

Development Management Delegated Decision Report



SUMMARY OF APPLICATION	
Application Reference	B/22/0346/CD1
Application Type	Discharge of Condition
Proposal	Application to discharge Condition C3 (Replacement windows and Doors) of permission B/22/0346 (Change of use from public house to a mixed-use site comprising of commercial use at ground floor and hotel use at first floor)
Location	Great Northern Hotel, 23 Station Street, Boston PE21 8RL
Applicant	Ms Monika Bartkute, Aisha Z Y Commercials Ltd
Agent	Mrs Jenny McIntee, JMAD Architecture
Statutory Expiry Date:	01-May-2023
Extension of Time:	
Recommendation	Discharge Condition
Report by:	Ian Carrington
Date:	12-May-2023
Officer Appraisal / Comments:	
<p>B/22/0346 granted consent for change of use and alterations to the building formerly used as a public house to commercial use on the ground floor and hotel accommodation on the upper floor. Notwithstanding its name, the building formerly used as the Great Northern Hotel is a modest one, a corner site at the junction of Station Road and James Street. The area comprises modest two storey terraced Victorian housing within which context the subject building formed a corner beer house. The location is c. 80 m east of Boston railway station, and is well outside the Conservation Area. It does not fall within the setting of any listed building.</p> <p>The windows and rainwater goods were in poor condition and the consent authorised their replacements subject to approval of details. The proposed rainwater goods are black uPVC to a simple semi curved pattern which is the prevalent form in the nearby location.</p> <p>The existing building has windows to a number of patterns, and the proposed replacements respond to the originals. On the first floor of the front elevation and the side (James Street) elevation of the main part of the building, the windows are sash with the upper part curved and divided into eight panes. The proposed replacements are fabricated from white uPVC and are to an identical pattern. On the ground floor of this part of the building the existing windows are divided into three with leaded quarter lights - the form and patterns are retained in the proposed replacements though without the decorative leading.</p>	



There is a subservient rear two storey addition fronting onto James Street, and the ground floor proposal continues the form to be used on the main building. The existing upper floor windows of the addition are simpler, and again the pattern of the existing is followed in the proposal. There are some rear facing windows overlooking a walled courtyard off James Street, but these have no significant impact on the street scene.

The proposed windows are white uPVC. The use of artificially grained material has been discussed with the agent, but it is understood that the curved and straight topped units will be manufactured by different suppliers and the grain effect would therefore not match. A smooth finish is considered acceptable.

The proposed doors do use a simulated wood finish but will again use artificial materials, and are considered acceptable.

Beyond its grandiose name, the former Great Northern Hotel is unusual in that its history has been thoroughly researched as part of a County Council heritage project. However in planning terms it is sited well outside the Conservation Area and has no impact on any heritage asset. It follows that there is no justification in planning terms to seek wooden replacement windows or doors, and it is noted that the nearby housing is almost universally retrofitted with modern windows in a much less sympathetic manner than is proposed for the former Great Northern.

The submitted details are considered to be appropriate in their context, and their use to be acceptable to comply with condition 3.

Condition number	Condition	Details submitted	Status
3	Prior to the installation of any replacement windows or doors or of any replacement rainwater goods, details of such items shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the details so approved which shall thereafter be so maintained.	Drawing 05E (elevations as proposed) received by the LPA on 12-May-2023; drawing 111A (Eco-slide sash windows with astragal bars) received by the LPA on 12-May-2023; Eco Slide Sash Window Profile received by the LPA on 06-Mar-2023; drawing 110 (proposed replacement doors) received by the LPA on 06-Mar-2023; drawing 112 (proposed	Acceptable

		casement windows) received by the LPA on 06-Mar-2023; drawing 113 (proposed rainwater goods) received by the LPA on 06-Mar-2023.	
NOTES FOR DECISION NOTICE:			