation Area in accordance with Policy 29 of the South East Lincolnshire Local Plan (2011-2036), the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF (2021).

9.0 Recommendation

- 9.1 It is recommended that Committee approve with conditions as follows:

Conditions

1. The development hereby permitted shall be begun before the expiration of four years from the date of this permission.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby permitted shall be carried out in strict accordance with the application form and in accordance with the associated plans as follows:

- 2067 09 Proposed Elevations and Sections
- 2067 08a Proposed Elevations
- 2067 07 Proposed First and Second Floor Plans
- 2067 06 Proposed Ground Floor Plans
- 2067 10A Joinery Details New Doors and Fascia

Reason: To ensure the development is undertaken in accordance with the approved details, in accordance with Policies 2, 3 and 4 of the South East

Lincolnshire Local Plan (2011-2036) and with the intentions of the National Planning Policy Framework (2021).

3. Prior to the commencement of any development a Historic Building Recording shall be submitted to and approved in writing by the Local Planning Authority, to be carried out by a suitably qualified person and in accordance with an agreed written brief and specification. The results of the building recording shall be submitted to the Local Planning Authority prior to work commencing on the site.

Reason: To ensure any historic features are recorded in accordance with Policy 29 of the South East Lincolnshire Local Plan (2011-2036).

4. Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the location and full details of any external new waste water goods. The works/scheme shall be constructed and completed in accordance with the approved plans.

Reason: To address foul water provision and impacts on a heritage asset in accordance with Policies 2 and 4 of the South East Lincolnshire Local Plan 2011-2036.

5. Notwithstanding the details supplied, prior to any works or repairs to the internal joinery, a schedule of the materials and schedule of works (describing fully all repair, re-instatement & replacement works) shall be submitted to and approved in writing by the Local Planning Authority. The above documents shall contain scaled drawings where necessary. The development shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the Grade II Listed building, in accordance with the Planning (Listed Building and Conservation Areas) Act 1990.

6. Notwithstanding the details supplied, prior to any works or repairs to the windows on site, a detailed methodology of repair shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details. The above documents shall contain scaled drawings where necessary.

Reason: To safeguard the character and appearance of the Grade II Listed building, in accordance with the Planning (Listed Building and Conservation Areas) Act 1990.

7. Notwithstanding the details supplied, where removal of stud walls are proposed the final details of making good the cornices shall be submitted to and approved in writing by the Local Planning Authority, prior to the removal of the stud walls.

Reason: To safeguard the character and appearance of the Grade II Listed building, in accordance with the Planning (Listed Building and Conservation Areas) Act 1990.

8. Notwithstanding the details supplied, prior to any works or repairs to the brick work on site, a detailed methodology of mortar removal and proposals for replacement mortar, and methodology of repointing, shall be submitted to and

approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the Grade II Listed building, in accordance with the Planning (Listed Building and Conservation Areas) Act 1990.

9. Notwithstanding the details supplied, prior to any new boundary treatments being installed, new surfacing or re-surfacing being undertaken, full details shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the Grade II Listed building, in accordance with the Planning (Listed Building and Conservation Areas) Act 1990.

10. The development hereby permitted shall be carried out in accordance with the Flood Risk Assessment (FRA) produced by RAB Consultants dated 10/09/2021 Version 0.1. All mitigation measures shall be fully implemented prior to occupation and subsequently remain in place.

Reason: To reduce the risk and impact of flooding in accordance with Policy 4 of the South East Lincolnshire Local Plan (2011-2036).

11. Prior to any groundworks being undertaken a scheme of Archaeological recording shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of monitoring all groundworks with the ability to stop and fully record archaeological features.

Reason: To ensure any archaeological features are recorded in accordance with Policy 29 of the South East Lincolnshire Local Plan (2011-2036).

12. The development hereby permitted shall be undertaken in accordance with the Protected Species Survey Report produced by Windrush Ecology dated November 2021. Should any protected species be found during the development work shall cease immediately and details of bat protection measures shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the protection of protected species during the development, in accordance with Policy 28 of the South East Lincolnshire Local Plan (2011-2036).