

YORKSHIRE & THE HUMBER REGION

Mr Ron White
North Lincolnshire Council
Development Control Team
Church Square House, PO Box 42
Scunthorpe
North Lincolnshire
DN15 6XQ

Direct Dial: 01904 601973
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Our ref: P00074550

4 June 2009

Dear Mr White

**Notifications under Circular 01/2001 & GDPO 1995
HALL COTTAGE, MAIN STREET, HORKSTOW, HORKSTOW, NORTH
LINCOLNSHIRE, DN18 6BE
Application No PA/2009/0582**

Thank you for your letter of 20 May 2009 notifying us of the application for planning permission relating to the above site. We do not wish to comment in detail, but offer the following general observations.


English Heritage Advice

Please note: we have not been consulted on the associated Listed Building Consent case, even though a substantial part of the rear wall of the house is to be demolished. Our comments therefore also apply to the associated listed building consent.

We suggest in making its decision your council establishes as far as possible the age of the section of rear wall and associated staircase proposed for removal. If these are original or early (i.e. mid-19th century or earlier) we would wish them to be retained *in situ*, in order to maintain the historic integrity of the cottage.

We suggest that in its present form the proposed extension is rather too high, rather too grand and extends too far out in plan, for attachment to this cottage, and that it would tend to overwhelm the cottage. We suggest that any extension is somewhat more modest in its scale and appearance.

This mid-18th century cottage is noted in the Statutory List Description as having interior features of interest. If your Council is minded to grant consent we would wish all original and early features (i.e. mid 19th century or earlier) such as panelling, shutters, fixed cupboards, window and door architraves, skirtings and other joinery,

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chimneypieces, any corncicing, etc, to be retained *in situ*.

Recommendation

We would urge you to address the above issues, and recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again. However, if you would like further advice, please contact us to explain your request.

Yours sincerely

Diane Green

Historic Buildings Inspector

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cc Eddie Rycklak, North Lincs Council



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