



# B O S T O N

## BOROUGH COUNCIL

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

### Town and Country Planning Act 1990

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#### APPLICATION DECISION NOTICE

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**Application Reference: B/21/0010**

**Applicant:** Mr P Heslop

**Agent:** Mr Neil Dowlman  
Neil Dowlman Architecture Ltd  
12-14, Main Ridge West  
Boston  
PE21 6QQ

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

**Proposed extension and alterations to form annexe and enlarged kitchen, dining, living, utility and wc at Neptune Cottage, Fishtoft Road, Boston PE21 0AD**

and in accordance with this notice and the particulars given in the application, do hereby give notice of its decision to **REFUSE Full Planning Permission for the said development for the following reasons:-**

1. The proposed extensions, by virtue of their scale and unsympathetic design, will significantly harm the distinctive character of the Non-designated Heritage Asset, Neptune Cottage. There are no clear public benefits to weigh against the harm that would be caused and the impact of the proposals. As a consequence the proposed development is therefore contrary to South East Lincolnshire Local Plan (2011-2036) Policies 2, 3 and 29 and Chapter 16 of the National Planning Policy Framework (NPPF) (2019) which seek to ensure quality development and to protect the character and special interest of non-designated heritage assets.
2. The applicant has failed to demonstrate the proposed extension would overcome a high, unacceptable risk to the occupants from flooding. In the absence of an acceptable scheme in relation to flood risk considerations, and the lack of a sufficient flood risk assessment which provides adequate mitigation measures, it is considered that the proposed development would be unacceptable in relation to flood risk and would place future residents at significant risk. As a consequence, the proposal is contrary to the provisions of Policies 2 and 4 of the South East Lincolnshire Local Plan (2011-2036).

#### **Refused Plans and Documents**

This application has been carefully considered and determined on the basis of the following plans and documents:

- B/3472-1001 Existing Ground Floor Plan and Location Plan
- B/3472-1001 Existing First Floor Plan and Elevations

- B/3472-3001 Block Plan, Location Plan and Proposed ground Floor Plan
- B/3472-3002 Proposed First Floor Plan and Elevations
- Air Quality and Flood Risk Statement
- Historic Impact Assessment

In determining this application the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2019 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

Dated: 03-Mar-2021

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

**Mike Gildersleeves**  
**Assistant Director – Planning**  
**Boston Borough Council and East Lindsey District Council**

**TOWN AND COUNTRY PLANNING ACT 1990**

**Appeals to the Secretary of State**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- **If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice**, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- **If an enforcement notice is served relating to the same or substantially the same land and development as in your application** and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- **If this is a decision to refuse planning permission for a householder application**, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- **If this is a decision to refuse planning permission for a minor commercial application**, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- **If this is a decision to refuse express consent for the display of an advertisement**, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- **If this is a decision to refuse consent for works to a tree protected by a Tree Preservation Order**, if you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- **For all other decisions**, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- **If you intend to submit an appeal** that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).
- **Proposed Demolition** - The provision 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 has given Notice under Section 81, or the relevant period of 6 weeks has expired.

**THIS IS A LEGAL DOCUMENT – PLEASE RETAIN IN A SAFE PLACE, PREFERABLY WITH YOUR DEEDS**