

2021/0892/FUL – Written Representations

Bray, Kelly (City of Lincoln Council)

From: Property Strategy <Property_Strategy@lincolnshire.gov.uk>
Sent: 06 April 2022 10:24
To: Technical Team (City of Lincoln Council)
Subject: RE: Reconsultation on Planning Application reference 2021/0892/FUL

WARNING: This email originated from outside of the organisation. Do not click links, open attachments or reply unless you are confident that the content is safe and do not share inappropriately.

Many thanks for the below consultation, LCC has no comments on the application in relation to education.

Sam Barlow
Asset Advisor
Lincolnshire County Council
County Offices, Newland, Lincoln, LN1 1YL

Directorate of Communities & Environment
Simon Walters MBA, ACG, MCMI
City Hall, Beaumont Fee
Lincoln, LN1 1DF

8th November 2021

Your Ref: 2021/0892/FUL

**Town and Country Planning Act 1990
Consultation on Planning Permission**

114 High Street, Lincoln, Lincolnshire, LN5 7PY

Erection of a single storey rear extension following part demolition of existing building to facilitate the change of use of from retail (Use Class E) to 1 retail unit (Use Class E), 2 HMOs (Use Class C4) and 1 residential flat (Use Class C3). Erection of a 3-storey unit to rear containing 10 residential flats (Use Class C3).

Lincolnshire Police do not have any objections to this application

External Doors and Windows

Building Regulations (October 1st2015) provides that for the first time all new homes will be included within Approved Document Q: Security – Dwellings (ADQ).

Approved document Q applies to all new dwellings including those resulting from change of use, such as commercial premises, warehouse and barns undergoing conversions into dwellings. It also applies within Conservation Areas.

This will include doors at the entrance to dwellings, including all doors to flats or apartments, communal doors to multi-occupancy developments and garage doors where there is a direct access to the premises. **Where bespoke timber doors are proposed, there is a technical specification in Appendix B of the document that must be met.**

Windows: in respect of ground floor, basement and other easily accessible locations.

The secured by design requirement for all dwelling external doors is PAS 24:2016 (doors of an enhanced Security) or WCL 1 (WCL 1 is the reference number for PAS 23/24 and is published by Warrington Certification Laboratories).

All ground floor windows and doors and those that are easily accessible from the ground must conform to improved security standard PAS24:2016. **Window retainers should be provided on all windows that are accessible.**

Under no circumstances should a trade person release button or similar uncontrolled access method be used.

Individual Flat or Unit Doors.

Flat entrance door-sets should meet the same physical requirements as the 'main front door' i.e., PAS24:2016. The locking hardware should be operable from both sides of an unlocked door without the use of the key (utilising a roller latch or latch operable from both sides of the door-set by a handle). If the door-set is certified to either PAS24:2016 or STS 201 Issue 4:2012 then it must be classified as DKT.

Access Control

Where a communal entrance serves more than 5 units and less than ten it is recommended that it should have a visitor door entry system and access control system to ensure management of the buildings security and safety of the residents to the following standards: PAS24:2016 – STS 201; LPS 2081 Security Rating B+.

Ideally an 'air lock' style entrance should be included to ensure that unwanted (follow on access) is avoided contributing to the safety of students and authorised visitors.

Communal Outdoor Space

It is important that any unwanted or unauthorised access to the external communal areas is restricted and fencing or gating should have appropriate access control in its design.

Communal Areas & Mail Delivery

Where communal mail delivery facilities are proposed and are to be encouraged with other security and safety measures to reduce the need for access to the premises communal letter boxes should comply to the following criteria.

- Located at the main entrance within an internal area or lobby (vestibule) covered by CCTV or located within an 'airlock style' entrance hall.
- Be of a robust construction (Federation Technical Specification 009 (TS009)
- Have anti-fishing properties where advised and appropriate.
- Installed to the manufacturer's specifications.
- Through wall mail delivery can be a suitable and secure method.

Under no circumstances would I recommend the use of a 'Trade-man's Button' or other form of security override.

Lighting

Lighting should be designed to cover the external doors and be controlled by *photoelectric cell* (dusk to dawn) with a manual override. The use of low consumption lamps with an efficacy of greater than 40 lumens per circuit watt is required; it is recommended that they be positioned to prevent possible attack.

