

<b>Application Number:</b>	2021/0474/FUL
<b>Site Address:</b>	The Parachute Regimental Association Memorial Garden, Castle Hill, Lincoln
<b>Target Date:</b>	18th August 2021
<b>Agent Name:</b>	Kingsmead Design Ltd
<b>Applicant Name:</b>	Mr Paul Aitchison
<b>Proposal:</b>	Installation of steel safety railings to the top of the existing parapet wall upstand to a raised access landing.

### **Background - Site Location and Description**

The application proposes the construction railings on top of an existing parapet wall at the Parachute Regimental Association Memorial Garden.

The area is on a raised piece of land used as a memorial garden located between Castle Square Car Park and the eastern wall of Lincoln Castle. The proposal is located within the Cathedral and City Centre Conservation Area No. 1.

The application is brought before Planning Committee as the applicant is related to a City Council employee.

### **Site History**

No relevant site history.

### **Case Officer Site Visit**

Undertaken on 29th July 2021.

### **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 adjacent listed building

### **Consultations**

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

### **Public Consultation Responses**

No responses received.

## **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.

### **Visual Amenity and Impact on the Character and Appearance of the Conservation Area**

The railings would be on top of the existing retaining wall. The materials would be galvanised steel with a black painted finish. Detailing within the railings would include Fleur-De-Lys, Pegasus, and the Parachute Cap Badge. The height of the railings above the existing wall would range from between 1m and 0.6m.

The railings would be small scale and of a sympathetic design and they help to understand the more recent history of the specific area. Accordingly, it is also considered that the proposal would preserve the character and appearance of the conservation area, as required by CLLP Policy LP25 and the duty contained within Section 72 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990.

Similarly, beyond the site is the castle wall although given the small scale of the proposed railings particularly when compared with the scale of the heritage asset behind it, it is not considered that the proposal would detract from the setting of the castle.

The proposals would 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.

The City Council's Principal Conservation Officer has raised no objections to the proposal.

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

No.

### **Financial Implications**

None.

### **Legal Implications**

None.

### **Equality Implications**

None.

### **Conclusion**

The proposed railings would preserve 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 conditionally

### **Standard Conditions**

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

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- 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 drawings listed within Table A below.

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.