

Officers Report

Planning Application No: 142758

Listed building consent application No: 142759

PROPOSAL: Planning application for change of use of first - third floor from offices to 3no. residential apartments, removal of existing and installation of timber shop front, installation of gate, removal of pantiles and installation of slate roof, removal of escape door, facade repair including brick replacement, mortar repair and stone cill replacement, structural works tying in west facade with floor, sash window repair and refurbishment and associated internal and external repairs and refurbishment.

LOCATION: 5-7 Market Place Gainsborough Lincolnshire DN21 2BP

WARD: Gainsborough South West

WARD MEMBER(S): Cllr Rainsforth and Cllr Young

APPLICANT NAME: Mr Scott

TARGET DECISION DATE: 30/06/2021

DEVELOPMENT TYPE: Change of Use

CASE OFFICER: Martin Evans

RECOMMENDED DECISION: Grant permission and consent subject to conditions.

These applications are reported to planning committee in the interests of transparency because West Lindsey District Council owns the application site.

Description:

The application site consists of 5 to 7 Market Place, a grade II listed building within the Gainsborough Town conservation area. The site is also within the town centre boundary and primary shopping area.

The applications seek planning permission to change the upper floors of the building to apartments (formerly offices), and listed building consent for works to the building including the installation of a new timber shop front.

The building is currently vacant and has previously been used as a ground floor retail unit with the first second and third floors used as office space. The ground floor retail use would remain and it is proposed to remove the existing shopfront and replace it with a traditionally designed timber shopfront. The offices would be changed into three flats, one on each floor. The side entrance gate would be replaced as would the pantile roof for slate. The remainder of the proposed works include structural tying of the front (west) elevation to the building to prevent movement and the repair and refurbishment of windows, doors and mortar.

Relevant history:

97/P/0229 Consent to internally alter existing building. Approved 14/05/97.

W33/1146/89 Change the use of shop to office (Class A2 of the Town and Country Planning (Use Classes Order) 1987). Approved 7/12/1989.

W33/405/86 Install new shop front in accordance with amended details received on 22 July 1986. Approved 24/7/1986.

W33/LB/12/86 Install new shop front in accordance with amended details received on 22 July 1986. Approved 24/7/1986.

W33/166/86 Alterations and extension to shop. Approved 17/4/1986.

W33/LB/5/86 Demolish rear extension, convert two shops into one, extend shop and restore the front elevation. Approved 17/4/1986.

Representations:

Gainsborough Town Council: No comment.

WLDC Conservation Officer:

- The replacement shopfront is welcomed which is based on authentic evidence of the last historic shop front this building had. An excellent job has been done regarding the design. A good match on brick tiles to each side of the new shopfront will be required.
- The floor surface in the shop front recessed doorway needs to be addressed as this is a key component of a traditional shopfront and no detail is provided. Some traditional black and white tiles would be appropriate.
- Removal of historic but non-original staircase and room subdivision results in less than substantial harm. Public benefits include the shopfront and bringing the building back into an optimum viable use which outweighs the harm.
- Reinstating a slate roof in place of the current pantile roof would regularise the existing unauthorised roof covering.
- Structural works are proposed but no structural report or drawings are provided. A report from a CARE registered structural engineer is required to advise on:
 - a. Exactly what structural defects there are, and;
 - b. How these can be addressed, detailing minimum necessary to alleviate any structural issues there may be, and;
 - c. Drawings and sections to demonstrate this work.
- Structural works details are required prior to determination or this can be dealt with via a pre-commencement condition.
- Repairs to the front are well contained to what is necessary. Additional specs with more detailed information will be required for some areas of proposed repairs including:
 - a. removal / replacement of damaged voussoirs,

- b. removal of damaged bricks;
- c. repointing
- Details and samples will be required for any new or replacement brick, and mortar biscuit samples will also be required (which can then be used for the new brick tiles to each side of the new shopfront too) as will sample panels of repointing, brick and voussoir replacement.
- Electricity and gas meter, and heating system extract flues and vent location details are required.
- A series of conditions are recommended to secure final details.

