

# Development Management Delegated Decision Report



SUMMARY OF APPLICATION	
Application Reference	B/22/0357/CD1
Application Type	Discharge of Condition
Proposal	Application to discharge conditions 3 (Written Survey/Scheme of Works), C5 (Softwood Mouldings & Wall Piers) and C6 (Plaster Infill Panel) of permission B/22/0357
Location	Shodfriars, 4 South Street, Boston PE21 6HE
Applicant	Gabriel Gillick, Gillick Brothers
Agent	
Statutory Expiry Date:	08-Jun-2023
Extension of Time:	Not applicable
Recommendation	Discharge Conditions
Report by:	Simon Eldred
Date:	05-June-2023
<b>Officer Appraisal / Comments:</b>  <u>Background</u> Listed Building Consent was granted on 23 <sup>rd</sup> January 2023 for alterations to the building's interior including the removal and addition of partitions and fittings, the installation of boilers and heating systems and other minor finishes at Shodfriars, 4 South Street, Boston, PE21 6HE subject to eight conditions.  <u>Current application</u> An application has now been received to discharge three of these conditions.  <b>Condition 3</b> – requires the submission and approval of a written survey/scheme of works before works for the investigation of possible floor rot in room P.G-1 can proceed beyond the removal of the plywood floor/floorboards. The current application includes a document entitled 'Floor Timber Rot Investigation Report & Repair Method Statement' dated April 2023, which: <ul style="list-style-type: none"> <li>• sets out a method for investigation;</li> <li>• identifies how the floor is constructed and the age of the various elements;</li> <li>• identifies that decay (wet rot) is present in floorboards, joists, a wall plate and a wall post; and</li> <li>• sets out a method for repair and re-instatement works.</li> </ul> Heritage Lincolnshire identifies that <i>"the repair methodology proposed is acceptable"</i> .  It is considered that the submitted details meet the requirements of Condition 3, and that they will ensure the preservation of the listed building's special interest.	



**Condition 5** – requires the approval of a sample moulding before works to insert new softwood mouldings at wall piers and columns in rooms P.G-2, P.G-6 and P.G-9 can commence. The current application includes ‘Dwg. No. 203-306: New Reinstatement Moulding Details’, showing details of two moulding types.

Heritage Lincolnshire indicates that *“these details are fine.”*

It is considered that the submitted details meet the requirements of Condition 5, and that they will ensure the preservation of the listed building’s special interest.

**Condition 6** – requires the submission and approval of details of appropriate repair works to a plaster infill panel before works to install external flue C can commence. The current application includes ‘Dwg. No. 203-305: 19<sup>th</sup> C. Plaster Wall Infill Panel Repair’, showing the location of the panel and details of proposed repair works.

Heritage Lincolnshire indicates that *“the details provided are acceptable and should ensure the panel is repaired with an appearance similar to the other panels on this elevation.”*

It is considered that the submitted details meet the requirements of Condition 6, will provide a compensatory enhancement to the building’s northern elevation, and will ensure the preservation of the listed building’s special interest.

Condition number	Condition	Details submitted	Status
C.3	<p><b>Works for the investigation of possible floor rot in room P.G-1 (work item 1) shall not proceed beyond the removal of the plywood floor/floorboards until a written survey/scheme of works (prepared by a suitably qualified surveyor) has been submitted to and approved in writing by the Local Planning Authority. That survey/scheme of works shall:</b></p> <ul style="list-style-type: none"> <li>• <b>include a written and photographic assessment of the condition of the floor; identify those elements of the floor that are considered to need repair/replacement, set out a methodology for those works of repair and/or replacement, and identify the significance of any historic fabric affected;</b></li> <li>• <b>include a methodology for: the recording of any historic fabric that will be lost; the publication and dissemination of that record; and the archive</b></li> </ul>	Floor Timber Rot Investigation Report & Repair Method Statement dated April 2023	Acceptable

	<p>deposition of that record. The works shall be undertaken in accordance with the approved survey/scheme of works.</p>		
C.5	<p>Prior to the insertion of new softwood mouldings at wall piers and column in rooms P.G-2, P.G-6 and P.G-9 (work item 4) a sample moulding shall be approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved sample.</p>	<p>Dwg. No. 203-306: New Reinstatement Moulding Details</p>	<p>Acceptable</p>
C.6	<p>Prior to the insertion of external flue C (work items 15 and 25), details shall be submitted to and approved in writing by the Local Planning Authority of appropriate repair works to the plaster infill panel to the North Elevation. These repair works shall be carried out in accordance with the approved details within 3 months of their final approval.</p>	<p>Dwg. No. 203-305: 19<sup>th</sup> C. Plaster Wall Infill Panel Repair</p>	<p>Acceptable</p>
<p><b>NOTES FOR DECISION NOTICE:</b></p>			