

Officers Report

Planning Application No: WL/2026/00251

PROPOSAL: Planning application for the change of use of the former blacksmiths to cafe & village shop.

LOCATION:

THE OLD BLACKSMITHS
TEMPLEFIELD ROAD / NORTHFIELD LANE
WILLOUGHTON
GAINSBOROUGH
DN21 5RZ

WARD: HEMSWELL

WARD MEMBER(S): Cllr P Howitt Cowan

APPLICANT NAME: Elizabeth Marshall

TARGET DECISION DATE: 08/05/2026 (Extension of time agreed until 26th June 2026)

CASE OFFICER: Danielle Peck

The application is referred to the Planning Committee for determination in line with the Councils constitution as the proposal would be a departure from Policy S49: Parking Provision of the Central Lincolnshire Local Plan. There is no off-road parking provision proposed as part of the development.

Recommended Decision: Grant planning permission with conditions.

Site Description: The application site comprises of an existing building, which historically has been used as a blacksmith's smithy, dating from around the 19th century. The site lies within the settlement of Willoughton and is located on a small 'island' of highway verge formed at the junction of Templefield Road and Northfield Lane. Adjoining land uses opposite to the highway surrounding the building mainly comprise of other residential properties, with a bus stop and open space located beyond the highway to the east/ south east.

The building is noted as being a "Significant Structure of Interest" within the Willoughton Neighbourhood Plan (Appendix 4). It is also noted on the Lincolnshire Historic Environment Record for its historic interest as a Smithy¹. It is therefore considered to be a non- designated heritage asset.

The Proposal: The application seeks permission to change the use of the existing workshop/ blacksmiths building to a café and shop. The building measures

¹ [MLI127870 - Former Smithy, Willoughton - Lincolnshire Heritage Explorer](#)

approximately c.14.4m by c.7.5m (max) and has a footprint of 70.2sqm. It is constructed from red brick and roof tiles.

The proposals would include internal and external alterations, including new windows and doors and a new roof covering. An oak framed pergola for outdoor seating would be located off the northern elevation. A pedestrian footpath and tactile crossing are proposed to the north of the building as shown on plan received 08/06/2026.

Representations:

Representations have been summarised, full versions of the comments received can be found on the Councils website using the following link: [West-Lindsey | Public Portal](#)

Cllr P Howitt- Cowan: As the District Cllr I am in 100% support of this welcomed application. For years this former Blacksmiths has stood many years deteriorating over time and looking very sad. This application if approved will rejuvenate the building whilst giving it a communal and commercial role. The Blacksmiths is I believe the surviving one of three that once served Willoughton and the surrounding area and is a heritage asset representing a bygone age and we must not lose it as Hemswell lost its forge. I think a change of use to a Tea shop come village shop is highly desirable both for the village and the immediate area. I am sympathetic to adverse comments relating to parking and that it is up to car owners to be responsible when parking their vehicles and I hope this will not lead to rejection as i fear for the future of this building of unique character and here we have a young couple with enthusiasm, drive and the investment to give it an extended life.

Willoughton Parish Council: Willoughton Parish Council support this application but with the following comments:

Whilst the Council are in favour of improving the facilities for the village and wish to support the preservation and enhancement of the Old Blacksmith's, concerns are expressed regarding designated parking not provided for the business and customers. On street parking is at a premium and already causes issues for residents and the school. Highway safety should not be compromised by the development. However, the Council could see no reason why customers could not park on the green area adjacent to the building and it is understood, previous owners enjoyed vehicular access to both sides of the building.

Local residents/ Third Party Representations:

Post Office, 2- 4 Templefield Road-

1. Inadequate Parking Provision- The application provides no defined parking spaces and relies on an unsupported assumption that most visitors will arrive on foot. Given the village population of approximately 321 and the distance to neighbouring villages (3–5 km), this is unrealistic. The development is therefore likely to generate significant car usage, leading to on-street parking congestion, particularly on Templefield Road.

2. Highway Safety Concerns- No Transport Statement or parking assessment has been submitted. The claim that there are “ample options” for parking is not evidenced. This fails to demonstrate compliance with Policy S7 (Accessibility and Transport).

3. Impact on Residential Amenity- The proposed café includes seating for up to 36 customers. This level of activity will result in increased vehicle movements, noise, and disturbance, particularly at weekends. As the nearest residential property, my home will be directly affected by on-street parking, customer activity, and general noise.

