

Application Number:	2020/0474/LBC
Site Address:	Arboretum Lodge, Arboretum, Monks Road
Target Date:	6th November 2020
Agent Name:	City Of Lincoln Council
Applicant Name:	Mrs Angela Andrews
Proposal:	Repairs to internal wall to remediate chronic damp issue (Listed Building Consent)

Background - Site Location and Description

The application is for Listed Building Consent and proposes repairs to an internal wall to remediate chronic damp issues. The application site is Arboretum Lodge. Arboretum Lodge sits within the Arboretum Park just inside the entrance on Monks Road.

The property is a Grade II Listed Building and is also located within the City of Lincoln Lindum and Arboretum Conservation Area No.3.

The application is to be considered by Planning Committee as the property is owned by the City of Lincoln Council.

Site History

No relevant site history.

Policies Referred to

- Policy LP25 The Historic Environment
- National Planning Policy Framework

Issues

To assess the proposal with regards to the impact on the building as a designated heritage asset.

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted January 2018.

Statutory Consultation Responses

Consultee	Comment
Lincoln Civic Trust	Comments Received

Public Consultation Responses

No responses received.

Consideration

National and Local Planning Policy

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest. Any decisions relating to listed buildings and their settings and conservation areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 as well as satisfying the relevant policies within the National Planning Policy Framework (NPPF, 2019).

Paragraph 192 of the NPPF (2019) requires local planning authorities to take account of the following issues in determining applications which may affect heritage assets and their settings;

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

Policy LP25 'Historic Environment' of the Central Lincolnshire Local Plan (2017) is permissive of alterations to Listed Buildings, provided 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.

Internal works required are following the removal of damp plaster on one inner wall. The section required has already succumbed badly to water ingress, on removal of the damp plaster it was found the work had been previously completed using 70mm thick cement render, in order to bring the inner wall flush with the rest of the room. Suggestion is to build a frame on to the stone using tanalised timber, apply plaster boarding to the frame and finish in lime plaster. The intention being that the wall will then be able to 'breathe' as there will be a small cavity created between the boarding and the stone wall. This amounts to approximately 2 square meters, within the office space and below a window. Planning and conservation officers consider these essential minor works to the Listed Building that would not harm the historic significance of the walls and would be in the interests of their conservation.

It is, therefore, considered that the proposed works are in the interests of the building's preservation and would not be prejudicial to its special architectural or historic interest, in accordance with Policy LP25 'Historic Environment' of the Central Lincolnshire Local Plan (2017) and relevant guidance contained within the National Planning Policy Framework (2019). Consequently the proposed development is in accordance with the duty contained within section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Highways

Lincolnshire County Council as Highway Authority has assessed the application and has raised no objections to the proposal. Therefore based on this advice it is considered that

the proposal would not be detrimental to highway safety or traffic capacity.

The Civic Trust raise no objections to the application.

Site Visit Note

There has been no site visit undertaken in person due to the restrictions in place as a result of the Covid 19 pandemic. The proposals have instead been assessed using various online tools together with photographs taken by the applicant or their agent. I am satisfied that there is sufficient information consequently available to assess any potential impact and to make a robust decision on the proposals

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

Yes - pre-application advice.

Equality Implications

None.

Conclusion

The proposed works are in the interests of the building's preservation and would not be prejudicial to its special architectural or historic interest, 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', Policy LP25 'Historic Environment' of the Central Lincolnshire Local Plan (2017) and relevant guidance contained within the National Planning Policy Framework.

Application Determined within Target Date

Yes.

Recommendation

That Listed Building Consent is Granted Conditionally subject to the following conditions:

- Development to commence within 3 years
- Development to be carried out in accordance with the plans submitted with the application.