

Officers Report

Planning Application No: 146926

Listed Building Consent: 146927

PROPOSAL: Planning application to replace shopfront and facade, introduction of 3no. new shopfronts, renovation and refurbishment of interior spaces to create new shop floor and 3no. flats above.

AND

Listed building consent to replace shopfront and facade, introduction of 3no. new shopfronts, renovation and refurbishment of interior spaces to create new shop floor and 3no. flats above.

LOCATION: 1 Silver Street Gainsborough Lincolnshire DN21 2DT

WARD: Gainsborough South West

WARD MEMBER(S): Cllr J S McGhee and Cllr T V Young

APPLICANT NAME: Mr Adair

TARGET DECISION DATE: 04/09/2023

DEVELOPMENT TYPE: Minor all others and Listed Building Alter/Extend

CASE OFFICER: Danielle Peck

RECOMMENDED DECISION: Grant planning permission and listed building consent with conditions

The application is referred to the planning committee for determination in line with the constitution as the proposal is considered to be a departure from Policy S49: Parking Standards of the Central Lincolnshire Local Plan 2023.

Site Description: The application site comprises of a Grade II Listed Building within the Gainsborough Town Centre. The property is a three storey terraced building that fronts on to the southern side of Silver Street, one of the main routes through Gainsborough Town Centre. The site is within the Gainsborough Town Conservation Area, within close proximity to a number of Grade II Listed Buildings and is also within the Gainsborough Primary Shopping Area.

The Historic England listing describes the property as follows¹

¹ <https://historicengland.org.uk/listing/the-list/list-entry/1359762?section=official-list-entry>

SILVER STREET 1. 5315 (South-East Side) Nos 1 and 3 SK 8189 1/120 II GV

2. C18. 3 storeys in red and painted brick with coped parapet. 4 windows, painted brick voussoirs, hung sashes without glazing bars, 2 modern shop fronts. Centre passage entry.

Nos 1 to 7 (odd) form a group together with No 10 Silver Street and Nos 21 to 27 (odd) Market Place. Nos 25 and 27 Market Place being of local interest.

The Proposal: The application seeks planning permission and listed building consent for the replacement of the shop front and facade (Silver Street), the introduction of 3no. new shop units and frontages along the east elevation (Curtis Walk). The proposals also include external and internal alterations to facilitate the new shop units and 3no. flats above, consisting of two one-bedroom flats and one three bedroom flat. The proposed development would benefit from the Townscape Heritage funding scheme.

Departure Procedure: The application has been advertised as a departure from the local plan in line with Section 15 (2) of the TCPA Development Management Procedure Order 2015² a site notice was displayed on 31/08/2023 and a notice has been placed in the local newspaper on 07/09/2023. The advertisement of the departure therefore meets the provisions of Section 15 of the DMPO.

Relevant history:

W33/LB/40/91- Listed Building consent to display 2 signs. Granted 11/12/91.

W33/A/16/91- Consent to display non-illuminated fascia sign and non-illuminated projecting sign. Consent granted 11/12/91.

Representations:

Full versions of the following representations can be found on the council's website using the following links:

146926- <https://www.west-lindsey.gov.uk/planning-building-control/planning/view-search-planning-applications/search-planning-application-database?docid=146926>

146927- <https://www.west-lindsey.gov.uk/planning-building-control/planning/view-search-planning-applications/search-planning-application-database?docid=146927>

Chairman/Ward member(s): No representations received to date.

² <https://www.legislation.gov.uk/ukxi/2015/595/article/15>

Gainsborough Town Council: The committee resolved to support the application subject to consideration of sufficient fire escape routes at the rear of residential properties/flats.

Historic England: Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application. We suggest that you seek the views of your specialist conservation and archaeological advisers.

