

Application Number:	2022/0384/RG3
Site Address:	Hartsholme Country Park, Hartsholme Park, Lincoln
Target Date:	3rd August 2022
Agent Name:	None
Applicant Name:	Mr Lee George
Proposal:	Installation of shipping container on existing concrete base (retrospective)

Background - Site Location and Description

The application site is the Hartsholme Country Park a Grade II Listed Historic Park and Garden. The proposal relates specifically to the existing storage building located to the eastern edge of the park.

The application is retrospective for the installation of a storage container, positioned adjacent to the existing storage building.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 15th June 2022.

Policies Referred to

- Policy LP22 Green Wedges
- Policy LP25 The Historic Environment
- Policy LP29 Protecting Lincoln's Setting and Character

Issues

To assess the proposal with regard to:

1. Accordance with National and Local Planning Policy
2. Impact on visual amenity and the character or setting of the designated heritage asset as a Historic Park and Garden

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.

Consideration

Accordance with National and Local Planning Policy

National Planning Policy

Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200 further states that Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Central Lincolnshire Local Plan

Hartsholme Country Park is located within the larger Green Wedge and therefore Policy LP 22 would be relevant in safeguarding the existing provision of an accessible recreational resource and conserving and enhancing local wildlife and protection of links between wildlife sites to support wildlife corridors.

The policy states that planning permission will not be granted for any form of development, including changes of use, unless it can be demonstrated that the development is not contrary or detrimental to the above functions and aims.

Policy LP25 of the Central Lincolnshire Local Plan states that development would be supported where it would protect the significance of the designated heritage asset by protecting its character and appearance.

Policy LP 29 states that proposals for development should seek to make a positive contribution to the built and natural environment and quality of life in the Lincoln area. The following key principles are relevant to this application:

- Proposals within, adjoining or affecting the setting of the 11 Conservation Areas and 3 historic parks and gardens within the built up area of Lincoln, should preserve and enhance their special character, setting, appearance and respecting their special historic and architectural context
- Protect, conserve and, where appropriate, enhance heritage assets, key landmarks and their settings and their contribution to local distinctiveness and sense of place, including through sensitive development and environmental improvements;

- Seek to improve the public realm as part of development proposals to enhance Lincoln's attractiveness;

The proposals shall therefore be considered on the above principles.

Impact on Visual Amenity and the Character or Setting of the Designated Heritage Asset

The red corrugated steel container provides additional secure storage which is located on the existing concrete pad serving the storage building already on the site. The unit measures 12m long by 2.5m wide positioned against the north elevation end gable of the building.

Whilst the structure is rather utilitarian in appearance, views of the container are very limited by the existing storage building and surrounding landscaping. The proposal would therefore preserve and protect the character and setting of the Historic Park and Garden

Highways & Parking

The Lincolnshire County Council as Highway Authority has assessed the application and raised no objections. Therefore, based on this advice it is considered that the proposal would not be detrimental to highway safety or traffic capacity.

Conclusion

The proposed container provides secure storage, whilst the structure is rather utilitarian in appearance, views of the structure are limited by the existing building and landscaping. The proposal would therefore preserve and protect the character and setting of the Historic Park and Garden in accordance with policies LP22, LP25 and LP 29 of the Central Lincolnshire Local Plan and the National Planning Policy Framework.

Application Determined within Target Date

Yes.

Recommendation

That the application is Granted Conditionally subject to the following conditions:

- Development in accordance with approved plans