

Application Number:	2017/1490/LBC
Site Address:	The Lincolnshire Poacher, Bunkers Hill, Lincoln
Target Date:	8th February 2018
Agent Name:	Inventive Design Associates
Applicant Name:	Marston's PLC
Proposal:	Internal refurbishment and decoration, with associated small scale external works and decoration (Listed Building Consent)

Background - Site Location and Description

Site Location and Description

The application is for the refurbishment of the Lincolnshire Poacher, Bunkers Hill. The proposal includes internal redecoration of the pub with the installation of a fixed seating booth and screen divider and a new pizza counter. Externally it is proposed to paint the ground floor windows and the entrance doors and surrounds. The proposed works relate to the existing public house only.

The Lincolnshire Poacher is a grade II listed building. Originally a farmhouse dating from the late 18th century, the building was converted to a public house in 1994 and remains as such. This designated heritage asset has architectural interest derived from the original building's form, materials and detailing externally. Internally the building has already undergone extensive alterations and extensions and as a consequence the significance derived from a historic floorplan is limited. Likewise, internal decorations and surface finishes are modern and have no heritage values. However, the listed building has retained its historic timber sash windows and the ability to discern the extent of the original dwelling internally.

Site History

Planning permission for the erection of a lodge style hotel was refused in March 2017, this decision was overturned by the planning inspectorate and permission for the hotel was granted in December 2017. The proposed application relates to works requiring listed building consent to the existing pub, it does not relate to the application for the hotel.

Case Officer Site Visit

Undertaken on 17th January 2018.

Policies Referred to

- National Planning Policy Framework
- Central Lincolnshire Local Plan Policy LP26

Issues

- Visual Amenity and the effect on the Listed Building
- Highways
- Issues raised by neighbours

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted May 2014.

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received
Lincoln Civic Trust	No Response Received
Monks Road Neighbourhood Initiative	No Response Received

Public Consultation Responses

Name	Address
Mrs Jacqueline Brown	17 Neile Close Lincoln LN2 4RT
A S Hayes	2 Sympson Close Lincoln LN2 4UY
Mr Edward Waddon	1 Sympson Close Lincoln LN2 4UY
Mr Michael Grummitt	17 Sympson Close Lincoln LN2 4UY
Mrs Juliet Grummitt	17 Sympson Close Lincoln LN2 4UY
Paul Campbell-Morgan	16 Sympson Close Lincoln LN2 4UY
Nora Frances Kaye	93 Bunkers Hill Lincoln LN2 4QT
Jeanette Philbin	2 Sympson Close Lincoln LN2 4UY
Mrs Diane Pegg	10 Sympson Close Lincoln LN2 4UY
Mrs D Campbell-Morgan	16 Sympson Close Lincoln LN2 4UY

A number of objections have been received which can be summarised to the following points:

- Increase in seating which would increase the demand on car parking space
- Increase in seating which would result in increased deliveries
- Lodge reception point within the hotel
- Loss of the children's play area
- Increase in noise from the outdoor seating area and extra people leaving the pub
- Increase in traffic using the junction
- Changes the use of the pub to pub/hotel
- Insufficient car parking
- Loss of trees

Consideration

National and Local Planning Policy

Paragraph 14 of the National Planning Policy Framework (the Framework) outlines that “at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

Chapter 12, para 128 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Para 131 states that in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Policy LP25: The Historic Environment

Development proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire.

In instances where a development proposal would affect the significance of a heritage asset (whether designated or non-designated), including any contribution made by its setting, the applicant will be required to undertake the following, in a manner proportionate to the asset's significance:

- a) describe and assess the significance of the asset, including its setting, to determine its architectural, historical or archaeological interest; and
- b) identify the impact of the proposed works on the significance and special character of the asset; and
- c) provide clear justification for the works, especially if these would harm the significance of the asset or its setting, so that the harm can be weighed against public benefits.

Unless it is explicitly demonstrated that the proposal meets the tests set out in the NPPF, permission will only be granted for development affecting designated or non-designated heritage assets where the impact of the proposal(s) does not harm the significance of the asset and/or its setting.

Development proposals will be supported where they:

- d) Protect the significance of designated heritage assets (including their setting) by protecting and enhancing architectural and historic character, historical associations, landscape and townscape features and through consideration of scale, design, materials, siting, layout, mass, use, and views and vistas both from and towards the asset;
- e) Promote opportunities to better reveal significance of heritage assets, where possible;
- f) Take into account the desirability of sustaining and enhancing non-designated heritage assets and their setting.

The change of use of heritage assets will be supported provided:

- g) the proposed use is considered to be the optimum viable use, and is compatible with the fabric, interior, character, appearance and setting of the heritage asset;
- h) such a change of use will demonstrably assist in the maintenance or enhancement of the heritage asset; and
- i) features essential to the special interest of the individual heritage asset are not lost or altered to facilitate the change of use.

