

PLANNING CONSULTATIONS

PLANNING REFERENCE: PA/2016/950

CASE OFFICER: Leanne Pogson-Wray



TEAM: HISTORIC ENVIRONMENT RECORD

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SUBJECT: Planning permission to erect a detached dwelling and garage Southview, 35 South Cliff Road, Kirton-in-Lindsey

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SUMMARY OF ADVICE

No Objection – Subject to condition

The new dwelling is positioned just outside the Kirton conservation area. The consideration in this application is the impact on the **Setting** of the conservation area.

The application site is well screened by surrounding walls and vegetation and does not impact on any key views into or out of the conservation area.

Therefore there is no objection to the application but I would still recommend a condition that samples of construction materials are provided before development starts. The build quality should reflect its proximity to the conservation area and should be a quality heritage brick and a pantile roof. (justification see policy HE 2 below)

HISTORIC ENVIRONMENT RECORD (HER) GROUP FUNCTION: To hold, maintain, interpret and manage heritage information, enhancing the understanding of the area's historical development as a distinctive and attractive place. HER information provides source material for interpretation by heritage professionals and for use by community groups and individuals.

The Group also provides advice on development proposals that affect, or may affect, the sites and settings of all heritage assets i.e. designated and non-designated historic buildings, archaeological sites and monuments, and historic places, areas and landscapes. This advice is provided against saved local plan policies and national historic environment policies.

LEGISLATION AND POLICY

HE2 - Development in Conservation Areas

*All development proposals in, or which affect the **setting** of, Conservation Areas should preserve or enhance the character and appearance of the area and its setting.*

The following criteria will be applied in determining applications for development in Conservation Areas:

i) development should be of a standard of design which respects the appearance and character of the Conservation Area in terms of its bulk, height, mass, vertical and horizontal emphasis, proportions, layout, siting, landscaping