



Historic England

Ms Alex Leatherland
Lincoln City Council
City Hall
Beaumont Fee
Lincoln
LN1 1DF

Direct Dial: [REDACTED]

Our ref: P01189037

17 March 2020

Dear Ms Leatherland

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**7 JAMES STREET, LINCOLN
Application No. 2019/0958/HOU**

Thank you for your letter of 9 March 2020 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

This application falls within the area of Scheduled Monument LI115 Lincoln Roman Colonia (Lindum), this is a site of national archaeological importance. Previous archaeological interventions suggest that this scheme can be delivered without harm to the significance of the Roman site but due to the inherent uncertainty as to the depth of cover present we have advised that in this instance a shallow raft and restricted service depths should be supported by archaeological test pits. We are now in receipt of an application for Scheduled Monument Consent for test pitting and construction and we are minded to advise the Secretary of State that consent is granted with appropriate conditions to ensure that the detailing of works is informed by the results of test pitting. We refer you to the advice of the City Archaeologist.

The proposed development lies within a Conservation Area and in the setting of several listed buildings including the Grade II listed former stable range to Deloraine Court. With regard to impacts upon the significance of listed buildings through setting effects and impacts upon the character of the Conservation Area (opportunities to enhance / better reveal significance) we refer you the advice of the City Conservation Officer.

Recommendation

Historic England refers you to the expertise of your specialist advisors.



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TF
Telephone 0121 625 6888
historicEngland.org.uk



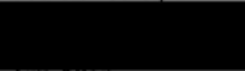


Historic England

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Yours sincerely



Tim Allen

Team Leader (Development Advice)

E-mail: tim.allen@HistoricEngland.org.uk

cc: Sarah Harrison Conservation Officer, Alastair MacIntosh City Archaeologist



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Consultee Comments for Planning Application 2019/0958/HOU

Application Summary

Application Number: 2019/0958/HOU

Address: 7 James Street Lincoln Lincolnshire LN2 1QE

Proposal: Erection of a single storey garden room.

Case Officer: Alex Leatherland

Consultee Details

Name: Ms Catherine Waby

Address: St Mary's Guildhall, 385 High Street, Lincoln LN5 7SF

Email: lincolncivictrust@btconnect.com

On Behalf Of: Lincoln Civic Trust

Comments

OBJECTION: This development is in a very sensitive part of the conservation area and any plans need to be mindful of the surrounding environment. The designs provided, including flat roof, colour scheme or general design are not sympathetic to the built environment of the area and need a major reconsideration. Furthermore, the committee are concerned that the application is for a garden room which, given the plans submitted, no reasonable person could construe as such. It would appear to be additional living quarters and the committee would object outright to this as an overdevelopment of the property.

Place Directorate
Lancaster House
36 Orchard Street
Lincoln LN1 1XX
Tel: (01522) 782070



To: Lincoln City Council

Application Ref: 2019/0958/HOU

Description of development

Erection of a single storey garden room

Address or location

7 James Street, Lincoln, Lincolnshire, LN2 1QE

With reference to the above application received 18 December 2019

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Does not wish to restrict the grant of permission.

CONDITIONS (INCLUDING REASONS)

NO OBS

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application.

Case Officer:
Laura Rowett
for Warren Peppard
Head of Development

Date: 8 January 2020

Comments for Planning Application 2019/0958/HOU

Application Summary

Application Number: 2019/0958/HOU

Address: 7 James Street Lincoln Lincolnshire LN2 1QE

Proposal: Erection of a single storey garden room.

