

Reference:	B/24/0032	Application Type	Reserved Matters
Consultee	Heritage Lincolnshire	Case Officer	Lewis Humphreys
Address of site	Malkiln Farm, Holland Fen, Lincoln LN4 4QH	Description	Approval of reserved matters (Access, Appearance, Landscaping, Layout and Scale) following outline approval B/22/0515 (Outline planning permission for the construction of 1 no. dwelling)
Received via	E-Mail	Date Posted	
		Date of Response	05/02/2024
Heritage/Conservation considerations:			
Designated Heritage Assets Building East of Holland Fen Post Office, Grade II Listed Non-Designated Heritage Assets N/A			
Advice/Comments			
<p>This application is for the approval of reserved matters concerning access, appearance, landscaping, layout and scale of an outline approved dwelling. The application site is directly adjacent to a GII listed building.</p> <p>Special attention must be given to the desirability of preserving or enhancing the setting of the Listed Building under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.</p> <p>The drawings provided do not offer much detail on the proposed design of the dwelling. The following should be confirmed prior to determination:</p> <p><u>House:</u></p> <ul style="list-style-type: none">- What is the proposed ridge height of the house?- The roof and wall materials have been confirmed. The Marley tile is acceptable, red brick is also acceptable but what kind of red brick? What brick bond is proposed? It is suggested that a garden bond is used as stretcher bond would not preserve the setting.- It is assumed that stone lintels and sills are proposed on the front elevation? The rest of the windows/doors have no lintel details provided. What are these going to be/look like?- There are no window or door drawings/material spec. What are the proposed windows and doors?- There are no eaves details. Is the brickwork going to be stepped? Dentilled? Dogtooth? Etc.- Is the front porch oak? What is the infill on the front gable of it?- Rain water goods?			



Garage:

- Is this brick or timber clad?
- What material is proposed for the roof? What is the ridge height?
- Are the doors timber? What window is proposed (materials etc.)?

When the above is provided it be judged whether the design conforms to section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Relevant Policies/Guidance

Planning (Listed Building and Conservation Area's) Act 1990 – Section 66
National Planning Policy Framework (2019)
South East Lincolnshire Adopted Plan – Policy 29

Reviewed By:

Alice Cowl

Date:

05/02/2024

Last Updated
By:

Date/Tim
e: