

REFERENCE	B/22/0030 & B/22/0031	Application Type	Full Planning Permission & Listed Building Consent
Consultee	Heritage Lincolnshire	Case Officer	Simon Eldred
Address of site	Royal Sports & Fashion, 27 High Street, Boston PE21 8SH	Description	Proposed change of use from mixed use hair and beauty salon to hot food takeaway (Class Sui Generis) including internal alterations
Received via	E-Mail	Date Posted	02/02/2022
		Date of Response	14/02/2022
Heritage/Conservation considerations:			
<p><u>Designated Heritage Assets</u> 27 High Street, Boston – NHLE Ref: 1388871 26 – 30 High Street Boston – NHLE Ref: 1388870 (26 – 30) 1388872 (32)</p> <p>Boston Town Centre Conservation Area</p> <p><u>Non-Designated Heritage Assets</u> 29/31 High Street, Boston – Somewhat altered, but prominent building on opposite corner of the junction of High Street and West Street</p>			
Advice/Comments			
<p>The applicant is seeking full planning permission and listed building consent for a potential future change in use of this Grade II Listed Building from mixed use hair / beauty salon space to hot food takeaway.</p> <p>27 High Street is a Grade II Listed Building for its special architectural interest and the group value it shares with the other buildings in the High Street area of the Boston Town Centre Conservation area.</p> <p>The proposals for change relate only to the ground floor area of the Listed Building with further works to external facades if and when the building changes use.</p> <p>As and when the building changes use, a separate consent will be required for the works to external facades to assess the impact this will have upon the Conservation Area, ahead of this, the applicant / agent should take note of the Boston Shop Front Guide available through the Council's website to guide their decisions in this regard.</p> <p>With relation to the remainder of this application and internal works to the ground floor of 27 High Street, it appears from the Design and Access Statement provided that there is little, or no visible historic fabric remaining and as such in principle the proposed future works are unlikely to affect the significance of this designated heritage asset.</p> <p>I note within the statement and plans, that there is a suspended ceiling, above which the intention is to run duct ventilation for the grill. Without any information evidencing there are no historic features above the suspended</p>			

ceiling, condition (potential wording below) should be applied to this consent to provide for their preservation/recording should they be discovered at the time works commence.

`During the works, if hidden historic features are revealed they should be retained in-situ. Works shall be halted in the relevant area of the building and the Local Planning Authority should 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 following areas: Above suspended ceiling in ground floor areas of 27 High Street. `

Should this condition be applied to account for potential hidden historic features, we consider that the application will not be detrimental to the special architectural interest of 27 High Street in line with Policy 29 A Paragraph 1 of the South East Lincolnshire Local Plan.

Relevant Policies/Guidance

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

Planning (Listed Building and Conservation Area's) Act 1990 – Section 1, 7, 17, 66, 72

National Planning Policy Framework (2019) – Paragraphs 194, 200

Reviewed By:	Felix Mayle	Date:	14/02/2022
Last Updated By:	Matt Bentley	Date/Time:	02/03/2022