

Application Number:	2021/0487/PAD
Site Address:	89 and 93 Rookery Lane, Lincoln, Lincolnshire
Target Date:	9th July 2021
Agent Name:	John Roberts Architects Ltd
Applicant Name:	Mrs Maria Clayton
Proposal:	Determination as to whether or not prior approval is required for the demolition of 89 and 93 Rookery Lane.

Background - Site Location and Description

The application seeks to confirm whether prior approval is required for the demolition of a No. 89 and No. 93 Rookery Lane. Consent has been previously granted under 2020/0785/RG3 for the demolition of these properties and for the erection of 36 dwellings and 6 apartments to the rear of No. 89-93.

The previously granted scheme was subject to various pre-commencement conditions. Whilst the pre-commencement conditions do not directly relate to the demolition of 89 and 93, these conditions would still need to be discharged before the properties can be demolished. The applicants wish to start the development through the demolition and have therefore applied for prior approval separately.

The application is to determine whether prior approval is required and should be granted for the method of demolition and the restoration of the site.

The application is brought to Planning Committee as it is submitted by the City of Lincoln Council on Council owned land.

Issues

Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 requires applicants to apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site.

Consideration

Method of Demolition

The applicant's contractor has stated that the demolition will be via a soft strip followed by mechanical demolition. The debris and rubble created by the demolition will be removed from the site.

Restoration of the Site

The buildings will be removed in their entirety including foundations. The works are to enable the new development to the rear of the site therefore the area will remain vacant until development on the main site commences.

Prior approval is required for the demolition, however the applicant has provided adequate information of the proposed method of demolition and reinstatement of the land and these are considered acceptable. It is therefore recommended that prior approval is required and approved.

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

Yes.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

Prior approval is required for the demolition, however, the applicant has provided adequate information of the proposed method of demolition and reinstatement of the land and these are considered acceptable. Prior approval is therefore required and approved.

Application Determined within Target Date

Yes.

Recommendation

That the application is Prior Approval Required and Approved subject to following standard conditions

Standard Conditions

- 01) The development must be begun not later than the expiration of five (5) years beginning with the date of this permission.

Reason: As required by Part 11 Section B of the Town and Country Planning (General Permitted Development) (England) Order 2015.

- 02) With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the details submitted with the application. The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans.