

BOSTON BOROUGH COUNCIL

Planning Committee - 13 Jan 2026

Reference No: B/25/0312

Expiry Date: 03-Oct-2025

Extension of Time: 16-Jan-2026

Application Type: Listed Building Consent

Proposal: Listed Building Consent for relocation and renovation of the 5 lamps listed monument to the new public realm scheme

Site: Crown House, Lincoln Lane, Boston, PE21 8SJ

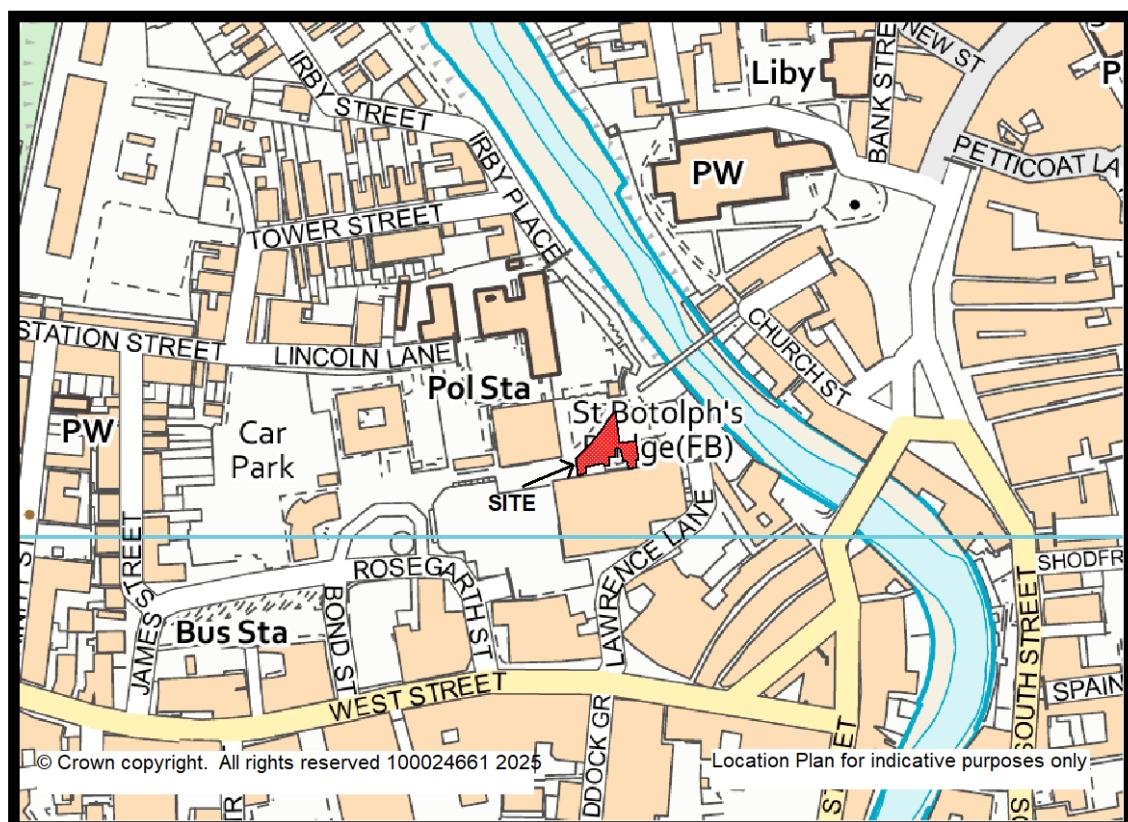
Applicant: Boston Borough Council

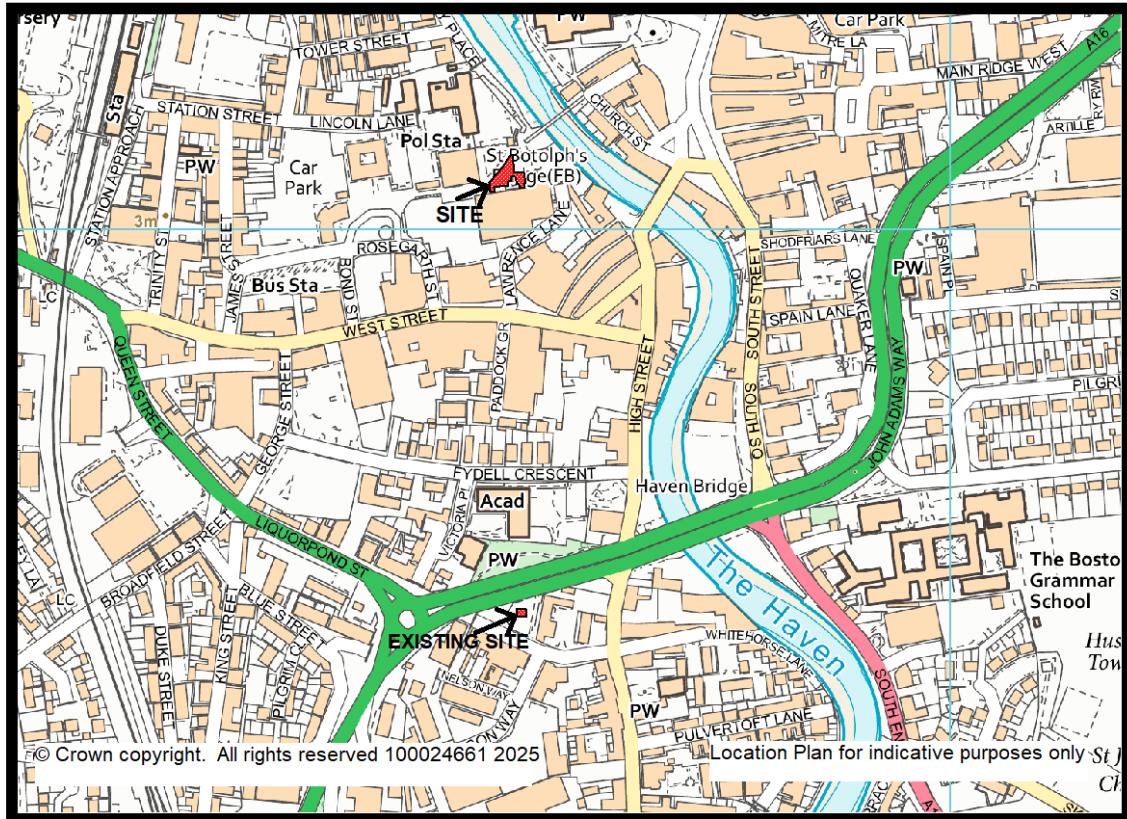
Agent: Louis Ashford, Ares Landscape Architects

Ward: Station Parish: Boston Town Area Committee

Case Officer: Lewis Humphreys Third Party Reps: 0

Recommendation: Approve subject to conditions





1.0 Reason for Report

- 1.1 The application has been referred to committee by the Assistant Director (Planning) for transparency as the proposal has been submitted by Boston Borough Council.

2.0 Application Site and Proposal

- 2.1 The proposal seeks the relocation of the '5 Lamps' Listed Building from its current location off Liqourpond Street to the public realm off Rosegarth Street in Boston Town Centre.
- 2.2 The current location is a small grassed area, situated north of Liqourpond Street and south of the A16 John Adams Way, the '5 Lamps' sits centrally within this grassed area. A single storey Class E building sits to the immediate east of the site within a predominantly residential area. Hedging and planting sit to the west and north of the listed building, with a mature tree in the north east corner.
- 2.3 The proposed location is an area currently under development as part of works to the public realm in the area north of Rosegarth Street and Lawrence Lane. To the immediate south is the former B&M store, which has been demolished and planning permission granted for an integrated health care centre. To the north of the site is the former crown house, which has been demolished and works are underway to erect a new building comprising Class E units and flats.
