

<b>Reference:</b>	PA/2024/1070	<b>Application Type:</b>	Planning Permission
<b>Address:</b>	1 Cornwall Street, Kirton in Lindsey, DN21 4PP	<b>Description:</b>	Demolish existing outbuilding and erect an annex.
		<b>Date of Response:</b>	23/9/2024
		<b>Case Officer:</b>	Christopher Clark
<b>Heritage/Conservation Considerations:</b>			
<b>Designated Heritage Assets:</b> Kirton in Lindsey Conservation Area Church of St. Andrew, Grade I Listed Building – NHLE Ref: 1083025			
<b>Non-Designated Built Heritage Assets:</b> 1 – 5 Cornwall Close – Identified in 2004 area appraisal as buildings of townscape merit. Since this time all have seen some degree of alteration.			
<b>Advice/Comments:</b>			
<p>The proposal site is in a rear yard space to 1 Cornwall Street. The existing outbuilding is c.19<sup>th</sup> century constructed of red brick and pantile. Approaching the site along St. Andrew’s Street the proposal building is a visible feature which marks the boundary of Kirton’s conservation area.</p> <p>Under Paragraph 200 of the NPPF, applicants a required to produce an assessment of significance of any heritage assets affected, including contribution made by their setting. Such a statement should be proportionate to the significance of those assets and be sufficient enough to understand the potential impacts of the proposal on their significance.</p> <p>Notwithstanding the lack of any heritage assessment being provided with this application, on visiting the area on 19<sup>th</sup> September, it is noted that approaching towards the Church of St. Andrew, the proposal building is not directly in the view of the highly listed church. Whilst it figures indirectly here, its appearance must respect the character of the conservation area. In this view, it is noted based on the proposed drawings that there would be no harm to the view and by extension setting of the church. In the return view towards the proposed building along St. Andrew’s Street, the extended building would be more noticeable than the existing building, this would be exacerbated by the addition of larger French door style openings, but most visually distracting would be the use of the large external porch.</p> <p>It is considered the porch element and the 2 no roof lights on the front elevation would not preserve the character or appearance of the conservation area. Within reason the new building here should as far as reasonably possible retain a more ancillary and subservient character to the parent building of 1 Cornwall St. A large porch would be a highly domestic feature at odds with this and as such cause less than substantial harm to the appearance of the conservation area.</p> <p>It is noted the French door style openings would be somewhat domestic however these are not out of keeping with the existing size of openings within the existing buildings and subject to securing details of this external joinery work would be a neutral addition.</p>			
<b>Relevant Legislation/ Policy/ Guidance</b>			
Planning (Listed Buildings and Conservation Areas) Act 1990 North Lincolnshire Local Plan Adopted 2003 National Planning Policy Framework			
<b>Reviewed by:</b>	Felix Mayle MA Dist IHBC	<b>Date:</b>	23/9/2024