

Application Number:	2021/0574/HOU
Site Address:	Wardens House, Bailgate Court, Wordsworth Street
Target Date:	9th September 2021
Agent Name:	Barbara Griffin
Applicant Name:	Mr Coe
Proposal:	Erection of a two storey side extension to form annex (Revised Drawings)

Background - Site Location and Description

The application site is part of the garden of what was formerly the Warden's House at the west end of the building now known as Bailgate Court; formerly Chad Varah House which has itself been converted into residential apartments recently. That particular permission also had as part of it an extension at the west of the wardens house for a glazed structure. This has not been implemented.

The Warden's House is attached to and is listed Grade II along with Bailgate Court; it is also located within the Cathedral and City Centre Conservation Area. To the north of the site is Drury Lane and beyond that the Castle. To the west are residential properties along Drury Lane; Gibraltar Hill runs alongside the western boundary of the site beyond a two metre high brick wall. To the south the gardens of the application site fall away down the hillside and beyond them are residential properties on St Michael's Terrace and Stanthaket Court.

The application for planning permission is accompanied by an associated application for listed building consent, this deals with the technical changes to the building and it is not being brought before you. The impact upon the setting of the listed building is dealt with through the planning application.

The proposal is to build a two storey annexe to the west of the existing house. The application originally proposed a new vehicular access from Gibraltar Hill into the site, but this has subsequently been removed following discussions with your officers and the size of the annexe has also been reduced, again following negotiations. The area on which the annexe would be built slopes to the south, so the architects have designed it to sit into the hillside. Access would be shared with the existing Wardens House. The reduction in the size of the proposal also means that the annexe would no longer extend into land which is designate as a Scheduled Ancient Monument.

Site History

Reference:	Description	Status	Decision Date:
2021/0575/LBC	Erection of a two storey side extension to form annex (Listed building consent) (Revised Drawings)	Pending Decision	

Case Officer Site Visit

Undertaken on 29th July 2022.

Policies Referred to

The relevant planning policies are those which deal with the impact of the proposals on the amenity of neighbours and the wider amenity of the area and also policies designed to protect the setting and interest of the adjoining listed building and the conservation area.

The relevant paragraphs from the National Planning Policy Framework are as follows:

- 126. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) 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.
- 202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The main policies of relevance from the adopted Central Lincolnshire Local Plan are as follows:

- Policy LP25: The Historic Environment
Development proposals should protect, conserve and seek opportunities to enhance the historic environment of central Lincolnshire.
- Policy LP26: Design and Amenity
All developments, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape...

Design Principles: All development must demonstrate that they:

c. Respect existing topography, landscape character and identity and relate well to the site and surroundings, particularly in relation to siting, height, scale, massing, form and plot widths;

j. Duly reflect or improve on the original architectural style of the local surroundings or embrace opportunities for innovative design and new technologies which sympathetically complement or contrast with the local architectural style;

k. use appropriate, high quality materials which reinforce or enhance local distinctiveness;

Amenity Considerations: The amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of the development.

The relevant Local Plan Policies are copied in full at the end of this report.

Issues

The application proposal raises the following issues:

- National and Local Planning Policy
- Impact on the Adjoining Listed Building
- Impact on the Amenity of Neighbours
- Impact on the Character and Appearance of the Conservation Area.

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted January 2018. Two rounds of consultation have been undertaken, reflecting the revised design proposals; this is why some consultees have responded more than once.

Statutory Consultation Responses

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

Public Consultation Responses

Name	Address
Mr Neil Cawley	18 St Michaels Terrace Lincoln Lincolnshire LN1 3BZ
Mr Neil Cawley	18 St Michaels Terrace Lincoln Lincolnshire LN1 3BZ
Ms Caroline Bartl	4 Greenway Berkhamsted BERKHAMSTED HP4 3JD
Sue Storey	5 Michaelgate Lincoln Lincolnshire

Mr E Jackson	25 Drury Lane Lincoln Lincolnshire LN1 3BN
Mrs Anita Whomes	Apartment 11 Bailgate Court Wordsworth Street Lincoln Lincolnshire LN1 3BS
Mr William Ward	Apartment 7 Bailgate Court Lincoln LN1 3BS
Mr John Vernam	Apartment 5 Bailgate Court Wordsworth Street Lincoln Lincolnshire LN1 3BS
Sheila Bartle	5 Old Vicarage Gibraltar Hill Lincoln Lincolnshire LN1 3BW
Andrew Thompson	7 Gibraltar Hill Lincoln Lincolnshire LN1 3BW
Mr E Jackson	25 Drury Lane Lincoln Lincolnshire LN1 3BN
Marie Diamond	7 Gibraltar Hill Lincoln Lincolnshire LN1 3BW

Consideration

Bailgate Court, formerly known as Chad Varah House, was successfully converted into flats in 2017/18 and the most westerly part of the building, formerly the wardens house, has been renovated more recently to provide a substantial single house. The application proposal is to add an annexe extension to this western most part of the building.