Case Officer: null

Customer Details

Name: Mr Anthony Blinkhorn

Address: 5 James Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Planning Application 2019/0958/Hou

7 James Street, Lincoln, LN2 1QE - Erection of a single storey garden room.

Dear Sir/ Madam,

Anthony and Fiona Blinkhorn, who live at 5 James Street, wish to register their objection to the planning application for the erection of a free-standing single storey building in the garden of:

7 James Street, Lincoln.

Our objections are as follows:

1. 7 James Street was originally a Georgian Stable Block which has been converted in stages to a four bedroom dwelling. It sits on a small plot with shared vehicular access to James Street. The Coach House is part of an important ancient complex of buildings known as Deloraine Court. It is a historical site close to the Cathedral Conservation Area. The planned 21st Century building will be totally out of keeping with the historic houses which make up Deloraine Court and its environs

totally out of keeping with the historic houses which make up Deloraine Court and its environs.

2. The proposed structure has a shower and WC which suggests it will be used as a bedroom or a self-contained dwelling. The Coach House has already doubled the number of bedrooms since 2018 and a large garden room would add greatly to the potential population density in the area. The proposed building is under 20 paces from the entrance to the main residence so the provision of a toilet and shower is unnecessary, unless the new room is going to be primarily used for accommodation. The plans certainly do not reflect a traditional garden room. It is a large self-contained unit not at all in keeping with the coach house built on a small plot of land.

3. An increase in the population density will have the effect of increasing vehicular traffic along James Street, which is a narrow cul-de-sac.

4. The planning application does not specify the building materials to be used in the finish of the final building. The current outline drawings resemble a large static mobile home hidden behind oak cladding; hardly appropriate for a development in one of Lincoln's most ancient and historic areas.

5. The large flat roof is totally out of keeping with the pantile pitched roofs of the surrounding buildings. The flat roof will destroy the vista of a beautiful building and is a particularly hideous example of an unsympathetic construction "plonked" down in an ancient medieval site.

6. The large building will compromise the off road parking space available to residents of the Coach House and take away most of the garden.

7. The additional plumbing for the proposed toilet and shower may well interfere with the archeological artefacts close to the surface.

8. The plans suggest that a Norman Arch style doorway into the building is to be constructed. This is not compatible with the Georgian Architecture of the Stable Block and indicates an approach to the design which is not sensitive to either the historical significance of the building or the surrounding environs.

On these grounds we strongly object to the proposed planning application.

Yours Faithfully
Anthony and Fiona Blinkhorn

Comments for Planning Application 2019/0958/HOU

Application Summary

Application Number: 2019/0958/HOU

Address: 7 James Street Lincoln Lincolnshire LN2 1QE

Proposal: Erection of a single storey garden room.

Case Officer: null

Customer Details

Name: Mrs Margaret Carr

Address: 10 James Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application for the following reasons.

The Coach House is a significantly important building within the area of James Street together with Deloraine Court, and should be treated as such. This development looks to be over-development of a small and important historical site. The proposed building is totally out of keeping with the existing Coach House, and as the plans include bathroom facilities, suggest that it's real purpose is as an additional bedroom. James Street is a narrow, single track road and development of this kind would be likely to increase the number of people residing at the property; and, in turn, the number of vehicles using an already small and busy street.

Comments for Planning Application 2019/0958/HOU

Application Summary

Application Number: 2019/0958/HOU

Address: 7 James Street Lincoln Lincolnshire LN2 1QE

Proposal: Erection of a single storey garden room.

Case Officer: null

Customer Details

Name: Mrs Susan and Mr Nick Bunker

Address: Deloraine Court 4 James Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir/Madam,

PLANNING APPLICATION 2019/0958/HOU

7 JAMES STREET, LINCOLN LN2 1QE - ERECTION OF SINGLE STOREY GARDEN ROOM

We are residents of James Street and we are also members of the Georgian Group and of the Society for the Protection of Ancient Buildings. We are writing to object to the above planning application on the following grounds.

