

Development Management Delegated Decision Report



SUMMARY OF APPLICATION

Application Reference	B/22/0361/CD1
Application Type	Discharge of Condition
Proposal	Application to discharge conditions 3 (Render), C4 (Paint Colour of Render), C5 (Roof Tile) and C6 (Replacement Gate) of permission B/22/0361
Location	11 and 12 Pump Square, Boston PE21 6QW
Applicant	Mr & Mrs Lee
Agent	Mr Jonathan Capek, Scorer Hawkins Architects Ltd
Statutory Expiry Date:	10-May-2023
Extension of Time:	
Recommendation	Part Discharge Conditions
Report by:	Emma Turvey
Date:	02-May-2023
Officer Appraisal / Comments:	
<p>Full planning permission was granted on the 1st December 2022 to renovate to the existing facades of 11 and 12 Pump Square, Boston, subject to seven conditions.</p> <p>This application has been submitted to discharge four of those conditions.</p> <p>Condition 3 required a sample panel of the proposed lime-based render mix to be submitted and approved before the render is applied to the walls. Heritage Lincs have stated this needs to be completed on site and details for Felix will be sent as part of the reponse so it can be arranged.</p> <p>Condition 4 required details of the intended paint colour for the render, signage and general decoration be submitted and approved before the paint be applied. Details have confirmed that:</p> <ul style="list-style-type: none"> ▪ External stone work - two coats of Keim 'Solalit' mineral ▪ External render – two coats of Keim 'Solalit' mineral ▪ Existing external joinery – two coats of Little Greene 'Traditional Oil Gloss' ▪ New external windows (including internal faces) - two coats of Shellac 'Knotting Primer' on all knots followed by three coats (hand applied) of Brouns & Co 'Linseed Paint Exterior'. ▪ New external doors – Onoe coat of primer, one coat of undercoat and two coats of Little Greene 'Traditional Oil Gloss'. ▪ New Barge Boards – Two coats of Shellac 'Knotting Primer' on all knots followed by three coats (hand applied) of Brouns & Co 'Linseed Paint Exterior'. <p>All the paint choices are acceptable.</p> <p>Condition 5 required a sample of a roof tile be submitted and approved before the proposed works start. Details received have confirmed that the existing natural roof slates will be used. Details acceptable.</p>	



Condition 6 required details of the replacement gate to be submitted and approved before the proposed works start. Details of the oak double gate have been submitted and are acceptable.

Heritage Lincolnshire are happy with the details of the gate, the materials and the colours proposed for the external surfaces of the building. They have stated that condition 3 must be discharged on site.

Condition number	Condition	Details submitted	Status
C.3	Prior to application of the render to the building, a sample panel of the proposed lime-based render mix shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the materials so approved.	Condition 3 needs to be discharged on-site Please see the notes section below.	Not acceptable
C.4	Prior to application of any paint, details of the intended paint colour for the render, signage and general decoration shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the materials so approved.	Paint colour and details shown in the Discharge of Condition document Rev A – 12.05.2023	Acceptable
C.5	Prior to any works to the roof the building, a sample of the roof tile to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the materials so approved.	Tile details shown in the Discharge of Condition document Rev A – 12.05.2023	Acceptable
C.6	Prior to any works to the gate, detailed drawings of the proposed replacement gate shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the materials so approved.	Proposed gate details as shown on plan 2307-TE05 dated 14/03/2023	Acceptable

NOTES FOR DECISION NOTICE:

The applicant will need to contact Felix Mayle at Heritage Lincolnshire to discuss discharging condition 3 on site. His number is 07510 923644.

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