

Application Number:	2023/0129/LBC
Site Address:	Garages To The South West Of Pottergate Monument, Pottergate, Lincoln
Target Date:	30th June 2023
Agent Name:	None
Applicant Name:	Mr Michael Graves
Proposal:	Opening up of existing opening within rear, west wall of garage (Listed Building Consent).

Background - Site Location and Description

The application is for listed building consent for the opening up a previously blocked up doorway within a garage wall. The doorway would lead into land within the applicant's ownership albeit currently incorporated into the garden of No. 3 Greestone Place. No. 3 Greestone Place is a Grade II listed building.

The application is for listed building consent only; the works to re-open the doorway are not considered to be development and therefore do not require full planning permission.

The application has been called to Planning Committee by Councillor Mark Storer.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 19th April 2023.

Policies Referred to

- Policy S57 - The Historic Environment
- National Planning Policy Framework

Issues

Impact on the special architectural and historic interest of the listed building.

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted January 2023.

Statutory Consultation Responses

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

Public Consultation Responses

Name	Address
J C & E A Slingsby	3 Greestone Place Lincoln Lincolnshire LN2 1PP
Mr John Lockwood	The Manor Cammeringham Lincoln LN1 2SH
Mr Joseph Jackson	Greestone House Greestone Place Lincoln Lincolnshire LN2 1PP
Councillor Mark Storer	
Mr Rory Bennett	19 Weststands Highbury Square London N5 1FG

Consideration

National and Local Planning Policy

Paragraph 197 of the National Planning Policy Framework (NPPF) requires local planning authorities to take account of the following issues in determining applications which may affect heritage assets and their settings;

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c. the desirability of new development making a positive contribution to local character and distinctiveness

Policy S57 'Historic Environment' of the Central Lincolnshire Local Plan (CLLP) is permissive of alterations to Listed Buildings, provided the proposal is in the interest of the building's preservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting.

Impact on the Special Architectural and Historic Interest of the Listed Building

Comments received during the application relate to security concerns, reasoning for the opening and ownership of the land.

The application is considered purely on the impact to the designated heritage asset, issues

regarding the reason for the opening, future use of the garage site or security are not relevant.

The doorway is located within an existing garage therefore access through the doorway once re-opened would only be possible through the garage.

The applicant has confirmed:

1. The blocked-up doorway in question leads to land that the Dean and Chapter own freehold. The land was previously occupied by Mr. Slingsby under a licence from the Dean and Chapter. Notice was served and the licence was terminated in April of this year.
2. Mr. Slingsby owns the land to the west as garden space adjacent to his house.
3. The Dean and Chapter have currently no access to the land, hence the need for an access through the doorway that was blocked up.
4. The doorway will be made secure and locked at all times.

Map regression suggested that the doorway within a former boundary wall is early 19th century or possibly earlier. The garages were a later addition in 1932 and the door was blocked up, although remains clearly visible.

The Principal Conservation Officer states that " the blocking up itself not being carried out to the best quality; the coursing doesn't match and the bricks are clearly different. Therefore, it is reasonable to suggest that the removal of the blocking up brickwork will improve the architectural significance by improving its appearance. Importantly, reintroducing direct access to the reverse side of the wall for the owners will promote and allow for the necessary maintenance to sustain this heritage asset. Given, these two considerable advantages and the ability to understand the evolution from the site from the numerous documented records which have been submitted in support of this application, it is considered that the significance of the heritage assets will be preserved and enhanced by the proposal."

Conditions have been suggested by the Principal Conservation Officer to submit a photographic survey to record both sides of the wall prior to the works being carried and details of any making good to be submitted prior to the works being carried out. These conditions are proposed, should the application be granted.

Officers are satisfied that the proposals represent changes which do not impact on the listed building, No. 3 Greestone Place, as a heritage asset. The proposal would not therefore be prejudicial to the special architectural or historic interest of the listed building, in accordance with Central Lincolnshire Local Plan (CLLP) Policy S57.

The alteration would also be in accordance with paragraph 192 of the National Planning Policy Framework (NPPF) which requires that Local Planning Authorities in determining applications should take account of the desirability of sustaining and enhancing the significance of heritage assets and paragraph 193 which requires consideration of the impact of a proposed development on the significance of a designated heritage asset.

The proposal would preserve the architectural significance of the listed building and

therefore would be in accordance with the duty contained within section 16(2) of the Planning (Listed Buildings and Conservation Areas Act) 1990.

Application Negotiated Either at Pre-Application or During Process of Application

No.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The proposal is considered to be appropriate and sympathetic to the historic character, fabric and interest of the building, in accordance with Central Lincolnshire Local Plan Policy S57 and guidance within the NPPF.

Application Determined within Target Date

Yes.

Recommendation

That the application is Granted Conditionally

Conditions

- 01) The Works must be begun not later than the expiration of three years beginning with the date of this permission

Reason: Imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990

- 02) With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the drawings listed within Table A below.

The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans.

- 03) A photographic survey shall be undertaken and submitted to the Local Planning

Authority before the works are undertaken.

Reason: In order for a record to be kept of the evolution of the wall.

- 04) Details of any making good required shall be submitted to the Local Planning Authority and approved prior to the works being carried out. These shall include the scope, specification and methodology. The proposal shall then proceed in line with the approved details.

Reason: In the interests of the heritage asset.