

2021/0574/HOU - Wardens House, Bailgate Court, Wordsworth Street

Consultee comments



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: 2021/0574/HOU

Proposal: Erection of a two storey side extension to form annex. Creation of new gated vehicular access in west boundary wall, creation of new parking area and erection of single storey garden store to rear.

Location: Wardens House, Bailgate Court, Wordsworth Street, Lincoln, Lincolnshire, LN1 3BS

With reference to the above application received 14 July 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.

The proposal seeks to provide a secondary access onto Gibraltar Hill, with additional parking within the site curtilage.

Due to the nature of the street, residents and visitors drive cautiously and vehicle and pedestrian movements are low. Existing accesses along Gibraltar Hill and Drury Lane have limited visibility due to historic building lines and motorists drive to the conditions.

The access is proposed to be 5m in width, which will offer adequate visibility of pedestrians using the public footway. A sliding gate will be installed which will not compromise vehicle manoeuvring.

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.

Highway Informative 03

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. Relocation of existing apparatus, underground services

or street furniture will be the responsibility of the applicant, prior to application. For application guidance, approval and specification details, please visit <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb> or contact vehiclecrossings@lincolnshire.gov.uk

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>

Case Officer:

Date: 4 August 2021

Becky Melhuish

for Warren Peppard
Head of Development Management

Consultee Comments for Planning Application 2021/0574/HOU

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Case Officer: null

Consultee Details

Name: Mr Ian Wicks

Address: Directorate Of Development And Environmental Services, City Hall, Beaumont Fee
Lincoln, Lincolnshire LN1 1DF

Email: Not Available

On Behalf Of: Environmental Health

Comments

I confirm that I have no objections or observations to make regarding this application.



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

Direct Dial: 0121 625 6870

Our ref: L01433711

26 July 2022

Dear Mr Manning,

**Arrangements for Handling Heritage Applications Direction 2021
& T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**WARDENS HOUSE, BAILGATE COURT, WORDSWORTH STREET, LINCOLN,
LINCOLNSHIRE, LN1 3BS
Application Nos 2021/0575/LBC & 2021/0574/HOU**

Thank you for your letters of 6 July 2022 regarding further information on the above applications for listed building consent and planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the applications.

Historic England Advice

We refer your authority to the expert advice of your Principal Conservation Officer with regard to the impact of the proposed scheme upon the significance of the Grade II listed Chad Vara House.

We note that the amended proposed scheme as shown on amended proposed plans (dwg. 200 PR-126 Rev. D) and on the proposed site plan (dwg. 200 PL-125 Rev. A) no longer intrudes into the scheduled Lincoln Roman Colonia (Lindum), a Scheduled Monument designated by the Secretary of State under section 1 of the Ancient Monuments and Archaeological Areas Act 1979 (as amended) <https://historicengland.org.uk/listing/the-list/list-entry/1003569>. We advise that the Design and Access Statement should be amended to state clearly that the proposed scheme would not extend into the scheduled monument. We also advise that the applicant should set out how they would ensure that works associated with the proposals have no direct impact on the scheduled monument. We advise that you seek the views of your specialist archaeological advisor.

Recommendation

Historic England has concerns regarding the applications on heritage grounds. Your authority should take these representations into account and seek amendments,



THE FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH

Telephone 0121 625 6888
[HistoricEngland.org.uk](https://historicengland.org.uk)



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.



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

Consultee Comments for Planning Application 2021/0574/HOU

Application Summary

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Proposal: Erection of a two storey side extension to form annex. Creation of new gated vehicular access in west boundary wall, creation of new parking area and erection of single storey garden store to rear.

Case Officer: null

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

This is an inappropriate very modern flat roof extension in a historic conservation area and extends into a site covered by Scheduled Monument Consent. It is not within the rear building line of the existing structure and being two-storey it protrudes above the western boundary wall and becomes a visible prominent feature. The design is not in-keeping with the surrounding buildings using inappropriate materials and is an overdevelopment of the site. We have less concern about the garden store but feel that the additional entrance is unnecessary and should be accommodated within the existing entrance.

Neighbour comments

Comments for Planning Application 2021/0574/HOU

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Case Officer: null

Customer Details

Name: Mr William Ward

Address: Apartment 7 Bailgate Court Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As the owner of Apartment 7, Bailgate Court, [known formerly as Chad Varah House], I write to object very strongly to the above plans.