Utilities

To reduce the opportunities for theft by 'bogus officials' the utility meters should, where possible, be located to the outside of the dwelling at a point where they can be overlooked. This will negate the need for an official to enter the building to read a meter, which will in turn reduce the opportunity for distraction burglary. Where possible utility meters in multi occupancy developments should be located on the ground floor between access controlled doors (air lock system) so that access can be restricted to the meters

Note 33.1: Where a utility provider refuses to provide external meters, and there is an obvious (historic) risk of distraction burglary within the location, the developer should consider an alternative supplier.

Please do not hesitate to contact me should you need further information or clarification.

Please refer to *Homes 2019* which can be located on www.securedbydesign.com Homes 2019.

Crime prevention advice is given free without the intention of creating a contract. Neither the Home Office nor the Police Service takes any legal responsibility for the advice given. However, if the advice is implemented it will reduce the opportunity for crimes to be committed.

Yours sincerely,

John Manuel MA BA (Hons) PGCE PGCPD Dip Bus.

Force Designing Out Crime Officer (DOCO)

Consultee Comments for Planning Application 2021/0892/FUL

Application Summary

Application Number: 2021/0892/FUL

Address: 114 High Street Lincoln Lincolnshire LN5 7PY

Proposal: Erection of a single storey rear extension following part demolition of existing building to facilitate the change of use of from retail (Use Class E) to 1 retail unit (Use Class E), 2 HMOs (Use Class C4) and 1 residential flat (Use Class C3). Erection of a 3-storey unit to rear containing 10 residential flats (Use Class C3).

Case Officer: Tom Hobson

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

OBJECTION

We feel this is an overdevelopment of the site. The property is right for redevelopment and the proposal to renovate the property and convert the upper and rear part of the property to residential is acceptable. However, the number of residencies proposed is far to excessive for the site and the fact that the apartments are all for single or double occupancy with no allowance for young families (children) is wholly unacceptable. We further note that there is no mention of a restriction to rent the properties to students which would ask to be imposed. As to the new builds to the rear, they will be the only buildings in the street which are three story and hence out of keeping with the street scene, the buildings fill the whole site with no allowance for any open space and the number of bin spaces and bicycle storage is totally unacceptable. We accept the principle of returning many of the commercial buildings in the streets off High Street as appropriate to be converted into residential which will help to revive the area and bring a sense of community back but it has to be proportional and provide what is necessary for the people wishing to live in the area.

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: 2021/0892/FUL

Proposal: **Erection of a single storey rear extension following part demolition of existing building to facilitate the change of use of from retail (Use Class E) to 1 retail unit (Use Class E), 2 HMOs (Use Class C4) and 1 residential flat (Use Class C3). Erection of a 3-storey unit to rear containing 10 residential flats (Use Class C3)**

Location: **114 High Street, Lincoln, Lincolnshire, LN5 7PY**

With reference to the above application received 5 November 2021

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

Requests that any permission given by the Local Planning Authority shall include the conditions below.

CONDITIONS (INCLUDING REASONS)

The site is located in a central urban area where services and facilities are within a reasonable distance to be accessed via sustainable travel options such as walking, cycling and public transport. Future residents of the development will not be reliant on the private car and therefore parking is not essential for this proposal. Further, the streets surrounding this application are subject to Traffic Regulation Orders, preventing any nuisance or unsafe car parking.

Refuse collection will be undertaken roadside from Gaunt Street, similar to the surrounding properties.

Cycle parking provision is proposed within the site. This should be secure and covered provision to enable its use by the future residents.

There will be no increase in impermeable area related to this development. As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to drainage on all Major Applications. This application is classified as a Minor Application and it is therefore the duty of the Local Planning Authority to consider the drainage

proposals for this planning application.

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>

Highway Condition 12

Within seven days of the new access being brought into use, the existing access onto Gaunt Street shall be permanently closed in accordance with details to be agreed in writing with the Local Planning Authority.

Reason: To remove vehicular accesses within the highway which no longer serve their intended use and improve pedestrian accessibility.

Highway Condition 00

No development shall take place until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority which shall indicate measures to mitigate against traffic generation and drainage of the site during the construction stage of the proposed development.

The Construction Management Plan and Method Statement shall include;

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development; and
- wheel washing facilities.

The Construction Management Plan and Method Statement shall be strictly adhered to throughout the construction period.

