

## **White Hart LBC consultations responses**

The following responses have been submitted against this application. Those that pertain to the matters to be considered by application 2024/0087/FUL have also been copied onto the committee report.

**Name**

Mrs Rosemarie Dacosta

**Address**

253 Burton Road, Lincoln, Lincolnshire, LN1 3UH

**Date Received:**

21st February 2024

Excavation for a pool in this area, rich with Roman remains, makes me wonder what would happen to them. There is no need to have a private pool in this area, which will never benefit the local population. I strongly object and feel the destruction of possible archeological finds must be prevented.

**Name**

Mrs Tracy Harris

**Address**

Bramble Cottage, 46 Sleaford Road, Lincoln, LN4 1LL

**Date Received:**

21st February 2024

I cannot understand why a construction of this type would be allowed in such an archaeologically important area as the Bailgate, there is no real public benefit to it unless you are paying for the privilege and it well may disturb untold history unnecessarily. I strongly object.

**Name**

Ms Justine Whittern

**Address**

Oude Heijningsedijk 1, Heijningen, The Netherlands 4794 RA, NG31 8RW

**Date Received:**

21st February 2024

The Bailgate is one of the most archaeologically significant locations in the county. The White Hart Hotel's request for a permit to excavate and remove centuries and layers of history from the area - and from the county's heritage assets hidden and unhidden - merely to add to 'guest amenities' for an unproven trading advantage in my mind fails to meet the standard required. It cannot be justified by any means.

I would suggest that any hotel guest choosing to stay at the hotel is less interested in using a swimming pool and sauna and more interested in exploring the unique and unrivalled medieval location of the hotel. There are other hotels nearby where modern amenities are available and probably done better than the White Hart can manage to squeeze into its basement.

I am not against all developments and improvements. I would have no objection to the White Hart improving disabled access to more of its bedrooms and public rooms - an aspect which it is currently lacking, as it admits on its own website. <https://whitehart-lincoln.co.uk/access->

statement

Lincoln - and Lincolnshire - can insist on better developments and improvements than to allow this unnecessary and invasive one. allowing this would set a dangerous precedent and put other ancient heritage sites at risk of destructive developments in the name of business and profits. I think that would be a bad thing.

I speak as someone who has stayed at that hotel in the past, and as a native of Lincolnshire.

I therefore strongly object to this application.

**Name**

Mr John Abbett

**Address**

67 Newbold Back Lane, Chesterfield, S40 4HH

**Date Received:**

21st February 2024

With regard to the a planning application that has been submitted to install a private spa and leisure centre, including a below ground pool by the White Hart Hotel in Lincoln, Lincolnshire (application 2024/0088/LBC; 2024/0087/FUL).

This historic hotel is at the centre of the medieval city of Lincoln and the centre of Lindum Colonia, a significant early Roman settlement. The creation of the pool would disturb a high volume of archaeological remains which are of national, possibly international, significance. This is unwarranted destruction of our public heritage for little to no public benefit.

The site of the hotel is near the cross roads of the original Roman colony. Previous excavations in the area were packed full of remains of various periods and included medieval shop fronts, early and late medieval cemeteries, Roman drains, villas, hypocausts, and more. The site is surrounded on all sides by Schedule Monuments and listed buildings. Looking at the map of monuments, it is clear that these were scheduled in the early part of the 20th century, when standing buildings were not included in scheduling programmes. However, if this were to be revisited today, it is likely that the entirety of the Lindum Colonia would be a Scheduled Monument, protected as a nationally significant archaeological site.

Lincoln is absolutely amazing because of its archaeology, its history, and its heritage. It is one of the jewels in the historic crown that is tourist-haven Britain. And what's more: Lincoln's heritage belongs to us, the people.

**Name**

Miss Jo Teeuwisse

**Address**

Bourtange, Bourtange, 9545tv

**Date Received:**

21st February 2024

History belongs to us all, it's important, they're our roots, a connection to our ancestors.

You can't just go around destroying it because someone wants a pool in their garden.

Gone once, gone for ever.

The heritage of All cannot be destroyed for the benefit of Few

**Name**

Mr Paul Rowland

**Address**

2 South Farm Avenue, Sheffield, S26 7WY

**Date Received:**

22nd February 2024

Although I am not a resident of Lincoln, I visit your historic city on a regular basis to soak up the incredible history and archaeology. My family have enjoyed visiting your wonderful Christmas Market over the years and I have several friends who live in Lincoln. When this planning application was brought to my attention I was horrified.