The proposed building will a) Completely overlook my private garden and internal living area, and substantially impinge on my privacy. This proposed extension will deprive me and my family of privacy and enjoyment of our surroundings. The large windows on the first floor of the living accommodation are of great concern to myself, as the whole extension projects a long way past our south elevation, so letting anyone look straight into our apartment and private garden from the proposed living area.

b) I do not believe that the design for the proposed new extension, is at all in keeping with the existing Grade 2 listed Bailgate Court, (Chad Varah house), or the The Wardens House.

c) It will also overlook the communal garden, which is part of the Bailgate Court apartments, which is enjoyed by the families of 12 of the 14 apartments in the building.

Comments for Planning Application 2021/0574/HOU

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Case Officer: null

Customer Details

Name: Mr John Vemam

Address: Apt 5 Bailgate Court Wordsworth Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Visual impact concerns:-

- the effect such a modern structure and materials will have when located in front of the south facing elevations of historic buildings of Bailgate Court and the Wardens House.
- the loss of existing green space in front of Bailgate Court and the Wardens House. Green space which makes such a positive contribution to the settings in which the Cathedral and the Castle are viewed from the south and south west of the City.

Comments for Planning Application 2021/0574/HOU

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Case Officer: null

Customer Details

Name: Mrs Anita Whomes

Address: 11 Bailgate Court Wordsworth St Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We feel that the design of this extension, which protrudes a long way in front of the building line, will detract from the historic facade of this Grade 2 listed building. The extension, in a black brick, is 2 storeys with large glass windows to the upper storey which overlook the gardens of the apartments in Bailgate Court.

5 Gibraltar Hill
Lincoln LN1 3BW



Dear Sirs

Proposal of Development at
Wardens House Bailgate Court
Drayham Lincoln

What is the point of having
'listed Buildings' which are
supposed to be protected by
this legislation + seems to
be constantly abused indeed?

The Theological College by
John Can of York is mentioned
by Nicolas Pevsner in his
buildings of Britain.

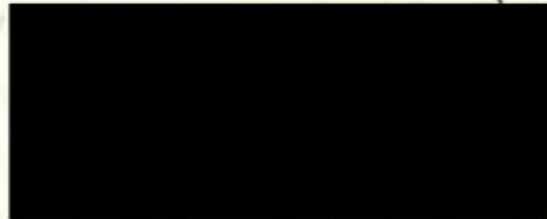
The main entrance of that
Noble building the USHER
Gallery has ruined the
facade being totally out

of keeping with the main
building ———

What next ??

Perhaps it will be decided
to erect a gymnasium
adjoining the Galilee Porch
of the cathedral?

Yours sincerely



July 27th 2021

Comments for Planning Application 2021/0574/HOU

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Case Officer: null

Customer Details

Name: Mr e jackson

Address: 25 drury lane lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We object as there is not enough detail on the material and glass opening and balcony on the west elevation of the proposed development. we note obscure glass is half way up the side of the balcony still enabling persons on the balcony to be seen and for them to overlook the rear of properties to the west along Drury lane. the plans do not depict the impact to the west of the development on the properties adjacent along Drury lane . we object to any means of overlooking to the properties to the west of the development that are in close proximity.

we note the architect does not recognise the involvement of Historic England. A high percentage of the development lies within Lincoln Roman Colonia Lindum and it would be prudent that Historic England are involved and the surrounding neighbours get notification by Historic England. We note that there is not a structural engineer report regarding the fragile land stability which is renowned to be unstable

Comments for Planning Application 2021/0574/HOU

Application Summary

Application Number: 2021/0574/HOU

Address: Wardens House Bailgate Court Wordsworth Street Lincoln Lincolnshire LN1 3BS

Proposal: Erection of a two storey side extension to form annex (Revised Drawings)

Case Officer: Simon Cousins

Customer Details

Name: Mr e jackson

Address: 25 drury lane lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: dear sir

Our previous objection to the proposed development remain the same. We wish to make you aware of our objections that we have with regard to the proposed development. As a neighbour to the west of the site of the development, we are of the view that it will have a detrimental impact on us. Our specific objections are as follows.