4. Unsustainable Scale of Development- The scale of the café is disproportionate to the size of the village and indicates reliance on visitors from outside the settlement. This contradicts the assumption of minimal traffic impact.

5. Internal Inconsistencies in the Application- The proposal is described as a “low-intensity community facility” while also aiming to increase footfall to ensure viability. This inconsistency raises concerns that the true level of activity has not been properly assessed.

Having reviewed the new uploaded architect drawings I would just like it noted that the distance to my property stated on the drawings are incorrect. It shows the distance to my property at 9.7m when in fact it is only 4.8m and feel these drawings accurately represent factual measurements.

8 Templefield Road, Willoughton- Objects- As a resident of a small village community, I am particularly concerned about the impact this development would have on our already limited infrastructure, especially in relation to parking and road safety. Our village was not designed to accommodate high volumes of traffic, and parking availability is already constrained for residents and visitors alike.

Of particular concern is the location of the proposed development directly opposite the primary school. This area already experiences increased traffic and congestion during school drop-off and pick-up times, with limited safe parking and high pedestrian activity, including young children.

The introduction of a café or shop is likely to attract additional vehicles throughout the day, many of which may coincide with peak school hours. The application does not appear to provide adequate off-street parking to support this increased demand. As a result, customers and delivery vehicles will likely rely on on-street parking, further exacerbating congestion in an already sensitive location.

This raises several serious concerns:

- Increased risk to child safety due to higher traffic volumes and reduced visibility from parked cars
- Additional congestion during peak school times, making drop-off and pick-up more hazardous
- Obstruction of access for emergency services and school-related transport
- Increased likelihood of unsafe or inconsiderate parking near the school entrance
- Harm to the character and tranquillity of the village

Small villages such as ours depend on careful, balanced development that respects both infrastructure limitations and community safety. Given the proximity to the primary school, this proposal presents clear and avoidable risks that have not been adequately addressed.

For these reasons, I respectfully request that the application be refused, or at the very least significantly revised to properly address parking provision, traffic management, and the safety of schoolchildren.

Thank you for taking the time to consider my objection. I would appreciate being kept informed of any updates or decisions regarding this application.

11 Northfield Lane, Willoughton- Objects- I wish to object to this planning application on the grounds of inadequate parking provision and the resulting impact on highway safety. The proposed development does not provide sufficient on-site parking to accommodate the expected number of vehicles, which will inevitably lead to overspill parking on surrounding streets, especially during school term time.

Local roads are already under significant pressure, with limited available parking for existing residents. Additional vehicles will increase congestion, obstruct visibility, and heighten the risk of accidents—particularly for pedestrians, cyclists, and emergency vehicles attempting to access the area.

The development, as submitted, fails to demonstrate that it can operate without causing unacceptable harm to the local road network. Until a realistic and compliant parking strategy is provided, I believe the application should be refused.

9 Vicarage Road, Willoughton- Supports- I would wholly like to support this application. Myself and my husband, although not a direct neighbour, we live very close to the proposed development and have looked at the planning application.

We have lived in Willoughton for 8 years and have often said how lovely it would be to have a shop/tearoom/cafe in the village. At the moment we have to travel to Kirton Lindsey or Hemswell Cliff to buy convenience foods. This development in the heart of the village would be extremely welcome and well used by the local residents and visitors alike.

In terms of the cafe, I believe this would also be frequented by the local residents but also by the many walkers and cyclists we have through the village on a daily basis, and I'm sure the parents dropping the children off in the mornings would welcome a coffee!

The local pub has a holiday cottage that is rented out most weeks, this would be a fantastic addition to the the village to make Willoughton a more desired location.

23 Vicarage Road, Willoughton- Neutral- I am unable to support or object to the planning application. I have to say I have positive and negative thoughts with regards to the application.

I would love nothing more than to have a local cafe and shop on our doorstep to be able to walk to and enjoy rather than having to get in our car and travel somewhere. Especially within a building someone is trying to preserve the heritage of rather than its state worsening in years to come.

However, I cannot fully support the application as the application has no proposal of parking on site.