Reason: To ensure that the permitted development is adequately managed during the construction phase in the interests of highway safety and local amenity.

Case Officer:

Date: 24 November 2021

Becky Melhuish

**for Warren Peppard
Head of Development Management**

Mr K Manning
City of Lincoln Council
City Hall
Beaumont Fee
Lincoln
LN1 1DD

Direct Dial: 0121 625 6870

Our ref: P01445753

25 November 2021

Dear Mr Manning,

T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990

114 HIGH STREET, LINCOLN, LINCOLNSHIRE, LN5 7PY
Application No. 2021/0892/FUL

Thank you for your letter of 5 November 2021 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Significance

The Romanesque arch at 114 High Street is listed grade II* which means that it is one of the 8% of listed buildings/structures which are of more than special architectural and historic interest. It dates from c.1150 and forms part of a remarkable collection of Romanesque domestic architecture in Lincoln, including the scheduled and grade I listed St Mary's Guildhall opposite 114 High Street.

114 High Street also lies within the St Peter at Gowts conservation area and within the setting of St Mary's Guildhall. The central element of the character and appearance of the conservation area is High Street itself and the historic buildings on High Street, including important medieval and post-medieval survivals through to 19th and early 20th century buildings. The townscape at this part of High Street consists of mainly two and three storey buildings fronting on to High Street, with yards and buildings of smaller scale to the rear. The adjacent 107-113 High Street is also listed grade II.

The application incorrectly states that the site is not in a conservation area.

Impact of the proposed scheme

The proposed scheme is for proposed change of use of 114 High Street, internal and external alterations, demolition of a rear extension and the construction of a new 2 and a half storey building with new residential units at the rear. The application does not address how the proposed scheme would affect the significance of the Romanesque



THE FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH

Telephone 0121 625 6888
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any

arch, even though it appears that demolition of the adjacent structure to the rear is proposed and a new wall adjoining the arch would be constructed.

We advise that without further information it is not possible to understand the impact on the significance of the grade II* Romanesque arch, the setting and significance of St Mary's Guildhall, St Peter at Gowt's conservation area, or 107-113 High Street.

Legislation, policy and guidance

As you are aware, the statutory requirement to have **special regard** to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses (s. 66(1) of the Planning (Listed Buildings and Conservation Areas) Act, 1990) must be taken into account by the local authority in determining this planning application. The statutory requirement to pay special attention to the desirability of preserving or enhancing the character or appearance of the St Peter at Gowt's conservation area (s.72 of the Planning (Listed Buildings and Conservation Areas) Act, 1990) must also be taken into account by your authority in determining these planning applications.

Our advice also reflects policy and guidance provided in the National Planning Policy Framework (NPPF), the NPPF Planning Practice Guidance and in good practice advice notes produced by Historic England on behalf of the Historic Environment Forum including *Managing Significance in Decision-Taking in the Historic Environment* and *The Setting of Heritage Assets*.

As you are aware, paragraph 194 of the NPPF advises that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Paragraph 195 goes on to say that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

The NPPF is clear in the requirement to take account of the desirability of sustaining and enhancing the significance of heritage assets (paragraph 197, NPPF). The NPPF goes on to say that when considering the impact of a proposed development on the significance of a designated heritage asset, **great weight** should be given to its conservation, (paragraph 199, NPPF). Any harm or loss to significance '*should require clear and convincing justification*' (paragraph 200, NPPF).

Position

We advise that an assessment of the significance of the heritage assets affected

(including the Romanesque arch, St Peter at Gowt's conservation area, St Mary's Guildhall and 107-113 High Street) is sought together with an assessment of the impact of the proposed scheme on the significance of the heritage assets affected. The additional information should address in particular any proposed alterations to, or in the vicinity of, of the Romanesque arch, and how the proposed scheme would appear in views from High Street. We advise that the application should not be determined until this information is provided. I would be grateful if you would consult Historic England again when the information is received.

Recommendation

Historic England has concerns regarding the application on heritage grounds. Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

David Walsh

David Walsh
Principal Inspector of Historic Buildings and Areas
E-mail: david.walsh@HistoricEngland.org.uk

cc: Sarah Harrison, City of Lincoln Council

Planning Applications – Suggested Informative Statements and Conditions Report

If you would like to discuss any of the points in this document please contact us on 07929 786955 or email planningliaison@anglianwater.co.uk.

