



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/22/0031

Applicant: Mr Mehmet Bahadir
27 High Street
Boston
PE21 8SH

Agent: Mr Adrian Fox
AF Architecture
65 Robin Hoods Walk
Boston
PE21 9EX

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 change of use from hair and beauty salon to hot food takeaway (Class Sui Generis) including internal alterations at Royal Sports & Fashion, 27 High Street, Boston PE21 8SH

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 02-Feb-2022 and in accordance with the associated plans referenced:

- Drawing No: 22/207/Ex-01 revision A (Existing Plans and Proposed Floor Plan Layout); and
- Drawing No: 22/207/Ex-02 (Existing and Proposed Elevations/Sections).

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. If, during the works, any hidden historic features are revealed they shall be retained in situ. Works shall be halted in the relevant area of the building and the local planning authority shall be notified immediately. Failure to do so may result in unauthorised works being carried out and an offence being committed. Particular regard must be given to the area above the suspended ceiling.

Reason: To ensure the preservation of any features of special architectural or historic interest the listed building possesses, in accordance with Policy 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: 20 May 2022



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.

