



# B O S T O N BOROUGH COUNCIL

Municipal Buildings, West Street, Boston, Lincolnshire, PE21 8QR

**Planning (Listed Buildings and Conservation Areas) Act 1990**

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## APPLICATION DECISION NOTICE

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**Application Reference: B/20/0502**

**Applicant:** Alistair Arundell  
Smart Move (Boston) Limited  
10, Dolphin Lane  
Boston  
PE21 6EU

**Agent:** Mr Gillick  
Gillick Brothers  
Sparkhouse  
Ropewalk  
Lincoln  
LN6 7DQ

In pursuance of the powers exercised by it as Planning Authority, Boston Borough Council, having considered your application to carry out the following development:-

**Listed Building Consent to make internal and external alterations to the whole building including the conversion of No.2 Skirbeck Road (half of the building) from a six-bedroom House in Multiple Occupancy (HMO) to four individual bed-sits / flats (Class C3) at 2-4 Skirbeck Road, Boston, PE21 6DA**

and in accordance with this notice and the particulars given in the application, do hereby give notice of its decision to **GRANT Listed Building Consent** for the said works subject to **compliance with the following conditions(s):-**

1. The works must begin no later than the expiry of four years beginning with the date of this permission.

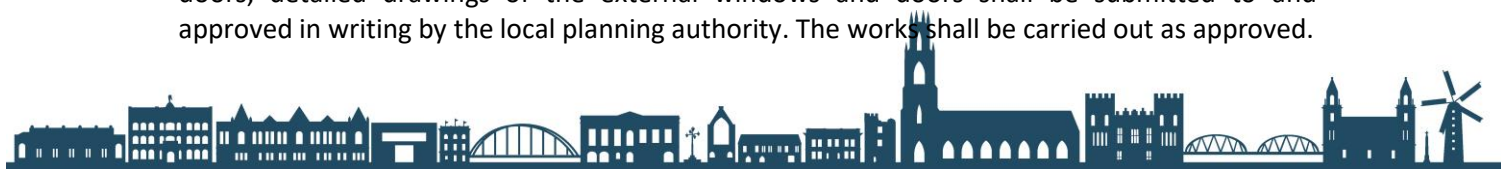
Reason: Required to be imposed pursuant to Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The works hereby permitted shall be carried out in strict accordance with the application received on 18-Dec-2021 and in accordance with the associated plans referenced:

- Dwg. No. 196-001: Site Location Plan;
- Dwg. No. 196-103 Revision B: Proposed External Elevations; and
- Dwg. No. 196-104 Revision A: Proposed Floor Plans.

Reason: To ensure the works are undertaken in accordance with the approved details and to accord with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan 2011-2036.

3. Prior to any works commencing that relate to the installation of new external windows or doors, detailed drawings of the external windows and doors shall be submitted to and approved in writing by the local planning authority. The works shall be carried out as approved.



Reason: To ensure that the special interest of the listed building is preserved, in accordance with Policy 2 and 29 of the South East Lincolnshire Local Plan 2011-2036.

4. Prior to any works commencing that relate to roof refurbishments, a sample of roof tiles shall be submitted to and approved in writing by the local planning authority. The works shall be carried out as approved.

Reason: To ensure that the special interest of the listed building is preserved, in accordance with Policy 2 and 29 of the South East Lincolnshire Local Plan 2011-2036.

5. Prior to any works commencing that relate to the re-instatement of external windows or doors which were removed without authorisation, a methodology for their re-instatement shall be submitted to and approved in writing by the local planning authority. The works shall be carried out as approved.

Reason: To ensure that the special interest of the listed building is preserved, in accordance with Policy 2 and 29 of the South East Lincolnshire Local Plan 2011-2036.

In determining this application the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2018 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

Dated: 30 March 2021



**Mike Gildersleeves**  
**Assistant Director – Planning**  
**Boston Borough Council and East Lindsey District Council**

### **IMPORTANT NOTES**

If you are aggrieved by the decision or any of the conditions attached to this Listed Building Consent/Conservation Area Consent you may pursue an appeal to the Secretary of State for the Environment under Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990. However, it is suggested that you speak in the first instance, to the Planning Officer who dealt with your application for further advice.

If you want to appeal the easiest way of submitting an appeal is online, however, if you wish to apply by post the address is: The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Planning Inspectorate customer support team: 0303 444 5000

Email: [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk)

### **PURCHASE NOTICE**

If the Listed Building or Conservation Area consent has been granted, by either the Local Planning Authority or the Secretary of State for the Environment and the owner of the land claims that the conditions render the land incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the council of the district in which the land is situated a purchase notice requiring the council to purchase, his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### **COMPENSATION**

In certain circumstances a claim may be made against the Local Planning Authority for compensation where permission is granted subject to conditions. The circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### **PROPOSED DEMOLITION**

The provisions of Section 80 of the Building Act 1984 require that anyone who intends to demolish a building or structure shall give notice to the Council's Building Control department (01205 314295) beforehand, and work shall not commence until the Local Authority have given Notice under Section 81, or the relevant period of 6 weeks has expired.