AW Site Reference:	182398/1/0135449
Local Planning Authority:	Lincoln District (B)
Site:	114 High Street Lincoln Lincolnshire LN5 7PY
Proposal:	Erection of a single storey rear extension following part demolition of existing building to facilitate the change of use of from retail (Use Class E) to 1 retail unit (Use Class E), 2 HMOs (Use Class C4) and 1 residential flat (Use Class C3). Erecti
Planning application:	2021/0892/FUL

Prepared by: Pre-Development Team

Date: 24 November 2021

ASSETS

Section 1 - Assets Affected

Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of Canwick Water Recycling Centre that will have available capacity for these flows

Section 3 - Used Water Network

This response has been based on the following submitted documents: Application Form Development will lead to an unacceptable risk of flooding downstream. Anglian Water will need to plan effectively for the proposed development, if permission is granted. We will need to work with the applicant to ensure any infrastructure improvements are delivered in line with the development. (a full assessment cannot be made due to lack of information, the applicant has not identified a discharge rate or connection point) We therefore request a condition requiring phasing plan and/or on-site drainage strategy (1) **INFORMATIVE** - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (2) **INFORMATIVE** - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (3) **INFORMATIVE** - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. (4) **INFORMATIVE** - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. (5) **INFORMATIVE**: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. No evidence has been provided to show that the surface water hierarchy has been followed as stipulated in Building Regulations Part H. This encompasses the trial pit logs from the infiltration tests and the investigations in to discharging to a watercourse. If these methods are deemed to be unfeasible for the site, we require confirmation of the intended manhole connection point and discharge rate proposed before a connection to the public surface water sewer is permitted. We would therefore recommend that the applicant needs to consult with Anglian Water and the Environment Agency. We request that the agreed strategy is reflected in the planning approval

Section 5 - Suggested Planning Conditions

Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.

Used Water Sewerage Network (Section 3)

We have no objection subject to the following condition: Condition Prior to the construction above damp proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme. Reason To prevent environmental and amenity problems arising from flooding

Surface Water Disposal (Section 4)

CONDITION No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority. **REASON** To prevent environmental and amenity problems arising from flooding.

FOR THE ATTENTION OF THE APPLICANT - if Section 3 or Section 4 condition has been recommended above, please see below information:

Next steps

Desktop analysis has suggested that the proposed development will lead to an unacceptable risk of flooding downstream. We therefore highly recommend that you engage with Anglian Water at your earliest convenience to develop in consultation with us a feasible drainage strategy.

If you have not done so already, we recommend that you submit a Pre-planning enquiry with our Pre-Development team. This can be completed online at our website <http://www.anglianwater.co.uk/developers/pre-development.aspx>

Once submitted, we will work with you in developing a feasible mitigation solution.

If a foul or surface water condition is applied by the Local Planning Authority to the Decision Notice, we will require a copy of the following information prior to recommending discharging the condition:

Foul water:

- Feasible drainage strategy agreed with Anglian Water detailing the discharge solution including:
 - Development size
 - Proposed discharge rate (Should you require a pumped connection, please note that our minimum pumped discharge rate is 3.8l/s)
 - Connecting manhole discharge location (No connections can be made into a public rising main)
- Notification of intention to connect to the public sewer under S106 of the Water Industry Act (More information can be found on our website)
- Feasible mitigation strategy in agreement with Anglian Water (if required)

Surface water:

- Feasible drainage strategy agreed with Anglian Water detailing the discharge solution, including:
 - Development hectare size
 - Proposed discharge rate (Our minimum discharge rate is 5l/s. The applicant can verify the site's existing 1 in 1 year greenfield run off rate on the following HR Wallingford website -<http://www.uksuds.com/drainage-calculation-tools/greenfield-runoff-rate-estimation> . For Brownfield sites being demolished, the site should be treated as Greenfield. Where this is not practical Anglian Water would assess the roof area of the former development site and subject to capacity, permit the 1 in 1 year calculated rate)
 - Connecting manhole discharge location
- Sufficient evidence to prove that all surface water disposal routes have been explored as detailed in the surface water hierarchy, stipulated in Building Regulations Part H (Our Surface Water Policy can be found on our website)

Comments for Planning Application 2021/0892/FUL

Application Summary

Application Number: 2021/0892/FUL

Address: 114 High Street Lincoln Lincolnshire LN5 7PY

Proposal: Erection of a single storey rear extension following part demolition of existing building to facilitate the change of use of from retail (Use Class E) to 1 retail unit (Use Class E), 2 HMOs (Use Class C4) and 1 residential flat (Use Class C3). Erection of a 3-storey unit to rear containing 10 residential flats (Use Class C3).

