

<b>Application Number:</b>	2022/0058/LBC
<b>Site Address:</b>	5 Christs Hospital Terrace, Lincoln, Lincolnshire (LBC)
<b>Target Date:</b>	24th March 2022
<b>Agent Name:</b>	Weedon Architects
<b>Applicant Name:</b>	Mr Simon Green
<b>Proposal:</b>	Removal of brick built shed to facilitate erection of a two storey extension (including basement) to south elevation. Associated alterations including blocking up of window and creation of new window opening to south elevation at basement level, creation of new opening and door opening on south elevation at ground floor, installation of new partition to create bathroom at first floor, removal of wall and installation of new partitions to alter layout at second floor. (Listed Building Consent).

### **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.

This application for listed building consent deals specifically with the impact of the proposals on the significance of the listed building. In addition, there are also some minor internal works proposed to the existing house.

### **Site History**

No relevant site history.

### **Case Officer Site Visit**

Undertaken on 25<sup>th</sup> 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; Policy 29: Protecting Lincoln's Setting and Character.

## **Issues**

The issue to be considered is that of the impact of the proposal upon the significance of the listed building.

## **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

## **Public Consultation Responses**

No responses received.

– responses received on associated application, 2022/0057/HOU, for planning permission are relevant and are copied in full on that report.

## **Consideration**

The application proposal involve attaching a new structure to the southern elevation of the existing house and forming openings at basement and ground floor level between the two. The application also proposes the additional of some internal partitioning to create an additional bathroom at first floor level and some internal reconfiguration at the second floor.

The formation of the new openings at basement and ground floor will, by definition, involve the loss of some original fabric, as will the removal of the single storey outbuilding. However, the extensions that are proposed are sensitively designed and will not harm the setting or significance of the existing building, as explained in the associated report for planning permission. The loss of the historic fabric would therefore be considered to be less than substantial harm and the extensions facilitate significant improvements to the existing building which is considered to outweigh that less than substantial harm.

## **Conclusion**

The detailed proposals for the extension have been carefully considered and will not cause harm to the significance of the existing listed building. The formation of new openings to join the extension to the existing house are, when weighed in the balance, considered to be acceptable.

## **Application Determined within Target Date**

Yes.

## **Recommendation**

That the application is Granted.