- 2.4 The site is within the designated Town Centre on Inset Map 1 of the Local Plan and adjoins the Boston Conservation Area which includes the River Witham and the St

Botolph's Bridge. Notably the site is within the setting of the Grade I Listed St Botolph's Church.

3.0 Relevant History

- 3.1 B/25/0386 - Application under s73 to vary Conditions 2 (Plans), C4 (Design of the "Wave"), C5 (30 year Management & Maintenance Plan) and C6 (Hard & Soft Landscaping) of planning permission B/24/0377 – Not yet determined
- 3.2 B/25/0132 - Proposed three storey building for integrated health and care centre to provide a range of essential services – Approved
- 3.3 B/24/0476 - Construction of new mixed use building consisting of 4no Class E retail units at ground floor level and 18no class C3 apartment dwellings on first and second floor and new landscaping and external works including parking, refuse stores, cycle storage and public toilet block – Approved
- 3.4 B/24/0475 - Prior Notification under Schedule 2, Part 11, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2016 for the demolition of former government office building – Approved
- 3.5 B/24/0474 - Prior Notification under Schedule 2, Part 11, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015 for the demolition of former retail building – Approved
- 3.6 B/24/0377 - Redevelopment to provide a new public realm space, including: existing artwork relocation and new artwork installation, external social spaces and new entrance/drop off for Len Medlock – Approved

4.0 Relevant Policy

South East Lincolnshire Local Plan

- 4.1 The following policies contained within the South East Lincolnshire Local Plan (2019) (i.e. SELLP) are relevant to this application:

- Policy 29 – The Historic Environment

National Planning Policy Framework

- 4.2 Section 16 – Conserving and enhancing the historic environment

Town and Country Planning (Listed Building and Conservation Areas) Act 1990

5.0 Representations

- 5.1 No representations have been received from third parties as a result of publicity.

