



Report To:	Cabinet
Date:	24 th June 2026
Subject:	Adoption of Boston Conservation Area Appraisal and Management Plan
Purpose:	Presented is the Boston Conservation Area Appraisals and Management Plan for Adoption
Key Decision:	Yes
Portfolio Holder:	Councillor Chris Mountain, Portfolio Holder for Infrastructure
Report Of:	Phil Norman, Service Director – Planning & Strategic Infrastructure
Report Author:	Emilie Wales, Heritage Manager
Ward(s) Affected:	Witham, Fenside, Station, Trinity, Skirbeck
Exempt Report:	No

Summary

Presented is the final version of the Boston Conservation Area Appraisal and Management Plan. The Appraisal recommends boundary changes to ensure the Conservation Areas retains its special architectural and historic interest. The documents have undergone full public consultation and the comments received during consultation have been considered and where possible incorporated into the final documents. If adopted, as required by law in the Planning (Listed Building and Conservation Areas) Act 1990 (as amended), the decision will then be published in both the local press and The London Gazette, and updates made to the land charges register.

Recommendations

That Cabinet approves the adoption of the Boston Conservation Area Appraisal and Management Plan (Attached at Appendix 1), including the revised Conservation Area boundary (Attached at Appendix 2).

Reasons for Recommendations

- The document demonstrates the Council's commitment to protect and enhance the built environment of the Borough.
- It can be used as evidence in future Local Plan Plans and aims to support enhancement of our historic areas in line with our statutory duties through The Planning (Listed Building and Conservation Areas) Act 1990 and in line with the National Planning Policy Framework and National Planning Policy Guidance.
- Once adopted the Boston Conservation Area Appraisal and Management Plan can be used to support and inform future planning decisions in the area, as a material planning consideration.
- The document can be used to guide building owners, developers, investors, planning applicants, agents and consultants in making informed decisions while considering alterations, additions or demolition of heritage assets.
- The document shows why heritage should form a huge part of our future vision of our places and recognises that there are opportunities to compliment and capitalise on existing momentum and processes to deliver investment by championing heritage in our Town Centre.
- Consultation took place from November 2025 through to February 2026. It included in person events, an online questionnaire, writing to addresses affected by conservation area boundary changes, press and site notices. Overwhelmingly responses supported the need to preserve our shared heritage, and consultation has been a great opportunity to increase awareness and public participation in heritage.
- Formal approvals are necessary for the resulting documents to carry weight in the planning process.

Other Options Considered

- Not to adopt and keep the conservation area boundary as it is now.
- To recommend a different boundary, not taking public consultation responses on board and going against specialist advice.

1. Background

- 1.1 The Planning (Listed Building and Conservation Areas) Act 1990 (as amended) requires the council to publish proposals to preserve and enhance its areas of special interest and pay special regard to its listed buildings and their setting. Paragraph 203 of the National Planning Policy Framework (NPPF) requires the council to set out a positive strategy for the conservation and enjoyment of the historic environment, and paragraph 206 requires any evidence gathered towards that aim to be made publicly accessible.

- 1.2 Sections 66 and 71 of the Planning (Listed Building and Conservation Areas) Act 1990 require the council to, from time to time, assess our conservation areas and publish proposals for their preservation and enhancement. While the conservation area was last assessed in 2016 more than 10 years has passed since. It should also be noted that the previous appraisal was not adopted, thus its recommendations not actioned, and its assessment has little weight in the planning process. No assessment has been made during the current *Local Plan* (2019) period, National Planning Policy Framework (2012 latest version 2024 (as amended)) nor against the latest Historic England guidance *Conservation Area Appraisal, Designation and Management* (2019).
- 1.3 Boston has also seen a lot of change over recent years, including the positive intervention of successive shop front grant schemes. Thus, there is now an acute need to reassess the area. Boston Conservation Area is also included on the Historic England National [Heritage at Risk 2025](#), and an Appraisal is the evidence needed to monitor condition and provide evidence to update this.

2. Report

Boston Conservation Area Appraisal

- 2.1 Within the Boston Conservation Area Appraisal, the area is described in four character areas, Central Park, Commercial Centre, Maud Foster Drain and Riverside. Initially suggested the addition of; Hospital Bridge (currently bisected by the boundary); Bargate Bridge NHLE ref: 1388837 (currently bisected by the boundary); 51 and 53 Pen Street; Army Cadet Force Building Main Ridge West; 1 to 41 (odds) and 2-42 (evens) Tower Street; 13-19a (odds) West Lane and the land to the north; The settled carriageway of Spain Lane; 1-12 (consecutive) Threadneedle Street; The Warehouse Apartments, Threadneedle Street; Gasworks buildings, Fydell Street; 2-16 (evens) Fydell Street; 18, 20, 22 Lamb's Row (no. 18 is bisected by the current boundary). The appraisal also suggested the following exclusions; SE of Boston Shopping Park, west of Horncastle Road; 38a Wide Bargate (Heron); 1 Norfolk Place; 43 Norfolk Street; Forecourt of Toyota car dealership on Tawney Street; Friary Court, Spain Lane; St John's Recreation Ground and St John's Close, Skirbeck Road; Royal Mail Sorting Office and associated landscaping, South End; 1-26 (consecutive) Bath Gardens; 11-36 (consecutive) South Terrace; The former granary (now the Granary Apartments) and 2-6 (evens) Stells Lane; Lindis Court, High Street; 28-50 (evens) Witham Bank West and the adjacent stretch and bank of the River Witham; 18-21 (consecutive) Witham Gardens.
- 2.2 Changes made as a result of consultation are as follows - no longer excluding; St. Johns Recreation Ground, 38a Wide Bargate (Heron), Witham Bank and Gardens. In addition, the boundary along High Street will be tidied up and Lindis Court shall be retained within the conservation area in order to better control future development of this site. Bath Gardens is still proposed for removal from the conservation area but works have already progressed separately to consider Tree Preservation Orders here to provide continued protection to the in this area. The area of extension around the railway and gas works has also been reduced to encapsulate the historic buildings only. See Map in Appendix 2 for final proposed Boston Conservation Area boundary for adoption.

