

SUMMARY OF APPLICATION			
Application Reference	B/20/0426		
Application Type	Listed Building Consent		
Proposal	Listed Building Consent for the Installation a painted timber panelled door (with upper panels glazed) fitted with an automated closer to form an internal lobby into G01 of the Main Building		
Location	Old Kings Head, 28 High Street, Kirton, Boston, PE20 1EG		
Applicant	Mr Greg Pickup, Heritage Lincolnshire		
Agent	Mrs Heather Boxhall, Rodney Melville and Partners Ltd.		
Received Date:	02-Nov-2020	Consultation Expiry Date:	
Valid Date:	23-Nov-2020	Statutory Expiry Date:	18-Jan-2021
Date of Site Visit:	---	Extension of Time Date:	---
Objections received?	No		
5 day notification record:			
Councillors notified	Date	Response received – date	Ok to continue
Recommendation	Approve		
Report by:	Richard Byrne		
Date:	13 th January 2021		

OFFICER REPORT

SITE AND SURROUNDINGS:

The site is a Grade II listed building located within the Kirton settlement boundary close to its commercial centre. It is also within Kirton Conservation Area and the Grade I Church of St. Peter and St. Paul is located opposite the site's frontage to the northwest.

The Listed Building Description held by Historic England is as follows:

“...Former public house, now house. Early C16, 1599, cross wing 1661, major alterations in Fen Artisan Mannerist style, with C19 and C20 alterations. Red brick in English bond, ashlar dressings and stucco, with pantile roof over thatch. Raised brick coped gables with corbelled out kneelers, single axial triple stack with diagonally set shafts with dentillated tops. T-plan, of hall block with gabled cross wing of 1599. Originally Lobby entry. 2 storey with garret, 5 bay front, the right hand bay advanced and gabled. Ashlar plinth. Single brick and stucco bands, dogtooth eaves course raised to a dentillated course early C20. Rusticated brick quoins. Off centre panelled double doors with plain overlight in added square porch with flat roof. To left 2 margin light sashes and to right a similar window, all with rusticated brick reveals and cambered heads. Original door now blocked also has



rusticated reveals and a pedimented brick head, containing an ashlar panel carved with a lion rampant. To first floor are 2 margin light sashes flanked by shorter brick pilasters. To the right the moulded head only of a 4 light C16 brick mullioned window. In the gable an ashlar datestone 1599 with initials TW, and in the base of the principal stack a further datestone of 1661 and initials IW. To left gable are single blocked windows to each floor with brick surrounds, segmental heads and stepped up string courses. Interior retains C16 roll moulded bressumer to hall inglenook and chamfered beam with pyramid stops. End room has cyma moulded beam with ogee stops. Trapped purlin pegged oak roof, with timber and reed partitions...”

DETAILS OF PROPOSAL:

Listed building consent is sought for the installation of a painted timber panelled door (with upper panels glazed) fitted with an automated closer to form an internal lobby in the Main Building.

The proposed door (labelled as DG06B) separates the entrance lobby to the café area. A wireless push plate is located in the lobby and on the side wall in the café near to the door.

The proposal has been considered against the following plans and specifications:

- Drg No. 100 - Site location plan,
- Drg No. 117 Rev K - Ground Floor Plan as Proposed
- Drg No. 346 Rev A - Proposed Door Detail DG06B

RELEVANT HISTORY:

B/20/0285 - Listed Building Consent for the installation of a built in cupboard to the first floor landing. Granted 09/09/2020.

B/20/0060 - Listed Building Consent for repair and reinstatement of the stable block range as well as works to the outbuilding and very minor alterations to the approved scheme of works to the main building – Approved on 20/04/2020

B/20/0059 - Listed Building Consent for repair and reinstatement of the stable block range. Works to the outbuilding and minor alterations to the main building. Approved on 20/04/2020.

B/19/0276 – Application to vary condition C2 (Approved Plans) in respect of a change in roof materials and condition C4 (Surface Water Drainage) of approval B/17/0215 (Change of use of dwellinghouse (C3) and outbuildings to a mixed use of retail (A1), restaurant/cafe (A3), offices (B1), hotel (C1) and residential (C3) and minor demolition and extension work to Grade II listed building, and creation of new vehicular access off King Street with associated parking area) - Approved 28/09/2019.

