



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

An application to determine if prior approval is required for a proposed:

Change of Use from Offices (Class B1(a)) to Dwellinghouses (Class C3).

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) -
Schedule 2, Part 3, Class O

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="Beck Lodge"/>
Address line 1	<input type="text" value="New Hammond Beck Road"/>
Address line 2	<input type="text" value="Wyberton"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Boston"/>
Postcode	<input type="text" value="PE21 7JD"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="529483"/>
Northing (y)	<input type="text" value="343033"/>
Description	<input type="text"/>

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="A"/>
Surname	<input type="text" value="Linkauskas"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Beck Lodge, New Hammond Beck Road"/>
Address line 2	<input type="text" value="Wyberton"/>
Address line 3	<input type="text"/>

2. Applicant Details

Town/city

Boston

Country

Postcode

PE21 7JD

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

Dean

Surname

Morley

Company name

Misura Architectural Design

Address line 1

Lindum Business Park

Address line 2

Station Road

Address line 3

North Hykeham

Town/city

Lincoln

Country

Postcode

LN6 3QX

Primary number

Secondary number

Fax number

Email

4. Eligibility

Was the building in use on 29 May 2013 (or when last in use before that date) as an Office (Use Class B1(a))?

☒ Yes ☐ No

Is any part of the land, site or building:

☐ Yes ☒ No

- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one);
- a listed building (or within the curtilage of a listed building)

5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including (from 1 August 2020) details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

Prior Approval for a Proposed Change of Use of a Building and Any Land Within Its Curtilage from a Use Falling Within Use Class B1(a) (offices) to a Use Falling Within Use Class C3 (dwellinghouses). Land Adjacent to Beck Lodge, New

5. Description of Proposed Works, Impacts and Risks

Hammond Beck Road, Boston PE21 7JD

What will be the net increase in dwellinghouses?
This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development.

1

Please provide details of any transport and highways impacts and how these will be mitigated:

The site lies adjacent to the road known as New Hammond Beck Road. The road services a limited number of residential dwellings and even fewer number of small commercial businesses up to the junction of Fen Drove and Holmes Lane to the east. There would be no adverse impacts from vehicular movement on future residents on the application site.

Please provide details of any contamination risks and how these will be mitigated:

There are no contamination risks within the site.

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
 - is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).
- Check if your site location is in Flood Zone 2 or 3 online.

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

The site falls within Flood Zone 3 and a Flood Risk Assessment accompanies the application.

Please provide details of the impacts of noise from commercial premises on the intended occupiers of the development and how this will be mitigated.
Note that 'commercial premises' means any premises normally used for the purpose of any commercial or industrial undertaking which existed on the date of this application including any licensed premises or any other place of public entertainment.

There are no commercial premises adjacent to or within the immediate vicinity of the application site.

6. Declaration

I/we hereby apply for prior approval 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. ☒

Date (cannot be pre-application) 23/02/2021