



# 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/21/0015**

Applicant: Mr John Badley  
RSPB  
R.S.P.B Roads Farmhouse  
Frampton Roads  
Frampton  
Boston  
PE20 1AY

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 re-treat 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 storey doors (wooden, modern, non-fire rated) with modern FD30 fire doors, frames, fire rated hinges, seals and strips at R.S.P.B, Roads Farmhouse, Frampton Roads, Frampton, Boston, PE20 1AY**

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 be begun not 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 19-Jan-2021 and in accordance with the associated plans referenced:

- Site Location Plan; and
- Door schedule – Roads Farmhouse.

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).



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.

Dated: 8 March 2021

A handwritten signature in black ink, appearing to read 'MG', with a horizontal line drawn through it.

**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.