

REFERENCE	B/22/0186	Application Type	Listed Building Consent
Consultee	Heritage Lincolnshire	Case Officer	Charlie Parry
Address of site	Man Flower Restaurant, 23 Wide Bargate, Boston, PE21 6SR	Description	Listed Building Consent for the upgrade of building frontage including window, door, railings and painting
Received via	E-Mail	Date Posted	27/4/2022
		Date of Response	29/4/2022
Heritage/Conservation considerations:			
<p><u>Designated Heritage Assets</u></p> <p>23 Wide Bargate – Grade II Listed Building – NHLE Ref: 1389047</p> <p>War Memorial – Grade II Listed Building – NHLE Ref: 1389064</p> <p>Boston Conservation Area</p> <p><u>Non-Designated Heritage Assets</u></p> <p>N/A</p>			
Advice/Comments			
<p>The applicant seeks Listed Building Consent for upgrading and renewal of the shopfront within 23 Wide Bargate, a Grade II Listed Building for its special architectural or historic interest under the Planning (Listed Buildings and Conservation Areas) 1990 Act.</p> <p>The shopfront is a modern, 20th century metal shopfront which is a negative feature of this Listed Building detracting from its significance, furthermore it is a negative contributor to the special character of the Boston Conservation Area.</p> <p>The Planning (Listed Buildings and Conservation Areas) 1990 Act states in Section 16 and 72 respectively that proposals should preserve the special architectural interest of Listed Buildings and preserve, or enhance the special character of Conservation Areas, this is also part of Local Plan Policy 29 – A1, B1, 3, 5.</p> <p>The proposals laid out in Drawing 22/23WB/01 are for a poorly and unsympathetically designed shopfront upgrade to 23 Wide Bargate. The design lacks originality in its attempt at a “traditional design” it pays little or no regard to the proportions, symmetry or features needed on a shopfront in this context as a Listed Building in the Conservation Area. It is very clear this is a generic or “off the peg” design. The proposal appears to largely relate to the covering of the existing metal shopfront with a timber finishing material, which we consider would look unsightly and not preserve or enhance the CA.</p> <p>In addition to the poor quality of design proposed, there are further problems with this application. Page 2 of the Heritage Statement outlines an intention to paint this and No 21 and No 25 (also Listed Grade II) in different colours in green, pink and blue which would be wholly inappropriate in the Conservation Area.</p>			

There is detailed guidance for applicants on good shopfront design in Boston online, it is clear the applicant and agent have not utilized this guidance in preparing this proposal.

Whilst we consider the principle of upgrading this shopfront something that should be acceptable, in its current iteration it will not preserve the special architectural interest of the building or preserve/enhance the character of the Conservation Area as required in legislation.

Furthermore the proposal cannot be supported under the adopted Local Plan policy as the proposals would be prejudicial to the special architectural interest (29 A1) and would replace a feature incompatible with the CA with another incompatible feature (29 B3),

We consider that the impact of the proposals would cause substantial harm to the historic environment and cannot support it.

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, 16, 66, 67, 72

National Planning Policy Framework (2019) – Paragraphs 194, 200, 201

Reviewed By:	Felix Mayle	Date:	29/4/2022
Last Updated By:		Date/Time:	