1. Loss of Privacy Overlooking. The proposed site of development is such that the primary amenity area of our garden would be severely overlooked from the top room/terrace of the new development, resulting in an invasion of our privacy. a direct contravention of our right to peaceful enjoyment of our garden amenities.
2. The proposed development would have an unacceptably adverse impact on the amenities of the properties immediately adjacent to the site and surrounding area by reason of overlooking, loss of privacy and visually overbearing impact and represents an un-neighbourly form of development.
3. The proposed extension by reason of its scale and bulk would be out of keeping with the design and character of the existing dwelling and would have an adverse effect on the visual amenity of the area as a whole, leading to a fragmented form of development along the north to south aspect of Gibraltar Hill.
4. We have concerns about the impact of the development on the ground stability in the area which is well known for its major land slippage previously resulting in local residents to be evacuated at midnight to protect their safety at the time of the landslide. The land is graded and subsidence should be a concern with the substantial works that would be involved.

We believe the above are material planning objections and we request that the council take our objections into consideration when deciding the application. we have provided photographs under separate cover to the council offices in relation to the above.



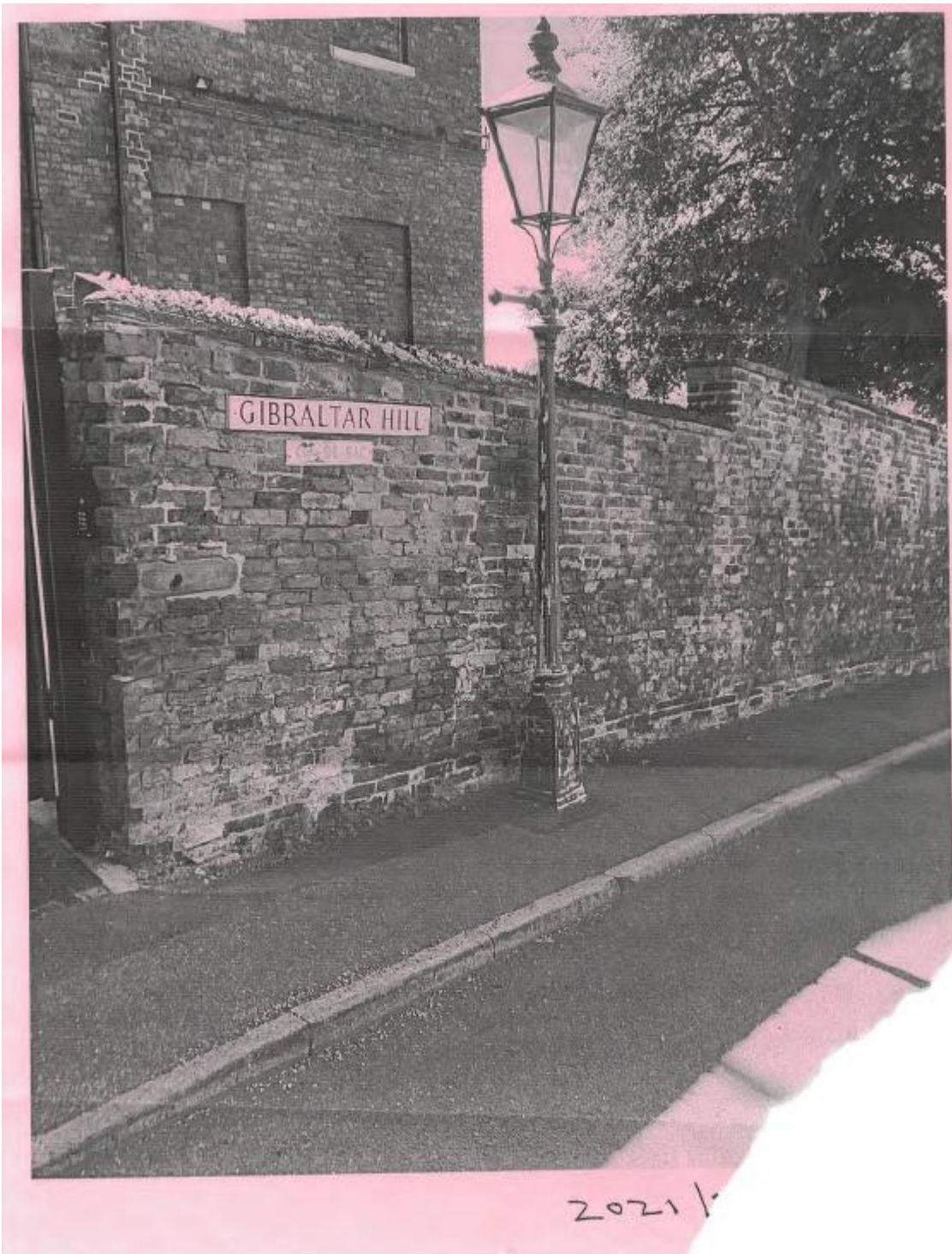
overbearing impact

2021 / 0574 / H04

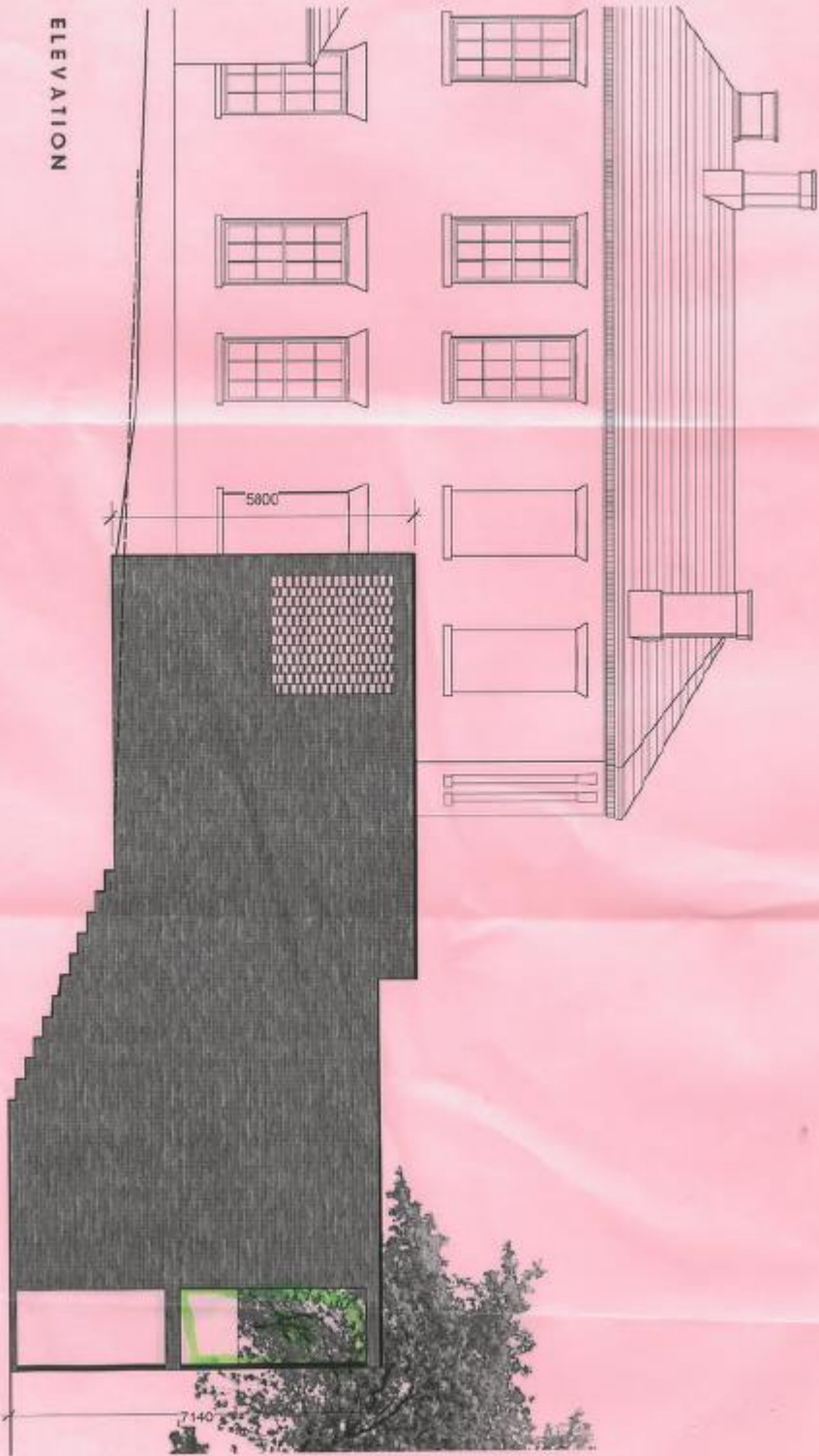


NORTH → SOUTH G. Bualtar hill

2021/05-14/H04



ELEVATION



view to the west
overlooking from #

2021/05/14/Hou

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Case Officer: null

Customer Details

Name: Ms Caroline Bartl

Address: 4 Greenway, Berkhamsted, BERKHAMSTED HP4 3JD

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Planning Department

Re. Proposal of modern development of two storey side extension to form annex.

