

<b>Application Number:</b>	2024/0088/LBC
<b>Site Address:</b>	White Hart Hotel , Bailgate, Lincoln (LBC)
<b>Target Date:</b>	12th July 2024
<b>Agent Name:</b>	John Roberts Architects Ltd
<b>Applicant Name:</b>	Mr Andrew Long
<b>Proposal:</b>	Internal alterations to create a new leisure pool and spa including the excavation and construction of the pool and construction of internal partitions to form a sauna, changing facilities and gym together with associated drainage and services (Listed Building Consent).

### **Background - Site Location and Description**

The application property is the White Hart Hotel, a grade II listed building. It is located on the corner with Bailgate and Eastgate, within the Cathedral and City Centre Conservation Area. The City Council's Principal Conservation Officer advises that the White Hart is a complicated site comprising four distinct building phases along the streetscene. The oldest element dates from the early 18th century, and was re-fronted in 1844. Today it presents an impressive three storeys on the corner of Eastgate and Bailgate. She has noted that on the Eastgate elevation the 1840s refronting continues to meet a 1930s extension in a Neo-Georgian style in brick with a central basket arched carriage opening within the 5 bays. She advises that this designated heritage asset has historical significance derived from its development as a key site for hostelry in Lincoln and architectural significance derived from the classical design and method of construction. Expansion to the south along Bailgate saw two further phases of different dates, one in the 19th century and later during the 1960s. In addition to the various external alterations, much of the hotel interior has been subjected to re-fittings over the years and in particular during the early and mid-20th century.

The hotel has recently re-opened following extensive renovation works. Works are still ongoing to parts of the hotel and there have been a number of approved applications as well as a number of ongoing current applications, including this one.

This application is for listed building consent for internal alterations to create a new leisure pool and spa, including the excavation and construction of the pool and construction of internal partitions to form a sauna, changing facilities and gym together with associated drainage and services.

The proposals would be located towards the rear of the building, adjacent to Eastgate. A pool was previously proposed in this location as part of original applications for internal and external refurbishment works (2023/0057/FUL and 2023/0058/LBC), although was omitted to allow for the necessary archaeological work and investigations associated with the pool to take place. The vents for the pool will be incorporated within the overall roof mounted plant that was approved as part of the previous applications. The previous applications also approved alterations to some of the windows on the Eastgate elevation, adjacent to the location of the pool. There are no external alterations proposed as part of this application.

In addition to this listed building consent application an accompanying application for full planning permission has been submitted (2024/0087/FUL). Listed building consent applications consider proposals in relation to the impact on buildings as designated heritage assets, whereas the full application will consider the proposals in relation to other matters; such as archaeology and residential amenity. The full application is also being presented to Members of the Planning Committee for determination.

A number of objections have been received in relation to both applications, although many of the objections raised within the responses to this listed building consent application cannot be considered as part of this of application i.e. they relate to matters other than the impact on the heritage asset. These responses are therefore also included within the full planning permission report and the relevant material planning considerations raised will be taken into account as part of the consideration of that application.

### **Site History**

Reference:	Description	Status	Decision Date:
2024/0087/FUL	Internal alterations to create a new leisure pool and spa including the excavation and construction of the pool and construction of internal partitions to form a sauna, changing facilities and gym together with associated drainage and services.	Pending Decision	
2023/0058/LBC	Internal alterations to re-configure layout and create fitness suite including removal of stud partitions, doors, windows and stairs; enlargement and blocking up of window openings; creation of new door openings; installation of new stud partitions, raised floor, stairs, lifts and doors. External alterations including new shopfront to restaurant, alterations to Eastgate elevation, glazed lantern and new stair pod to roof. (Listed Building Consent). (Revised description, plans and supporting documents).	Granted Conditionally	25/05/2023
2023/0057/FUL	Refurbishment & alterations to existing hotel including construction of new stair pod at fourth floor level, alterations to Eastgate elevation, installation of	Granted Conditionally	25/05/2023

	new shopfront to existing restaurant fronting Bailgate, glazed lantern and alterations to window openings. (Revised description, plans and supporting documents).		
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### **Case Officer Site Visit**

Undertaken on 10th April 2024.

