

Application Number:	2022/0057/HOU
Site Address:	5 Christs Hospital Terrace, Lincoln, Lincolnshire
Target Date:	24th March 2022
Agent Name:	Weedon Architects
Applicant Name:	Mr Simon Green
Proposal:	Erection of a two storey extension (including basement) to south elevation.

Background - Site Location and Description

This application for planning permission relates to the three storey house at the intersection of Steep Hill, Christ's Hospital Terrace, Michaelgate and Wordsworth Street, opposite the Harlequin. The house has its gable facing Steep Hill and to its immediate south is a yard at basement level within which is a single storey outbuilding. The application property is listed grade II and we have an associated application for listed building consent.

The application proposal is to extend the property into the yard, taking down the single storey outbuilding and erecting a ground floor structure to form a bedroom and above it, at first floor and part glazed building serving the main house as additional living space. There is a wall and railings to the Steep Hill side of the yard, at the back of the existing footway and it is proposed that this wall would remain, and the new structures be constructed behind it.

The visible parts of the extension would be fully glazed to the Steep Hill frontage and the face would be set back from the front of the existing house by approximately 650mm at the northern end of the extension. The ground floor of the extension would all be within the existing basement yard and be enclosed by the existing surrounding walls and so would not be visible from outside the site. The first floor southern wall of the extension is proposed to be brickwork, matching that of the existing house and then the eastern elevation, enclosed from view by an existing boundary wall would also be wholly glazed. The roof of the extension will be a metal standing seam the details of which will be reported further at your meeting.

The application is before Committee as it has been called in by Councillor Longbottom.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 25th February 2022.

Policies Referred to

The following policies are relevant to the consideration of this application:

- National Planning Policy Framework - 16. Conserving and Enhancing the Historic Environment
- Central Lincolnshire Local Plan - Policy LP25: The Historic Environment; Policy

LP26: Design and Amenity Standards; Policy 29: Protecting Lincoln's Setting and Character.

Issues

The application raises the following issues for consideration:

- The relationship of the proposal to planning policy
- The impact of the proposal on the significance of the listed building and on the character and appearance of the conservation area
- The impact on the amenity of adjacent residents.

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Lincoln Civic Trust	Comments Received
Highways & Planning	Comments Received

Public Consultation Responses

Name	Address
Sam Clarke	11 Gray Street Lincoln Lincolnshire LN1 3HH

Consideration

The application site is within the heart of the historic City, adjacent to many listed buildings, within the Conservation Area and the application property is itself listed. A proposal to alter or extend a building in a location such as this needs to be treated with a high level of sensitivity and needs to be carefully explained and justified.

The applicant has submitted a Design and Access Statement and a Heritage Statement to explain the proposals in detail in addition to the drawings that have also been submitted.

In planning policy terms an extension to a dwelling in a location such as this is acceptable in principle and the detailed consideration relates to the potential impact that the extension would have on the significance of the listed building to which it is attached and also to the potential impact on the character and appearance of the conservation area.

The Design and Access Statement produced by the applicant has within it the design options that have been explored in respect of the extension, its roof type and the type of materials that might be used to clad it. The applicant has also undertaken pre-application discussion with your officers and your principal conservation officer.

The basement level for the extension into the existing yard involves the demolition of the outbuilding that sits at street level within the yard. There is a chimney of the outbuilding visible from Steep Hill which would also be demolished. The existing boundary wall and railing would remain, and the basement level of the extension would consequently not be visible from Steep Hill behind this wall. There is an existing door opening within this wall and the door would be renewed.

The first floor/ground level element of the extension is that which will be visible from Steep Hill and the face of this part of the extension is set back from the front face of the existing house in a manner intended to reduce its visual impact. The glazed elevation would be framed in a dark metal and the applicant has also discussed with your officers the type of window dressing that would be used. This is not usually a matter that can be controlled but in this case the applicant understands the potential sensitivity and has engaged in positive discussions. The flank, south, wall of the extension would be brick to match the existing building. This would need to be carefully specified and we would require the applicant to construct a sample panel before any work commenced to demonstrate that the choice of brickwork and mortar and indeed the brickwork coursing was appropriate.

The options for the roof of the extension have been explored and the conclusion that was reached was that a flat metal roof, in either lead or zinc with a standing seam, would be the most appropriate. This option reduces any visual impact and reduces the impact on any views through the site to the buildings beyond. It is also a traditional material used in many places throughout the historic uphill City. The lower height of a roof such as this also means that it can connect to the existing house in a manner that does not affect any of the architectural details of the house, particularly the prominent horizontal white plat band that runs along the existing southern elevation.

The extension, carefully conditioned in respect of the materials to be used, will not be a harmful addition to this part of the City, it sits back from the main elevation of the house and would be a contemporary but a subtle addition to the buildings in the area. It would not harm the setting of the existing house or that of listed buildings within the area.

Conclusion

The applicant has explored several options with their architect and with your officers to arrive at a form of development that is considered to be acceptable in this sensitive location. It is a contemporary but also a restrained addition to the area.

Application Determined within Target Date

Yes.

Recommendation

That the application is granted with the conditions outlined below.

Conditions

1. Development to commence within three years
2. Development in strict accordance with the approved drawings
3. No work to take place until a sample panel of all materials to be used has been prepared on site and has been approved.
4. Details of window dressing including colour to be submitted before those works are undertaken.