WLDC Growth Team: In principle and subject to normal planning considerations, the Growth Team are supportive of the proposal for the following reasons:

- The proposal strongly aligns to the wider regeneration and investment objectives for Gainsborough's town centre, such as heritage led regeneration with reinstatement of traditional shop fronts and creation of upper floor residential space to support the integration of multiple uses across the town centre space.
- Enhanced retail offer – whilst the town centre currently has several vacant retail units, a high proportion of the vacant retail units in the immediate vicinity are of a much larger size. The smaller scale units proposed would bring a new offer and strengthen the variety of options available to traders within the historic heart of Gainsborough.
- A busier street scene encourages greater use of the existing linkage between Heaton Street and the Market Place.
- Complements the existing primary retail use of space on Curtis Walk.
- Improves the street scape in the immediate vicinity of Curtis Walk and onto Silver Street.

WLDC Conservation Officer: No objections. Email (dated 08/09/2023) sent to case officer with queries re proposed materials. Points in the email have been responded to by the agent (dated 11/09/2023). No further comments have been received.

Local residents: No representations received to date.

LCC Highways/Lead Local Flood Authority: No objections. This site is in a highly sustainable location within the town for the siting of flats. There will be no impact on the public highway as a result of external changes to the shopfront.

Environment Agency: No representations received to date.

Archaeology: The building affected by this planning application is of local significance. It is a Grade II listed building within the Gainsborough Conservation Area. As such I recommend that an Historic Building Recording is carried out. The report produced should be sent to and approved by LCC Archaeology Section prior to any alterations being carried out at 1 Silver Street.

ECM Checked: 18/09/2023

Relevant Planning Policies:

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 Gainsborough Town Neighbourhood Plan (made 2021); and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016).

Development Plan

- ***Central Lincolnshire Local Plan 2023 (CLLP)***

Relevant policies of the CLLP include:

Policy S1: The Spatial Strategy and Settlement Hierarchy

Policy S2: Growth Levels and Distribution

Policy S3: Housing in the Lincoln Urban Area, Main Towns and Market Towns

Policy S6: Design Principles for Efficient Buildings

Policy S13: Reducing Energy Consumption in Existing Buildings

Policy S20: Resilient and Adaptable Design

Policy S21: Flood Risk and Water Resources

Policy S23: Meeting Accommodation Needs

Policy S35: Network and Hierarchy of Centres

Policy S37: Gainsborough Town Centre and Primary Shopping Area

Policy NS41: City and Town Centre Frontages

Policy S47: Accessibility and Transport

Policy S49: Parking Provision

Policy S53: Design and Amenity

Policy S57: The Historic Environment

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

- ***Gainsborough Neighbourhood Plan MADE 2021 (NP)***

Relevant policies of the NP include:

NPP 1 Sustainable Development

NPP 6 Ensuring High Quality Design

NPP 7 Ensuring High Quality Design in each Character Area

NPP 8 A Mix of Housing Types

NPP 18 Protecting and Enhancing Heritage Assets

NPP 19 Improving the Vitality of the Town Centre

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

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

The site is in a Minerals Safeguarding Area and policy M11 of the Core Strategy applies.

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

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 latest iteration of the NPPF was published in September 2023.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

- ***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 Design Code (2021)***
<https://www.gov.uk/government/publications/national-model-design-code>

Other

Statutory Duties under Sections 16, 66 and 72 of the Town and Country Planning (Listed Buildings & Conservations Area) Act 1990.

Gainsborough Town Centre Conservation Area Appraisal

Main issues

- Principle of Development;
- Impact on designated heritage assets, including the host listed buildings;
- Design and Visual Impact;
- Impact upon Residential Amenity;
- Highways and Parking;
- Drainage;
- Other Matters.

Assessment:

Principle of Development

The application seeks planning permission for a new hardwood timber shopfront, the conversion of the upper floors to 3no. flats as well as the installation of 3no. shop units, along with other internal and external works and repairs. The Central Lincolnshire Local Plan contains a suite of policies to guide development within the Town Centre.