(1) 7 James Street, which consists of a Georgian (late 18th century) stable block later converted into garages and then for residential use, is a Grade II listed building of historical and architectural importance. The property forms an integral part of the overall ensemble of Grade II* listed medieval and 17th and 18th century buildings known as Deloraine Court, for which the Georgian stables were constructed. With its origins dating back to approximately 1150, Deloraine Court (4,5, and 6 James Street) is one of the oldest continuously inhabited residential complexes in the British Isles. It is therefore one of the most significant and physically attractive heritage assets in the city of Lincoln and the Cathedral Conservation Area. Erection of the proposed garden room would damage the architectural and historic integrity of the location by introducing an additional 21st century structure unrelated to and out of keeping with the historic development of Deloraine

would damage the architectural and historic integrity of the location by introducing an additional 21st century structure unrelated to and out of keeping with the historic development of Deloraine Court.

(2) The proposed structure incorporates a shower and WC which suggests that it is to be used as a bedroom and/or as a self-contained dwelling unit. We feel that this would represent an unacceptable increase in the density of housing in the Eastgate/James Street area, not least because it would create a precedent for the construction of further garden rooms and/or dwelling houses in other properties nearby. Not only would this add to traffic flows and the associated

environmental hazards in James Street, a narrow cul-de-sac; it would also prejudice the historic character of the Eastgate/James Street area, where the medieval and early modern structures were built with extensive open spaces around them which should be preserved as far as possible (see Survey of Ancient Houses in Lincoln Vol. III: Houses in Eastgate, Priorygate, and James Street, by Jones, S., Major, K., and Varley, J (Lincoln Civic Trust, 1996)). In the specific case of 7 James Street, the garden on which the new room would be created was originally a stable yard and its character and open layout as such should be maintained.

(3) The plans attached to the application fail to specify sufficiently the building materials intended to be used. The elevation drawing appears to show stone as the principal construction material, but this is not explicitly stated. Also, the plans indicate the proposed use of Accoya posts (stained), oak cladding, and ivory windows and doors (material not given). Accoya posts and oak cladding are not in keeping with the 18th century brick and stone vernacular architecture of the former stable block. If stone is to be used it should be the geological equivalent of Inferior Oolite Lincolnshire Limestone, the principal Eastgate and Deloraine Court building stone, and the appropriate material for other portions of any new unit should be brick of a type and quality consistent with the Georgian brick walls of Number 7.

(4) The flat roof depicted in the elevation drawings is out of keeping with the existing 18th century pitched pantile roofs and attic construction of 7 James Street and of the Bailgate Assembly Rooms which overlook the site.

(5) The elevation drawings incorporate a faux-medieval doorway with a round Norman-type arch. Again this is out of keeping with the Georgian architecture of the former stable block.

(6) Number 7 James Street is located within the Scheduled Ancient Monument which contains the

heart of the Roman colonia. The application envisages additional plumbing works which will, we believe, create a risk of damage to the archaeological strata.

(7) No mention is made in the application of the implications of the new garden room for parking and vehicle access. It appears to us that the new structure and increased vehicle use associated with it might be detrimental to the access needs of neighbours.

Thank you very much for your attention.

Sincerely yours,

Sue and Nick Bunker
Deloraine Court
4 James Street
Lincoln LN2 1QE

For the attention of case officer for application 2019/0958/HOU,

Dear Sir / Madam

PLANNING APPLICATION: 2019/0958/HOU

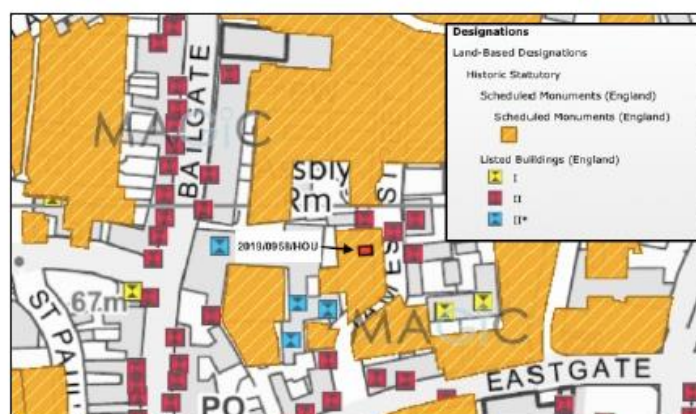
Erection of a single-storey garden room. | 7 James Street Lincoln Lincolnshire LN2 1QE, Mr & Mrs Mark Jackson