The area around the Cathedral should be a World Heritage Site, but sadly it isn't. However, one day I hope that will change and until then, the preservation of the buildings especially around the cathedral quarter and all below ground archaeology MUST be preserved at all costs for future generations.

Lincoln has a unique and enviable history but your archaeology belongs not only to Lincolnshire, it belongs to the world, and it is because of that that I feel I have the right to comment on this application.

It is Lincoln's history and archaeology that draws tourists to your city from all around the world. No proposed spa and swimming pool will do that. I am sure that there are other hotels in less sensitive areas of the city that can cater for people who want to soak themselves in water, rather than immerse themselves in Lincoln's rich history and countryside.

The 'Destination Lincolnshire' website provides the following tourism figures (below) for the city in 2022.

Following 2021's reports from Global Tourism Solutions (GTS), for the City of Lincoln Council, which saw a 53% economic boost to the visitor economy, the latest figures that have been released for 2022 show a 37.8% increase in economic impact totalling £219.8 million.

The new economic report paints a hugely positive picture as industry recovery continues at pace, with the data showing that in 2022, an additional 21.7% of visitors came to the city, totalling 3.588 million.

Your historic city and archaeology is mainly responsible for the above figures, don't allow a part of it to be destroyed forever.

I think Lincoln is the envy of the rest of the UK and it will survive without another spa and swimming pool, however I don't think it could survive without its rich history and archaeology.

I strongly object to this development.

**Name**

Mrs Tracey Smith

**Address**

84 Moor Lane, , North Hykeham,, Lincoln, LN6 9AB

**Date Received:**

23rd February 2024

How can this development be of any benefit to the local community? The developer seems to lack any sensitivity to public feeling and a total disregard for Lincoln's heritage. Lincoln should be drawing in tourists because of its heritage. The council should not be supporting it's destruction.

**Name**

Mr Paul Griffiths

**Address**

36 Belle Vue Road, Lincoln, Lincolnshire, LN1 1HH

**Date Received:**

26th February 2024

I object to the dipping pool because it is of no benefit to residents of Lincoln.

**Name**

Mr Stuart Welch

**Address**

16 Drury Lane, Lincoln, Lincolnshire, LN1 3BN

**Date Received:**

3rd March 2024

As a long-time local resident living in close proximity to the White Hart Hotel, I strongly support this application.

The proposed facility is an important element in the applicant's wider scheme to transform the White Hart Hotel (and the adjoining Judges' Lodgings complex) into a premier destination which will have many direct and indirect benefits for the local economy and community.

The extensive, expensive and professional archaeological investigations and reports which have been carried out on site have revealed information and artefacts which would have remained unknown without the redevelopment of the hotel site. The public record has greatly benefitted from this.

It is difficult anywhere in this area of uphill Lincoln to excavate without coming across medieval or Roman remains. It is important to recognise and record these for greater understanding in posterity, but this should not interfere with much-needed sensitive re-development for the modern age - Lincoln's historic past should not constrain its economic future.

**Name**

Mrs Alison Griffiths

**Address**

36 Belle Vue Road, Lincoln, Lincolnshire, LN1 1HH

**Date Received:** 5th March 2024

I formally objected to this application but my comment is not appearing and am concerned it has not been properly received. The dipping pool is totally out of place in a hotel such as the White Hart. I'm very worried that nationally important historical finds will be lost and destroyed.

[Original comment submitted against 2024/0087/FUL application]

**Customer Details**

Name: Mrs Louise Austin

Address: 62 Backmoor Crescent Sheffield S8 8LA

**Comment Details**

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The national heritage should be preserved. If this project goes ahead it will likely set a precedent for other planning applications. There seems no real justification for agreeing the plan and doing so comes across as if you know the right people you can get it passed! Surely the compromise would be to leave the ruins as a feature with a glass bottom pool, but guess this would be more expensive for the developer! Lincoln please work with the policies not against them, doing so leaves the floodgates open to more abuse of the policies. Once the heritage has gone, it's gone, there's no way back and future generations will lose out! Please Lincoln do the right thing and put a stop to this plan.