Gainsborough is designated as a Main Town within Policy S1 of the CLLP. Policy S1 states that: *'To maintain and enhance their roles as main towns, and to meet the objectives for regeneration, Sleaford and Gainsborough will, primarily via sites allocated in this Local Plan and any applicable neighbourhood plan, be the focus for substantial housing development supported by appropriate levels of employment growth, retail growth and wider service provision. In addition to sites being allocated in the Local Plan or a neighbourhood plan, development proposals in accordance with Policy S3 and other relevant development plan policies will be viewed positively.'*

Policy S3 of the CLLP relates to new housing in the Main Towns of Central Lincolnshire and states that: *Within the developed footprint* of the Lincoln Urban Area and Main Towns and Market Towns, development proposals at appropriate locations** not specifically identified as an allocation or an area for change in this plan will be supported in principle.*

Paragraph 86 of the NPPF is supportive of residential development within Town Centre locations as it helps to ensure their vitality by increasing the total population living in close proximity to local amenities. Significant weight is also attached to securing the future use of a designated heritage asset.

The Gainsborough Town Centre section of Policy S37 of the CLLP states that; *'Development proposals within Gainsborough Town Centre, not in E Use Class will be considered on their merits subject to satisfying the criteria in a)-e) where relevant and providing that they will:*

- f) not result in large gaps between town centre uses in frontages;*
- g) not detract from or otherwise harm or conflict with town centre uses; and*
- h) be compatible with maintaining or enhancing Gainsborough Town Centre as a sub-regional shopping destination.*

Proposals for residential or commercial development above town centre uses will be supported providing that the proposed use would not be likely to introduce conflict with existing uses.'

Point 4 of Policy NPP19 of the GNP states that; *Development proposals for the use of upper floors of commercial premises within the town centre for residential use will be supported where it can be demonstrated.*

With regard to the shop units, the site is within the Gainsborough Primary Shopping Area where such retail units on ground floors are supported in principle given that they will contribute towards the vitality and viability of the town centre. The proposals will also help to assist in wider regeneration of the town centre by offering an improved retail offer given the smaller units proposed.

Overall, the site is located within the developed footprint of Gainsborough, being within the town centre. The proposal will maintain a retail use on its ground floor level and would therefore meet within criteria f-h of Policy S37.

The residential development element of the proposals is supported by the development plan and the NPPF as this would complement the existing uses ensuring the continued vitality of the town centre. In principle it is considered that the proposal accords to policies S1, S3, S35, S37 and NS41 of the CLLP.

Impact on designated heritage assets including the host listed building

The application site comprises of a Grade II Listed building and lies within the setting of other Grade II Listed buildings as well as being within the Gainsborough Town Centre Conservation Area.

The applications propose several alterations to the building externally and internally, comprising of:

- The installation of new timber shop front with awning and façade to Silver Street frontage (north elevation);
- Installation of 3no. shop units and frontages to Curtis Walk (east) along with internal works to divide the units;
- Internal alterations to form 3no. flats;
- External repairs and alterations to the existing building, including new window and door openings;
- Installation of new zinc pitched roof to rear part of building along Curtis Walk above new shop units.

Section 16 (2) of the Planning (Listed Building & Conservation Areas) act 1990 places a legislative requirement that 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.

Section 72 of the Planning (Listed Building & Conservation Areas) Act 1990 places a legislative requirement that when considering whether to grant planning permission for development which affects a conservation area, the local planning authority shall have special regard to the desirability of preserving or enhancing the character or appearance of that area.

Policy S57 states that development proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire. This aim is echoed within policy NPP18 of the NP.

Policy NS41 of the CLLP states that:

*'Proposals for new frontages or alterations to existing frontages within an identified centre 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.'*

Point 8 of Policy NPP18 of the NP states that; *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.*

The existing site comprises of a Grade II Listed building with a frontage located on the south side of Silver Street and a more modern red brick extension to the south, along Curtis Walk. The application has been accompanied with a large number of plans with annotations, materials info including window and door details.