6.0 Consultations

- 6.1 BBC Conservation Officer - There is no doubt its restoration is encouraged if done in the right manner, but its relocation and the addition of new elements both have the potential to cause harm. Raised concerns regarding existing and proposed trees in the vicinity and requested some on-site interpretation to describe its relevance in the townscape and further information in connection with materials and method
- 6.2 Historic England – Consider that some additional information is required and that the proposal has the potential to harm the significance of the Grade II Listed 'Five Lamps' Lamp Standard. Requested a views assessment and assessment within the proposed setting and further details of the refurbishment.
- 6.3 LC Highways and SuDS – No objections

7.0 Planning Issues and Discussions

- 7.1 The proposal is an application for listed building consent and as such the only consideration is the impacts of the changes upon the significance of the listed building.

Impact on the listed building

- 7.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 confirms the duty of 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. In the context of Section 16 of the Act, the objective of preservation is to cause no harm.
- 7.3 Policy 29 of the South East Lincolnshire Local Plan (SELLP relates to the historic environment. Proposals that affect the setting of a Listed Building or Conservation Area should preserve or better reveal the significance of the building and the setting.
- 7.4 Section 16 of the National Planning Policy Framework (NPPF) acknowledges heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance and that in determining applications Local Planning Authorities (LPA's) should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them in viable uses consistent with their conservation.
- 7.5 The proposal involves the relocation and renovation of the Grade II Listed '5 Lamps Lamp Standard' from a site north of Liquorpond Street to Rosegarth Square as part of wider works to regenerate the Rosegarth Square area. The application is accompanied by an assessment of the significance that identifies that the Lamp is of medium evidential value, high historical value, medium aesthetic value, and high communal value.
- 7.6 The current location is not the original site (which was in Market Place), and the lamp was moved to its current location in 1970. The statement identifies that there is no significance in the relationship between the heritage asset and its current location.

Furthermore, it identifies that the current siting is not within the setting of any other heritage assets. As such, it cannot be reasonably said that principally, the proposed relocation of the lamp would result in substantial harm to this heritage asset or to the wider historic environment.

- 7.7 Requests for further information have been received from Historic England and the Conservation Officer in connection with the proposal, however, no concern was raised with this baseline assessment of the Lamp its significance, and it's current context. While the Conservation Officer has attributed significance to the 'commanding position' within its current views, it is noted that these views are primarily from within the grassed area it is sited and views from John Adams Way in either direction are limited by the buildings and trees in the vicinity, making those views relatively transient. The assessment within the Heritage Statement is therefore accepted.
- 7.8 The relocation of the Lamp is therefore acceptable in principle as its current location does not contribute to its significance. Nor would its loss from this location harm the significance of any other heritage assets.
- 7.9 The proposed location for the Lamp is part of the Rosegarth Square redevelopment. This sits near a 'gateway' to the Boston Conservation Area over the St Botolph's Bridge with several notable listed buildings on the far side of the River Witham. Most significantly is the Grade I St Botolph's Church. While the site is not the original location, the proposed location is much closer to the Market Place, within the Town Centre, and would be along a well-trafficked pedestrian route.
- 7.10 The application is not accompanied by an assessment of the impact upon the significance of those assets and furthermore the wider character of the redevelopment area is quite modern. The Conservation Officer has highlighted the potential for the Lamp to be out of place in this location and lacking in context or interpretation. As a result of this, an indicative interpretation board has been submitted. While the exact detail is not presently before the Local Planning Authority for consideration, this could provide a context to not only the current siting but also the significant history within the town centre preceding that move. As such, it is considered appropriate to secure the final details and specification of the interpretation board through the imposition of a condition should consent be granted.
- 7.11 It is noted that the siting is currently under a tree, this is proposed to be removed as part of the wider redevelopment. A replacement is to be planted nearby that has the potential to grow to disrupt views of the Lamp from the west, however, through careful management and maintenance this could be mitigated against. However, that is not a matter for this application and should be considered as part of B/25/0386 but would be within the gift of Boston Borough Council to control and manage as the applicant/landowners.
- 7.12 The proposals also include a number of elements to refurbish the Lamp, including a new plinth, salt blasting to identify defects for repair, cleaning and painting, and the installation of three pilot lights, and the installation of 5 new Wembley Lamps. It is noted in the comments from both Historic England and the Conservation Officer that these works have the potential to cause harm to the significance of the Lamp, and

detailed method statements and drawings should be secured by condition to ensure the result enhances the significance of the Lamp. Such details would be subject of consultation with the Council's Conservation Officer prior to any discharge of condition being granted.