The village already has many cars that park on the road, the cafe will bring in additional cars resulting in visitors parking roadside around the village which will in turn impact residents. There is a local school which doesn't have a car park therefore this area of the village already becomes congested at school start/end times and will worsen should planning be approved. Additional traffic from visitors who don't know the area could impose a risk to children leaving school and walking home/to parent's cars.

I would like to see some alterations to allow some room for even a few cars onsite, or if the applicants could make any arrangements locally for offsite parking in vacant areas/car parks within the village to provide safety for all.

LCC Highways and Lead Local Flood Authority:

03/06/2026: No objections- subject to conditions.

The revised pedestrian access and tactile crossing point to allow safe and sustainable access to the site is acceptable to the highway authority and will not have an unacceptable impact on highway safety.

27/04/2026: Recommend for refusal.

The site is bound by the public highway up to the building line of the proposal. The Highway Authority would not permit access to the site for the following reasons;

Utilities located within the land would make the proposed vehicle access unfeasible and a S184 permit would not be granted.

The location of the steps and ramp in the public highway would not be approved due to them being in close proximity to the road and the potential to have an unacceptable impact on highway safety.

Given the available space of the verge, it's unlikely that the steps or ramp would meet the accessibility criteria that would allow the license of a structure in the highway.

Therefore, it's considered that the site has no means of suitable access and the proposal would lead to an unacceptable risk to highway safety for drivers and users of the site.

LCC Archaeology: We welcome the proposal for a conservation-led scheme including checks for structural integrity, securing the long-term survival of the currently vacant building and its historic fittings as laid out in the provided Design and Access Statement and application form. Regarding section A6 of the Design and Access

statement we would welcome the provision of interpretation of the historic features within the proposed café space.

Based on what is currently known of the history of the building (Lincolnshire Historic Environment Record reference MLI127870) and its surviving in situ features, its location within the village on an elevated green, and the form including several apparent phases of construction, we would recommend a pre-determination Level 3 Building Recording be carried out prior to any and all works relating to WL/2026/00251 to properly assess and characterise the building prior to any alterations. This will provide clarity which is currently lacking on the significance of the historic nature and form of the building and will allow any subsequent repair work and interpretation to be undertaken from a more informed perspective. This is especially pertinent given the apparent history of the building and its prominent location within the layout of the village.

If you were minded to grant consent following this, any works breaking ground should be subject to archaeological monitoring by watching brief in order to properly record and assess any evidence relating to the construction of the building, and whether any remains pre-date its construction which may be expected given the prominent location and topography.

WLDC Conservation Officer: The Old Blacksmith is a NDHA so must meet Policy S57 to protect, conserve or enhance the historic environment. The proposal to renovate the Old Blacksmith and convert it into a Café protects and conserves the fabric and form of the building. The proposal does not propose any major changes apart from the introduction of a single door where a small window is located. The proposal also seeks to conserve the internal blacksmith workings of the bellows and fire pit which is a nice feature to illustrate the historical working of the property. The windows are proposed to be of a plastic 14mm double glazing which would negatively impact upon the properties aesthetic. A timber slimline glazing would be required here to better offer energy efficiency and protect the heritage asset's character. A condition for windows and doors is necessary.

We do not have any control on the internals of the building as it is not listed, however, the building is still a traditional build and requires the same special measures to ensure minimal harm is caused through inappropriate work. This building will need to breathe to ensure moisture is not trapped and cause further problems in the long term. Looking at the sectional details, I have concerns over the proposals for concrete floors and DPM barriers. As this is not controllable through planning I would request this information is passed on to the applicant and agent with only my best interest in enabling a building that can be retained and perform for its long-term future. The proposal would meet Policy S57 so I have no objections subject to conditions.

Relevant Planning Policies and Legislation:

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Here, the Development Plan comprises the provisions of the Central Lincolnshire Local Plan (adopted in April 2023), the Lincolnshire Minerals and Waste Local Plan (adopted June 2016) and the Willoughton Neighbourhood Plan 2019.

