

From: Alice Cowl <alice.cowl@heritagelincolnshire.org>
Sent: 25 March 2024 14:43
To: Eldred, Simon <Simon.Eldred@boston.gov.uk>
Cc: Watts, Alan <Alan.Watts@boston.gov.uk>
Subject: RE: B/24/0100 9 10 South Terrace, Boston PE21 6BA - HL Comments

Hi Simon,

Thanks, I thought this may be the case, in this instance then I have no comments on the application.

Alan, what do you think about the internals?

Kind Regards,

Alice Cowl
Historic Environment Project Officer
Heritage Lincolnshire

Email: alice.cowl@heritagelincolnshire.org
Phone: 07510923612

From: Eldred, Simon <Simon.Eldred@boston.gov.uk>
Sent: Monday, March 25, 2024 2:23 PM
To: Alice Cowl <alice.cowl@heritagelincolnshire.org>
Cc: Watts, Alan <Alan.Watts@boston.gov.uk>
Subject: RE: B/24/0100 9 10 South Terrace, Boston PE21 6BA - HL Comments

Hello Alice

In responding to this application (and deciding whether you want to respond at all), you will need to bear in mind that the application is for a Lawful Development Certificate (LDC) and isn't like a normal:

- planning application where we would assess a proposal's merits against the provisions of the Local Plan; or
- listed building consent application where we would be concerned with a proposal's impacts upon the significance of a heritage asset.

In this case, the application is just seeking to ascertain whether the use of 9 and 10 South Terrace as a house in multiple occupation is lawful – they argue that it **is** lawful because it has been used as such for more than 10 years, and that enforcement action would therefore not be possible. In determining the application, the Council will simply look at the evidence the applicant has put forward to 'prove' their case and any other evidence that is to hand, and decide whether or not the use is lawful.

It may be that harm has been done to the listed building, but that does not really come into the consideration of the LDC application, but ... if you are concerned that the listed building has been harmed, that is potentially something that Alan could look into.

Hope this helps.

Simon

From: Alice Cowl <alice.cowl@heritagelincs.org>
Sent: 25 March 2024 14:01
To: Eldred, Simon <Simon.Eldred@boston.gov.uk>
Subject: B/24/0100 9 10 South Terrace, Boston PE21 6BA - HL Comments

Good Afternoon Simon,

I hope you had a good weekend 😊

I was just writing up my comments for B/24/0100 and thought it might actually be easier to email for this one.

There has evidently been substantial harm imparted to 9 South Terrace in the past. The inside of the building is completely gutted of original features. The photos within the application are not clearly labelled, so it is not possible to tell which is 9 or 10 South Terrace. Floorplans have not been provided, meaning it is not possible to see whether the internal floor plan has been altered. There needs to be before and after documentation and a schedule of the works that have been done at number 9 so that I can see what has changed. Photos need to be clearly labelled, before and after floorplans need to be provided etc. The listing description states that stick baluster staircases and some panelled doors survived within the terraces. Are these still present at number 9?

I see in 1991 there was consent given for the refurbishment of number 9 and the building of number 10 (I think!), are there any documents on your system for this application B05/0056/91?

Has this come from enforcement? If so, did Felix or Matt comment prior?

Basically, I just need a bit more information on the back story of this one please!

Kind Regards,

Alice Cowl
Historic Environment Project Officer
Heritage Lincolnshire

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Phone: 07510923612

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