The proposed new timber shopfront and façade onto Silver Street is of a design that is appropriate, reflecting its historic appearance whilst also helping to improve the frontage along this main route through Gainsborough Town Centre. The applicant and agent have been involved with the councils Townscape Heritage team to design an appropriate shop front, with reference to the historic design. The new shop frontages along Curtis Walk will have timber cladded folding shutters, with royal blue glazed bricks on the surrounds these are considered to be of a design that would enhance this part of the conservation area. Other external alterations along the Curtis Walk elevation include the insertion of new window openings to serve the flats. Pantile roof repairs on the building will be like for like and copings will be replaced with stone. Full proposed replacement window detail drawings have been provided and are considered to be acceptable. The internal works to form the 3no. flats, include the repair of existing staircases and retention of features such as fireplaces. New internal divides are also proposed in the ground floor south section of the building to form the 3no. new shop units. The full scope of the works shown on the proposed plans have also been reviewed by the councils Conservation Officer and have been found to be acceptable in terms of the impact on historic fabric and that they would preserve the special historic interest of the host building.

The comments from Lincolnshire County Council archaeology department requiring the submission of a historic building record are noted. This has been discussed between the case officer and conservation officer. Many photographs and existing plans have been

submitted with the application and it is not considered necessary or reasonable to request any further information to be conditioned.

Overall, the works would preserve the special historic interest of the host listed building and the conservation area. In addition to this, the proposal would enhance the street scenes within the Town Centre with improved and new shop fronts that reflects the history of the building in a sympathetic way. The proposals would accord to Statutory Duties, the policies within the Development Plan and Section 16 of the NPPF.

Impact upon Residential Amenity

Policy S53 of the CLLP requires that development proposals do not have an unacceptable impact on residential amenity. This includes considerations such as compatibility with neighbouring land uses, noise, vibration, odour, and the creation of safe environments amongst other things.

There are no concerns in relation to overlooking, over dominance or loss of light over adjoining properties. All three of the units meet with the nationally described space standards. The main living areas of the flats and bedrooms would all be served by windows, allowing adequate light to enter the rooms. In terms of noise, a level of noise is to be expected in a town centre location. One of the adjoining units is a fast food takeaway, however it is not considered that there would be any unacceptable noise, odour or extraction impacts for the occupiers of the flats and is considered to be acceptable.

The lack of outside amenity space is noted; however this is not an unusual situation for town centre flats, other grassed amenity areas are available within the town centre area, notably along the Riverside Walk.

The development would therefore not have an unacceptable harmful impact on the living conditions of the future occupiers and is acceptable with regard to the impact on existing neighbouring uses and would accord with policy S53 and the provisions of the NPPF, particularly paragraph 130(f).

Highways and Parking

No objection has been received from the Local Highway Authority relating to the proposed development. Appendix 2 of the CLLP which is referred to in Policy S49 states that 1 bed dwellings in market towns should provide 1 parking space per dwelling plus visitor spaces. The proposal does not include any dedicated parking provision for the flats. It is noted that no parking provision has been requested by the highway's authority, stating that the development is in a highly sustainable location. The Gainsborough NP does not contain any specific figures with regard to parking provision for new dwellings within the town.

With consideration to the town centre location with close walking proximity to numerous facilities/services and siting close to public transport links, including the bus station, it is considered that the non-inclusion of parking provision is acceptable in this case. It is also

considered that the benefits of restoring and bringing the upper floors of this Grade II listed building back into use greatly outweighs the harm caused by the lack of parking provision and the departure from local policy S49 of the CLLP. Taking this into account it is not considered reasonable to withhold permission on this ground alone and on balance the lack of parking is justified in this instance.

Drainage

The site benefits from existing foul and surface water drainage connections which the proposed flats and shop units will link into. The proposals will not increase the external floor space of the existing building. Given the existing drainage connections at the site it is not considered necessary to request any further details to be submitted in this respect.

Other Matters-

Flood Risk- The majority of the site is located within Flood Zone 2 with a small area to the rear being located within Flood Zone 3, the application has been accompanied with an FRA. With regard to the ground floor use of the building, as existing it is a retail use, therefore there is no change in the vulnerability category as defined in the flood risk vulnerability table in the NPPF. The external façade and new shop frontage works would not increase the risk of flooding to others, given that there would be no increase in the floor space. In addition to this none of the 3no. flats are located at ground floor level, whilst their ground floor access is located in Flood Zone 2, this is the same as the existing situation at the site. There is to be no increase in external floor space and therefore it is not considered that the proposal would increase the risk of flooding for others and future occupiers would be safe in a flood event. Overall, matters of flood risk are considered to be acceptable.

