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| Application Number: | 2021/0759/LBC |
| Site Address: | 40 - 42 Michaelgate, Lincoln (LBC) |
| Target Date: | 3rd December 2021 |
| Agent Name: | Heritage Lincolnshire |
| Applicant Name: | Mr Michael Gilbert |
| Proposal: | Internal and external alterations to facilitate subdivision of existing C3 dwelling (used as holiday let) to two C3 dwellings (to be used as two holiday lets). Internal alterations including new partitions, re-pointing of stone walls with lime mortar, replacement of brick wall with reclaimed bricks, new limecrete floor, damp proof works, removal of staircase and alterations to retained staircase. External alterations including re-roofing of single storey flat roof off-shoot and installation of conservation rooflight, replacement timber windows, refurbishment of windows and dormer, removal of render from south east elevation to expose timber frame, replacement of concrete slabs with Yorkstone paving and refurbishment of gates. (Listed Building Consent). |

Background - Site Location and Description

The application relates to 40-42 Michaelgate, a grade II listed building. The property is located on the east side of Michaelgate, close to the junction with Steep Hill and Bailgate. It adjoins The Harlequin, 20-22 Steep Hill to the east, which is a grade II* listed building. To the south of the property is a yard, beyond which is the neighbouring 36 Michaelgate. The property is located within the Cathedral and City Centre Conservation Area.

The City Council's Principal Conservation Officer advises that the building has historically been two distinct properties, as suggested by the address, and by the various dates of construction. No. 42, to the north, has been a house and shop dating from the mid and late 18th century. Constructed from brick with a stone plinth it is two storeys plus garrets and includes a late C18 glazing bar shop window with pilasters and cornice. No. 40, to the south, is a domestic property and potentially dates from the 14th century with 18th, 19th, and 20th century alterations. The half-timbered structure sits on a dressed stone and brick ground floor plinth. The gable framing has curved braces and corner posts and the half-timber work is also expressed internally.

There is currently access through a party wall that links the two buildings as a single unit and in recent years the property has been a holiday let, managed by the National Trust. The building has been vacant since 2018 and the application proposes to reinstate the historic use of the building as two distinct dwellings. It is proposed to continue the existing holiday let arrangement with the two dwellings.

The application proposes that no. 42 will be accessed via the existing front door directly from Michaelgate. It will provide a living/dining area on the ground floor with a kitchen in the rear, single storey off-shoot. The kitchen has direct access to the rear yard. At first floor there will be a bedroom and bathroom with a further bedroom on the second floor, within the attic. No. 40 will be accessed through an existing door within the side elevation via the yard. This sits adjacent to Michaelgate and also provides access to the yard for no. 42, which sits on a slightly higher level to the rear. The internal arrangement of no. 40 will be a bedroom and bathroom on the ground floor with the living/dining/kitchen on the first floor.

This listed building consent will only consider the proposed internal and external alterations with regard to the impact on the building as a designated heritage asset. There is an accompanying application (2021/0871/FUL) for full planning permission which will consider the principle of the use and matters relating to visual amenity, the character and appearance of the conservation area, residential amenity, and parking.

Both the full planning permission and listed building consent applications are being presented to Members of the Planning Committee for determination as the application property is owned by the City Council.

Site History

| Reference: | Description | Status | Decision Date: |
|----------------|--|-----------------------|----------------|
| 2021/0871/FUL | Subdivision of existing C3 dwelling (used as holiday let) to two C3 dwellings (to be used as two holiday lets). | Pending Decision | |
| 2018/0591/LB C | Works to repair structural damage including taking down and reinstating a section of the north wall, reinstating meters, and services, repairing damaged plasterwork and other finishes and redecoration to certain rooms. | Granted Conditionally | 21st June 2018 |

Case Officer Site Visit

Undertaken on 10th November 2021.