### **Policies Referred to**

- Policy S57 The Historic Environment
- National Planning Policy Framework

### **Issues**

- Impact on the building as a designated heritage asset

### **Consultations**

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

### **Statutory Consultation Responses**

Consultee	Comment
Historic England	Comments Received
Highways & Planning	Comments Received

### **Public Consultation Responses**

Name	Address
Mr Paul Griffiths	36 Belle Vue Road Lincoln Lincolnshire LN1 1HH
Mr Sam Elkington	Boothby Property Consultancy Ltd, Maydene House 73 London Road Sleaford NG34 7LL
Mr Andrew Blow	9 The Green Nettleham Lincoln LN2 2NR
Dr Samantha Stein	
Mrs Tracey Smith	84 Moor Lane, North Hykeham, Lincoln LN6 9AB
Mr Paul Rowland	2 South Farm Avenue Sheffield S26 7WY
Mrs Rosemarie Dacosta	253 Burton Road Lincoln Lincolnshire LN1 3UH
Mrs Tracy Harris	Bramble Cottage 46 Sleaford Road Lincoln LN4 1LL
Mr Stuart Welch	16 Drury Lane Lincoln Lincolnshire LN1 3BN
Mr Tim McCall	Almond Avenue Lincoln LN6 0HB
Mrs Louise Austin	62 Backmoor Crescent Sheffield S8 8LA
Mr Andrew Ottewell	Sycamore lodge Holmes lane Dunholme near Lincoln Lincoln LN2 3QT
Brian Porter	4 Chalgrove Way Lincoln Lincolnshire LN6 0QH

Ms Justine Whittern	Oude Heijningsedijk 1 Heijningen, The Netherlands 4794 RA NG31 8RW
Mr John Abbett	67 Newbold Back Lane Chesterfield S40 4HH
Miss Jo Teeuwisse	Bourtange Bourtange 9545tv
Mrs Alison Griffiths	36 Belle Vue Road Lincoln Lincolnshire LN1 1HH

### **Consideration**

Central Lincolnshire Local Plan (CLLP) Policy S57 requires that permission to alter a listed building will be granted where the local planning authority is satisfied that the proposal is in the interest of the building's conservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the listed building or its setting. National Planning Policy Framework (NPPF) paragraph 205 advises 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".

Some of objectors have raised concern that the proposals will cause harm to the historic building.

The application is accompanied by an Assessment of Significance & Heritage Impact Assessment (HIA). This details the key phases of the development of the hotel and identifies that the majority of the proposals, including the proposed pool, are located within the footprint of the large 1938 Eastgate addition. A small area of the proposed sauna would sit within the north east corner of the 1844 part of the building, however, the HIA considers that the main impacts to layout and fabric will be minor with the creation of a doorway between the sauna and pool area and division of the storeroom. With regard to the gym and changing areas, the HIA advises that these will be located partially within and to the south of the 1938 Eastgate addition. The HIA considers that, "as the proposed work is expected to only have an impact on later, 20th century, standing fabric and layout of the current service/back of house area, it is not believed that there would be any adverse impact on any significant standing fabric or building layout".

The City Council's Conservation Officer has considered the proposals and notes that the majority of the works are located within the later relatively modern 1930s portion of the hotel. She has advised that, as the floor plan of this area is not considered to exhibit historic or architectural significance, the alterations proposed will therefore have no impact on the significance of the listed building.

Officers accordingly consider that the proposals are appropriate and would therefore not be prejudicial to the special architectural or historic interest of the listed building or its setting, in accordance with CLLP Policy S57. The proposal would be in accordance with

requirements of the NPPF and the Conservation Officer also considers that the proposal is in accordance with the duty contained within section 16(2) of the Planning (Listed Buildings and Conservation Areas Act) 1990 'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

**Application Negotiated either at Pre-Application or During Process of Application**

No.

**Financial Implications**

None.

**Legal Implications**

None.

**Equality Implications**

None.

**Conclusion**

The proposals are acceptable and would not be prejudicial to the special architectural or historic interest of the listed building, in accordance with CLLP Policy S57 and guidance within the NPPF.

**Application Determined within Target Date**

Yes.

**Recommendation**

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

- Time limit of the permission
- Development in accordance with approved plans