Minerals Safeguarding Area- Changes of use to existing buildings and listed building consent applications are considered to be exempt from safeguarding considerations. In any case, due to the development being within the continuous developed footprint of Gainsborough it is not considered that safeguarding considerations are engaged in this case.

Energy Policies- It is noted that Policy S13 of the CLLP encourages applicants to consider all opportunities to improve energy efficiency and where such efforts achieve an improved EPC rating would be supported in principle. Notwithstanding that the wording of Policy S13 only encourages applicants to take into account improving energy efficiency, in this instance, it is not considered necessary to request that any amendments are made to the proposals given that the site comprises of a listed building, in a conservation area and within the setting of other listed buildings where such new internal materials, solar panels and air source heat pumps, for example would likely not be supported.

Community Infrastructure Levy- West Lindsey District Council adopted a Community Infrastructure Levy (CIL) which will be charged from 22nd January 2018. The development

would be located within Zone 4 West Gainsborough therefore would not be liable to a CIL payment.

Planning Application Conclusion:

The application has been considered against policies Policy S1: The Spatial Strategy and Settlement Hierarchy, Policy S2: Growth Levels and Distribution, Policy S3: Housing in the Lincoln Urban Area, Main Towns and Market Towns, Policy S6: Design Principles for Efficient Buildings, Policy S13: Reducing Energy Consumption in Existing Buildings, Policy S20: Resilient and Adaptable Design, Policy S21: Flood Risk and Water Resources, Policy S23: Meeting Accommodation Needs, Policy S37: Gainsborough Town Centre and Primary Shopping Area, Policy NS41: City and Town Centre Frontages, Policy S47: Accessibility and Transport, Policy S49: Parking Provision, Policy S53: Design and Amenity, Policy S57: The Historic Environment of the Central Lincolnshire Local Plan and the policies contained within the Gainsborough Neighbourhood Plan and the statutory duties contained within the 'Act' in the first instance as well as the provisions of the NPPF and guidance contained within the NPPG.

In light of this assessment it is considered that the principle of development in this location can be supported. The proposed external alterations would enhance the character and appearance of the conservation area and the street scene in this town centre location. The proposals would enhance the host listed building and the impacts on this historic fabric have been found to be acceptable. Matters of highway safety, residential amenity, flood risk and drainage are also considered to be acceptable. The proposal does represent a departure from the provisions of Policy S49, however as detailed in the above report, the heritage benefits that the scheme would bring is considered to outweigh the lack of proposed parking provision in this case. The application is therefore recommended for approval, subject to conditions.

Listed Building Consent Conclusion:

The proposal has been considered against the duty contained within section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended. In light of this assessment, the proposal is considered as preserving the desirability of the Listed Building and its setting. Furthermore, the proposed development will preserve the desirability of the special architectural features or historic interest it possesses. The consent is therefore recommended for approval, subject to conditions.

RECOMMENDATION- Grant planning permission and listed building consent with the following conditions.

Recommended Conditions- Planning Permission 146926

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:

Site Location plan inc. block plan 2419-OS01;
Proposed Roof plan 2419-BC05 Rev A;
Proposed Ground Floor Plan 2419- BC01 Rev A;
Proposed East elevation 2419- BC01 Rev A;
Proposed North Elevation 2419- BC06 Rev A;
Proposed First Floor Plan 2419- BC02 Rev A;
Proposed Second Floor Plan 2419- BC03- Rev A;
Proposed Third Floor Plan 2419- BC04 Rev A;
Proposed Section Elevation AA 2419-BC10 Rev A;
Proposed Ridge and Eaves Detail 2419 BC12;
Proposed Silver Street Shopfront Details 2419- BC07 Rev A;
Proposed Curtis Walk Shopfront Details 2419- BC09;
Proposed South Elevation and Section BB 2419-BC11- Rev A;
Proposed W.01, W.03, W.06 and W15 Window details 2419- W01;
Proposed W.05 window details 2419- W02;
Proposed M& E Third Floor 2419-ME04;
Proposed W.16 Window Details;
Proposed M&E Ground Floor 2419- ME01;
Proposed M&E Second Floor 2419- ME03;
Proposed W.17, W.24 Window Details 2419- W04;
Proposed W.23 Window Details 2419- W06;
Proposed W.20, W.21 Windows Details 2419- W08;
Proposed W.18, W.19 Window Details 2419- W07;
Proposed Interior Door Details 2419- D02;
Proposed M & E First Floor Plan 2419- ME02;
Proposed Exterior Door Details 2419-D01;
Proposed Flat 1 Kitchen 2419- K01;
Proposed Flat 2 en- suite 2419- B03;
Proposed Flat 2 Kitchen 2419- K02;

