

Application Number:	2018/1369/LBC
Site Address:	The Harlequin, 20-22 Steep Hill, Lincoln
Target Date:	26th January 2019
Agent Name:	City Of Lincoln Council
Applicant Name:	Mrs Angela Andrews
Proposal:	Installation of additional temporary guttering to relieve existing surface water drainage (Listed Building Consent)

Background - Site Location and Description

The application premises is the Grade II Listed Harlequin, a half-timbered late medieval house with a remarkable amount of original fabric extant. Unfortunately the property has recently been diagnosed with both insect and fungal infestation which is largely due to the failure of the guttering system and subsequent water ingress.

This application seeks to temporarily install additional guttering to relieve the existing drainage issue. The additional guttering is located to the first floor of the west elevation of the building between a corridor window and a stairwell.

The property is located within Conservation Area No.1 - Cathedral and City Centre.

This application is brought before Planning Committee because the City Council are the applicant.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on various dates.

Policies Referred to

- National Planning Policy Framework
- Policy LP25 - The Historic Environment

Issues

- National and Local Planning Policy
- Visual Amenity and the effect on the Listed Building

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	Comments Received

Public Consultation Responses

No responses received.

Consideration

National and Local Planning Policy

Chapter 16, Para.189 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. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Policy LP25 of the Central Lincolnshire Local Plan states that development proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire.

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 Impact on the Significance and Setting of the Listed Building

The professional advice of the City's Principal Conservation Officer has been sought. The following comments have been provided "This proposal would remedy much of the issue in the immediate term, allowing the building to dry out which is a well-established remedy for

infestation. After this has been achieved, the guttering can be removed and a more permanent system considered following further investigations. Therefore, the short term use of a plastic rainwater system in the locations proposed is acceptable to achieve these long term aims."

It is considered that the proposed works are in the interests of the buildings preservation in accordance with Local Plan Policy LP25. The temporary nature of the works also means that there would be no long term harm to the listed building and allows sufficient time for a more permanent solution to be found. The time frame for the temporary installation of the guttering could be secured by condition.

Highways

The Highways Authority has raised no objections to the proposed scheme.

Application Negotiated either at Pre-Application or During Process of Application

Pre application discussion have taken place with the City's Conservation Officer

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

It is considered that the proposed works would be 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' and guidance contained within National Planning Policy Framework. In particular 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 and that significance can be harmed or lost through alteration or destruction or by development in it setting.

Application Determined within Target Date

Yes.

Recommendation

That the application is Granted Conditionally.

Conditions

- 01) The Works must be begun not later than the expiration of three years.
- 02) The development hereby approved shall be carried out in accordance with the submitted drawings
- 03) The use hereby permitted shall be removed within 3 years of installation
- 04) The proposed new fixings shall only be accommodated within the mortar joints