Development Plan

- **Central Lincolnshire Local Plan 2023 –**

Relevant policies of the CLLP include:

- S1 The Spatial Strategy and Settlement Hierarchy
- S13 Reducing Energy Consumption in Existing Buildings
- S20 Resilient and Adaptable Design
- S21 Flood Risk and Water Resources
- S47 Accessibility and Transport
- S49 Parking Provision
- S53 Design and Amenity
- S57 The Historic Environment
- S60 Protecting Biodiversity and Geodiversity
- S61 Biodiversity Opportunity and Delivering Measurable Net Gains

<https://www.n-kesteven.gov.uk/central-lincolnshire/adopted-local-plan-2023>

- **Willoughton Neighbourhood Plan (NP)**

<https://www.west-lindsey.gov.uk/planning-building-control/planning/neighbourhood-planning/all-neighbourhood-plans-west-lindsey>

Relevant policies of the NP include:

Policy 3: Design and Development Principles

Appendix 3- Willoughton Character Appraisal

Appendix 4- Non Designated Heritage Assets

- **Lincolnshire Minerals and Waste Local Plan (LMWLP)**

<https://www.lincolnshire.gov.uk/planning/minerals-waste>

The site is not within a Minerals Safeguarding Area, Minerals or Waste site / area.

National policy & guidance (Material Consideration)

- National Planning Policy Framework (NPPF)

The NPPF sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions.

The most recent iteration of the NPPF was published in December 2024. Paragraph 232 states:

However, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

<https://www.gov.uk/government/publications/national-planningpolicy-framework--2>

- National Planning Practice Guidance

<https://www.gov.uk/government/collections/planning-practice-guidance>

- National Design Guide (2019)

<https://www.gov.uk/government/publications/national-design-guide>

- National Model Design Code (2021)

<https://www.gov.uk/government/publications/national-model-design-code>

Main Considerations:

- Principle of development;
- Heritage and Visual Impact
- Residential Amenity
- Highways and Parking
- Other Matters.

Assessment:

Principle of the Development

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

The application site is located within the developed footprint of the settlement of Willoughton.

Willoughton is defined as a Small Village (Tier 6) within the settlement hierarchy in Policy S1 of the Central Lincolnshire Local Plan. Within such villages it states that; “*Well connected or well served small villages may receive some limited growth, primarily through allocations in this plan in order to achieve a balance between ensuring the vitality of the village and the rural character.*”

The NPPF supports a prosperous rural economy and para 88 states that;

88. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings;*
- b) the development and diversification of agricultural and other land-based rural businesses;*
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and*

d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

The application seeks permission to change the use of the existing building to a small-scale shop and café. The proposed use does not fall comfortably within any of the principle policies, either within the Central Lincolnshire Local Plan or the Willoughton Neighbourhood plan. The proposal is of a minor scale within a small village which could act as an informal community facility for use by occupiers of the village whilst also contributing towards the local economy. The proposal would also employ one full time employee and three part time employees.

In principle, the proposal is considered to be acceptable, this is subject to assessment of other material considerations including taking account of bringing an historic building back into a viable use.

Heritage and Visual Impact

Policy S53 of the Central Lincolnshire Local Plan states that; *“All development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all.”*

The application site relates to an existing vacant building, which was historically used as a Blacksmiths. The site lies within the developed footprint of Willoughton, being adjoined by residential development to the north, south and west, with a bus stop and open space to the east beyond the highway.

The existing building was historically used as a Blacksmiths, the building has however now been vacant for a long period of time. Due to its age (c. 19th century) and historic use/ interest it is noted as being a non- designated heritage asset (NDHA) within the Willoughton Neighbourhood Plan as well as being noted on the Lincolnshire Historic Environment Record².

Policy S57 of the Central Lincolnshire Local Plan states the following in relation to NDHA's;

“Where a non-designated heritage asset is affected by development proposals, there will be a presumption in favour of its retention, though regard will be had to the scale of any harm or loss and the significance of the heritage asset. Any special features which contribute to an asset's significance should be retained and reinstated, where possible.”

The site is located within the Character Area of Templefield Road/ Middle Street as defined within the Willoughton Neighbourhood Plan. The description acknowledges that this area forms the core of the village and that many of the buildings appear as individual items rather than being part of clusters or collections.