I understand that the Warden's House is a Listed Building. It is also in Conservation Area 1 of the historic core of Lincoln. The proposed design is a most unsuitable addition of living area to this fine building. Not to mention the scale of impact upon Drury Lane which would be MAJOR.

The large black store design proposed is also not at all in keeping with this lovely Conservation Area.

Re. Proposal to make a wide vehicular access lower down on Gibraltar Hill when the Warden's House already has direct and adequate access from Gibraltar Hill to Drury Lane.

My Mother who is 91 lives on Gibraltar Hill. She depends on carers, food deliveries, medicine deliveries from the pharmacy, friends and me. It is difficult enough at present for drivers to turn and many have to reverse up the very narrow Gibraltar Hill.

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Case Officer: null

Customer Details

Name: Sue Storey

Address: 5 Michaelgate Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having seen the plans for this development I feel that it is totally out of keeping with Bailgate Court which is an imposing building of a much earlier period.

Gibraltar Hill is a narrow single track road and a cul de sac, I am concerned about access to the properties on it.

I am a friend of Mrs Bartl at No 5, she is 91 years old and I am her first point of contact.

She relies on deliveries for groceries and other services.

Should this gated access go ahead we fear that access will be blocked for residents, deliveries and emergency vehicles during the building process.

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Case Officer: null

Customer Details

Name: Mr Neil Cawley

Address: 18 St Michaels Terrace Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: Having studied the submitted drawings, I find it difficult to appreciate the nature of the materials intended. The elevations appear to indicate brick walls and glazing but there is scant information about colour and texture as far as I can determine, indeed the impression given by the drawings is that the cladding is rather heavy, and the brick proportions untypical, if I am reading them correctly.

Comments for Planning Application 2021/0574/HOU

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Address: Wardens House Bailgate Court Wordsworth Street Lincoln Lincolnshire LN1 3BS

Proposal: Erection of a two storey side extension to form annex (Revised Drawings)

Case Officer: Simon Cousins

Customer Details

Name: Not Available

Address: 18 St Michaels Terrace Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: As a chartered architect, albeit retired, I see this as an excellent piece of design work, which will enhance the existing building and blend with its context. I therefore give it my wholehearted support!

Taylor, Louise (City of Lincoln Council)

From: marie.diamond [REDACTED]
Sent: 06 August 2021 10:11
To: Technical Team (City of Lincoln Council)
Subject: Objection.2021/0575/LBC.

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.

Dear Team,

Ref-objection to planning application.

My objection to the application is based on practicality for other residents on a Gibraltar hill. There is only one entrance and exit to the hill (which is a dead end). There are 7 dwellings in The Old Vicarage and 3 detached house, which all need road access via a single access road, which is Gibraltar Hill.

Adding an additional exit point for large personal vehicles from the applicant's dwelling directly onto the single access road would create problems for other residents either parked or moving up and down the narrow hill. Unconditional access is needed for maintenance vehicles, ambulance, fire and water services, shopping deliveries and general unfettered comings and goings.

We have all already tolerated neighbourly inconveniences with building work to the dwelling, with access problems created by large vehicles, both personal and commercial. I was verbally abused at that premise for objecting to not being able to drive my car out of the Hill, to take my son to school, due to large vehicles blocking the road. More access points to the hill will cause more problems for existing residents. Often, access for the refuse collection has been affected.

The wall is also very old and beautiful and runs along side an 'ancient monument'. The history and integrity of the hill should be respected and preserved.

Objection made, herewith.

Regards,

Marie Diamond
7 Gibraltar Hill.
Ln1 3BW.

Taylor, Louise (City of Lincoln Council)

From: Andrew Thompson [REDACTED]
Sent: 06 August 2021 17:10
To: Technical Team (City of Lincoln Council)
Subject: Objection 2021/0575/LBC

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.

Objection to the proposed entrance to this property.

There is already too much traffic on Gibraltar hill to Which the access is limited on a road not capable of handling two way traffic.

Any clash of traffic can result in having to reverse into a main road.

Any construction of a new dwelling will also with no doubt block access to other residents in Gibraltar hill causing Health & safety issues.

Regards
Andrew Thompson
7 Gibraltar hill

Sent from my iPhone