Name: Mr Tim McCall

Address: Almond Avenue Lincoln LN6 0HB

**Comment Details**

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This private development is what it says, PRIVATE. The only person who this will benefit is the developer himself. Of course he has no regard for the historical artefacts beneath the hotel. I really hope the planners can see through this and deny the works. It is not long ago since we had the odd situation where the City Council were developers and approval authority for the Western Growth Corridor. On this development were several Roman Kilns and a Roman building they voted to destroy in the name of progress, including so-called protected trees. I really hope the city planners don't repeat their, in my opinion, mistake in destroying our heritage. We have to protect what is left for generations to come. The Bailgate area will be full of archaeological remains that need protecting until such time it can be rediscovered and protected, not destroyed.

**Name**

Mr Andrew Ottewell

**Address**

Sycamore lodge Holmes lane Dunholme near Lincoln, Lincoln, LN2 3QT

**Date Received:** 6th March 2024

Myself and my family are fully supportive of the pool , spa , gym , it will be a great asset to all ages of the local community as well as visiting guests staying at the White hart for a Weekend/ mid week break.

As far as the significance Roman settlement in our medieval beautiful city any possible ! archaeology artefacts that are found when Excavation carefully starts finding them and bringing them to the surface where special items can be put on display in the Hotel has got to be better than not seeing them at all, best change for our generation to see how people lived hundreds of years ago .

I gather local people will also be able to book the pool and spa area even young children learning to swim which has to be good news .

The visitors staying in the hotel for weekend breaks touring the city how nice after a long day walking around the city you or your family can come back and have a relaxing swim or spa before evening meal , couldn't be better and good for everyone's Health & Well-being, as well as during the cold and rainy winter months guests can stay in the warmth until the weather improves.

It's a win win for everyone and will be a great Asset for our Tourism city.

**Name**

Mr Sam Elkington

**Address**

Boothby Property Consultancy Ltd, Maydene House, 73 London Road, Sleaford, NG34 7LL

**Date Received:** 8th March 2024

I am a practicing Commercial Chartered Surveyor with over 40 years of commercial property experience within the City of Lincoln and the County as a whole and have been involved in a significant number of the City's major development projects during my career.

I consider the proposal as submitted is one that should be warmly welcomed by the City. The investment that has already been made in to Lincoln's most iconic hotel, which is of national repute, has been significant and this proposal does I feel further show how the White Hart Hotel is going to be brought up to a high class standard with the appropriate and necessary facilities befitting the area and the City.

Whilst the archeological concerns are noted, I consider that with an appropriate management and mitigation plan these can be overcome and any archeology exposed through the build process can be recorded and noted so as to further enhance the knowledge that the City has of the area and not lead to any delays or hamper the build process.

I support the application and consider that we should welcome the vision and efforts of the new owners who have bought back to life one of the City's greatest assets and who are committing further resources

to make the Hotel one that the City can be proud of.

**Name**

Brian Porter

**Address**

4 Chalgrove Way, Lincoln, Lincolnshire, LN6 0QH

**Date Received:**

12th March 2024

Heritage needs to be properly excavated and evaluated prior to the destruction and construction phases. Information plaques and a display cabinet of example finds could then be created in the hotel to enhance the visitor experience.

The archaeology reports clearly point out (see 1 and 2 below) that excavation has not been done below a Mediaeval surface, and that other remains of national importance probably lay below the 1.2m limit of excavation.

Tourism is a major financial and employment factor for Lincoln City and the wider county; heritage sites feature prominently as reasons for visiting.

Too often we have seen heritage destruction without proper recording. Completing the archaeology to Roman or the 'natural' surface, prior to destruction, is therefore important or this very rare opportunity will be lost forever.

Statements from reports in support of my comments:

1) PROSPECT ARCHAEOLOGY Report 8.1.1 states "The excavation of the swimming pool would result in the wholesale removal of these deposits and would therefore be Major Adverse and Permanent."

8.1.2 includes "...the loss of a small area of nationally important remains cannot be denied"

9.1.2 concludes that "This is a rare opportunity to investigate the archaeology of the Roman and medieval periods in the upper city and would inform future decision making on planning applications in the upper city."

2) ALLEN ARCHAEOLOGY report:

8.2 extract: "Notably, throughout the sequence a substantial assemblage of residual Roman pottery and ceramic building material was recovered, indicating potential for encountering further archaeology of this date below the current limit of excavation."