WLDC Townscape Heritage Officer: “I am very satisfied with the proposed works as far as the Townscape Heritage initiative [THC] is concerned – we have allowed for some structural repairs to hold the front elevation onto the rest of the building, appropriate mortar and brick repairs to the front elevation, overhaul and redecoration of the sash windows to the front elevation, shopfront and fascia replacement, and replacement of the side passage door. The THI very much takes a street scene improvement with appropriate materials approach and the proposals meet our aims for this building.”

LCC Archaeology: “The proposed development involves alterations to the Grade II shop and former townhouse at 5-7 Market Place in Gainsborough. This will involve some minor loss of historic fabric, as well as alteration and division of the historic principal upstairs rooms overlooking the Market Place. This office is minded that sufficient recording has already been carried out in the Heritage Impact Assessment, and therefore we would not recommend any further recording be required for archaeological purposes in order to meet the requirements of paragraph 199 of the NPPF.”

LCC Highways and LLFA: no objection.

Historic England: no comment.

Relevant Planning Policies:

Statutory test

The Planning (Listed Buildings and Conservation Areas) Act 1990 states:

“16 Decision on application...

(2) In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”

“66 General duty as respects listed buildings in exercise of planning functions.

(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special

regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

“72 General duty as respects conservation areas in exercise of planning functions.

(1) In the exercise, with respect to any buildings or other land in a conservation area, of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

Development plan

To the extent that development plan policies are material to an application for planning permission the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

Here, the Development Plan comprises the provisions of the Central Lincolnshire Local Plan (April 2017); and the Lincolnshire Minerals and Waste Local Plan (December 2017 and June 2016).

Lincolnshire Minerals and Waste Local Plan

- Core Strategy and Development Management Policies
- Site locations

No relevant policies.

Central Lincolnshire Local Plan

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

Relevant policies of the CLLP include:

Policy LP2: The Spatial Strategy and Settlement Hierarchy

Policy LP3: Level and Distribution of Growth

Policy LP5: Delivering Prosperity and Jobs

Policy LP13: Accessibility and Transport

Policy LP14: Managing Water Resources and Flood Risk

Policy LP17: Landscape, Townscape and Views

Policy LP25: The Historic Environment

Policy LP26: Design and Amenity

Policy LP27: Main Town Centre Uses - Frontages and Advertisements

Policy LP38: Protecting Gainsborough's Setting and Character

Policy LP41: Regeneration of Gainsborough

Policy LP42: Gainsborough Town Centre and Primary Shopping Area

Other

National Planning Policy Framework 2019 and Planning Practice Guidance

<https://www.gov.uk/guidance/national-planning-policy-framework>

Paragraph 213 states:

"Existing [development plan] 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)."

Gainsborough Town Neighbourhood Plan

<https://www.west-lindsey.gov.uk/my-services/planning-and-building/neighbourhood-planning/all-neighbourhood-plans-in-west-lindsey/gainsborough-town-neighbourhood-plan/>

On 6 May 2021 the referendum on the Gainsborough Town Neighbourhood Plan was held. Residents voted in favour of West Lindsey District Council using the neighbourhood plan to help it determine planning applications in Gainsborough. The referendum result is to be reported to the Full Council of West Lindsey District Council in the near future with a view to the Gainsborough Town Neighbourhood Plan being made as part of the development plan for the parish area.

However, having now been approved at referendum, the Neighbourhood Plan now comes into force as part of the statutory development plan¹.

Relevant policies are:

NPP1 Sustainable Development

NPP 2 Protecting the Natural Environment and Enhancing Biodiversity

NPP 6 Ensuring High Quality Design

NPP 18 Protecting and Enhancing Heritage Assets

NPP 19 Improving the Vitality of the Town Centre

As it has been successful at referendum the Gainsborough Town Neighbourhood Plan should now be given full weight in such decision making, as part of the statutory development plan.

Main issues

- **Principle**
- **Design and heritage**
- **Residential amenity**
- **Other**

Assessment:

Paragraph 85(d) of the NPPF states that:

Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should:

¹ S38(3A) of The Planning & Compulsory Purchase Act 2004 (as amended)

(f) recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.

