

40- 42 Michaelgate- 2021/0759/LBC consultation responses

Customer Details

Name: Beverley Newmarch

Address: Michaelgate House 36 Michaelgate Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Your ref. 2021/0759/LBC

Our ref. Owner occupier of 36 Michaelgate

Firstly I welcome the refurbishment to this attractive building and as the only neighbour to it. I well know the value of the asset in the area observing the interest shown by visitors.

40 - 42 Michaelgate as per the application is accessed from outside directly into the bedroom which is unusual but as such does not effect my property except that it displaces the living accommodation to the 1st floor. Making the living accommodation at this level means the higher occupancy of this room looks directly into our bedroom, kitchen and dining room along with our garden space therefore effecting privacy.

The upper garden space to the rear of the properties away from the road has a low wall with a 2.7m drop into my garden. The new paved area is sited near this with potential safety, overlooking and privacy issues with the potential for at least 6 people using this area.

We would welcome a site meeting to illustrate the points raised.

Warren Peppard
Head of Development Management
Lincolnshire County Council
County Offices
Newland
Lincoln LN1 1YL
Tel: 01522 782070
HighwaysSUDsSupport@lincolnshire.gov.uk

To: Lincoln City Council

Application Ref: 2021/0759/LBC

Proposal: **Internal and external alterations to facilitate conversion to 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)**

Location: **40 - 42 Michaelgate, Lincoln, LN1 3BT**

With reference to the above application received 23 September 2021

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Does not wish to restrict the grant of permission.

This proposal will have no impact on the highway or surface water flood risk.

Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.

For further guidance please visit our website via the following links:

Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

Licences and Permits - <https://www.lincolnshire.gov.uk/licences-permits>

NO OBS

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway

Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application.

Case Officer:

Date: 4 October 2021

Becky Melhuish

for Warren Peppard
Head of Development Management

Application Number: 2021/0759/LBC

Address: 40 - 42 Michaelgate Lincoln Lincolnshire LN1 3BT

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Case Officer: Marie Smyth

Consultee Details

Name: Ms Catherine Waby

Address: St Mary's Guildhall, 385 High Street, Lincoln LN5 7SF

Email: Not Available

On Behalf Of: Lincoln Civic Trust

Comments

NO OBJECTION