B/17/0216 – Part demolition, extension, alterations and repairs to former public house including reinstatement and extension of outbuildings and creation of parking area – Approved 01/08/2017.

B/17/0215 – Change of use of dwellinghouse (C3) and outbuildings to a mixed use of retail (A1), restaurant/cafe (A3), offices (B1), hotel (C1) and residential (C3) and minor demolition and extension work to Grade II listed building, and creation of new vehicular access off King Street with associated parking area – Approved 01/08/2017.

RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

The South East Lincolnshire Local Plan 2011-2036 (SELLP) was adopted by Boston Borough Council and South Holland District Council on the 8 March 2019 and forms the Local Plan which is used for the determination of planning applications. The relevant SELLP policies are:

SELLP Policy 2 requires development to be inter alia sustainable development of a size, scale, layout and density which accords with the surrounding area, pays attention to quality of design, maximises the use of sustainable materials and resources and impacts and enhances areas of natural habitats or historical buildings and heritage assets;

SELLP Policy 29 states that development proposals will conserve and enhance the character and appearance of heritage assets. Proposals which extend such a building will be granted where the Local Planning Authority is satisfied that the proposal is in the interest of the building's preservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting.

OTHER RELEVANT DOCUMENTS / LEGISLATION / GUIDANCE:

At the heart of the National Planning Policy Framework 2019 is a presumption in favour of sustainable development. The following section is relevant to this scheme:

- Conserving and enhancing the historic environment.

National Planning Practice Guidance (PPG)

CONSULTATION RESPONSES:

Kirton Parish Council – 26th August 2020

- No objection

Conservation Advice – 17 August 2020

- No issues with the installation of a new cupboard to the first floor

THIRD PARTY REPRESENTATIONS RECEIVED:

No representations have been received.

EVALUATION:

The main planning issue in the determination of this application relates to the effect on the listed building.

The Planning (Listed Buildings and Conservation Areas) Act 1990 confirms the duty of the Local Planning Authority to have special regard to the desirability of preserving listed buildings, their setting and any features of special architectural or historic interest. In the context of Section 66 of the Act, the objective of preservation is to cause no harm. The courts have said that this statutory requirement operates as a paramount consideration, 'the first consideration for a decision maker'. Planning decisions require balanced judgement, but in that exercise, significant weight must be given to the objective of heritage asset conservation.

The National Planning Policy Framework provides the overarching guidance for development and identifies a listed building as a designated heritage asset. It is the Local Planning Authority's duty to ensure that through careful decision making, development should maintain and manage change in a way that sustains, and where appropriate, enhances its significance.

The proposed door sits in an existing opening with minimal non-invasive means of wireless operation. The installation of the door would cause no harm to the fabric of the building.

As such the application is recommended for approval.

RECOMMENDATION:

Approve subject to the following conditions and reasons.

CONDITIONS / REASONS	
Pre-commencement conditions?	Agreed with applicant/agent - Date:
1	<p>The development hereby permitted shall be begun before the expiration of four years from the date of this permission.</p> <p>Reason: Required to be imposed pursuant to Paragraph 18 of the Town & Country Planning (Listed Buildings and Conservation Areas) Act 1990.</p>
2	<p>The development hereby permitted shall not be carried out except in complete accordance with the following details shown on the submitted plan(s):</p> <ul style="list-style-type: none"> • Drg No. 100 - Site location plan, • Drg No. 117 Rev K - Ground Floor Plan as Proposed • Drg No. 346 Rev A - Proposed Door Detail DG06B • Design and Access statement Job No. 7015 November 2020 Ver V1 <p>Reason: To ensure the development is undertaken in accordance with the approved details, in the interest of residential amenity and to comply with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan (2011-2036).</p>

INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE
<p><u>STATEMENT OF PROACTIVE WORKING:</u></p> <p>In determining this application, the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2019 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.</p>