Paragraph 3.6.1 of the CLLP states *“Initiatives aimed at encouraging alternative uses of upper floors can also help to ensure vital and viable centres as well as meeting housing needs and contributing towards the aims of sustainable development.”*

Policy LP2 supports substantial housing development in Gainsborough.

Policy LP41 states that *“Development proposals should assist, where possible, in meeting wider regeneration and investment objectives for Gainsborough, including the most up to date Gainsborough Masterplan. In particular, development proposals will be supported which... Strengthen the existing retail area of the town centre, through increased and/or improved retail offer, together with some complementary uses as appropriate”*

Neighbourhood Plan Policy NPP19 directly supports the proposed residential uses as it would not harm the retail offer at ground floor level and the effected uses are upper floor non-retail uses.

Loss of the existing office space is also considered under Policy LP5 *“Loss of Employment Sites and Buildings to Non Employment Uses”* which sets out the criteria such loss will be determined against stating:

*“Loss of Employment Sites and Buildings to Non Employment Uses
Conversion and redevelopment of, or change of use from, existing non-allocated employment sites and buildings to non-employment uses will be considered on their merits taking account of the following:*

- whether the loss of land or buildings would adversely affect the economic growth and employment opportunities in the area the site or building would likely serve;*
- whether the continued use of the site or building for employment purposes would adversely affect the character or appearance of its surroundings, amenities of neighbouring land-uses or traffic conditions that would otherwise be significantly alleviated by the proposed new use. It should also be shown that any alternative employment use at the site would continue to generate similar issues;*
- whether it is demonstrated that the site is inappropriate or unviable for any employment use to continue and no longer capable of providing an acceptable location for employment purposes; and*
- whether the applicant has provided clear documentary evidence that the property has been appropriately, but proportionately, marketed without a successful conclusion for a period of not less than 6 months on terms that reflect the lawful use and condition of the premises. This evidence will be considered in the context*

of local market conditions and the state of the wider national economy.”

The foreword to the Policy states:

“3.5.9 The final part of the policy relates to the conversion and redevelopment of, or change of use from, existing non-allocated employment sites. It is not the intention that such proposals shall meet all of the bullet points listed in the policy, but instead will be considered on their merits having regard to the four criteria and the evidence provided, which should be proportionate to the development proposed.”

The applicant provides the following information:

“1.2 Statement from Property & Assets team at West Lindsey

After purchase we put it on the open market and we had various viewings which came to nothing so ultimately we decided to refurbish the building. Following tender, award and commencement of works, structural problems were uncovered which stopped the works and the contract was determined. Since then the property has remained unfinished/mothballed.

When the property was marketed for office use or other

- in 2015 a performing arts group showed interest with rents levels at 2st year 6 months free then £500 for the remainder of the year. Year 2 was £12,000 and years 3-5 was £15,000pa*
- A Dutch Pancake business, Northwoods, Starkey & Brown, Pygott & Crone and a Charity were also interested at the same time*

What price it was marketed at Rents at up to £15000pa with various stepped rent incentives at commencement of the lease

The level of interest shown in the marketing

- As initial interest waned and WLDC started improvement works which were terminated. Interest to purchase the property was received in 2017 from HSR Law who were originally prepared to pay £85000 for the property in its present state believing they would have to spend 200k to finish the works off eventually following further surveys and on the advice of their building consultant they withdrew. Around the same time an investor came forward along with a Business Dev Manager of Trent Nursing but neither pursued the premise.*
- Further interest has been received in 2018 from Stallard Kane, an individual wanting a coffee shop with an hot desk office above, another that was looking at a residential conversion into flats initially offering £100,000 but reduced the offer to £55,000 after further consideration which WLDC did not accept. Linc IT also looked at the premises (for a rent of £15,000 pa) when their North Street premises was subject to*

transfer from WLDC to Market Street Renewals but this wasn't taken any further after viewing. Someone requested use of the ground floor only as a bed showroom for a rent of £10,000pa, Bell & Wright solicitors also looked at it for a potential relocate from Lord Street. There was also a butcher that wanted to look at the ground floor late 2018.