Case Officer: Tom Hobson

Customer Details

Name: Not Available

Address: 111A High Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It appears the development will overlook our property.

Comments for Planning Application 2021/0892/FUL

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Case Officer: Tom Hobson

Customer Details

Name: Miss Zoe Kestell

Address: 8 Gaunt Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The new build will look over our garden and also block the view from the upstairs window.

Comments for Planning Application 2021/0892/FUL

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Case Officer: Tom Hobson

Customer Details

Name: Miss Zoe Kestell

Address: 8 Gaunt Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will also block the view and light to the front bay window / living room.

Comments for Planning Application 2021/0892/FUL

Application Summary

Application Number: 2021/0892/FUL

Address: 114 High Street Lincoln Lincolnshire LN5 7PY

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Case Officer: Tom Hobson

Customer Details

Name: Mrs Kate Leeson

Address: 8 Gaunt Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:


Comment: As the owner of 8 Gaunt Street and landlord to our long-standing tenants I have serious concerns over the suitability of a development this size in this location, I have outlined my reasons below:

- The access to these new residential units will be via a narrow, winding, one-way street which presents a safety issue for local residents
- Car parking within this locality is already at a premium, there is simply not enough on-street parking to accommodate any additional users
- As the owner of the property directly next to this development I have serious concerns over the impact of privacy to 8 Gaunt. With windows overlooking our property this will also directly cause light pollution into our property. Whilst the sheer size of the property will certainly negatively impact our properties right to natural light.
- Not to mention the serious impact a development this close to our property will have on noise pollution, air quality and simply quality of life for a young family living next door.
- The external wall of our property has previously had to be repaired (at our expense) when a delivery lorry (Bang & Olufsen) damaged the corner pillar and wall. I need reassurance that no damage will be incurred during the construction of this build. Also that no ongoing and future long-term damage will be incurred to our property as a result of developing so very close to our boundary (our properties wall), including but not limited to the impact of ground disturbance, service connections, subsidence.
- This will almost certainly negatively impact our properties value, a property which has stood there for over 100 years. With substantially more features and appeal than this proposed development.

Thank you for taking my comments into consideration, I would certainly welcome to re-assurances.

As I seem unable to speak to
you I have typed a few of my
objections down but I would
like a meeting please.
Thanks Jilly Lucas

BLAKE AND CO LTD
110 HIGH STREET
LINCOLN
LN5 7PY
17TH November 2021



Ref Town and Country Planning

114 High Street Lincoln

Dear Sir /Madam

**Going back to 2017/18 we made alterations to a derelict Barn at the back of
111 High Street Lincoln LN5 7PY**

**We were made to jump through hoops by the conservation lady and if you
look at the details we were not allowed to alter the building but just add
windows and re roof the one story level we were not allowed to build any
higher than the original building**

**Looking at the plans for the new build at 114 the High Street it looks to have
increased on part of the building its height ??????**

**We had to put opaque glass in our windows above the first level so as not to be
able to over look the adjoin gardens I assume this will apply to the new build
as they are going to be looking onto our gardens.**

**The placement of the bins for 10 properties single occupancy and the 2
multiple occupancy is against the wall of 111A High Street and the odor from
these bins will be smelt when sitting in the garden**

**I have reservations as to parking we are not able to obtain parking permits as
we live on the High Street so I can only assume the same will apply to 114
High Street so where are they going to park there vehicles as we have been
informed as from January 2022 all the surrounding street are to be permit
holders only**

**My thoughts are we have enough flats in Lincoln you only need to look on
Tritton Road I know most of them are for students but do we have a shortage
of 1 bedroom flats in Lincoln are they to be sold or just rented out by the
owners of the build do they have to come under affordable housing or does
this not apply to flats**

I personally think the building is part of the High Street heritage and walking down the High Street so much has changed in the last 10 years should be pulling down more of our heritage

I do oppose the re structing of 114 High Street

Yours truly,

A solid black rectangular box used to redact the signature of the sender.

Blake and Co

Blake and Co Accountants 111 High Street Lincoln LN5 7PY