

<b>Reference:</b>	PA/2024/1240	<b>Application Type:</b>	Planning Permission
<b>Address:</b>	Walcot Hall, Walcot, DN15 9JT	<b>Description:</b>	Vary conditions 1 and 2 of PA/2014/0963 to retain wedding marquee year round.
		<b>Date of Response:</b>	2/12/2024
		<b>Case Officer:</b>	Scott Jackson
<b>Heritage/Conservation Considerations:</b>			
<b>Designated Heritage Assets:</b> Walcot Hall, grade II listed building – NHLE Ref: 1241765 Alkborough Conservation Area			
<b>Non-Designated Built Heritage Assets:</b> Walcot Parkland			
<b>Advice/Comments:</b>			
<p>The application is to remove planning conditions relating to an earlier approved application for siting of a wedding marquee within the park landscape to Walcot Hall. Removal of those conditions would see the marquee being sited year round in its present location.</p> <p>In principle there is no objection to such a proposal due to that business directly enabling the ongoing maintenance, use and support of the listed building.</p> <p>It is noted that within the public footpaths around the parkland that the marquee is a visible structure here. The marquee is visible in conjunction with the house. The elevation is a non-primary elevation and is partially obscured by the tree planting immediately around it. The marquee is a visually dominant feature in the landscape.</p> <p>If the structure is to remain year round then screening should be provided to break up the massing of that structure and to provide some screening of it.</p> <p>It is considered only a small scheme would be required to achieve the above aim. Ordnance Survey plans of the parkland of the late 19<sup>th</sup> century show the approximate location of trees that have to date been lost within the parkland and planting in a similarly spare fashion in locations noted below should be sought. Any trees utilised should be an appropriate native species. locations the marquee is visible in conjunction with the house. The elevation is a non primary elevation and is partially obscured by the tree planting immediately around it. The marquee is a visually dominant feature in the wider park landscape.</p>			



The above image shows the historic OS mapping over the modern Google Earth image of the site indicating approximate tree locations. Providing a several trees to the rear of the marquee in a clump pattern would be in keeping with the character of the park landscape and provide adequate screening of the marquee it retained year round, mitigating the impact arising on the setting of the hall from its visual dominance in views from the south. A very limited number of trees should be planted in the highlighted location, and detail of the location on a plan, noting the species and number of trees should be provided or secured via condition. A limited number is required to minimise any archaeological disturbance.

**Relevant Legislation/ Policy/ Guidance**

Planning (Listed Buildings and Conservation Areas) Act 1990 Section 66, 72  
 North Lincolnshire Local Plan Adopted 2003 Policy HE2, HE5  
 National Planning Policy Framework Para 201

<b>Reviewed by:</b>	Felix Mayle MA Dist IHBC	<b>Date:</b>	2/12/2024
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