



B O S T O N BOROUGH COUNCIL

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

Planning (Listed Buildings and Conservation Areas) Act 1990

APPLICATION DECISION NOTICE

Application Reference: B/21/0370

Agent: Jonathan Capek
Scorer Hawkins Architects Ltd
Lodge Farm Barns
Skendleby
Spilsby
PE23 4QF

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 for proposed interior alterations and reordering works including replacement windows at The Wheatsheaf, Market Place, Swineshead, Boston, PE20 3LJ

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 04-Aug-2021 and in accordance with the associated plans referenced:

- Drawing No. 2293/01 Rev -:OS Site Plans;
- Drawing No. 2293/PP02 Rev A: Proposed Ground Floor Plan;
- Drawing No. 2293/PP03 Rev A: Proposed First Floor Plan;
- Drawing No. 2293/PP04 Rev A: Proposed Second Floor Plan;
- Drawing No. 2293/PP05 Rev A: Proposed South & East Elevation;
- Drawing No. 2293/PP06 Rev A: Proposed West Elevation;
- Drawing No. 2293/PP07 Rev A: Proposed North Elevation; and
- Drawing No. 2293/PP08 Rev -: Proposed Outbuilding Elevations.

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

3. Prior to any works commencing that relate to the following works, detailed drawings shall be submitted to and approved in writing by the local planning authority, showing:
- the proposed replacement bar and flooring;
 - a 1:5 cross-section of how the internal insulation will be attached to the solid walls and how it will function; and
 - the routes for the services associated with the proposed additional toilets.

The works shall then be carried out as approved.

Reason: To retain the historic integrity of the listed building and to accord with Policies 3 and 29 of the South East Lincolnshire Local Plan 2011-2036.

4. Prior to the commencement of the rendering works, a detailed method statement for the removal of the existing render and details of the proposed lime render replacement shall be submitted to and approved by the local planning authority. The works shall then be carried out as approved.

Reason: To retain the historic integrity of the listed building and to accord with Policies 3 and 29 of the South East Lincolnshire Local Plan 2011-2036.

5. Prior to the commencement of works to remove timber screens/shelves from behind the principal ground-floor bar, a detailed method statement for this work shall be submitted to and approved by the local planning authority. The works shall then be carried out as approved.

Reason: To retain the historic integrity of the listed building and to accord with Policies 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 2021 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

Dated: 1 October 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

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.

