

<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>	16/12/2024
		<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>These comments relate to submission of a heritage statement in support of the application.</p> <p>It is noted that a previous permission could be implemented that would see installation of roof lights here, which is accepted however this does not prevent a new application from a new assessment. If the authority is minded it should ensure any roof lights are flush fitting with the roofline of the development.</p> <p>The agent has provided multiple examples of external projecting porches on properties within Kirton in Lindsey. Whilst this may be the case, these examples all appear to be dwelling houses or have always been dwelling houses bearing no relationship to the building proposed for replacement here.</p> <p>The proposal is for the loss of an outbuilding, ancillary in character and non-domestic. Its replacement whilst it will be a residence should maintain the ancillary and non-domestic character avoiding over domestication as far as is reasonable, otherwise it would not preserve the appearance or character of the conservation area and would be at odds with section 72 Planning (Listed Buildings and Conservation Areas) Act 1990.</p> <p>The “precedents” provided have no relation to this particular building and do not justify the inclusion of a feature alien in character to the existing building undermining the attempt of the design to otherwise respect the character and form of the building being lost.</p> <p>An objection is maintained to this application until a revision is made to omit this feature. The proposal would give rise to less than substantial harm to the conservation area, which is a designated heritage asset.</p> <p>The planning officer should take note of the statutory requirement for the LPA to preserve or enhance conservation areas, local plan policies HE2 and CS6 and NPPF paragraphs 212, 215 and 216.</p>			
<b>Relevant Legislation/ Policy/ Guidance</b>			
Planning (Listed Buildings and Conservation Areas) Act 1990 Section 72 North Lincolnshire Local Plan Adopted 2003 Policies HE2, CS6 National Planning Policy Framework Paras 212, 215 and 216			
<b>Reviewed by:</b>	Felix Mayle MA Dist IHBC	<b>Date:</b>	16/12/2024

