

Conservation Advice Note

HERITAGE LINCOLNSHIRE



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| REFERENCE | B/21/0345 | Application Type | Listed Building Consent |
| Consultee | Matthew Bentley | Case Officer | Consultant Planning Officer |
| Address of site | 125 High Street, Boston PE21 8TJ | Description | Listed Building Consent for renovation of building for use as a house in multiple occupation, for 10 persons maximum and construction of two-storey wing following demolition of existing single –storey rear wing. |
| Received via | Email | Date Posted | 19/07/2021 |
| | | Date of Response | 02/09/2021 |
| Heritage/Conservation considerations | | | |
| 119 – 125 High Street (grade II), neighbouring 124-136 High Street (grade II*), 117A High Street (grade II) and sits within a conservation area. | | | |
| Advice/Comments | | | |
| <p>The property in question is part of a group of grade II listed terraces, and sits within a conservation area. The property is located within Boston Town Centre and is also surrounded by listed heritage assets of grade II* and grade II importance. As such any proposals need to preserve or enhance the special interest of the designated heritage assets and the conservation area.</p> <p>Boston Borough Council seeks conservation advice on Listed Building Consent for the renovation of a building for use as a house in multiple occupation, for 10 persons maximum and construction of two-storey wing following demolition of existing single –storey rear wing.</p> <p>The Building Survey undertaken by Watsons thoroughly investigated the condition of the building with remedial measures. This survey illustrated that much of the building fabric is in poor condition and will need extensive repair works.</p> <p>The Design Statement and Works Required document gives detailed information of the work to be carried out. There are proposed internal and external repairs, either using the same materials or on a like-for-like basis. The document also stresses that repairs will be made to any existing historic fabric, and will only be replaced if they are beyond repair work. This includes single-glazed timber sash style windows, rainwater goods that are made from cast iron, cracked ceilings made of lath and plaster and the staircases, floorboards and floor joists are all showing signs of woodworm damage.</p> <p>At present very little justification is presented to support the loss of such a significant amount of historic fabric. The changes to an HMO necessitate a number of impact of the building that will adversely affect its special interest. The loss of the external windows and flooring, and paneled walls and fitted joinery will adversely</p> | | | |

impact the listed building. Detailed methodology will need to be required to ensure the minimal intervention is undertaken on the fabric.

The main concerns however lie with the proposed layout alterations which facilitate the HMO use. There is the loss of a significant fabric to facilitate the fire regulations requirement for this use. This is unjustified and will negatively impact the character of the building.

The Works Required document also details the demolition of the existing 20th century single-storey rear wing to be replaced by a two-storey wing. The proposed new wing will require the loss of a historic sash window and impact on the special interest of the rear elevation, at present this appears to be unjustified as again it is just to support an HMO use.

The proposal also seeks to separate the building from the adjoining land by the by the construction of a new 0.9m, rising to 1.8m, high boundary wall. This will define the boundary of the existing building setting it apart from the adjoining land. This will not negatively impact the setting of the grade II listed building.

It is felt that the proposal Listed Building Consent for the renovation of building and construction of two-storey wing following demolition of existing single –storey rear wing cannot be supported. Whilst the proposal is supported by good research and information a substantial of significant historic fabric will be removed. The loss of joinery, door, windows and layout will impact negatively on this character and special interest of the building.

Relevant Policies/Guidance

South Lincolnshire Local Plan 2011-2036 - Policy 29 – The Historic Environment

Planning (Listed Building and Conservation Area's) Act 1990 – Section 7

National Planning Policy Framework (2019) – Paragraph 189, 190, 192, 194, 195, 197

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| Reviewed By: | Laabiyah Iqbal | Date: | 20/08/2021 |
| Last Updated By: | Matt Bentley | Date/Time: | 02/09/2021 |