

Officers Report – Addendum 18th August 2026 to item 6c

Planning Application No: WL/2026/00292

Proposal: Planning application for conversion of existing office space to 1no. residential apartment including external alterations

Location: 33 Market Street, Gainsborough

Determination Date: 20th August 2026

Case Officer: Vicky Maplethorpe

1.0 Introduction

- 1.1 On Monday 17th August 2026, the Government published its revised National Planning Policy Framework (NPPF)¹. This replaces the previous version published in December 2024.
- 1.2 As the NPPF itself states, “*The policies in this Framework are material considerations which must be taken into account in decision-making from the day of its publication [Monday 17th August 2026].*”
- 1.3 It therefore is a material consideration in the determination of this application.
- 1.4 It remains the case that Planning law requires that applications for planning permission be determined in accordance with the development plan (here, both the Central Lincolnshire Local Plan and Keelby Neighbourhood Plan), unless material considerations indicate otherwise.
- 1.5 However, the NPPF makes clear (chapter 1, paragraph 3) that “*The national decision-making policies in this Framework are a material consideration in making these decisions and should be read alongside the policies in the development plan.*” It further states (chapter 1, paragraph 1) that “*The National Planning Policy Framework sets out the government’s policies for planmaking and for making decisions on development proposals in England. It is a material consideration of critical importance in both contexts.*”
- 1.6 It further states (Annex A, Paragraph 2) that “*Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight... Other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of this Framework.*”

¹ [National Planning Policy Framework - GOV.UK](https://www.gov.uk/government/policies/national-planning-policy-framework)

- 1.7 Accordingly, the revised NPPF is now a material consideration of “critical importance” and its decision-making policies should be considered alongside the policies of the development plan.

2.0 Relevant National decision-making policies of the National Planning Policy Framework (August 2026)

- 2.1 It is considered that policy TC2, TC4 and S4 are most relevant to this application:

Policy TC2 (Development in town centre) criteria 1 states *“in considering proposals for development in town centres, substantial weight should be given to the benefits of: a. Supporting the overall vitality and viability of the centre, including where this can be achieved through the diversification of uses, intensification and provision of residential accommodation (provided this would not conflict with policies in the development plan for specific locations); and b. Improving or retaining access to local shops and other facilities which provide day-to day services for the local community.”*

Policy TC4 Assessing the impact of development on town centres ((criteria 1 and 2) state *“development proposals for retail and leisure uses located outside town centres should be accompanied by an impact assessment if the proposal exceeds a floorspace threshold set out in an up-to-date development plan, and is not on a site which is allocated for the 44 proposed use in the plan. If no threshold for impact assessments has been set in the development plan, a default threshold of 2,500m² gross floorspace should be applied”* and *“In circumstances where an impact assessment is required, it should be demonstrated that the development would be unlikely to have a significant adverse impact on: a. Existing, committed and planned public and private investment in a town centre or centres in the catchment area of the proposal; and b. Town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment (as applicable to the scale and nature of the scheme)”*.

Policy S4 criteria 1 (Principle of development within Settlements) states that *“Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects”*

- 2.2 In relation to the principle of the development the officer report considers the following relevant policies and guidance.

Central Lincolnshire Local Plan 2023-2043 (CLLP):

- S3 Housing in the Lincoln Urban Area, Main Towns and Market Towns
- S35 Network and Hierarchy of Centres remain
- S49 Parking Provision
- S57 The Historic Environment

Gainsborough Neighbourhood Plan (GNP):

- NPP1 Sustainable Development
- NPP18 Protecting and Enhancing Heritage Assets
- NPP19 Improving the Vitality of the Town Centre

National Planning Policy Framework (NPPF):

- Paragraph 90 of the NPPF is supportive of residential development within Town Centre locations as it is recognised that such development often plays an important role in ensuring the vitality of such centres.
- Paragraph 212 of the NPPF states that ‘great weight should be given to the [designated] asset’s conservation’.
- Paragraph 213 goes on to state that ‘Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting’.
- Paragraph 214 provides guidance that *‘Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent’*

These policies enable housing growth within Gainsborough (Market Town), protect heritage assets and safeguard the vitality/viability of the town centre. The NPPF requires local planning authorities to recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.

- 2.3 It is considered that CLLP policy S3, S35, S49 and S49 and NP policy NPP1, NPP18 and NPP19 policy are consistent with NPPF policy TC2, TC4 and S1 and still carry full weight in the assessment of the application.

3.0 Concluding Statement

- 3.1 The most recent iteration of the NPPF does not alter the recommendation to grant planning permission subject to the draft conditions printed within the officer report.
- 3.2 Having reviewed the national decision-making policies of the revised NPPF, it is considered that the benefits of the proposed development must be given “substantial weight”. The development would provide residential accommodation in a sustainable market town location which would retain the vitality and viability of the town centre.
- 3.3 It is considered that there are not significant adverse impacts identified that would outweigh the substantial weight afforded to the benefits.
- 3.3 It therefore remains the recommendation that planning permission is granted, subject to conditions.