

Application number: PA/2013/0706

(please quote in all correspondence)

Case officer: Leanne Simmonds Tel: 01724 297491 (Tues-Thurs)

Email: planning@northlincs.gov.uk

24 June 2013

Mr Andrew Tegg
DPP
Barnett House
53 Fountain Street
MANCHESTER
M2 2AN

FILE COPY

Dear Sir/Madam

**TOWN & COUNTRY PLANNING ACT 1990
NOTIFICATION OF RECEIPT OF AN APPLICATION
LISTED BUILDING CONSENT (Alterations to a Listed Building)**

Proposal: Listed building consent for internal alterations

Site location: Cross Keys Hotel King Street Winterton

Applicant: Tesco Stores Ltd

Your application was received as valid on 19/06/2013. A decision should be reached by 14/08/2013. Any enquiries should be made to the case officer. Please be aware that the application form, plus any accompanying drawings and most documents will be made publicly available on the council's web site. You can also check the progress of your application on the web site and view/download digital copies of most documents. Your application, fees and drawings can now be submitted online using the Planning Portal. Further information about this service is available on the council's web site www.northlincs.gov.uk.

We decide most applications within the time allowed and we will try to make sure you receive a decision before the due date. This will not be possible in every case, however.

Most applications are decided by officers without reference to the Planning Committee, under a clearly defined scheme of delegation. This allows you to ask for the application to be presented to the Planning Committee if you or your representative intends to put forward your case in person. If this is your intention, please write to me within 21 days of the date of this letter. If you do write, I will let you know the date of the meeting when the application will be considered - it is not possible to say this now. You must also comply with the council's public speaking procedure by confirming with Democratic Services, no less than 48 hours before the start of the meeting, that you want to attend and address the Planning Committee. (This time limit will be strictly applied.)

If, by 14/08/2013, we have not given you a decision in writing or you have not agreed to extend the decision period, then you may appeal to the Department for Communities and Local Government. You must make your appeal within six months from that date. You must use a form which you can either get from the Planning Inspectorate at Room 304A Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, or you can make your appeal on line and track its progress using the Planning Portal. More information can be found on www.planningportal.gov.uk/pes.

Yours faithfully

Phil Wallis
Head of Development Management

NORTH LINCOLNSHIRE COUNCIL

NOTICE OF RECEIPT OF A PLANNING APPLICATION

THE PROPOSAL AFFECTS A LISTED BUILDING WITHIN A CONSERVATION AREA

PLANNING APPLICATION NO. PA/2013/0706

The council has received the following proposal:

Listed building consent for internal alterations

Location:

Cross Keys Hotel, King Street, Winterton

The application and submitted plans may be seen in the Development Control office at Civic Centre, Ashby Road, Scunthorpe, between 9am and 5pm Monday to Thursday (inclusive) and 4.30pm on Friday. It can also be viewed on line at www.northlincs.gov.uk. Alternatively, you may find it more convenient to arrange to inspect the copy of the application (during reasonable hours Monday to Friday) which has been supplied to the Clerk to Kirton-in-Lindsey Town Council, Mrs C Neal, 33 Old Crosby, Scunthorpe, DN15 8PU. Please telephone to arrange a prior appointment on 01724 855702.

If you wish to express any views about the proposal you should do so by writing to the Development Control team at North Lincolnshire Council, Civic Centre, Ashby Road, Scunthorpe, DN16 1AB, quoting the application reference number stated above.

Householder Development** If the application relates to householder development, in the event that an appeal is made against a decision of the Council to refuse to grant planning permission for the proposed development, and that appeal then proceeds by way of the expedited procedure under the written representations procedure, any representations made to the Council about the application will be passed to the Secretary of State and **there will be no opportunity to make further representations.**

If you do write, please bear in mind that anyone may read your letter, either before or after the application is determined or later if there is an appeal against the council's decision. A copy of your letter will also appear on the council's web site www.northlincs.gov.uk. We will consider all relevant comments although we cannot enter into detailed correspondence.

