

**Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990**

LISTED BUILDING CONSENT - ALTERATIONS

Agent/Applicant's Name & Address	Applicant's Name & Address
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Part I - Particulars of Application

Date received 25/09/2023	Application Number S/065/01825/23
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Particulars and location of the development

PROPOSAL: Listed Building Consent - Conversion of and alterations to existing barn to provide 3no. holiday lets.
LOCATION: CORNER FARM, STURTON LANE, GREAT STURTON, HORNCastle, LN9 5NX

Part II - Particulars of decision

The East Lindsey District Council grants listed building consent for the execution of the works referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. Notwithstanding the submitted details prior to any remedial/replacement brickwork being undertaken details of the bricks to be used, including samples if so required, shall be submitted to and agreed in writing by the Local Planning Authority. The bricks shall match as closely as possible to those of the existing building in terms of type of brick(s), mortar mix and method of bonding. The development shall be carried out using the approved bricks

Reason: In the interests of the architectural and historic integrity of the site and the development. This condition is imposed in accordance with SP11 of the East Lindsey Local Plan and the National Planning Policy Framework.

3. Prior to installation on site, details of the window frames to be utilised in the development hereby permitted, including samples if so required, shall be

submitted to and approved in writing by the Local Planning Authority. Such details shall indicate, at a scale of not less than 1:20, the longitudinal and cross-sectional detailing, cill and lintol detailing, and means of opening. The window frames shall be installed in accordance with the approved details and thereafter maintained.

Reason: In the interests of the architectural and historic integrity of the site and the development. This condition is imposed in accordance with SP11 of the East Lindsey Local Plan and the National Planning Policy Framework.

4. Prior to installation on site, details of the design of all external and internal doors to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The doors shall be installed in accordance with the approved details and thereafter maintained.

Reason: In the interests of the architectural and historic integrity of the site and the development. This condition is imposed in accordance with SP11 of the East Lindsey Local Plan and the National Planning Policy Framework.

5. Prior to being installed on site details of the colour, material and position on the building of all rainwater goods, waste vents and flues shall be submitted to and approved in writing by the Local Planning Authority. The rainwater goods, waste vents and flues shall be installed on site only in accordance with the approved details and they shall thereafter be so maintained.

Reason: In the interests of the architectural and historic integrity of the Listed Building. This condition is imposed in accordance with Policy SP11 of the East Lindsey Local Plan.

6. No external lighting shall be installed on the buildings subject of this application, unless details of such lighting, including design, location, the intensity of illumination and fields of illumination, have been first submitted to, and approved in writing by, the Local Planning Authority. Any external lighting that is installed shall accord with the details so approved.

Reason: In the interests of the character and appearance of the development, ecology and the visual amenity of the area in which it is set. This condition is imposed in accordance SP11 of the East Lindsey Local Plan.

7. Prior to the commencement of development, details shall be submitted to and approved with the Local Planning Authority showing how the first floor is to be constructed via a construction method statement. Those works hereby approved shall be carried out fully in accordance with the method statement and details as so approved.

Reason: In the interests of the architectural and historic integrity of the site and the development. This condition is imposed in accordance with SP11 of the East Lindsey Local Plan.

8. Prior to installation, details of the wall lining including fixings shall be

submitted to and agreed in writing by the Local Planning Authority. Those works hereby approved shall be carried out fully in accordance with the details as so approved.

Reason: In the interests of the architectural and historic integrity of the site and the development. This condition is imposed in accordance with SP11 of the East Lindsey Local Plan.

9. Before development commences, a Historic Building Record (Level II), must be made in accordance with a programme of recording which must be first submitted to and approved in writing by the Local Planning Authority. The historic building recording should include the following: a textual history of the buildings and their context; plan and elevation drawings and detailed descriptions of fabric, construction, fittings and fixtures backed by annotated photographs; and a full photographic survey cross referenced to an existing ground plan, the photographs to include all external elevations, roof structures and any original or historic internal features. The finished record must be submitted to and approved in writing by the Local Planning Authority and deposited in the Historic Environment Record before any alteration is made to the building, or within a timescale approved in writing by the Local Planning Authority.

Reason: In the interests of the architectural and historic integrity of the site and the development. This condition is imposed in accordance with SP11 of the East Lindsey Local Plan and paragraph 192 of the National Planning Policy Framework.

THE RELEVANT POLICIES OF THE DEVELOPMENT PLAN ARE:-

The East Lindsey Local Plan Alteration

Policy SP11 - Historic Environment

Dated: 08/12/2023

Signed:



Mike Gildersleeves
Assistant Director - Planning

Tel. No. 01507 601111

EAST LINDSEY DISTRICT COUNCIL, THE HUB, MAREHAM ROAD, HORNCastle, Lincs. LN9 6PH