Listed Buildings

Permission to change the use of a Listed Building or to alter or extend such a building will be granted where the local planning authority is satisfied that the proposal is in the interest of the building's preservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting.

Permission that results in substantial harm to or loss of a Listed Building will only be granted in exceptional or, for grade I and II* Listed Buildings, wholly exceptional circumstances.

Development proposals that affect the setting of a Listed Building will be supported where they preserve or better reveal the significance of the Listed Building.

The Principle of the Development

The submitted application seeks Listed Building Consent for the proposed internal and external alterations to the building because it is Grade II listed. The changes do not require planning permission. Therefore this application must assess whether the proposed works have an impact on the heritage asset and its setting.

Visual Amenity and the Effect on the Listed Building

A number of minor works are proposed to the property, which have been assessed in detail by the City Councils Principal Conservation Officer, which are set out below:

External Alterations

- Painting of the ground floor window and door surrounds
- Painting of the rear portico entrance in a dark blue colour, a change from the current white
- General refurbishment of the beer garden area & external areas

Repainting the sash windows, as existing, is welcomed as good maintenance practice in order to sustain these important historic elements of the buildings, repainting the modern portico in a neutral colour is considered to have no adverse visual impact on the rest of the building.

The external works are considered to be minor and are repairing and refreshing the existing structure. The works are consistent with the existing external appearance of the building and would have no impact on the heritage asset.

Internal Alterations

- New fixed seating booth
- New pizza station
- New floor finishes
- New timber dividing screen
- New door to Gents WC to match existing & new cubicle dividers.
- General redecoration.

The fixed seating would be within the existing bar/lounge area and the pizza oven replaces a carvery area, therefore, it is considered that these elements would not have any impact

on the heritage interest of the building. A screen is also proposed which would span an arched opening in the previously solid external wall prior to the extension being built. As such the legibility of the extent of the historic building is retained, and the highly permeable design would ensure that this new feature has low visual impact. In terms of redecoration and replacement of floor coverings, currently, these are all modern and therefore, the 'like for like' replacement has no heritage impact.

In terms of further ongoing maintenance, the details of the small scale repairs of areas of flooring applied for should be secured by condition to agree a methodology and specification for the works.

Highways

The Highways Authority have raised no objections to the proposed Listed Building Consent.

Other Matters Raised by Objectors

Where matters relating to the application have been raised by objectors these have been addressed in the main body of the report. The follow issues have been raised but do not form part of the Listed Building application and should not form part of the consideration of the application.

Increase in seating which would increase the demand on car parking space when there is insufficient car parking

The application has detailed all the proposed changes within the pub for the purposes of assessing whether the changes would need Listed Building Consent and/or have an impact on the building or setting of the building. The additional tables, or moving of existing tables does not require planning permission. The building has planning permission for use as a public house and there is no requirement to apply for planning permission to add in additional tables. As it stands the plans show an increase of 20 dining seats from 394 to 414.

Increase in seating which would result in increased deliveries and traffic using the junction

The increase in seating does not require planning permission and in any case there is no evidence to suggest that increasing the number of seats by 20 would result in increased deliveries or have an impact on the junction.

Lodge reception point within the hotel

The note for a lodge reception point has been removed from the plans following discussion with the applicant.

Loss of the children's play area

The current outdoor play area would be unaffected by the current application. It does not form part of the layout plans and is outside the scope of works.

Increase in noise from the outdoor seating area and extra people leaving the pub

The building has planning permission for use as a public house and there are no restrictions on how many tables the pub can have, either inside or outside. The changes to the external space are minimal and there is no way that the planning authority can control the number of people using the outdoor space. However there are other controls, through licencing, which restricts the times that the pub can operate and this application does not apply to vary these operating hours.

The City Council's Pollution Control Officer has reviewed the application and sees no reason for any further work to be carried out in terms on noise impact or environmental pollution.

Changes the use of the pub to pub/hotel

There is nothing within the application to suggest that the pub is changing its use and the reference to a lodge reception has been removed. The building has planning permission for use as a public house and there is nothing within this application which would lead the planning authority to request any further planning applications. Increasing the number of tables does not result in a material change of use of the building.

Loss of trees

This application would result in no loss of trees.

Conclusion

The significance of this asset is primarily derived from the external appearance of the original building, therefore the majority of the modest works included within this application do not have an impact on this significance. The repair and maintenance of the fabric is welcomed in order to sustain this important building. Therefore it is considered that the proposal is in accordance with the duty contained within section 16(2) of the Planning (Listed Buildings and Conservation Areas Act) 1990 'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'. It is also considered to be in accordance with the guidance contained within the NPPF paragraph para 131 which requires that Local Planning Authorities in determining applications should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them to viable uses consistent with their conservation, and paragraph 132 which requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Application Determined within Target Date

Yes.

Recommendation

That the application is Granted Conditionally.

Conditions

Works to start within 3 years

Works to be carried out in accordance with the plans

Methodology and specification for the repairs to the floors