

Application Number:	2020/0694/RG3
Site Address:	Land Between 1 And 9-11 Greetwell Gate, Lincoln, Lincolnshire
Target Date:	3rd December 2020
Agent Name:	Karaolides Szynalska Architects Ltd
Applicant Name:	Mr Matthew Hillman
Proposal:	Installation of brick boundary wall with gates (additional documents submitted)

Background - Site Location and Description

The application proposes the construction of walls and gates to a council owned former garage site. The walls would sit at two varying heights with a lower wall to the front boundary with Greetwell Gate and part of the side boundary to the east. A higher wall and gates opening into the site would be positioned with a setback of 6.5 metres from the footpath to Greetwell Gate.

The site was formerly lock-up garages and has been previously used for vehicle parking although it is currently unused. It is located within the north of the city, on Greetwell Gate, a one way street running from Wragby Road to Eastgate. To the east of the site is the Morning Star Public House, whilst to the west is No. 1 Greetwell Gate, a Grade II listed house. To the south of the site are residential properties accessed from Winnowsty Lane and Wainwell Mews. On the opposite side of Greetwell Gate is a City Council owned public car park and two semi-detached properties on the corner of Greetwell Gate/Langworthgate. The site is located within the Cathedral and City Centre Conservation Area No. 1.

An application for the temporary siting of a welfare unit and change of use of the existing garages to be storage has also been submitted and is being considered under application (2020/0731/RG3).

The application is brought before Planning Committee as the proposal is made by the City of Lincoln Council on council owned land.

Site History

No Relevant Site History

Case Officer Site Visit

Undertaken on 18th November 2020

Policies Referred to

Policy LP25 The Historic Environment

National Planning Policy Framework

Issues

Visual amenity and the impact on the character and appearance of the Conservation Area and the setting of the listed building

Archaeology

Highway Safety

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received

Public Consultation Responses

Name	Address
Mick And Sue Rossington	1 St Leonards Lane Langworthgate Lincoln Lincolnshire LN2 4AP
Annie Lucas	20 Eastgate Lincoln Lincolnshire LN2 4AA
Laura And John Devaney	Moston House 31 Greetwell Gate Lincoln Lincolnshire LN2 4AW
Wainwell Mews Management Ltd	
Mrs Shirley H Kirby	Mews Cottage Winnowsty Lane Lincoln Lincolnshire LN2 5RZ
Mr Richard Mundy	13 Langworthgate Lincoln Lincolnshire LN2 4AD
Ms Catherine Waby	St Mary's Guildhall 385 High Street Lincoln LN5 7SF
Susan Mendum	3 Wainwell Mews Lincoln Lincolnshire LN2 4BF
Mrs Niki Denby	19 Eastgate Lincoln Lincolnshire LN2 4AA

Consideration

Policy Background

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 requires local planning authorities to take account of the following issues in determining applications which may affect heritage assets and their settings;

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

Policy LP25 'Historic Environment' of the Central Lincolnshire Local Plan is permissive of proposals which preserve and enhance features that contribute positively to the area's character, appearance and setting.

Representations

There have been representations submitted in objection to the reference number of this application although the content of these objections mostly refer to the associated welfare unit application (2020/0731/RG3). Archaeology has been raised in some of the representations with regard to the proposed wall and this matter is discussed within the report. All representations have been included within the agenda in full.

Visual amenity and impact on the character and appearance of the Conservation Area

The site is currently unused and fenced off with a temporary Heras fence. It is hard surfaced with the existing garages located to the rear of the site. The site in its current state is not positively contributing to the character and appearance of the Conservation Area therefore a well designed boundary treatment is welcomed in principle.

The statement submitted with the application states that the main gates have been set back from the front boundary to ensure that visibility is maintained for the site and neighbouring site. Use of the site for siting of a temporary welfare unit and use of the garages for storage has been applied for under a separate application and a full assessment is made of that application in a separate report.

The wall would sit at two varying heights with a lower (approximately 0.5 metres high) wall to the front and side boundary adjacent to the Morning Star Public House with the main gates and wall positioned 6.5 metres into the site at a height of 2.2 metres/ 2.4 metres.

With regard to the design of the wall, negotiations with the City Council's Principal Conservation Officer have taken place at pre-application stage to ensure it would be appropriate in its Conservation Area setting. The proposed wall would be constructed from reclaimed red brickwork and reclaimed coping stones laid in an English Garden Wall bond with lime mortar. The gates would be painted timber. A planted border would be at the base of the walls on the boundary of the Morning Star PH and the boundary to Greetwell Gate.

The City Council's Principal Conservation Officer has stated that "As a vacant site, the proposal area is not considered to preserve or enhance the character and appearance of the conservation area, it is contrary to the high density urban grain of the immediate built context and is also considered to detract from the setting of the adjacent listed building. The proposal will result in a brick wall being built across the site. This will provide a much welcomed sense of enclosure,

sympathetic to the character of the area. Careful selection of bricks, mortar, brick bond and coping will ensure that the quality of the wall is commensurate with the sensitive heritage designations of the area, it is also noted that by moving the wall back beyond the pavement, the attractive stone gable wall of the listed cottage is still visible in the street scene."

Subject to a condition that the bricks, coping, bond and mortar is approved before construction, it is considered that the alterations would have a positive impact on the conservation area in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

The proposals preserve the architectural significance of the listed building and therefore are in accordance with the duty contained within section 16(2) of the Planning (Listed Buildings and Conservation Areas Act) 1990.

Archaeology

There may be the potential for revealing archaeological deposits the during construction of the wall although this would depend on how deep the foundations would need to be and the likely depth of any potential remains. The City Archaeologist has therefore recommended a Desk Based Assessment be submitted with the application. Whilst this hadn't yet been submitted at the time of writing this report, the City Archaeologist considered that this is something that can be controlled with standard conditions to ensure that the depths of any potential remains are understood and any finds are properly monitored and recorded throughout construction.

Highway Safety

The Highway Authority have raised no objections to the application. The wall is proposed with a set back from the frontage to ensure visibility when entering and leaving the site. It is therefore considered highway safety would not be compromised by the proposal.

Application negotiated either at pre-application or during process of application

Yes

Financial Implications

None

Legal Implications

None

Equality Implications

None

Conclusion

The proposed wall and gates would be a visual improvement to the existing site and would therefore enhance the character and appearance of the conservation area in accordance with LP25 of the Central Lincolnshire Local Plan and the National Planning Policy Framework.

Application Determined within Target Date

Yes

Recommendation

That the application is granted subject to the following conditions:

- The development must be begun not later than the expiration of three years
- The development must proceed in accordance with the approved drawings
- Details of the bricks, coping stones, bond and mortar are approved before construction
- Standard Archaeology conditions