- 2.3 The Management Plan for Boston includes seven objectives (paraphrased); to tackle at risk buildings, control loss of architectural features, preserve open spaces and views, take appropriate enforcement action, traffic management, and encourage high quality design. Inclusion within the Management Plan does not obligate the Council to carry out these actions, many fall outside the District Councils control. Instead, it provides a framework of options available, and can be used as evidence to support future actions, should the opportunity arise.
- 2.4 This desire to improve design, prevent loss of historic fabric is an objective which has also come out of all of the Conservation Area Appraisals in East Lindsey, Boston and South Holland. Thus, a SELCP wide Traditional Buildings Design Guide has been created to start to address this. The South and East Lincolnshire Traditional Design Guide is a separate item as part of this Cabinets agenda.
- 2.5 Although the Boston Conservation Area Appraisals and Management Plan includes recommendations to introduce or amend existing Article 4 directions, if members wished to implement these actions this would need to form part of a future consultation process. At this stage the recommendations included in the Management plans simply show what is possible. A conservation area wide Article 4 Direction is not being considered at this stage. They generally require a deeper level of public consultation and legal input before implementing. The formatting of the final documents has been amended since consultation to make this clear when reading.

Public Consultation

- 2.6 Public consultation for all of the partnership's heritage documents was combined to provide a more robust and interesting discussion, taking place over all three councils. In Boston consultation began on 5th November and included the following activities:
- Writing to the addresses considered for boundary changes (addition and exclusion from the conservation area) and providing Site Notices and a local Press Notice.
 - All documents were available to view online on council and partnership consultation pages during this period and on the planning search pages under reference B/25/0428.
 - A hard copy of each document was available on request. A total of 12 copies were sent out.
 - An in person public event was held in the Municipal Offices on the 20th November 2025. Invites were included within the letters sent, within the planning application documents online and on social media channels.
 - Officers direct contact details were shared with anyone who was unable to attend the events and/or wished to discuss the documents separately.
 - Officers have also attended a number of meetings of the Boston Heritage Forum and Civic Trust to provide updates.
 - Most recently the final documents were taken to The Joint Strategic Planning Policy Committee on Wednesday 27th May, where the documents received support.
- 2.5 All responses received were considered for incorporation into the final versions of the documents. A redacted version of comments and changes made can be found in Appendix 3.

3. Conclusion

3.1 The document has undergone full public consultation and the comments received during consultation have been considered and where possible incorporated into the final documents. The documents and recommendations fulfil the council's duties under The Planning (Listed Buildings and Conservation Areas) Act 1990 and paragraph 206 of the National Planning Policy Framework to publish proposals. The appraisal includes changes to the conservation area boundary to ensure the area justifies such status in line with paragraph 204 of the National Planning Policy Framework. If adopted, as required by law, the council is then required to publish the decision in both the local press and The London Gazette, and update the land charges register

Implications

South and East Lincolnshire Councils Partnership

None.

Corporate Priorities

These documents support investment in our communities. They also form part of the Local Plan evidence base.

Staffing

None.

Workforce Capacity Implications

None.

Constitutional and Legal Implications

Details of the relevant legislation are contained within the report. On adoption as required by The Planning (Listed Buildings and Conservation Areas) Act 1990, the council is then required to publish the decision in both the local press and The London Gazette, and update the land charges register.

Data Protection

None.

Financial

There will be a small cost in publishing press notice in Local Press and London Gazette. Considered to be part of normal Planning costs.

Risk Management

Approval of these documents reduce the risk of non-compliance to relevant legislation.

The extensive consultation and engagement with stakeholders undertaken in the process of preparing these documents has minimised the risk of lack of stakeholders buy-in.

Stakeholder / Consultation / Timescales

Public consultation on the Conservation Area Appraisals began in Boston on 5th November, included writing to the addresses considered for boundary changes (addition and exclusion from the conservation area), providing Site Notices around each of the areas and a local Press Notice. All of the documents were available to view online on each of the councils consultation pages and on the planning search pages under reference B/25/0428. A hard copy of each document was available on request. An in person public event was held at the Municipal Offices on the 20th November 2025, invites were included within the letters sent, within the planning application documents online, on social media. Officers direct contact details were shared with anyone who was unable to attend the events and/or wished to discuss the document separately. Following consultation amendments were made in line with comments received and the final version of the documents taken to a public meeting of the Joint Strategic Planning Policy Committee on the 27th May 2026. As a key decision for Cabinet the item has been on the forward plan more than 28 days.

Reputation

Approval of these documents are expected to enhance the Council's reputation by demonstrating commitment to protect and enhance our built heritage and environment.

Contracts

None.

Crime and Disorder

None.

Equality and Diversity / Human Rights / Safeguarding

None.

Health and Wellbeing

None.

Climate Change and Environment Impact Assessment

None.

Acronyms

None.

Appendices

Appendix 1

[Boston Conservation Area Appraisal and Management Plan](#)

Appendix 2 [Map of Boston Conservation Area – Proposed for Adoption](#)

Appendix 3 Boston CAAMP Summary of Changes

Chronological History of this Report

A report on this item has not been previously considered

Report Approval

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