

<b>Reference:</b>	PA/2026/167	<b>Application Type:</b>	Permission in Principle
<b>Address:</b>	Private car park, land W of Queen Street, Winterton	<b>Description:</b>	Residential development of up to 5 no dwellings
		<b>Date of Response:</b>	6/3/2026
		<b>Case Officer:</b>	Deborah Oikeh
<b>Heritage/Conservation Considerations:</b>			
<b>Designated Heritage Assets:</b> Winterton Conservation Area The Cross Keys, grade II listed building, NHLE Ref: 1116998			
<b>Non-Designated Built Heritage Assets:</b> 2, 4 & 6 Queen Street – identified as Buildings of Townscape Merit			
<b>Advice/Comments:</b>			
<p>The proposal site sits within Winterton’s conservation area and adjacent several designated and non-designated built heritage assets.</p> <p>Whilst it is accepted the PiP process is in place to streamline the process of gaining permission for development, in the context of such applications in a heritage setting such as these where the local planning authority has a statutory duty (to listed buildings / conservation areas) under s. 66 and 72 of the 1990 Act respectively, without sufficient detail agreement to development could give rise to a ‘shutting the stable door after the horse has bolted’ situation whereby a harmful development is agreed to with only the finer details such as design, scale etc which may not satisfactorily ameliorate any harm arising.</p> <p>Therefore it is considered a heritage assessment should be required prior to determination of this application, as well as potentially more detail around the proposed development that would ordinarily be considered post approval of a PiP.</p> <p>This was discussed and forms a part of the recent case on PA/2024/800 and appeal decision APP/Y2003/W/24/3351201 where the PiP was refused and dismissed at appeal over the lack of assessment with regard heritage matters.</p> <p>Without heritage assessment the local authority cannot enact its statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990 and therefore the application should be refused without further information / heritage assessment being provided.</p>			
<b>Relevant Legislation/ Policy/ Guidance</b>			
Planning (Listed Buildings and Conservation Areas) Act 1990 Section 66, 72 North Lincolnshire Council Local Plan Policy HE2, HE5 National Planning Policy Framework Para 207			
<b>Reviewed by:</b>	Felix Mayle MA Dist IHBC	<b>Date:</b>	6/3/2026