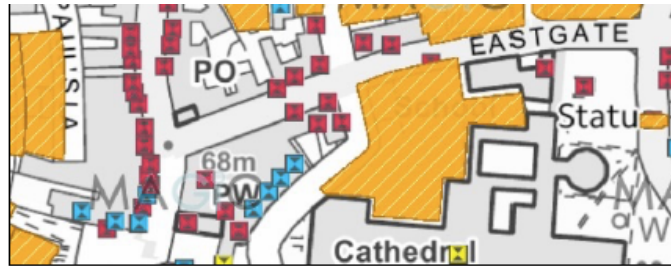
I write in connection with the above planning application. I have examined the plans and I know the site well. I wish to object strongly to the development of a 'garden room' in this location.

We are writing to object to the planning application on the following grounds:

1. The development of a 'Garden Room/Studio Room' has not been justified in this application. From the map below, the proposed structure is on the designated land of a Lincoln Roman Colonia Scheduled Monument. Scheduled Monuments are designations to protect nationally important monuments and archaeological remains in England. It aims to preserve the best examples of these for the benefit of current and future generations.

Due to the structure incorporating a WC/Shower this means that extensive groundwork on and around the structure will be needed to undertake access drainage for the facilities as well as the foundation for the 'Garden Room' structure. This application does not justify any of this in a Design & Access Statement, Heritage Impact Assessment or an Archaeological Evaluation of the site to explain how the development would not permanently damage a nationally important monument and harm any potential archaeological remains. This proposal goes against Policy LP25: The Historic Environment of the Central Lincolnshire Local Plan.





2. From the previous map, the new structure is surrounded by listed buildings; these include Grade I, II* and II buildings of historic significance. Furthermore, the site is within a Conservation Area. The new structure does not retain the historic urban grain of James Street and the surrounding areas of Eastgate, Bailgate and Minster Yard. The modern structure with its flat roof does not maintain or contribute to the character and appearance to the areas and damages the historic significance of the whole character area. Additionally, no justification for the height, massing, scale, form and materials of the structure has been stated in a Design and Access Statement or Planning Statement. Overall the proposal is unsuitable for its historic surrounding area. This proposal goes against Policy LP25, LP26 and LP29 of the Central Lincolnshire Local Plan.
3. The new structure has a WC/Shower room. This states the reason why they would need these facilities for 7 James Street when they already have accessible WC/shower room less than 20m away from the 'Garden Room'. This makes it unreasonable to think that this structure could be used in the future as an informal residential bedroom unit and not a 'Garden Room'. Finally, the structure and purpose of the building have not been justified (e.g. Design and Access Statement) in this application.
4. The application states that the structure is behind the hedge and therefore more concealed from the historical surrounding areas. This hedge has no protection status or tree protection order (TPO). Therefore, if the landowner chooses to, the hedge could be taken down without any permission from the local authority.

As demonstrated above, this proposal a single-storey garden room is against the policy in the Central Lincolnshire Local Plan and therefore against the National Planning Policy Framework. This proposal insufficient information has demonstrated that the development in principle cannot be accommodated within the site without unduly harming residential amenity and the character and appearance of the Conservation Area, due to scale, mass and design. This would be contrary to Policies LP25, LP26 and LP29 of the Central Lincolnshire Local Plan. Therefore, planning permission for application 2019/0958/HOU should be **refused**.

Thank you very much for your attention.

Yours faithfully,

Roger and Sarah Bayes
Deloraine Court
6 James Street
Lincoln LN2 1QE