

White Hart LBC consultation responses

Conservation Comments

Application Reference Number	2024/0618/LBC
Planning Officer	Marie Smyth

Address	White Hart Hotel
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Description of Proposed Work
Construction of a new external roof terrace and frameless glass balustrade, formation of a new glazed screen and access doors to the roof terrace from the existing fourth floor private lounge accommodation. New internal steps and balustrade from the existing lounge to accommodate the change in levels. Removal of existing steel balcony to south/east elevation and removal of roof mounted water tower. (Listed Building Consent).

Comments
<p>The White Hart Hotel is a grade II listed building and is a complicated site comprising 4 distinct building phases along the streetscene. The oldest element dates from the early 18th century and re-fronted in 1844. Today it presents an impressive 3 storeys arranged over 3 bays in brick and stucco façade on the corner of Eastgate and Bailgate. Designed in the classical style expansions to the south along Bailgate saw two further phases of different dates, one in the 19th century and later during the 1960s but both utilising a stucco and red brick built form with regular and symmetrical fenestration including first and second floors with French windows and balconies albeit that the 1960s version has much simpler detailing. It is on the flat roof of the 1960s building that the balustraded roof terrace of proposed. Whilst this element of the site is modern, the deliberate intention to sympathetically marry its design with the 19th century facade is an important and relevant point.</p> <p>The proposed glass balustrade would be a modern and alien addition with no meaningful relationship with the prevailing architectural language of the White Hart Hotel. As such it will not successfully assimilate with the rest of the listed building and instead will diminish and harm the architectural significance of</p>

this designated heritage asset. The incongruous and distracting appearance exacerbated by the introduction of activity in this location will detract from the more architecturally significant historic façade and again cause harm to architectural significance.

The harm caused to the significance of the White Hart is at a less than substantial harm level. The national planning policy framework requires in para 212 that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to that assets conservation, and in this case as assets of the greatest importance that weight should be particularly great. This weight is irrespective of whether the harm is substantial or less than substantial.

The framework goes on to require that where less than substantial harm would be caused by a development this should be weighed against public benefit. Examples of heritage benefits may include sustaining or enhancing the significance of a heritage asset and the contribution of its setting, reducing or removing risks to a heritage asset and or securing the optimum viable use of a heritage asset in support of its long-term conservation. However, none of these tests are met by the application and therefore the level of harm is not justified.

Summary

Therefore, the proposal is not in accordance with the duty contained within section 16 (2) of the Planning (Listed Buildings and Conservation Areas Act) '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'

Recommended Conditions

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Officer	Sarah Harrison Principal Conservation Officer
Date	



Historic England

Sir/Madam - -
Lincolnshire County Council
County Offices
Newland
Lincoln
LN1 1YL

Direct Dial: 07823608338

Our ref: L01583033

14 October 2024

Dear Sir/Madam -

**Arrangements for Handling Heritage Applications Direction 2021
& T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**WHITE HART HOTEL, BAILGATE, LINCOLN, LINCOLNSHIRE, LN1 3AR
Application Nos 2024/0618/LBC & 2024/0617/FUL**

Thank you for your letters of 27 September 2024 regarding the above applications for listed building consent and planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the applications.

Summary

Historic England has concerns regarding the harm that the proposal would cause to the significance, character and appearance of the Cathedral Church of the Blessed Virgin Mary and City Centre conservation area, the White Hart Hotel, and the setting of other listed buildings and heritage assets within its vicinity. The harm comes from the intrusion of balustrades, associated furniture and people into views across the White Hart Hotel, between the Castle wall walk and Cathedral. This intrusion would also be readily visible in views upward from the end of Bailgate in contrast with the Grade II listed Church of St Mary Magdalene and the Grade II listed White Hart Hotel. The roofscape in this location is largely viewed in juxtaposition with the Cathedral, and this proposal would to a degree introduce an incongruous third element.

Historic England Advice

Significance

The White Hart Hotel is listed Grade II as a building of special architectural and historic interest. Located at the junction of Bailgate and Eastgate, is it within an area of the historic environment, including Castle Hill, Minster Yard and Steep hill, which is of high significance nationally. It is in the Cathedral and City Centre conservation area and within the immediate setting of several highly graded listed buildings including Lincoln castle (Grade I and a scheduled monument), Lincoln cathedral (Grade I) and Exchequergate (Grade I). It is, therefore, very sensitive to change. This area between



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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

the castle and cathedral has seen little modern intervention to date.