Policies Referred to

- Policy LP25 The Historic Environment
- National Planning Policy Framework

Issues

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 |
|---------------------|-------------------|
| Highways & Planning | Comments Received |

| | |
|---------------------|-------------------|
| Lincoln Civic Trust | Comments Received |
|---------------------|-------------------|

Public Consultation Responses

| Name | Address |
|-------------------|--|
| Beverley Newmarch | 36 Michaelgate Lincoln Lincolnshire LN1 3BT |

Consideration

Impact on the Building as a Designated Heritage Asset

The reinstating of the building as two distinct units, as per its traditional layout, is achieved by filling in the doorway made in the party wall. There is no objection to these physical works and the subdivision is welcomed.

The City Council's Principal Conservation Officer notes that further alterations have been carefully considered and have minimal impact. Works include the replacement of a floor and repairs and alterations to the fireplace, neither of which will have an impact on significance as these are modern elements and the proposed works will improve their aesthetic qualities. A new kitchen is proposed on the first floor of no. 40. This has taken careful account of the historic beams and will be sited to ensure the beams are not architecturally compromised and remain the key feature of the room. A new rooflight in the existing kitchen for no. 42 will be sited within a modern roofscape and has no visual impact on the historic elevation. Whilst new flues and vents will be evident, they are of a modest scale and consequently there will be no harmful visual intrusion.

To the first floor, one window is proposed to be replaced, this is also a modern iteration and poorly detailed. If granted consent, then a condition should be applied which ensures that the new window takes advantage of the opportunity to provide a more traditional example with appropriate joinery details.

The Conservation Officer has also made comments regarding the proposed partition wall on the ground floor of no. 40 to provide bathroom facilities. The partition wall comes off the corner of the chimney breast. Whilst this has a harmful impact on the legibility of this particular feature this is lessened by the asymmetry of the room and avoids an unsatisfactory pod arrangement which is the alternative. Additionally, in order to return the building to its original floorplan and make it sustainable the bathroom is a necessary feature, and therefore it is considered that the public benefit of safeguarding the building and enhancing its significance as an independent unit outweighs the less than substantial harm on this occasion.

The Conservation Officer concludes that both properties are currently vacant, and it is considered that the continuation of the most recent use as holiday lets will achieve a sustainable use for the properties, securing their future and enabling their special architectural and historic interest to be appreciated by a wide group of people.

Furthermore, by returning the building into two properties the historic floorplan is reinstated which will enhance significance as will the proposed repairs to the fabric.

No objections are raised to the external works, which will enhance the existing building and its setting.

Officers are therefore satisfied that the proposals do not involve activities or alterations prejudicial to the special architectural or historic interest of the listed building, its fabric or setting, in accordance with Central Lincolnshire Local Plan (CLLP) Policy LP25. Further details of specific works will be required by condition although it is considered that these proposals, along with the sub-division, would be in the interests of the heritage asset and its significance. The proposals would also therefore be in accordance with paragraph 190 of the National Planning Policy Framework (NPPF) which requires that Local Planning Authorities in determining applications should take account of the desirability of sustaining and enhancing the significance of heritage assets and paragraph 199 which requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Other Matters

The occupier of 36 Michaelgate has made comments on this application in relation to the internal layout of the properties and the potential impact from overlooking and loss of privacy. These matters cannot be considered as part of the listed building consent application and will therefore be considered under the "Residential Amenity" section of the corresponding full application report.

The comments received from the Lincolnshire County Council as Local Highway and Lead Local Flood Authority will also be dealt with as part of the corresponding full application.

Application Negotiated either at Pre-application or during process of application

No.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The proposals do not involve activities or alterations prejudicial to the special architectural or historic interest of the listed building, its fabric or setting, and would indeed be of benefit to the building, safeguarding its future. The proposals would therefore be in accordance with CLLP Policy LP25 and guidance within the NPPF.

Application Determined within Target Date

Yes.

Recommendation

That the application is Granted Conditionally subject to the following conditions:

- Time limit of the permission
- Development in accordance with approved plans
- Methodology for removal of modern render
- Methodology for preparation and application of new render
- Sample of new lime render
- Repointing methodology and mortar mix to be agreed
- Replacement handmade brick sample
- Details of rooflight in kitchen
- Details of new external flue
- Details of new mechanical extract fan
- Scope and methodology for refurbishments of gate
- 1:5 joinery details for new window
- 1:5 joinery details of new handrail to stairs
- 1:5 joinery for new balustrade