**Name**

Mr Andrew Blow

**Address**

9 The Green, Nettleham, Lincoln, LN2 2NR

**Date Received:**

26th March 2024

This is an archaeological "hot potato" of a kind not seen in the City for a while. My two-penneth as a layman: if it wasn't for the entrepreneurial spirit and business nous, we would never have found out what was under the "back of house" area of the White Hart. It would presumably remain as a storage area (apparently not much needed now in the revised hotel) and its underground would, apart from these test trenches, have to be guessed at. I can't see why the

remains cannot be properly explored, evaluated and recorded with the more exciting items placed on public view...and then business must do its thing, as has been allowed at many other locations. If the hotel can then offer three night stays with more confidence (given the availability of a leisure pool) then people will come from further afield. If staying longer, they'll browse more and spend more in our City and that has to be good in these difficult times.

**Name**

Mr Andrew Blow

**Address**

9 The Green, Nettleham, Lincoln, LN2 2NR

**Date Received:**

30th March 2024

Afterthought. When attending the Lincoln Mystery Plays at the beginning of Holy Week last Sunday at St. Mary Magdalene Church, next door to the White Hart, the audience was told at the outset that there were no toilets in this small ancient church. However, we were told, the neighbouring White Hart Hotel had given permission for any audience member to use its toilets if required. A small anecdote, but does it sound like the sort of business thats going to be un-neighbourly and disrespectful of the city's archaeology?



6 April 2024

City of Lincoln Council  
City Hall  
Beaumont Fee  
Lincoln  
LN1 1DD  
FAO Planning Committee; Marie Smyth; Alastair Macintosh

I have recently become aware that there is a letter (Cover Letter, Supplementary Information) published on the planning portal which specifically names and discusses me, Dr Samantha Stein, in relation to planning application 2024/087/FUL and 2024/088/LBC. This is in response to my recent comments expressing concern about the reckless and destructive nature of this planning application with regards to the nationally significant archaeology in the City of Lincoln.

I find it shocking, disturbing, and dangerous that the council have chosen to publish a personal attack including personal details of a public consultee on the planning portal. In this instance, it is arguable that this application is no longer objective, and should be rejected on this premise alone.

The letter written by John Roberts Architects includes personal details, incorrect information about my experience, and accusations that I have written misleading comments about the application. The very opposite is true, and the architect's letter is deliberately misleading to suggest that I have demonstrably less relevant experience. While my expertise is in geoarchaeology, my PhD is on the post-Roman period in Lincolnshire (2014), I have a minor in medieval studies, and my previous experience includes a position at Historic England as acting science advisor in the south west and Yorkshire regions. This position included comprehensive training on the application of the latest science in archaeology within the planning process, with particular reference to [preservation of archaeological remains](#). As part of the planning process, and working with other local authorities, I have previously applied this expertise to similar cases as this one in cities such as Gloucester, York, Exeter, Sheffield, and many more in towns and villages across the country. With regards to my knowledge of Historic England official guidance, as well as my extensive experience in the planning process, the only conclusion I can draw is that current application does not meet standards required to warrant the destruction of archaeological remains in a city with important and well-preserved archaeology, such as Lincoln.

In addition, while I have primarily put my own name to criticisms of this application, I have been in consultation with many other professionals in the fields of archaeology and planning. The combined experience of those consulted is over 200 professional years. I find it appalling and dangerous that the applicant singles me out in their cover letter, when other respected and professional archaeologists have also commented on the application. Indeed, the planning lead at the well-respected organisation the Council for British Archaeology has written a letter that has come to the same conclusions completely independently, and this letter was shared widely across their social media accounts.

What is more, I have not once addressed the applicant *ad hominem*, nor have I publicly called for people to object to this application. In any statements I have made, I have pointed out how the application does not meet the thresholds of NPPF or other local planning policies, and pointed interested parties in the direction of the application to make comments *if* they chose to do so. What followed is an overwhelming 58 public objections across the full and LBC applications, demonstrating

that the people of Lincoln love their heritage and do not want to see it destroyed by unjustifiable development for development's sake.

Interestingly, John Robert's Architects follows their attack on myself with a caveat that I've provided the opportunity to add more information; this could be read as an admission that their application was not done to the required standards in the first place. One could now ask, why has the developer been withholding information from the planning committee?