Written representations received by the council on or before will be considered before the application is determined.

** Householder development means development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse. It does not include a change of use or a change to the number of dwellings in a building.

Phil Wallis
Head of Development Management

From: Leanne Simmonds/NorthLincs
To: Claire.Linley@dppukltd.com
Cc: Planning/PL/NorthLincs@NorthLincs

RECEIVED
 By Development Control at 5:05 pm, Jul 16, 2013

Date: 16 July, 2013 02:52PM
Subject: Fw: Cross Keys, Winterton (2013/0706)

Claire,

Please see Eddie's comments below, for information.

Regards

Leanne Simmonds
 Senior Planning Officer
 01724 297491 (Tues-Thurs)

-----Forwarded by Leanne Simmonds/NorthLincs on 16/07/2013 02:49PM -----

To: Leanne Simmonds/NorthLincs@NorthLincs
 From: Eddie Rychlak/PL/NorthLincs
 Date: 15/07/2013 04:22PM
 Subject: Fw: Cross Keys, Winterton

Hello Leanne,

I have had a telephone conversation with Andrew Tegg re the Cross keys. There is no objection to using blockwork and steel for the columns as this is necessary for the long term structural stability of the building.

There is also no objection to a modern roof structure being used for the later lean too as there no historical significance to the building.

In my opinion the above two elements will not need listed building consent as they can be classed as renovation and repair.

However changing the concrete tiles with red clay pantiles is a big improvement.

Because they no longer need to replace the roof they don't need to replace the concrete tiles.

They did mention in the design and access statement that the use of pantiles was mitigation regarding internal alterations ie a heritage gain to offset the alterations of making the ground floor open plan.

I am sure this was put in their design and access statement. Its no longer on the planning website and I cant check it.

Can we insist on this as I think there should be some community and public benefit when a large national company undertakes development in the historic environment. The use of pantiles which will enhance the historic character of the building was a determining factor in giving an approval recommendation.

Please e-mail or call on 07717587396 (leave message if I don't call)

-----Forwarded by Eddie Rychlak/PL/NorthLincs on 15/07/2013 03:27PM -----

To: "Eddie Rychlak (Eddie.Rychlak@northlincs.gov.uk)" <Eddie.Rychlak@northlincs.gov.uk>
From: Andrew Tegg <Andrew.Tegg@dppukltd.com>
Date: 15/07/2013 01:44PM
Subject: Cross Keys, Winterton

Eddie

It was useful to speak with you on Friday, as agreed I email to summarise our discussions.

Roof on Main Building

As discussed when we submitted the initial application we were in receipt of an initial engineering feasibility report which noted that the roof was in poor repair and would need to be removed and replaced, we thus identified the proposal to replace the concrete tiles existing (and in situ at listing date), with pantiles. However a subsequent more detailed assessment has identified that the roof structure does not require extensive works and instead can be strengthened as per the proposals contained within the presently submitted application (PA/2013/0706).

Taking note of this there is no requirement to remove the concrete tiles and thus my client does not wish to undertake this element of the works.

Roof to Side (east) Extension

Consent was granted to remove this roof and lift by 1000mm to increase headroom. No detail was provided as to the process of alteration to the roof structure, however it is modern (mid-late 20th century and thus my client proposes to replace the internal structure with one to modern standards.

Encapsulation of Internal Steel Columns

Further to our discussions in order to stabilise the building it is necessary to introduce elements of structural steelwork as shown on the present application. In order encapsulate these columns our client would like to use blockwork with a plastered finish to mimic the piers and form as shown on the approved drawings.

I would appreciate confirmation that these matters are acceptable, I look forward to

hearing from you.

Best wishes, Andrew

Andrew Tegg (andrew.tegg@dppukltd.com)
Principal - Heritage & Design
DPP

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Offices at: Cardiff Leeds London Manchester Newcastle upon Tyne.