² [MLI127870 - Former Smithy, Willoughton - Lincolnshire Heritage Explorer](#)

Criteria j of Policy 3 of the Willoughton NP states that:

j) existing buildings and structures of recognised heritage value, as identified on figures 9 and within Appendix 4, shall be protected from inappropriate development. New development shall take care to ensure that the setting of such heritage assets is not compromised, and where possible, efforts should be made to enhance and relate positively to the heritage asset and its wider setting;

The proposals include internal and external alterations to the building. Internally the building will be altered to form a shop and café area, the historic billows will be kept internally as part of the conversion. Externally, new windows, doors and a new roof will be installed. There is also a proposed oak frame pergola to be erected off the north elevation to allow for outdoor seating (up to 8no. seats). The proposed window, door and roof replacements are acceptable in principle subject to further details and specifications to be approved by the LPA prior to their installation. The installation of the timber pergola is minor and would not have a harmful impact upon the street scene or host building. The proposals would see a currently vacant NDHA brought back into use which whilst also improving its current appearance, within a prominent position in the village.

Overall, subject to conditions, the proposals would accord to Policies S53 and S57 of the Central Lincolnshire Local Plan and Policy 3 of the Willoughton NP.

Comments from LCC Archaeology- The comments from the Historic Environment Officer in relation to a historic building record are noted, it is however considered that a level 2 recording is most appropriate in this case. It is however not considered reasonable to request that this is done prior to the determination of this application and instead can be secured by a suitably worded condition prior to the conversion of the building. No ground works are proposed and therefore a watching brief will not be required. Subject to conditions, the proposals would accord to S57 and the NPPF in relation to archaeology.

Residential Amenity

Point 7 of Policy S53 of the CLLP states that all development proposals will;

“7. Uses

- a) Create or contribute to a variety of complementary uses that meet the needs of the community;*
- b) Be compatible with neighbouring land uses and not result in likely conflict with existing uses unless it can be satisfactorily demonstrated that both the ongoing use of the neighbouring site will not be compromised, and that the amenity of occupiers of the new development will be satisfactory with the ongoing normal use of the neighbouring site;*
- c) Not result in adverse noise and vibration taking into account surrounding uses nor result in adverse impacts upon air quality from odour, fumes, smoke, dust and other sources;”*

Point 8, criteria d of Policy S53 of the CLLP states that development proposals will;

d) Not result in harm to people's amenity either within the proposed development or neighbouring it through overlooking, overshadowing, loss of light or increase in artificial light or glare;

The existing site is adjoined by existing residential uses to the south- west and north, beyond the highway. The proposals would introduce a modest size café and shop into this building. Concerns have been raised in relation to noise arising from the proposed use. The café would have indoor seating for up to 24 people, with external seating for 8 people. The external seating is located to the north of the building, away from the residential dwellings to the south, south/west.

Opening hours detailed on the application form are as follows;

Monday- Friday- 08:00- 18:00

Saturday- 08:00- 18:00

Sunday- 09:00- 17:00

These opening times are not considered to be unsociable hours in which any noise may be more apparent. Given the proposed opening hours and small scale of the proposal, it is not considered that there would be any harmful noise arising from the use that would be at the detriment to residential amenity.

There are no new extensions proposed which would impact upon neighbouring occupiers through overlooking or over dominance. Overall, the proposal would accord to Policy S53 of the Central Lincolnshire Local Plan and Policy D3 of the Willoughton NP.

Highways and Parking

Policy S47 of the CLLP states that; *Development proposals which contribute towards an efficient and safe transport network that offers a range of transport choices for the movement of people and goods will be supported.*

Policy S48 of the CLLP states that proposals will; *Priority should be given to the needs of pedestrians, cyclists, people with impaired mobility and users of public transport by providing a network of high-quality pedestrian and cycle routes.*

Highway safety has been cited as a concern by some of the representations received. There is no new vehicle access is proposed to or from the building. Negotiation has been carried out with the Highways department during the application to ensure that there is safe pedestrian accessibility to and from the building. The application proposes a pedestrian footpath to the north of the building with a large enough area for off road refuge, as well as a drop kerb/ tactile crossing on the opposite side of the road. The site is within a village location, where there are not significant levels of traffic, it is also within a 30mph area. It is considered that pedestrian safety should not be put at significant risk following the inclusion of these measures.

Policy S49 states the following in relation to parking provision for Non-Residential Development;

All other types of development should incorporate a level of car parking that is suitable for the proposed development taking into account its location, its size and its proposed use, including the expected number of employees, customers or visitors.

Policy 3 of the Willoughton Neighbourhood Plan states relates to design principles for new development and criteria k states the following;

k) provide adequate off-road parking; servicing and access arrangements in accordance with the most recently published standards by Lincolnshire County Council; and....

