

Greestone House Greestone Place Lincoln Lincolnshire LN2 1PP (Objects)

Comment submitted date: Thu 23 Mar 2023

We are the freehold occupiers of Greestone House, Greestone Place, Lincoln LN2 1PP, which is adjacent to the property to which the application pertains (the "Property"). We share a boundary wall with part of the Property.

We have significant security concerns regarding the planning application. We note the same concerns have been expressed in a comment submitted on Monday 20 March 2023 by 19 Weststands, Highbury Square, London N5 1FG as follows: "[t]here are security/amenity concerns for the local planning authority to consider, notably, that if the doorway is opened up this will potentially create an access for individuals not known to the Cathedral or the owner of the private dwelling onto the land in question and potential onto third party land (i.e. the private dwelling's garden)."

We agree. In particular, given the relative height differences between the land in question and our rear garden, opening up the doorway as proposed in the planning application will create a security risk as unknown individuals will be able to gain entry to the rear of our property.

We consider that the planning application to open up the bricked up doorway is most unlikely to be for the purpose relied upon in the planning application, namely that this "will allow access easily to this area for the Cathedral to be able to maintain the space for the foreseeable future", as detailed in the Design and Access Statement. It is noted the ground level from the proposed access point to the garden in the Property is some 3ft-4ft below the garden level (see submitted photographs). See paragraph 6 FAS Heritage document.

The Cathedral has not identified why, after so many years, it now considers it necessary to gain access via the garage section of the Property to the garden area. This is unsatisfactory.

Further, the Design and Access Statement expressly refers to the doorway being eventually bricked back up. This begs the question of why it is necessary to open it in the first place.

Again, no explanation has been proffered in the application. The garden in question is already adequately maintained by the freehold dwellers of 3 Greestone Place.

The Design and Access Statement also notes that all leases for the garages at the rear of the Property (with access to Pottergate) have now ceased. We consider that the timing of the expiry of those leases and this planning application is no coincidence. There is a risk that this planning application is in fact the Cathedral's first step towards a more substantial redevelopment of the Property.

19 Weststands Highbury Square London N5 1FG (Objects)

Comment submitted date: Mon 20 Mar 2023

We note that the application is for listed building consent, however, we cannot see a corresponding planning application for the proposed works (i.e. the removal of bricks) which constitute "development" for the purposes of section 55 of the Town and Country Planning Act 1990 (as amended). As far as we can see no such application has been made and therefore the proposed works would be unlawful if undertaken solely pursuant to the listed building consent (if granted).

Separately, we note that the applicant's design and access statement refers to the fact that the only access to the land is by way of the currently bricked up doorway. There are security/amenity concerns for the local planning authority to consider, notably, that if the doorway is opened up this will potentially create an access for individuals not known to the Cathedral or the owner of the private dwelling onto the land in question and potential onto

third party land (i.e. the private dwelling's garden). As such, a condition should be imposed on the listed building consent (and planning permission), if granted, requiring (i) a secure form of gate to be put in place of the bricks and (ii) that once doorway's use ceases, the doorway should be permanently re-bricked, as is suggested in the design and access statement.

The Manor Cammeringham Lincoln LN1 2SH (Supports)

Comment submitted date: Mon 22 May 2023

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.

John Lockwood Chair of the Cathedral Property Asset Committee

PLANNING APPLICATION
GARAGES TO SOUTH WEST OF POTTERGATE MONUMENT, POTTERGATE,
LINCOLN

Reference: 2023/0129/LBC
Alternative Reference: PP-11965039

Submission and comments from:-

J C & E A Slingsby, 3 Greestone Place, Lincoln LN2 1PP

1. We are the freehold owner occupiers of 3 Greestone Place, Lincoln LN2 1PP. This application relates to the east part of our garden which we have occupied since the early 90's when we purchased 3 Greestone Place.
2. The Cathedral granted a long lease (over 100 years) to our predecessor which we converted to freehold ownership. When the lease was granted, the walled garden to the east of our property was retained by the Cathedral despite them having no access to this area, except via our property. No right of way in their favour was reserved.
3. Since we have lived in this house since the early 90's, the Cathedral have never requested accessed to the garden, save for a geo physical survey and tree assessment carried out recently. We granted access for this purpose.
4. The application to open the bricked up gate is most unlikely to be for "this will allow access easily to this area for the Cathedral to maintain the space for the foreseeable future", as detailed in their design and access statement. It is noted the ground level from their property is some 3ft-4ft below the garden level which they propose accessing (see submitted photographs). See paragraph 6 FAS Heritage document.
5. The Cathedral in their application refer to closing the gate (numbering the bricks for reinstatement, etc.) Why open it?
6. We believe this application to be the preliminary strategy of a more comprehensive re-development application, this being the removal of a possible obstacle to a subsequent application.

Clearly there is a more comprehensive ambition, since they have obtained possession of the garages which were previously let to various local tenants.

7. We have requested full consultation with the Cathedral to discuss their overall plans for this area of land and the garages. This request has been denied.

Cont/d

Reference: 2023/0129/LBC

Alternative Reference: PP-11965039

8. We draw attention to the entry in the survey of ancient houses (of Lincoln), which clearly shows this area of land to be part of 3 Greestone Place (see 511 of FAS Heritage statement).
9. We request this application be deferred for further particulars of the development which is envisaged for this area.

Application 2023/0129/LBC

Call in request to planning committee by Cllr Mark Storer – Minster Ward

- The application relates to the east part of the garden of 3 Greestone Place, Lincoln, LN2 1PP. The owner occupiers of 3 Greestone Place have occupied and maintained this land since the early 90's when they purchased the property.
- Whilst the land was retained by the Cathedral, the Cathedral have had no access to the Cathedral except via 3 Greestone Place and it forms part of their garden.
- The Heritage Statement makes it clear that the opening has not been in use since 1907 and had been blocked since at least 1932.
- Since the early 1990s the Cathedral have not requested access to the garden, except for a recent survey.
- There are no reasonable grounds why after so many years, access is required to the garden area through the garage section (Garage 1) as the land is already well maintained by the owners of 3 Greestone Place.
- The application states that the access through garage 1 will eventually be bricked back up so why is it necessary to open it up in the first place?
- The application states the opening up of the doorway "will allow access easily to this area to maintain space for the foreseeable future". However, the ground level from the Cathedral garage side of the access is 3-4ft below the ground level of the garden side of the access.
- Local residents have significant security concerns about the application namely that opening up the doorway will potentially create access for unknown individuals into the gardens of local residents.
- The design and access statement notes that the leases to the garages behind the access has now ceased. Local residents fear that the timing of the expiry of the leases and this application suggests that a more substantial application is planned.
- Failure of the Cathedral to discuss their overall plans for the area with local residents.
- The site lies within Conservation Area 1: Cathedral and City Centre.

Lincoln Civic Trust

Comment Date: Mon 27 Mar 2023

NO Objection

Highways & Planning

Comment Date: Tue 07 Mar 2023

No Objections.