From: Leanne Simmonds/NorthLincs
To: Planning/PL/NorthLincs@NorthLincs

DATE RECEIVED
13/08/2013

Date: 13 August, 2013 03:24PM
Subject: Fw: RE: Cross Keys, Winterton - App Ref:PA/2013/0706

Leanne Simmonds
Senior Planning Officer
01724 297491 (Tues-Thurs)

-----Forwarded by Leanne Simmonds/NorthLincs on 13/08/2013 03:24PM -----

To: "Leanne Simmonds (Leanne.Simmonds@northlincs.gov.uk)"
<Leanne.Simmonds@northlincs.gov.uk>, "Eddie Rychlak
(Eddie.Rychlak@northlincs.gov.uk)" <Eddie.Rychlak@northlincs.gov.uk>
From: Andrew Tegg <Andrew.Tegg@dppukltd.com>
Date: 13/08/2013 03:13PM
Subject: RE: Cross Keys, Winterton - App Ref:PA/2013/0706
(See attached file: *column protection.pdf.pdf*)
(See attached file: *Thermowood_Data_Sheet.pdf*)

Leanne

Further to our discussion earlier today please find attached details of the revised cladding detail for the gable end of the northern extension to the building, as requested this will now be finished in timber as per the attached and will be vertical hanging in arrangement to match existing.

The internal columns will be clad as per the attached specification, this will provide a crisp contemporary finish which will complement the new retail use of the building.

I hope that this is acceptable and will pre-empt any Conditions. As the works proposed are entirely internal apart from the gable end I do not envisage that any external materials Conditions are necessary.

As discussed my client is seeking to commence work immediately upon receipt of consent and thus any pre-start Conditions could cause fatal damage to the building works programme. Should you require any further information please do not hesitate to contact me, I hope that the application can be determined on Thursday as discussed.

Best wishes, Andrew

Andrew Tegg (andrew.tegg@dppukltd.com)

**Principal - Heritage & Design
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From: Andrew Tegg
Sent: 08 August 2013 10:02
To: Leanne Simmonds (Leanne.Simmonds@northlincs.gov.uk); Eddie Rychlak
(Eddie.Rychlak@northlincs.gov.uk)
Subject: RE: Cross Keys, Winterton - App Ref:PA/2013/0706

Leanne/Eddie

I hope that you are both well, rather than keep bothering you both via telephone I wonder whether you have had the opportunity to review the application details and have any comments/questions regarding the works.

I look forward to hearing from you.

Best wishes, Andrew

Andrew Tegg (andrew.tegg@dppukltd.com)

**Principal - Heritage & Design
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Offices at: Cardiff Leeds London Manchester Newcastle upon Tyne.

From: Andrew Tegg

Sent: 26 July 2013 13:50

To: Leanne Simmonds (Leanne.Simmonds@northlincs.gov.uk); Eddie Rychlak
(Eddie.Rychlak@northlincs.gov.uk)

Subject: Cross Keys, Winterton - App Ref:PA/2013/0706

Eddie/Leanne

Further to my discussions with Leanne earlier this week please find attached amended plans for the work at the Cross Keys, these amendments are required following further review and rationalisation of the engineers proposals for the foundations and structural steelwork to reduce physical works and thus impact upon the buildings fabric. The underpinning of the western gable has been removed and instead its support will be achieved using the new floor slab to be installed, this reduces impact on both the building and neighbouring property.

The scissor lift required in the rear wing due to the differing levels within the site is relocated within the plans to a slightly revised location; this will have no greater impact upon the building than was previously proposed and is for operational reasons only.

I also enclose the ceiling plans and door schedule, these works are associated with the fit out following the works for the stores operation, The finishes are unashamedly contemporary and will complement the buildings new operation as a retail unit, where ceiling fabric (cornice etc) and beams are retained as required by the existing consent these will be repaired and retained.

I hope that is acceptable, should you require any further information please do not hesitate to contact me. I look forward to hearing from you.

Best wishes, Andrew

Andrew Tegg (andrew.tegg@dppukltd.com)

Principal - Heritage & Design

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Attachments:

column protection.pdf.pdf

Thermowood_Data_Sheet.pdf