



Boston Borough Council
Municipal Buildings
West Street
Boston, Lincolnshire
PE21 8QR
Telephone: 01205 314200
email: planning@boston.gov.uk

Application for listed building consent for alterations, extension or demolition of a listed building.

Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Roads Farmhouse, R.S.P.B"/>
Address line 1	<input type="text" value="Frampton Roads"/>
Address line 2	<input type="text" value="Frampton"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Boston"/>
Postcode	<input type="text" value="PE20 1AY"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="535067"/>
Northing (y)	<input type="text" value="338908"/>
Description	<input type="text"/>

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="John"/>
Surname	<input type="text" value="Badley"/>
Company name	<input type="text" value="RSPB"/>
Address line 1	<input type="text" value="Roads Farmhouse, Frampton Roads"/>
Address line 2	<input type="text" value="Frampton"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Boston"/>

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="PE20 1AY"/>
Are you an agent acting on behalf of the applicant? <input type="radio"/> Yes <input checked="" type="radio"/> No	
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

To ensure the building provides a high standard of fire safety, meeting the Regulatory Reform Fire Safety Order by re-fireproofing four original doors and replacing four non-original doors with suitable fire safety doors.

Roads Farmhouse is premises used for business (ground floor) and residential (first floor) accommodation. As a condition of this usage we had to improve the fire safety of the building to ensure, in particular, the safety of the first floor residents through the provision of fire safety doors. Four original doors were treated and modified to try to bring them up to the standard required and one new door was installed.

The RSPB's Chartered Building Surveyor has recently reviewed the level of fire safety as part of our Fire Risk Assessment and has recommended improvements. He is not content that the current level of fire safety meets modern fire risk standards. Although efforts have been made to improve the original doors they are currently not in a suitable condition to provide acceptable fire safety. We have commissioned a survey by a fire safety specialist (Cromwell Fire Ltd) who confirmed they can re-fireproof the four original doors to ensure they meet modern fire safety standards and issue the appropriate certification.

This is a revised proposal. We no longer request consent to replace the four existing original doors. We propose to re-treat these four original doors and to replace the existing kitchen door (a modern, non-fire rated glass panelled door), a new corridor door (modern, part-glazed, not to a suitable level of fire safety) and two second story doors (wooden, modern, non-fire rated) with modern FD30 fire doors, frames, fire rated hinges, seals and strips etc.

Has the development or work already been started without consent?

☐ Yes ☒ No

5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
☐ Grade I
☐ Grade II*
☒ Grade II

Is it an ecclesiastical building?

☐ Don't know ☐ Yes ☒ No

6. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

☐ Yes ☒ No

7. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

☒ Yes ☐ No

If Yes, please describe and include the planning application reference number(s), if known:

Previous 'Change of Use' consent has been secured for the building.
This application replaces B/20/0414 (date of application 27/10/20) which was withdrawn following the response by Heritage Lincolnshire.

8. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building? ☐ Yes ☒ No

9. Listed Building Alterations

Do the proposed works include alterations to a listed building? ☒ Yes ☐ No

If Yes, do the proposed works include

a) works to the interior of the building? ☒ Yes ☐ No

b) works to the exterior of the building? ☐ Yes ☒ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ☐ Yes ☒ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? ☐ Yes ☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

See attached plan with photos of the doors to be altered.

10. Materials

Does the proposed development require any materials to be used? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown list to select the type, clicking 'Add' and entering all the details in the popup box

Type	Existing materials and finishes	Proposed materials and finishes
Internal Doors	Four original four panelled wooden doors. Painted white. Two glass panelled modern doors. Painted white. Two modern wooden doors. Painted white.	Four original doors to be treated with Envirograf intumescent products; modify door to correctly fit frame, remove existing self-adhesive strips, rebate door supply and install intumescent strips and cold smoke seals, paint over retained original door hinges with intumescent paint, add new fire rated overhead door closer. Four new FD30 wooden fire doors (two with glass panels - kitchen and hallway) to replace the four non-original doors. Painted white.

Are you submitting additional information on submitted plans, drawings or a design and access statement? ☐ Yes ☒ No

11. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

12. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
- ☒ The applicant
- ☐ Other person

13. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

14. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

15. Certificates

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Owner

1	
Name of Owner	
Number	
Suffix	
House Name	Home Farm
Address line 1	
Address line 2	
Town/city	Revesby
Postcode	PE22 7NU
Date notice served	26/10/2020

Person role

- ☒ The applicant
☐ The agent

Title	Mr
First name	Jeff
Surname	Bush
Declaration date (DD/MM/YYYY)	26/10/2020

☒ Declaration made

16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

16. Declaration

Date (cannot be pre-application)

19/01/2021