



CITY OF
Lincoln
COUNCIL

City of Lincoln Council

Directorate of Development & Environmental Services

City Hall

Beaumont Fee

Lincoln LN1 1DF

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Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Brick and pantile 1960's building adjacent St. Paul's Car Park.

Applicant Details

Name/Company

Title

Mr

First name

Gordon

Surname

Reeves

Company Name

Cafe St. Paul's

Address

Address line 1

Café St. Paul's

Address line 2

12

Address line 3

St Paul's Lane

Town/City

Lincoln

County

Lincolnshire

Country

Postcode

LN1 3AL

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Daniel

Surname

Christie

Company Name

Simons Design Ltd.

Address

Address line 1

Newland House

Address line 2

The Point

Address line 3

Weaver Road

Town/City

Lincoln

County

Country

United Kingdom

Postcode

LN6 3QN

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Replacement of existing first floor doors to terrace area. Replacement of existing wall sign. Installation of new hanging wall sign. Replacement of existing flat roof coverings with new glazed roof and GRP roof. Installation of new internal draught lobby. Installation of wall mounted heat pump above single storey flat roof.

Has the development or work already been started without consent?

- Yes
 No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

- Don't know
 Yes
 No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes
 No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- Yes
 No

b) Demolition of a building within the curtilage of the listed building

- Yes
 No

c) Demolition of a part of the listed building

- Yes
 No

If the answer to c) is Yes

What is the total volume of the listed building?

191.60	Cubic metres
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What is the volume of the part to be demolished?

1.00	Cubic metres
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What was the date (approximately) of the erection of the part to be removed?

Month

April

Year

2009

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

Removal of existing polycarbonate lean-to roof with glass and replacement of existing mineral felt roof coverings to flat roof area with new GRP coverings.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

Poor quality construction which is starting to fail and inappropriate to existing building.

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- Yes
 No

If Yes, please describe and include the planning application reference number(s), if known

2024/0059/FUL

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

Yes

No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

Yes

No

If Yes, do the proposed works include

a) works to the interior of the building?

Yes

No

b) works to the exterior of the building?

Yes

No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

Yes

No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

Yes

No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Please see detailed application drawings along the with accompanying Design & Access Statement and Heritage Impact Assessment document as part of this application.

Materials

Does the proposed development require any materials to be used?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

External walls

Existing materials and finishes:

Brick

Proposed materials and finishes:

Existing brick walls to be retained.

Type:

Roof covering

Existing materials and finishes:

Pantile roof coverings to pitched roofs. Mineral felt and polycarbonate sheet roofing to flat roof areas

Proposed materials and finishes:

Existing pitched pantile roof to be retained. Existing area of mineral felt roofing to be replaced with GRP. Existing area of polycarbonate sheeted roof to be replaced with new glazed roof.

Type:

Windows

Existing materials and finishes:

Existing timber / uPVC framed casement windows.

Proposed materials and finishes:

Existing windows to be retained.

Type:

External doors

Existing materials and finishes:

Existing timber framed glazed panel doors to terrace areas.

Proposed materials and finishes:

Existing doors to be replaced with new timber framed glazed panel units, featuring 13mm thick conservation double glazing. See detailed drawings for more information.

Type:

Internal doors

Existing materials and finishes:

Existing circa 1960's timber and wire glass panel door to ground floor restaurant area.

Proposed materials and finishes:

Existing 1960's door to ground floor restaurant area to be replaced with new timber framed glazed panel door and side screen.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to application drawings and see Design and Access Statement and Historic Impact Assessment.

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
 No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- Yes
 No

If No, can you give appropriate notice to all the other owners?

- Yes
 No

Certificate Of Ownership - Certificate B

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Owner

Name of Owner:

***** REDACTED *****

House name:

Number:

18

Suffix:

Address line 1:

Bailgate

Address Line 2:

Town/City:

Lincoln

Postcode:

LN

Date notice served (DD/MM/YYYY):

07/02/2024

Person Family Name:

Person Role

The Applicant

The Agent

Title

Mr

First Name

Daniel

Surname

Christie

Declaration Date

07/02/2024

Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Daniel Christie

Date

07/02/2024