Following the addition of supporting documents, however, my assessment and comments made prior to the end of the first period of public consultation still stand. This stance is detailed in my previous objection dated 16 March 2024. The application does not meet the standards required to warrant destruction of important archaeological remains. The construction of a private swimming pool will destroy nationally significant archaeology in an archaeological sensitive area of the city, and will provide no public benefit to the people of Lincoln. Benefits are only made to the private developer; arguably, the White Hart has been a thriving business for hundreds of years, so the addition of a private swimming pool is only a vanity addition which robs the city of its precious archaeological resources.

One major change has been made to the re-submitted application documentation: the sudden denigration of the archaeology from being nationally significant to being of local significance. In the first version of the documents, the applicant claimed that the all the archaeology to be impacted was of national significance. Now the applicant claims that only the Roman archaeology is of national significance, and based on a (completely flawed) geoarchaeological deposit model, that the development of the below ground swimming pool and associated ground works will not touch this archaeology.

That our early medieval and medieval archaeology (dating between 410-1540 AD) is only of local significance is a shocking statement to make. Visitors flock to Lincoln to experience one of the most well-preserved medieval cities in the country, including a large Norman stronghold castle with a rare two motte design, a cathedral with connections to William the Conqueror, two rare Norman houses, all within metres of the White Hart Hotel. For anyone to state that it is only of 'local' significance is misguided and serves only one purpose—to attempt to force the application for the private swimming pool through the planning process.

Considering the significance level of the medieval archaeology on this site is being argued, I strongly suggest that the council request that an impartial review take place, as per Historic England guidance on [assessing significance](#) (para 11). In this guidance, HE states that:

Where the significance is not obvious, appropriate expertise would need to be used, as the NPPF points out (paragraph 189). Analysis would generally be undertaken by a suitably qualified specialist, expert in an appropriate branch of conservation, architectural history, garden history and/or archaeology, or, in more complex circumstances, group of specialists, who can describe significance in a way which is acceptable to the local planning authority and which therefore assists a successful application.

The council should request statements of significance from external experts prior to making any conclusions based only on the applicant's biased statements. With a PhD covering Roman-medieval periods in Lincolnshire, I would conclude that this archaeology is of national significance, however it would be beneficial to consult a group such as the Society for Medieval Archaeology to provide a list of suitable experts to make an independent assessment.



Although my expertise branches beyond the field of geoarchaeology, the applicant has named me as a professional in this field, which is true; I do specialise in geoarchaeological deposit modelling. As part of the updated documents submitted, the applicant has included a crude deposit model (Revised Desk Based Assessment V2, section 8). As a named professional in this field, I can confirm that this model is insufficient and misleading when discussing whether the construction of the swimming pool and associated works will reach Roman deposits, which the applicant does deem as nationally significant.

In my professional opinion, 5 points across the wider uphill Lincoln area, within complex urban deposits, do not constitute a viable or applicable deposit model. An urban deposit model requires hundreds of data points; York's working deposit model incorporates 2,796 points, and is still questioned regularly. Figure 16 in the revised Desk Based Assessment is intentionally misleading, providing a 'zeroed' ground level for all stratigraphy. This is a professionally unacceptable projection of points of a deposit model, and must be discounted. Geoarchaeologically, levels below the surface horizon are irrelevant, especially in an urban environment where different localised activities can influence the ground level dramatically. Figure 15 shows quite clearly that at some parts of the city (point A at St Paul's in the Bail), the Roman archaeology is indeed found at the levels above Ordnance Datum where the destruction for the private pool will take place. So even if this were a viable model, their statements that they will not reach nationally significant layers is still not proven as part of their own model. Even more oddly, multiple local sites with visible Roman remains such as Eastgate northern tower, the mosaic at Lincoln Cathedral, and Newport Arch, all with measureable *in situ* Roman archaeology, have not been included. There is no apparent scientific sampling strategy for the points chosen for their deposit model, nor for the creation of said model.

The applicant is now stating that they will not destroy nationally significant archaeology, due to the fact that the application does not meet the NPPF requirements of public benefit. What they have not included is what happens when the model does fail, and they do encounter Roman archaeology—will they stop excavation and abandon the development? What about the loss of the nationally significant medieval and early medieval archaeology above that, will that destruction be for nothing? What is clear is that the applicant does not know whether or not they will reach Roman deposits, and their statement that 'Impacts on Nationally important Roman archaeology would therefore be nil' (full revised DBA V2) is *demonstrably untrue*.