Since WLDC started to develop a business case looking at conversion of the premises into mixed use residential and retail, progressing design, costs etc and looking at the heritage funding grant opportunity our agents have withdrawn from pushing letting opportunities so over the last couple of years we have only received a couple of enquiries"

This is considered to demonstrate that whilst no recent marketing has taken place, when the property was marketed there was no conclusive interest shown. This is likely in part due to the structural issues unearthed. Whilst more recent marketing information would be preferable it is also necessary to consider that local market conditions and the state of the wider economy are against office based working due to the Covid-19 pandemic leading to home working for many formerly office based businesses with the likelihood that there will be reduced demand for such space going forward as some people continue to work from home as a preference or business decision. The relatively modest scale of the office space means its loss is unlikely to adversely affect the economic growth and employment opportunities in the area the building serves.

The loss of office space and gain of three flats is considered to comply with the requirements of Policies LP2, LP5, LP41 and NPP19.

Design and heritage

The statutory test in sections 16 and 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990 is the primary consideration meaning "special regard" must be had to the desirability of preserving the building or any features of special architectural or historic interest it possesses. Section 72 requires special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Policy LP25 requires development proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire. Where proposals affect the significance of an asset the application must, proportionally, describe and assess significance of the asset; identify the impact the proposal would have on significance and special character of the asset; provide clear justification for the proposal, especially if harm to significance arises, so that harm can be weighed against public benefits. Unless it is explicitly demonstrated that the proposal meets the tests set out in the NPPF, permission will only be granted for development affecting designated or non-designated heritage assets where the impact of the proposal does not harm the significance of the asset and/or its setting. Permission to alter a listed building will be granted where the LPA is satisfied the proposal is in the interests of the buildings preservation and does not

involve activities or alterations prejudicial to the special architectural or historic interest of the building. Development proposals that affect the setting of a Listed Building will be supported where they preserve or better reveal the significance of the Listed Building. Regarding conservation areas Policy LP25 requires proposals should retain architectural details that contribute to the character and appearance of the area; where relevant and practical, remove features which are incompatible with the Conservation Area. Policy LP38 requires proposals protect, conserve and, where appropriate, enhance the benefits of heritage assets.

Policy NPP6 and LP26 requires all development must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all. It requires all development must take into consideration the character and local distinctiveness of the area. Section 12 of the NPPF seeks to achieve well-designed places. Paragraph 124 states *“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve”*. Paragraph 127 requires policies and decisions ensure developments function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

With regards to the townscape Policy LP17 requires *“To protect and enhance the intrinsic value of our landscape and townscape, including the setting of settlements, proposals should have particular regard to maintaining and responding positively to any natural and man-made features within the landscape and townscape which positively contribute to the character of the area, such as (but not limited to) historic buildings”*.

Policy LP27 states:

“Main Town Centre Uses - Frontages

In respect of uses defined as a main town centre use, proposals for frontages or alterations to existing frontages will be permitted provided the proposal:

- a. Is of a high quality design and is sympathetic in scale, proportion and appearance to the building of which it forms part, and to the character of the surrounding street scene; and*
- b. Protects, and where possible enhances, traditional or original frontage or features that are of architectural or historic interest, particularly if the building is listed or within a conservation area; and*
- c. Is designed to allow equal access for all users.”*

The Neighbourhood Plan Policy LPP18 states:

“7. Development within the Conservation Areas or their settings should demonstrate an understanding of the history and industrial quality of the area. Development should respect the scale, building plot, height

and roofline, and complement existing materials and architectural detailing and reflect the pattern and design.

8. Development proposals for the renovation of buildings and shopfronts in the Town Centre that reinforce its historic character and comply with West Lindsey District Council's shopfront improvement scheme will be supported."

NPPF paragraph 192 requires LPA's, in determining applications, take account of (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. Paragraph 193 requires, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 194 requires any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Policies LP17, LP25, LP26, LP27, LP38 and NPP18 are consistent with the NPPF and given full weight.

