



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/22/0459

Applicant: Mr Smith

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:-

Listed Building Consent for Proposed conversion and change of use to form hotel including demolition of rear chimney and reinstatement of shop front window to front elevation at Bambridge Solicitors, 27-29, Wide Bargate, Boston, PE21 6SW

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 hereby permitted must be begun no later than the expiry of three years beginning with the date of this permission.

Reason: Required to be imposed subject 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 on 03-Nov-2022 and in accordance with the associated plans referenced:
 - Drawing Number B/3638-1004: Site Location Plan;
 - Drawing Number B/3638-3008: Block Plan – As Proposed;
 - Drawing Number B/3638-3001 Revision B: Floor Plans (Ground Floor & First Floor) - As Proposed;
 - Drawing Number B/3638-3002 Revision B: Floor Plans (Second Floor) - As Proposed;
 - Drawing Number B/3638-3003 Revision B: Elevations (Wide Bargate & Threadneedle Street) - As Proposed;
 - Drawing Number B/3638-3004 Revision B: Elevations (South East & North East) - As Proposed;
 - Drawing Number B/3638-3005 Revision A: Shop Front Details - As Proposed;
 - Drawing Number B/3638-3006 Revision A: Floor Plans - As Proposed; and
 - Drawing Number B/3638-3007 Revision A: Fire and Drainage Floor Plans - As Proposed.

Reason: To ensure that 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 2019.

3. Prior to the commencement of works to fit new secondary glazing units, details of the proposed units shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the preservation of the special interest of the listed buildings, in accordance with Policy 29 of the South East Lincolnshire Local Plan 2019.

4. Prior to the commencement of works involving the repair of existing windows, roofs and balustrade, a schedule of works shall be submitted to and approved in writing by the Local Planning Authority describing how these works will be carried out. The works shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the preservation of the special interest of the listed buildings, in accordance with Policy 29 of the South East Lincolnshire Local Plan 2019.

5. Prior to the commencement of works affecting the stair and hallway, and rooms FF1, FF2, FF3, SF1, SF2 and SF4, a schedule of works shall be submitted to and approved in writing by the Local Planning Authority describing how the features within these rooms and identified in the tables on Drawing Number B/3638-1002: Floor Plans Showing Levels of Historic Significance will be preserved. The works shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the preservation of the special interest of the listed buildings, in accordance with Policy 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 2021 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

Dated: 25 May 2023



Mike Gildersleeves
Assistant Director – Planning and Strategic Infrastructure
Boston Borough Council, East Lindsey District Council and South Holland District Council



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.

