

Reference:	B/24/0052	Application Type	Outline Permission
Consultee	Heritage Lincolnshire	Case Officer	Charlie Parry
Address of site	33, Church Road, Old Leake, Boston, PE22 9NS	Description	Outline planning application with some matters reserved (Appearance, Landscaping & Scale) for later approval for 4no dwellings
Received via	E-Mail	Date Posted	
		Date of Response	16/02/2024
Heritage/Conservation considerations:			
<p>Designated Heritage Assets</p> <p>Church of St Mary, Grade I Listed</p> <p>Lychgate, Grade II Listed</p> <p>Old Leake War Memorial, Grade II Listed</p> <p>Non-Designated Heritage Assets</p> <p>N/A</p>			
Advice/Comments			
<p>This outline application is for the erection of 4nr new dwellings and demolition of existing building opposite to three listed assets, St Mary’s Church, GI Listed, Lychgate, GII listed and Old Leake War Memorial, Grade II Listed.</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 principle of demolition is acceptable as the extant building is not deemed to be a non-designated heritage asset. It has seen extensive modern alteration including cement render across all elevations and PVC windows and rainwater goods. It is in a poor state of repair as a result of these modern additions, as well as neglect, therefore it negatively contributes to the setting of the listed assets. A new, high quality and well thought out proposal would be considered an enhancement of the setting of the listed assets as per section 66 of the Act.</p> <p>The proposed dwellings appear to be well proportioned with a design that is traditional and in-keeping with the area. Materials, doors and windows etc. should be high quality to conform to section 66 of the Act.</p>			
Relevant Policies/Guidance			
<p>Planning (Listed Building and Conservation Area’s) Act 1990 – Section 66</p> <p>National Planning Policy Framework (2019)</p> <p>South East Lincolnshire Adopted Plan – Policy 29</p>			
Reviewed By:	Alice Cowl	Date:	16/02/2024
Last Updated By:		Date/Time:	

