



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

## Application for Planning Permission and for relevant demolition of an unlisted building in a conservation area Town and Country Planning 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="The Studio Nightclub"/>
Address line 1	<input type="text" value="Craythorne Lane"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Boston"/>
Postcode	<input type="text" value="PE21 6HA"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="532858"/>
Northing (y)	<input type="text" value="344017"/>

Description

### 2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="H"/>
Surname	<input type="text" value="Ramo"/>
Company name	<input type="text" value="Zeen Construction Ltd"/>
Address line 1	<input type="text" value="30 Wilberforce Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Peterborough"/>
Country	<input type="text"/>

## 2. Applicant Details

Postcode	<input type="text" value="PE1 3JE"/>
Are you an agent acting on behalf of the applicant?	
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

☒ Yes ☐ No

## 3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Neil"/>
Surname	<input type="text" value="Dowlman"/>
Company name	<input type="text" value="Neil Dowlman Architecture Ltd"/>
Address line 1	<input type="text" value="12-14 Main Ridge West"/>
Address line 2	<input type="text" value="Boston"/>
Address line 3	<input type="text"/>
Town/city	<input type="text"/>
Country	<input type="text"/>
Postcode	<input type="text" value="PE21 6QQ"/>
Primary number	<input type="text" value=""/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text" value=""/>

## 4. Site Area

What is the measurement of the site area? (numeric characters only).	<input type="text" value="481.00"/>
Unit	<input type="text" value="Sq. metres"/>

## 5. Description of the Proposal

Please describe details of the proposed development or works including any change of use and details of the proposed demolition.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Proposed Change of Use, Alterations and Extensions to existing building to form 12 self contained flats at Craythorne Lane, Boston, Lincolnshire, PE21 6HA

Has the work or change of use already started? ☐ Yes ☒ No

## 6. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

small demolition of more recent (non historical ) inset link between main structures to allow new 3 storey zinc link roof to set back in subservience to main roofs

## 7. Existing Use

Please describe the current use of the site

Derelict nightclub

Is the site currently vacant?

☒ Yes ☐ No

If Yes, please describe the last use of the site

Nightclub

When did this use end  
(if known)?  
DD/MM/YYYY

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes ☒ No

## 8. Materials

Does the proposed development require any materials to be used externally?

☒ Yes ☐ No

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

Walls	
Description of existing materials and finishes (optional):	modern painted cement render
Description of proposed materials and finishes:	original red facing bricks including new facing bricks to match existing in colour, texture and bond laid in lime mortar

Roof	
Description of existing materials and finishes (optional):	modern concrete tiles
Description of proposed materials and finishes:	Please see enclosed drawings William Blyth Barco Clay pantiles to existing and proposed roofs

Windows	
Description of existing materials and finishes (optional):	modern timber casement windows
Description of proposed materials and finishes:	black powder coated aluminium windows

Doors	
Description of existing materials and finishes (optional):	modern timber doors
Description of proposed materials and finishes:	painted hardwood timber doors

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☐ Yes ☒ No



## 8. Materials

If Yes, please state references for the plans, drawings and/or design and access statement

Refer to Design and Access Statement / Drawings

## 9. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

## 10. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☐ Yes ☒ No

## 11. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

## 12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ☒ Yes ☐ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☒ Yes ☐ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☒ Main sewer

☐ Pond/lake

## 13. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

### 13. Biodiversity and Geological Conservation

a) Protected and priority species:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☐ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☐ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☐ No

### 14. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer
- ☐ Septic Tank
- ☐ Package Treatment plant
- ☐ Cess Pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

existing sewer in Craythorne Lane and Sibsey Lane

### 15. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

shown on drawings as internal bin store

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

### 16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

### 17. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units?

☒ Yes ☐ No

Please select the proposed housing categories that are relevant to your proposal.

## 17. Residential/Dwelling Units

- ☒ Market  
☐ Social  
☐ Intermediate  
☐ Key Worker

Add 'Market' residential units

Market: Proposed Housing						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Flats/Maisonettes	2	10	0	0	0	12
Total	2	10	0	0	0	12

Please select the existing housing categories that are relevant to your proposal.

- ☐ Market  
☐ Social  
☐ Intermediate  
☐ Key Worker

Total proposed residential units

12

Total existing residential units

0

## 18. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

## 19. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes ☒ No

## 20. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

## 21. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

## 22. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No



### 23. 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

### 24. Pre-application Advice

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

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title   
First name   
Surname   
Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

### 25. 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?

### 26. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. \*\* 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☐ The applicant  
☒ The agent

Title   
First name

## 26. Ownership Certificates and Agricultural Land Declaration

Surname

Dowlman

Declaration date  
(DD/MM/YYYY)

27/03/2020

☒ Declaration made

## 27. 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. ☒

Date (cannot be pre-  
application)

27/03/2020