

Your ref: PP:10342367
Our ref: 483-36 LMS SNL

26 November 2021

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Head of Development, Economic and Cultural Services
North Kesteven District Council
Kesteven Street
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NG34 7EF

Dear Sir

**THE THORPE AND ASGARBY ESTATE LTD
HOUSEHOLDER APPLICATION
ERECTION OF REPLACEMENT SINGLE DETACHED GARAGE AND SUNROOM
AND SITING OF HEATING OIL TANK ENCLOSURE
BEEVER COTTAGE, MOUNT LANE, KIRKBY LA THORPE, SLEAFORD,
LINCOLNSHIRE, NG34 9NR.**

We have submitted a Householder Application for the erection of a new garage to replace an existing prefabricated garage, and base and enclosure for a domestic heating oil enclosure at the above address.

Listed Building Consent is not required for the removal of the existing prefabricated garage because it is a free standing structure which is not mentioned in the Listing and is a building constructed after 1948.

Heritage Statement

The existing garage on site is a largely wooden and cement fibre, prefabricated building which is in a poor structural condition and too small for a modern car. It is therefore proposed to remove this and build a new garage, fit for purpose.

Beever Cottage is one half of a pair of semi-detached dwellings both of which have ancillary buildings to assist in modern living. Willow Cottage has been granted planning permission (18/0771/HOUS) for a substantial one and a half storey ancillary building and this is currently under construction. The proposed garage for Beever Cottage occupies the same location within the curtilage of the dwelling such that it can be accessed directly off Mount Lane. It is also proposed to erect a base and screen for a domestic oil tank to the rear.

The existing dwelling is a Grade II Listed Building which has, over the years had a number of alterations, not all of which have been successful. Although the alterations could be said to represent the evolution of the building, it is clear that when compared with the other half of the pair of dwellings, the work carried out has resulted in a loss to the significance of the heritage asset.

The applicant is now embarking on a number of improvements and alterations, some of which will be the subject of a future Listed Building Application.






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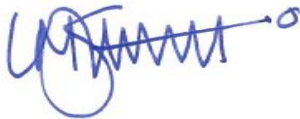
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The proposed building is a narrow module brick construction, commensurate with a modest curtilage building. The simple design will enhance the character of the building and result in no impact to the significance of the principal building. A suitable palette of materials will ensure that it will match the existing outbuilding to the rear. The setting of the Listed Building will also be enhanced following the removal of the existing prefabricated garage.

To the rear of the proposed garage and sunroom it is also proposed to locate a domestic heating oil tank which will be surrounded with a hit and miss fence in order to disguise what is a largely utilitarian structure.

We trust you will receive this enquiry favourably and should you require any further information, please do not hesitate to contact us by telephone or email.

Yours faithfully



Lewis M Smith MRTPI






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