It is noted that many of the representations cite concerns with the lack of parking provision and how this may cause issues within the village. There is no allocated proposed parking provision to be associated with the development, the site is unique in that it is surrounded by highway and is essentially on an island. It is also to be noted that the grass verge element which surrounds the building is not within the ownership of the applicant. The users of the shop and café will therefore need to park vehicles on the surrounding streets. It is acknowledged that this area of the village is busier than others, given its proximity to the primary school. The building is within a central village location, which can easily be accessed on foot whilst also noting that there is a bus stop directly to the east of the site. It is also not anticipated that given the size of the café/ shop that significant numbers of visitors will be using the building at any one time.

Noting that this building is a non- designated heritage asset which will be brought back into use, securing its long-term future, it is considered that the absence of on-site parking provision is acceptable in this instance.

Biodiversity Net Gain

The 10% BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a BNG of 10% This means a development will result in more or better quality natural habitat that there was before development.

There are some exemptions to this requirement, one of which is development proposals meeting with the de- minimis exemption (ticked on the application form), the NPPG details this as follows;

- the development must not impact on any onsite priority habitat; and*
- if there is an impact on other onsite habitat, that impact must be on less than 25 square metres (e.g. less than a 5m by 5m square) of onsite habitat with a biodiversity value greater than zero and on less than 5 metres of onsite linear habitat (such as a hedgerow)*

The proposals would not impact more than 25 square metres of on site habitat and would be exempt from being subject to the biodiversity net gain condition. Given that

the surrounding land is not within the ownership of the applicant, there are no other opportunities to provide biodiversity through on site landscaping in this case.

Other matters:

Drainage: The proposals would now require surface and foul water provision. The application has not been submitted with any detailed proposals; a suitably worded condition will ensure that a detailed scheme is provided to be approved by the LPA.

Conclusion and Planning Balance: The proposed development has been assessed against policies S1 The Spatial Strategy and Settlement Hierarchy, S13 Reducing Energy Consumption in Existing Buildings, S20 Resilient and Adaptable Design, S21 Flood Risk and Water Resources, S47 Accessibility and Transport, S49 Parking Provision, S50 Community Facilities, S53 Design and Amenity, S57 The Historic Environment, S60 Protecting Biodiversity and Geodiversity and S61 Biodiversity Opportunity and Delivering Measurable Net Gains of the Central Lincolnshire Local Plan and the policies within the Willoughton Neighbourhood Plan in the first instance, as well as guidance contained within the NPPG and the provisions of the NPPF.

In the planning balance, the proposals would provide a small scale, local rural community facility within a small village. The development would also see the restoration and re use of a non designated heritage asset which is supported by local and national policy, it would also secure its long term future. Negative weight is however given to the lack of dedicated parking provision in this case. Overall, it is considered that lack of parking provision is outweighed by the benefits the scheme would bring, along with the fact that safe pedestrian access can be achieved in light of the amended plans.

In light of the above, the application is recommended for approval subject to conditions.

Decision Level: Committee

RECOMMENDED CONDITIONS

Conditions stating the time by which the development must be commenced:

1.The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

Conditions which apply or require matters to be agreed before the development commenced:

None.

Conditions which apply or are to be observed during the course of the development:

2. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings:

Drawing no. 001 Rev J, dated 04/06/2026.

The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework.

3. The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that shall first be approved in writing by the Local Planning Authority. The Plan and Statement shall indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include;

- the on-site parking of all vehicles of site operatives and visitors;
- the on-site loading and unloading of all plant and materials;
- the on-site storage of all plant and materials used in constructing the development;
- wheel washing facilities;

Reason: In the interests of the safety and free passage of those using the adjacent public highway and to ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction.

4. The development hereby permitted shall not be brought into use until the pedestrian footpath to the north of the building has been installed and completed.

Reason: In the interests of highway safety, including the safety of pedestrian accessing the site, in accordance with Policy S47 of the Central Lincolnshire Local Plan.

5. The conversion works hereby approved shall not take place until an Historic Building Record has been submitted to and approved in writing by the Local Planning Authority. The recording should be to Level 2 as described in Historic England's- A Guide to Good Recording Practice.