Bailgate and Eastgate maintain their traditional character and form a key part of the conservation area, to which the White Hart Hotel contributes with its significance, character and appearance.

The White Hart Hotel is directly visible in the main view of the Cathedral from the castle walls, a view which epitomises the historic character of this section of the city at the heart of the conservation area.

Impact

The proposal seeks to install a roof terrace to the southwestern corner of the building, fronting the building's façade to Bailgate, including a 1.8m high frameless glass balustrade. The visual impact of the proposed scheme would cause harm to the setting of listed buildings in its proximity and the significance, character and appearance of the conservation area by introducing an incongruous element into this sensitive area.

The view from the castle walls provides a sweeping aspect of the city which encompasses several heritage assets, including Lincoln Cathedral. The proposed glass balustrade is in the direct sight line between the castle walls and the cathedral, when viewed from the former. The glass balustrade would interrupt views of the cathedral, or partially block them due to the area of acid etched glazing to the east, thus harming the setting of the Grade I listed cathedral.

The roofscape is a fundamental part of the historic character of the conservation area, which is highlighted and appreciated when viewed from the height of the castle walls. The proposed roof terrace would be an incongruous addition to this traditional roofscape, disrupting the connectivity and progression through the roofscape, and harming the character of the conservation area in the highly designated central historic core of the city.

The prominent position of the White Hart Hotel at the junction of Bailgate and Eastgate means it contributes to an iconic view of the conservation area. The proposed glass balustrade would readily catch the eye and represent a jarring element in the historic streetscape, when viewed from Steep Hill, Castle Hill, Bailgate and Eastgate at street level. The prominence of the proposed balustrade would cause harm to the White Hart Hotel, the context of the conservation area, and the setting of other listed buildings nearby.

Policy

In determining this application you should bear in mind the statutory duty of section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any



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features of special architectural or historic interest which they possess.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of the Cathedral and City Centre conservation area must also be taken into account.

Further to the general duty upon the authority in the 1990 Act S66(1) to have special regard, the National Planning Policy Framework sets out that all harm to designated heritage assets requires clear and convincing justification and in the case of less than substantial harm to be balanced against public benefits, '...great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be) [NPPF 205 / 206 / 208].

Position

The proposed development would cause harm to the significance, character and appearance of the Cathedral and City Centre conservation area, the White Hart Hotel, and the setting of other listed building and heritage assets within its vicinity. Clear and convincing justification for the harm that would be caused by development in this highly sensitive setting has not been provided.

Recommendation

Historic England has concerns regarding the applications on heritage grounds.

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 205, 206, and 208 of the NPPF.

Development within this setting should be highly sensitive. We recommend exploring the use of the existing roof terrace, located to the north east of the proposed terrace location, to achieve the aims of the proposal, which would potentially be less harmful to heritage significance.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

I.Hartley

Isobel Hartley

Inspector of Historic Buildings and Areas

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

District: Lincoln City Council

Application number: 2024/0618/LBC

Application Type: listed building consent

Proposal: Construction of a new external roof terrace and frameless glass balustrade, formation of a new glazed screen and access doors to the roof terrace from the existing fourth floor private lounge accommodation. New internal steps and balustrade from the existing lounge to accommodate the change in levels. Removal of existing steel balcony to south/east elevation and removal of roof mounted water tower. (Listed Building Consent).

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

Response Date: 14 October 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: 2024/0618/LBC

Application Type: listed building consent

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:

Recommendation for No objection subject to:

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.

Comments:

The proposal does not have an impact on the Public Highway or Surface Water Flood Risk.

Officer's Name: Kelly Austwick

Officer's Title: Senior Development Management Officer

Date: 14 October 2024

Consultee Comments for Planning Application

2024/0618/LBC

Application Summary

Application Number: 2024/0618/LBC

Address: White Hart Hotel Bailgate Lincoln Lincolnshire LN1 3AR

Proposal: Construction of a new external roof terrace and frameless glass balustrade, formation of a new glazed screen and access doors to the roof terrace from the existing fourth floor private lounge accommodation. New internal steps and balustrade from the existing lounge to accommodate the change in levels. Removal of existing steel balcony to south/east elevation and removal of roof mounted water tower. (Listed Building Consent).

Case Officer: Marie Smyth

Consultee Details

Name: Mr Tony Maltby

Address: St Marys Guidhall,, 385 High Street, LINCOLN LN5 7SF

Email: Not Available

On Behalf Of: Lincoln Civic Trust

Comments

NO Objection