



B O S T O N

BOROUGH COUNCIL

Municipal Buildings, West Street, Boston, Lincolnshire, PE21 8QR

Planning (Listed Buildings and Conservation Areas) Act 1990

APPLICATION DECISION NOTICE

Application Reference: B/20/0250

Applicant: Mr Robinson

Agent: Mr J Cook
DesignSpace Architecture Ltd
Tillbridge Lane
Sturton by Stow
LN1 2DS

In pursuance of the powers exercised by it as Planning Authority, Boston Borough Council, having considered your application to carry out the following development:-

Listed Building Consent for internal and external structural repairs at Brothertoft Hall, Main Road, Brothertoft, Boston, PE20 3SW

and in accordance with this notice and the particulars given in the application, do hereby give notice of its decision to **GRANT Listed Building Consent** for the said works subject to **compliance with the following conditions(s):-**

1. The works must be begun not later than the expiry of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The works hereby permitted shall be carried out in strict accordance with the application received 14-Jul-2020 and in accordance with the associated documents referenced:
 - Drawing number 001 – Survey;
 - Drawing number 002 – Survey; and
 - Drawing number 003 Revision A – Proposals.

Reason: To ensure the works are undertaken in accordance with the approved details and to accord with Policies 3 and 29 of the South East Lincolnshire Local Plan (2011-2036).

3. Before the proposals affecting the northern elevation of the outbuilding and the western elevation of the house are carried out, a sample of the chasing of mortar joints shall be prepared for inspection and approval in writing by the Local Planning Authority. All chasing out of mortar joints shall match the approved sample.

Reason: To ensure the use of appropriate materials which are sympathetic to the character of the Grade II Listed Brothertoft Hall, the outbuilding and garden wall in accordance with Policy 29 of the South East Lincolnshire Local Plan (2011-2036).



4. Before the garden wall, the northern elevation of the outbuilding and the western elevation of the house are re-mortared, (a) sample panel(s) of the mortar(s) to be used shall be prepared on site for inspection and approval in writing by the Local Planning Authority. All re-mortaring shall match the approved panel(s).

Reason: To ensure the use of appropriate materials which are sympathetic to the character of the Grade II Listed Brothertoft Hall, the outbuilding and garden wall in accordance with Policy 29 of the South East Lincolnshire Local Plan (2011-2036).

In determining this application the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2018 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

Dated: 21 October 2020

A handwritten signature in black ink, appearing to read 'MG', with a horizontal line extending to the right.

Mike Gildersleeves
Growth Manager

IMPORTANT NOTES

If you are aggrieved by the decision or any of the conditions attached to this Listed Building Consent/Conservation Area Consent you may pursue an appeal to the Secretary of State for the Environment under Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990. However, it is suggested that you speak in the first instance, to the Planning Officer who dealt with your application for further advice.

If you want to appeal the easiest way of submitting an appeal is online, however, if you wish to apply by post the address is: The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Planning Inspectorate customer support team: 0303 444 5000

Email: enquiries@pins.gsi.gov.uk

PURCHASE NOTICE

If the Listed Building or Conservation Area consent has been granted, by either the Local Planning Authority or the Secretary of State for the Environment and the owner of the land claims that the conditions render the land incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the council of the district in which the land is situated a purchase notice requiring the council to purchase, his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

COMPENSATION

In certain circumstances a claim may be made against the Local Planning Authority for compensation where permission is granted subject to conditions. The circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

PROPOSED DEMOLITION

The provisions of Section 80 of the Building Act 1984 require that anyone who intends to demolish a building or structure shall give notice to the Council's Building Control department (01205 314295) beforehand, and work shall not commence until the Local Authority have given Notice under Section 81, or the relevant period of 6 weeks has expired.