



# B O S T O N BOROUGH COUNCIL

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

## Town and Country Planning Act 1990

---

### APPLICATION DECISION NOTICE

---

**Application Reference: B/23/0368**

Applicant: Mr Sonny Mann  
Stonegate Group  
3 Monkspath Hall Road  
Solihull  
B90 4SJ

Agent: Mr Phil Doughty  
Concept IDL Ltd  
Suite I, Sheffield Business Park  
Sheffield Business Centre  
Europa Link  
Sheffield  
S9 1XZ

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

**Change of use from existing barn/store into licenced trading space including new windows, doors, new bound gravel surfacing to beer garden, new picket fence and erection of a new entrance porch at The Black Bull, 23 London Road, Kirton, Boston, PE20 1JE**

And in accordance with this notice and the particulars given in the application, do hereby give notice of its decision to **GRANT Full Planning Permission** for the said development subject to **compliance with the following condition(s)**:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in strict accordance with the application received on the 30th October 2023, and the following associated drawings and documents:

Drg. no. 3167-14 Rev. A - Location Plan;  
Drg. no. 3167-16 Rev. A – Proposed Block Plan;  
Drg. no. 3167-11 Rev. A – Proposed Ground Floor Layout;  
Drg. no. 3167-13 Rev. B – Proposed External Elevations;  
Drg. no. 3167-17 – Door and Window Details; and  
e-mail sent at 14:24 on 3rd January 2024 indicating that the porch will be finished in exposed brick.

Reason: To ensure that the development is undertaken in accordance with the approved details, and

to comply with Policies 2, 3, 4, 24, 29, and 30 of the South East Lincolnshire Local Plan 2019.

3. Prior to the removal of the barn doors and the installation of the window unit and tongue and groove external quality timber panelling shown on Drg. no. 3167-13 Rev. B, a sample or specification of the proposed timber panelling shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be constructed in accordance with the sample or specification so approved and retained thereafter.

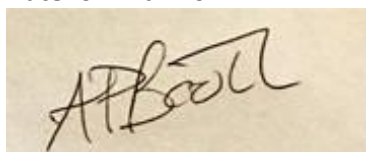
Reason: In the interests of the appearance and character of the development and the visual amenity of the area (including the Kirton Conservation Area), and in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan 2019.

4. The walls of the entrance porch hereby approved shall be constructed in Imperial Bricks Weathered Cheshire Pre-War bricks (the darker of the two samples provided on site and identified within Heritage Lincolnshire Response (5) received on the 22nd February). The brick work shall be completed in an English Garden Wall bond.

Reason: In the interests of the appearance and character of the development and the visual amenity of the area (including the Kirton Conservation Area), and in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan 2019.

In determining this application the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2023 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

**Date: 01-Mar-2024**

A handwritten signature in dark ink on a light-colored rectangular piece of paper. The signature is written in a cursive style and appears to read 'A Booth'.

**Andrew Booth**  
**Development Manager**  
**East Lindsey District Council and Boston Borough 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.
- **Householder applications** - 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. Further information is available at [www.gov.uk/appeal-householder-planning-decision](http://www.gov.uk/appeal-householder-planning-decision)
- **Minor commercial applications** - 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.
- **All other decisions – Full Planning Permission** - 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. Further information is available online at [www.gov.uk/appeal-planning-decision](http://www.gov.uk/appeal-planning-decision).
- Appeals can be made online at [www.gov.uk/planning-inspectorate](http://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. [www.gov.uk/government/collections/casework-dealt-with-by-inquiries](http://www.gov.uk/government/collections/casework-dealt-with-by-inquiries)
- **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.
- **Before you dig** – we recommend that you use the Free Enquiry service – [www.LSBUD.co.uk](http://www.LSBUD.co.uk) – this site allows you to submit enquiries about activities and work that you are planning, which may have an impact on National Grid Gas and Electricity Transmission Network and other utilities.

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