Due to the *ad hominem* nature of the recently included cover letter (which should never have been published by the City of Lincoln Council), and the biased revisions written to fit the applicant's agenda only, it is evident that this application is no longer objective. On this basis, it should be withdrawn or rejected immediately.

In addition, I strongly urge the planning committee to consider what is important to the people of Lincoln. A total of 58 objections on a planning case is above the average number—Lincolnites and professional archaeologists are crying out to save their archaeology, and asking you point blank to protect their heritage. Our heritage and archaeology belongs to all of us. If you'd like to put a monetary value on it, [a recent study](#) has shown that the heritage sector is worth £45.1 billion to the UK economy, contributing over half a million jobs to the country. With all the history we have to offer here, surely this is the type of thing that Lincoln *should* be investing in, instead of unnecessary and inappropriate developments blind to the public's wishes.

Kind regards,

Dr Samantha Stein

**Customer Details**

Name: Mrs Louise Austin

Address: 62 Backmoor Crescent Sheffield S8 8LA

**Comment Details**

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Lincoln is such a wonderful city, one which many people visit to take in the history. The proposal is outrageous, agreeing to the application would, in my opinion, simply benefit the owners and not the general public. If this proposal goes ahead then the floodgates are open for other plans outside Council Guidelines to be approved. Please don't pick and choose which applications are approved based on personal gain for the owners. Lincoln needs to do what Lincoln does best, and preserve the heritage for our, and future generations.



Historic England

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

Direct Dial: 0121 625 6888

Our ref: **W:** L01572890

20 February 2024

Dear Mr Manning

**Arrangements for Handling Heritage Applications Direction 2021**

**WHITE HART HOTEL , BAILGATE, LINCOLN, LINCOLNSHIRE, LN1 3AR**  
**Application No. 2024/0088/LBC**

Thank you for your letter of 15 February 2024 regarding the above application for listed building consent.

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

Yours sincerely

pp C Hutchinson

**Tim Allen**

Team Leader (Development Advice)

E-mail: [tim.allen@HistoricEngland.org.uk](mailto:tim.allen@HistoricEngland.org.uk)



THE FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH

Telephone 0121 625 6888  
[HistoricEngland.org.uk](http://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.*



Historic England

Ms Marie Smyth  
City of Lincoln Council  
City Hall  
Beaumont Fee  
Lincoln  
Lincolnshire  
LN1 1DF

Direct Dial: 0121 625 6888

Our ref: W: L01572890

26 April 2024

Dear Ms Smyth

**Arrangements for Handling Heritage Applications Direction 2021**

**WHITE HART HOTEL , BAILGATE, LINCOLN, LINCOLNSHIRE, LN1 3AR**  
**Application No. 2024/0088/LBC**

Thank you for your letter of 24 April 2024 regarding further information on the above application for listed building consent. On the basis of this information, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation adviser.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Yours sincerely

pp C Hutchinson

**Tim Allen**  
Team Leader (Development Advice)  
E-mail: [tim.allen@HistoricEngland.org.uk](mailto:tim.allen@HistoricEngland.org.uk)



THE FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH

Telephone 0121 625 6555  
[HistoricEngland.org.uk](http://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.



## **LINCOLNSHIRE COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL**

**District:** Lincoln City Council

**Application number:** 2024/0088/LBC

**Application Type:**

**Proposal:** 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)

**Location:** White Hart Hotel, Bailgate, Lincoln, Lincolnshire, LN1 3AR

**Response Date:** 5 March 2024

This report includes the Substantive response of the Local Highway and Lead Local Flood Authority to a planning consultation received under the Development Management Order and includes details of any planning conditions or informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement.

### **General Information and Advice**

Please note that although the Definitive Map and Statement proves the existence of any recorded rights of way, there may be further or higher rights that are not shown on this document that the County Council is not currently aware of. This would be especially relevant where the public has had informal access to the site or where there are references to routes across this in maps or other historic documents. As the County Council has received no application to recognise further rights of way affecting the site, no more informed guidance can be offered at this stage.



**Application number: 2024/0088/LBC**

**Application Type:**

**Location: White Hart Hotel, Bailgate, Lincoln, Lincolnshire, LN1 3AR**

### **Highway and Lead Local Flood Authority Report**

**Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:**

**Recommendation:**

**No Objections**

**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 would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.**

**Regards**

**Officer's Name: John Clifton**

**Officer's Title: Principal Development Management Officer**

**Date: 5 March 2024**