The proposal entails replacement of the existing poor quality shopfront which detracts from the listed building, conservation area, streetscene and town centre with a traditional timber shopfront designed to reflect that which previously existed on the building. The existing unsympathetic side gate would be replaced with a wrought iron gate and the windows would be sympathetically repaired and replaced where necessary as detailed in the submitted window repair survey and schedule. The proposed external alterations represent an enhancement to these heritage assets and are well designed. It should be noted the conservation area is, placed on the Historic England heritage at risk register², as being in 'very bad' condition, but is noted to be 'improving'. The proposal makes a meaningful contribution towards addressing this. Internal changes include removal of a staircase, subdivision of the principal front room on the first, second and third floors; and the retention of historic features such as cupboards, cornicing, window linings and shutters. The small amount of harm arising from subdivision of the original floor plan and staircase removal is necessary to allow residential use and is substantially outweighed by the wider enhancements of the proposal.

Historic England make no comment. The comments of the Council's Townscape Heritage Officer are entirely supportive of the proposal. The comments of the Council's Conservation Officer are noted. It is considered that a series of conditions can be attached to secure the outstanding details suggested.

² <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/6462>

Overall, the proposal is considered to result in significant heritage enhancements in accordance with the aforementioned statutory tests and policies.

Residential amenity

Policy LP26 requires proposals do not unduly harm residential amenity with consideration to compatibility with neighbouring land uses; overlooking; overshadowing; loss of light; increase in artificial light or glare; adverse noise and vibration; adverse impact upon air quality from odour, fumes, smoke, dust and other sources; adequate storage, sorting and collection of household and commercial waste, including provision for increasing recyclable waste; and creation of safe environments. This is consistent with the requirements of NPPF Paragraph 127 that policies and decision should ensure that developments “f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users” and NPPF paragraph 170 in seeking to prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability and is given full weight.

Flat sizes are listed below:

Flat 1 (1 bed) has a floorspace of 60m².

Flat 2 (2 bed) has a floorspace of 77m².

Flat 3 (2 bed) has a floorspace of 77m².

These flat sizes are above the requirements of 50m² and 61m² contained within the Technical housing standards – nationally described space standard. Whilst these standards are not adopted by the Council they indicate whether reasonable flat sizes are achieved. An overgrown area to the rear of the external fire escape would be cleared and used as amenity space for residents. Outside space is not always achievable in town centre locations therefore this is considered to be a benefit for future residents. The proposal provides suitable accommodation for future residents and is not considered to give rise to undue harm to the residential amenity of adjoining occupiers or businesses. The proposal complies with Policy LP26.

Other

No on-site car parking is proposed. There is cycle parking space adjacent the external fire escape. This is considered appropriate in a town centre location, served by public car parks and public transport, in accordance with Policy LP13.

The site is in flood zone 1 (low probability) and residential uses are at first floor and above. Existing foul and surface water drainage infrastructure would be reused. These elements are acceptable in accordance with Policy LP14.

Conclusion

The loss of office space and gain of three flats is considered acceptable in principle, and accords with the NPPF (paragraph 85) which requires that we recognise that residential development often plays an important role in ensuring the vitality of centres. Proposed physical changes are overall considered to represent a significant enhancement to the heritage assets and constitute good design. Suitable residential accommodation is proposed and no harm would arise for existing residents or businesses. The site is a town centre location where no on site vehicle parking and provision of cycle parking spaces is appropriate. There are no flood risk or drainage issues arising. It is recommended to approve both applications subject to conditions.

Conditions for Planning Application No: 142758 only:

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).

2. Development shall proceed in accordance with the following approved drawings:

7327 (08) 04 Rev C

7327 (08) 06 REV D

7327 (08) 08 REV C

7327 (08) 11 REV B

7327 (08) 12

7327 (08) 13

7327 (08) 14

SCH02 Window Repair Schedule

Reason: For the sake of clarity and in the interests of proper planning.

3. Prior to their installation, details of new external doors including elevations and sections at no less than 1:20 scale showing the door frame and cill details, shall have been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

4. Prior to its installation, construction drawings for the new shop front at a scale of no less than 1:20, including sections, and details of the recessed doorway floor finish shall have been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

5. Prior to its installation, details of any new or replacement external staircase shall have been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

6. Prior to the removal of any external bricks and voussoir, a specification for the method of their removal shall have been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

7. Prior to any masonry repairs to the front elevation, samples of the following shall have been submitted to and approved in writing by the Local Planning Authority.