The application proposes a two storey structure of a contrasting, contemporary design to the existing two and three storey listed building, sharing an access from Drury Lane with the Wardens House. There has been substantial modifications made to the size and detail of the design during the course of the application process.

Planning Policy

The proposal to add an extension to the existing building fits comfortably, in principle, with planning policy. The design is good, and the materials proposed would complement the brick and slate of the adjoining listed building. The impact of the proposal on neighbouring properties is assessed below as is the impact on the setting and significance of the listed building and of the surrounding conservation area.

Setting and Significance of the Adjoining Listed Building

Bailgate Court is listed Grade II and, as with all of our listed buildings within the City, is an important part of the historic development of the City. It was built as a hospital and subsequently had a variety of uses before being converted to flats and the wardens house also reverted back to its original use as a dwelling. The building has a very symmetrical floor plan, with three wings extending north/south in contrast to the main east/west axis of the building. The wardens house at the west end, and to some extent the former chapel at the east end (also successfully converted to a dwelling) disrupts the symmetry of the main building somewhat and this allows a potential addition to be made at this point without causing harm to the formal layout of the main building. The design has been developed to ensure that it remains subordinate to the main building both in scale and in style, and the contemporary architecture is moderated through the use of traditional materials. The proposal only touched the very south west corner of the wardens house to provide the opportunity for a connection between the two and in doing so has a very limited effect on the historic fabric and has a very limited effect on the appreciation that can be gained of the listed building from the grounds of Bailgate Court. The proposal does not cause unacceptable harm to the listed building and does not cause harm to its setting.

Equally, the limited scale of the proposal means that it does not impact on the setting of listed buildings within the vicinity of the site.

Impact on the Amenity of Neighbours

Representations have been received from a number of neighbours citing their objections to the proposal because of the harm they consider that it would cause to their amenity and privacy. The proposal is aligned north/south and would gain its main outlook to the south over the garden of the wardens house to which it would form an annexe. Views would be available to some extent east and west from the large south facing windows, but these are screened to some extent by the boundary wall to Gibraltar Hill to the west and by trees and other vegetation. Equally the gardens to the west which are the grounds of Bailgate Court, are shared gardens for the benefit of the residents of the new flats.

The western elevation of the proposal has one window within it, and this would be screened through the use of hit and miss brickwork, restricting the potential for any significant overlooking. The eastern elevation, where the proposal projects beyond the rear of the wardens house also has glazing within it, which at the upper level would be screened with hit and miss brickwork. Views from the window closest to the wardens house would be limited in its outlook to the east by the disposition of the existing build to

the proposed annexe, the angle of one to another would reduce any significant potential for overlooking.

The windows on the north elevation look into the shared parking area and are sufficiently screened by existing buildings and are at a sufficient distance as to not cause harm to the residents of properties on the north side of Drury Lane.

There is no external balcony on the revised proposal and there is no roof balcony or similar structure that would create an unacceptable level of overlooking.

The structure itself does not cause harm in terms of any overshadowing or overbearing in relation to neighbouring properties.

Character and Appearance of the Conservation Area

The scale of the proposal and its location towards the rear of the existing building means that it will have a limited impact within the conservation area. Views from Gibraltar Hill towards the site are limited by the high boundary wall as are views into the site from Drury Lane. Longer range views of the site would not be affected provided that the tone and colour of the brickwork and mortar are carefully specified.

Conclusion

This is a carefully designed proposal that has been crafted with sensitivity to its context whilst also providing a small point of interest through the contemporary approach to the architecture. It does not cause unacceptable harm to the amenity of its neighbours, and it would not be harmful to the significance of the listed building or to the character and appearance of the conservation area.

Application Determined within Target Date

Yes.

Recommendation

That the application is GRANTED with the following conditions:

1. Development to commence within three years
2. Strict compliance with the approved drawings
3. Archaeological written scheme of investigation prior to commencement
4. Details of foundation design to deal with archaeology and slope stability
5. Details of brickwork and mortar to be provided by way of a sample panel to be constructed on site
6. No use of the roof of the building as a balcony at any time
7. Building to only be occupied in association with the main dwelling