- 7.13 For the reasons detailed above, it is considered that the proposed development would result in no significant or substantial harm being caused to this local heritage asset. As such, the proposal would accord with the requirements of Policy 29 of the SELLP and with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8.0 Summary and Conclusion

- 8.1 Overall, while there is some potential to harm the significance of the Lamp arising from the proposed refurbishment, and unquantified impacts relating to the impacts on the heritage assets within the setting of the new location, the proposal represents a significant opportunity to enhance the significance of the Lamp through its refurbishment and location within a more central and heavily trafficked area.
- 8.2 It is considered that any resultant harm to the lamp itself would not be considered to be significant and would be less than substantial. Furthermore, the impacts of the proposal can be mitigated by appropriate conditions to secure appropriate details and as such it is considered the proposal would comply with Policy 29 of the Local Plan, the NPPF, and the statutory duty set out within the Act.

9.0 Recommendation

- 9.1 It is recommended that Committee grant Listed Building Consent subject to the below conditions.

CONDITIONS / REASONS			
Pre-commencement conditions?	n/a	Agreed with applicant/agent - Date:	
1 The development hereby permitted must be begun not later than the expiration of three years from the date of this consent.			Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2 The development hereby permitted shall only be undertaken in accordance with the following approved plans;			<ul style="list-style-type: none">▪ Site Location Plan - Proposed site location▪ Drawing No. 831-ALA-XX-XX-DR-L-9555 Rev C01 – Existing 5 Lamps Location Plan▪ Drawing No. 831-ALA-XX-XX-DR-L-9021 Rev C06 - Landscape General Arrangement▪ Drawing No. 831-ALA-XX-XX-DR-L-9053 Rev P01 – 5 Lamps Interpretation Board▪ Drawing No. 831-ALA-XX-XX-DR-L-9524 Rev C03 – 5 Lamps Plinth Details 1 of 2▪ Drawing No. 831-ALA-XX-XX-DR-L-9525 Rev C04 – 5 Lamps Plinth Details 2 of 2▪ Drawing No. 831-ALA-XX-XX-DR-L-9526 Rev P01 – 5 Lamps Elevations

	<p>Reason: To ensure that the development is undertaken in accordance with the approved details, in the interests of residential amenity and to comply with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019).</p>
Pre-commencement conditions:	
3	<p>Prior to the removal of the lamp a detailed method statement for the sand/grit blasting and subsequent assessment of repairs shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include details of an appropriately qualified individual to assess the extent of repairs required and to carry out the works. The development shall proceed only in accordance with the approved method statement and by the approved individual only.</p> <p>Reason: In the interests of preserving and enhancing the significance of the Listed Building in its new location, this condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019.</p>
4	<p>Notwithstanding the submitted details, and prior to the erection of the plinth, details of the proposed materials, including samples, shall be submitted to and approved in writing by the Local Planning Authority. The plinth shall be constructed using the proposed materials and maintained in good condition at all times.</p> <p>Reason: In the interests of preserving and enhancing the significance of the Listed Building in its new location, this condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019.</p>
5	<p>Prior to their installation detailed drawings of the proposed Pilot Lights and Wembley Lanterns, at a scale not less than 1:10 shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the materials, finish and method of attachment. The works shall proceed in accordance with the agreed details.</p> <p>Reason: In the interests of preserving and enhancing the significance of the Listed Building in its new location, this condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019.</p>
6	<p>Notwithstanding the submitted details, and prior to the painting of the Lamp, the final paint colours shall be submitted to and approved in writing by the Local Planning Authority. The paint colours shall be based upon an investigation in the historic colours of the Lamp that shall be submitted alongside the proposed paint. The works shall proceed in accordance with the agreed details.</p> <p>Reason: In the interests of preserving and enhancing the significance of the Listed Building in its new location, this condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019.</p>
7	<p>Prior to the installation of the '5 Lamps' pole, the final details of the proposed information board shall be submitted to and approved in writing by the Local Planning Authority. The Board shall be installed in accordance with the approved details prior to the development hereby permitted first being brought into use and retained thereafter.</p> <p>Reason: In the interests of preserving and enhancing the significance of the Listed Building in its new location, this condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019.</p>

