

# Officer's Report

## Planning Application No: 144620

**PROPOSAL:** Application for a lawful development certificate to convert bathroom to wet room including removal of airing cupboard and other internal alterations to a Listed Building.

**LOCATION:** 1 Maltings Court Market Rasen Lincolnshire LN8 3AZ  
**WARD:** Market Rasen

**TARGET DECISION DATE:** 25/05/2022  
**DEVELOPMENT TYPE:** Certificates of Lawful Development  
**CASE OFFICER:** Daniel Evans

**RECOMMENDED DECISION:** Grant Certificate

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The application is being referred to Planning Committee because West Lindsey District Council are named as the 'Agent' for the proposed application.

### **Description:**

The application site relates to 1 Maltings Court, a GII listed building in Market Rasen.

The Historic England official listing describes the property as follows:

*“Early 19C brick Maltings with slate and pantile roofs. Front 9 bay, 4 storey range with steep pitched slate roof, small square windows with iron bars, brick voussoirs and sills, internally wooden sliding shutters. Central squashed arch carriage opening, with modern gates leading to cobbled courtyard, here double 2 flights of steps going up to central door over arch. Above weather-boarded hoist house, gabled with slate roof. Two later ranges with shallow pitched pantile roofs, one of 11 bays the other of 14, both 3 storey. Between them 2 square oasthouses, one behind the other, with pantile hipped roofs”.*

The application has been submitted to confirm whether Listed Building Consent is required for the works to convert a bathroom into a wet room including the removal of an airing cupboard.

### **Relevant history:**

None relevant to the proposal.

### **Representations:**

Conservation Officer:

In summary –

Based on the information provided, the work would not affect any historic or significant fabric and so we will not need to seek an LBC application at this time.

### **Relevant Planning Policies:**

Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

Section 7 – “Subject to the following provisions of this Act, no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.”

Section 26H – “A person who wishes to ascertain whether proposed works for the alteration or extension of a listed building in England would be lawful may make an application to the local planning authority specifying the building and describing the works”.

### **Main issues**

- Whether the works proposed would affect the listed building’s character as a building of special architectural or historic interest.

### **Assessment:**

Listed building consent is needed for works to listed buildings which affect their ‘character’ as buildings of special architectural and historic interest, as defined within the Act.

The application has been submitted to confirm whether Listed Building Consent is required for the works to convert a bathroom into a wet room including the removal of an airing cupboard.

The proposal includes the following works:

- Asbestos survey: works consist of a 2mm inspection holes to the flooring, walls and ceiling to determine if the materials contain asbestos. The flooring, wall and ceiling cover are not original, but new finishes.
- Extend copper pipework: No loss to historic fabric is proposed, only extending the current shower feed to its new level on the same wall. All new pipework will be surface mounted.
- Rerouting of pipework: As above. Removing the existing pipework to the bath and putting new angles to the proposed shower. Surface mounted again.
- Liquid DPM: DPM will be laid on the existing floor after the existing floor covering is removed. So to protect the new flooring from any moist coming from the floor. The existing flooring is screed, not considered to be original flooring.
- Waste pipework into SVP: No loss to historic fabric. This is to make a hole in the existing SVP, so the shower waste can go in. It will be a modern SVP.
- Change to location of bathroom furniture: The only attached “furniture” is the retro fitted airing cupboard that will be removed so there is more room for bathing. All waste will be going into the SVP which is an existing waste pipe.
- Extractor fan: An upgrade to the existing fan is proposed. No external works are required to the extractor.
- Reposition light switch and power socket: This is to cap off the existing power points inside the airing cupboard that is being removed. No historic fabric will be effected. No new switches/sockets are proposed.

- New consumer unit: This will be on the outside of the bathroom. New wiring will be needed to wire it in. This will be mounted on the bathroom wall near the door on the outside of the bathroom. The wiring will be fitted on an existing circuit so no surfaces or fabric will be disturbed.

The proposed works would not result in the loss of historic fabric, or aspects of the building which contribute towards its special historical or architectural interest. Having taken into consideration the advice of the WLDC Conservation Officer it is concluded that the works proposed would not affect the listed building's character as a building of special architectural or historic interest.

Therefore, Listed Building Consent is not required.

### **Conclusion**

The works proposed would not affect the listed building's character as a building of special architectural or historic interest. Therefore, Listed Building Consent is not required and the proposed works are therefore lawful for the purposes of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).