- a. Slate
- b. Stone (for new cills)
- c. Bricks
- d. Voussoir bricks
- e. Mortar biscuits (for repointing brickwork and for pointing new brick tiles beside shopfront) with details of composition;
- f. Brick tiles (ground floor)
- g. Tiles for recessed entrance to the proposed new shopfront

Development shall proceed in accordance with the approved details.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

8. Panels of sample repairs for the following shall have been approved in writing by the Local Planning Authority prior to such repairs taking place:

- a. Repointing brickwork (an area 60cm square maximum).
- b. Replacement voussoirs (extent of sample required is 1 no. voussoir replacement).

Development shall proceed in accordance with the approved details.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

9. Prior to the removal of any existing internal doors, skirting boards and architraves, details of all new and replacement internal doors, architraves and skirting boards including elevations, sections and profiles at no less than 1:20 showing the location of any proposed new or replacement joinery marked on a plan shall have been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

10. The following items are to be preserved in situ:

- a. 3no. historic cupboards including their doors and existing ironmongery noted on the approved drawings.
- b. Historic floor coverings including floorboards and lime ash floors.
- c. Original architraves and skirting boards.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

11. Prior to their installation, details of proposed electricity and gas meters, and heating system extract flues and vent location details shall have been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

12. No structural repairs shall take place until a report from a CARE (Conservation Accreditation Register for Engineers) registered structural engineer including:

- a. Exactly what structural defects there are, and;
- b. How these can be addressed, detailing minimum necessary to alleviate any structural issues there may be, and;
- c. Drawings and sections to demonstrate this work.

Has been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

Conditions for Listed building consent application No:142759 only:

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

Reason: To conform with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. Development shall proceed in accordance with the following approved drawings:

7327 (08) 04 Rev C

7327 (08) 06 REV D

7327 (08) 08 REV C

7327 (08) 11 REV B

7327 (08) 12

7327 (08) 13

7327 (08) 14

SCH02 Window Repair Schedule

Reason: For the sake of clarity and in the interests of proper planning.

3. Prior to their installation, details of new external doors including elevations and sections at no less than 1:20 scale showing the door frame and cill details, shall have been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

4. Prior to its installation, construction drawings for the new shop front at a scale of no less than 1:20, including sections, and details of the recessed doorway floor finish shall have been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

5. Prior to its installation, details of any new or replacement external staircase shall have been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

6. Prior to the removal of any external bricks and voussoir, a specification for the method of their removal shall have been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

7. Prior to any masonry repairs to the front elevation, samples of the following shall have been submitted to and approved in writing by the Local Planning Authority.

- a. Slate
- b. Stone (for new cills)
- c. Bricks
- d. Voussoir bricks
- e. Mortar biscuits (for repointing brickwork and for pointing new brick tiles beside shopfront) with details of composition;
- f. Brick tiles (ground floor)
- g. Tiles for recessed entrance to the proposed new shopfront

Development shall proceed in accordance with the approved details.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

8. Panels of sample repairs for the following shall have been approved in writing by the Local Planning Authority prior to such repairs taking place:

- a. Repointing brickwork (an area 60cm square maximum).
- b. Replacement voussoirs (extent of sample required is 1 no. voussoir replacement).

Development shall proceed in accordance with the approved details.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

9. Prior to the removal of any existing internal doors, skirting boards and architraves, details of all new and replacement internal doors, architraves and skirting boards including elevations, sections and profiles at no less than 1:20 showing the location of any proposed new or replacement joinery marked on a plan shall have been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

10. The following items are to be preserved in situ:

- a. 3no. historic cupboards including their doors and existing ironmongery noted on the approved drawings.
- b. Historic floor coverings including floorboards and lime ash floors.
- c. Original architraves and skirting boards.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

11. Prior to their installation, details of proposed electricity and gas meters, and heating system extract flues and vent location details shall have been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

12. No structural repairs shall take place until a report from a CARE (Conservation Accreditation Register for Engineers) registered structural engineer including:

- a. Exactly what structural defects there are, and;
- b. How these can be addressed, detailing minimum necessary to alleviate any structural issues there may be, and;
- c. Drawings and sections to demonstrate this work.

Has been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.

Reason: In the interests of preserving the architectural and historic interest of the listed building in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

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