Reason: To ensure the appropriate recording of the historic building in a manner proportionate to its importance in accordance with policy S57 of the Central Lincolnshire Local Plan and guidance within the NPPF.

6. Prior to the installation of any new or replacement windows and doors, drawings to a scale of 1:10, showing the following information shall be submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in accordance with the approved details.

- Materials, including colour and finish;
- Method of glazing;
- Method of opening;

Reason: In the interests of protecting the appearance of the host NDHA and the character of the street scene to be in accordance with Policies S53 and S57 of the Central Lincolnshire Local Plan.

7. Prior to their use in the development hereby approved, details, including specifications of the following materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in accordance with the approved details.

- Roof tile to be used;
- Treatment of verges and barge boards;
- Any flues, vents or other external pipework;
- Treatment and/or finish of pergola.

Reason: In the interests of protecting the appearance of the host NDHA and the character of the street scene to be in accordance with Policies S53 and S57 of the Central Lincolnshire Local Plan.

8. Any new or replacement guttering to be used in the development hereby permitted shall be black cast iron unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of protecting the appearance of the host NDHA and the character of the street scene to be in accordance with Policies S53 and S57 of the Central Lincolnshire Local Plan.

9. The development hereby permitted shall not be brought into use until a scheme for the disposal of foul and surface waters (including the results of soakaway/percolation tests) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

Reason: To ensure adequate drainage facilities are provided to serve the development in accordance with Policy S21 of the Central Lincolnshire Local Plan 2023.

Conditions which apply or relate to matters which are to be observed following completion of the development:

10. The opening hours of the development hereby approved shall be in strict accordance with the following opening hours, unless otherwise agreed in writing by the Local Planning Authority.

Monday- Friday- 08:00- 18:00

Saturday- 08:00- 18:00

Sunday- 09:00- 17:00

Reason: In the interests of residential amenity in accordance with Policy S53 of the Central Lincolnshire Local Plan.

Notes to Applicant

Highways

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit the Highway Authority's website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

The highway improvement works referred to above are required to be carried out by means of a minor works legal agreement between the landowner and the County Council, as the Local Highway Authority. For further guidance please visit our website: <https://www.lincolnshire.gov.uk/adopting-improving-roads-footpaths>

Biodiversity Net Gain

Unless an exception or a transitional arrangement applies¹, the effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan² has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan in respect of this permission would be West Lindsey District Council.

Biodiversity Gain Plan

The biodiversity gain plan must include/accompanied by³:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development;

- (f) any information relating to irreplaceable habitat making up onsite habitat
- (g) information about steps taken or to be taken to minimise any adverse effect of the development on, and arrangements for compensation for any impact the development has on the biodiversity of, any irreplaceable habitat⁴ present within the onsite baseline.
- (h) any additional information requirements stipulated by the secretary of state⁵.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i. do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii. in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

¹ listed exemptions from Statutory BNG and transitional arrangements can be found at [Biodiversity net gain: exempt developments - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/biodiversity-net-gain-exempt-developments). The LPA advises that all perceived exempt applications complete a Statutory Metric Baseline Assessment prior to commencement. Should the relevant exemption cease to apply following commencement, a higher value precautionary assessment will be required if an appropriate pre-commencement baseline was not conducted.

² The Statutory Biodiversity Gain Plan template can be found at <https://www.gov.uk/government/publications/biodiversity-gain-plan>

³ Minimum legal requirements for the Biodiversity Gain plan can be found at [https://www.legislation.gov.uk/ukpga/2021/30/schedule/14#:~:text=paragraph%2015\).-,Biodiversity%20gain%20plan,-14](https://www.legislation.gov.uk/ukpga/2021/30/schedule/14#:~:text=paragraph%2015).-,Biodiversity%20gain%20plan,-14)

⁴ Irreplaceable habitats for the purposes of Biodiversity Net Gain are defined by Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024. A full list of irreplaceable habitats can be found at <https://www.legislation.gov.uk/uksi/2024/48/schedule/made>

⁵ Additional information required is outlined by Articles 37C(2) [Non Phased] 37C(4) [Phased] of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and may be subject to the nature of your application <https://www.legislation.gov.uk/uksi/2015/595#:~:text=Additional%20content%20of%20plan>

Human Rights Implications:

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

Legal Implications:

Although all planning decisions have the ability to be legally challenged it is considered there are no specific legal implications arising from this report