

Application Number:	2018/0591/LBC
Site Address:	40 - 42 Michaelgate, Lincoln, Lincolnshire
Target Date:	29th June 2018
Agent Name:	City Of Lincoln Council
Applicant Name:	Mrs Angela Andrews
Proposal:	Works to repair structural damage including taking down and reinstating a section of the north wall, reinstating meters and services, repairing damaged plasterwork and other finishes and redecoration to certain rooms.

Background - Site Location and Description

The application relates to 40-42 Michaelgate, which are conjoined Grade II listed buildings within the City Council's ownership. The two storey, brick built property was constructed in the mid to late 18th Century with a late 18th century shop window to the left. The property is located on the east side of Michaelgate, close to the junction with Steep Hill and Bailgate, and is also within the Cathedral and City Centre Conservation Area.

The listed building consent application is for structural repairs to resolve damage, both internal and external caused by a vehicular impact to the north elevation, to the portion of the property represented as 42 Michaelgate. The application advises that the impact significantly damaged the low level single brick thick north elevation of the property, puncturing through the elevation beneath a large ground floor window adjacent to the party wall with The Harlequin and internally through the ground to first floor staircase. The timber casing of the electricity and gas meters was also damaged along with plasterwork in the ground floor rooms.

The application is being presented to Members of the Planning Committee as the City Council is the applicant.

Site History

Reference:	Description	Status	Decision Date:
98/260/LBC	Internal alterations to kitchen. Removal of dwarf wall in the dining room and installation of new external light. Reroof porch with pantiles (Amendment in accordance with DP memo of 20.7.98)	Granted Conditionally	8th June 1998

Case Officer Site Visit

Undertaken on 7th February 2018.

Policies Referred to

- Policy LP25 The Historic Environment
- National Planning Policy Framework

Issues

- Impact on the building as a designated heritage asset

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
Principal Conservation Officer	Comments Received
Lincoln Civic Trust	No Response Received
West End Residents Association	No Response Received
Environmental Health	Comments Received

Public Consultation Responses

No responses received

Consideration

Impact on the Building as a Designated Heritage Asset

The City Council's Principal Conservation Officer has visited the property and considered the application, including the 'Schedule of Works & Specification for Repairs' report. She notes that the proposals have been informed by advice from a structural engineer who is on the Conservation Accreditation Register for Engineers and as such is considered to employ sound conservation principles and practices.

The Conservation Officer advises that, with regard to the external works, the engineers report identifies that the vehicular impact has caused the north wall to become structurally unsound necessitating a degree of dismantling and reconstruction. The recording of the brick bonding and other architectural detailing, including analysis of the existing mortar and windows to be refurbished, is welcomed to ensure that the proposed reconstruction is accurate. Attached to no. 42, The Harlequin, also Grade II listed, is anticipated to have also suffered from the impact in terms of its timber frame and plaster infill panels. A sequential approach is proposed whereby the preference is for the repair to the timber frame if possible, or else a replacement as necessary. This approach is supported in terms

of minimising loss of historic fabric and its integral significance. It is also important to note that the methodology of the proposed works will safeguard the structural integrity of The Harlequin.

In terms of the internal works the Conservation Officer advises that localised areas of loss to the internal lime plaster has been caused by the impact and will be reinstated on a like for like basis. Dismantling of the floor boards and staircase to allow for the works to the north wall is unfortunate, however, their prior recording will ensure accurate reinstatement.

It is concluded that the proposed works will address structural issues which currently threaten the integrity of the building. The proposals have been carefully considered to achieve the desired outcome with minimal intervention, ensuring an authentic reinstatement of materials and returning the building to its former appearance using appropriate materials.

Therefore, the Conservation Officer considers that the proposal is in accordance with the duty contained within section 16(2) of the Planning (Listed Buildings and Conservation Areas Act) 1990 which requires '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'. She also considers that the proposals are in accordance with the guidance contained within paragraph 131 of the National Planning Policy Framework (NPPF) which requires that the 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. The proposal would also be in accordance with 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.

Officers accordingly would concur with the Conservation Officer's conclusions that the proposals will address structural issues, returning the building to its previous appearance with the use of minimal intervention and appropriate materials. Conditions will require samples and detail of materials, such as a brick sample panel and lime plaster, as well as methodologies for the refurbishment of the windows and timber framing. Subject to the approval of these details it is considered that the proposals will preserve the listed building and would not be prejudicial to its special architectural or historic interest, in accordance with Central Lincolnshire Local Plan (CLLP) Policy LP25 and guidance within the NPPF.

Conclusion

The proposed works will address structural issues caused by a vehicular impact which currently threaten the integrity of the building. The proposals have been carefully considered to achieve the desired outcome with minimal intervention, ensuring an authentic reinstatement of materials and returning the building to its former appearance. The works will therefore preserve the building and would not be prejudicial to its special architectural or historic interest, in accordance with CLLP Policy LP25 and guidance within the NPPF.

Application Determined within Target Date

Yes.

Recommendation

That the listed building consent be Granted Conditionally subject to the following conditions:

- Time limit of the permission
- Development in accordance with approved plans
- Brick sample panel including lime mortar and bonding to match existing
- Sample of replacement bricks
- Sample of lintels
- Specification and sample of lime plaster
- Samples and surface treatment of timber for replacement of timber frame
- Methodology for refurbishment of windows
- Methodology for repair to timber framing