Proposed Flat 1 Bathroom 2419-B01;
Proposed No.8 Kitchen 2419- K03;
Proposed Flat 2 Bathroom 2419- B02;
Proposed No.8 Bathroom 2419- B04.

All received 7th August 2023

And;

Email from agent received 11 September 2023 (including internal shutter details).

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.

3. Prior to any internal insulation being installed a specification of the insulation to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in accordance with the agreed details and be retained as such thereafter.

Reason: To safeguard the Grade II Listed Building and to accord with the National Planning Policy Framework.

4. Where any repair/replacement is required on the pantile roof, the roof tiles to be used shall match the existing pantiles exactly in terms of size, shape and colour unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the Gainsborough Conservation Area. To preserve the fabric and appearance of the host listed building and setting of the nearby listed buildings to accord with the National Planning Policy Framework and local policies S53 and S57 of the Central Lincolnshire Local Plan and NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. Prior to the installation of the stone floor tiles, a specification shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the agreed details and be retained as such thereafter.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the Gainsborough Conservation Area. To preserve the fabric and appearance of the host listed building and setting of the nearby listed buildings to accord with the National Planning Policy Framework and local policies S53 and S57 of the Central Lincolnshire Local Plan and NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. Prior to the installation of the awning hereby approved and to be installed to the front façade/shop front on Silver Street an exact specification shall be submitted to and

approved in writing by the Local Planning Authority. The development shall proceed in accordance with the agreed details and be retained as such thereafter.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the Gainsborough Conservation Area. To preserve the fabric and appearance of the host listed building and setting of the nearby listed buildings to accord with the National Planning Policy Framework and local policies S53 and S57 of the Central Lincolnshire Local Plan and NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. The glazed brick hereby approved to be used on the shop frontages shall be Royal Blue glazed brick by Ibstock, as detailed in email received 11th September 2023 from Scorer Hawkins Architects unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the Gainsborough Conservation Area. To preserve the fabric and appearance of the host listed building and setting of the nearby listed buildings to accord with the National Planning Policy Framework and local policies S53 and S57 of the Central Lincolnshire Local Plan and NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8. Prior to the installation of the zinc roof covering hereby approved an exact specification and drawings detailing the style, widths, rolls, fascia's and finishes shall be submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in accordance with the agreed details and be retained as such thereafter.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the Gainsborough Conservation Area. To preserve the fabric and appearance of the host listed building and setting of the nearby listed buildings to accord with the National Planning Policy Framework and local policies S53 and S57 of the Central Lincolnshire Local Plan and NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9. Prior to any works commencing in respect of the render, a specification of the proposed render to be used/replaced shall be submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in accordance with the agreed details and be retained as such thereafter.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the Gainsborough Conservation Area. To preserve the fabric and appearance of the host listed building and setting of the nearby

listed buildings to accord with the National Planning Policy Framework and local policies S53 and S57 of the Central Lincolnshire Local Plan and NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

10. Prior to the installation of any new coping stones, provision shall be made on site for the Local Planning Authority to inspect the existing and proposed coping stones to be used in the development hereby approved. The development shall only proceed in accordance with the agreed details and be retained as such thereafter.

Reason: To safeguard the Grade II Listed Building and to accord with the National Planning Policy Framework.

11. Prior to any repair works to the brick wall forming the eastern elevation, a plan showing the extent of any repairs along with specification details of the proposed mortar to be used in any repair/repainting works shall be submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in accordance with the agreed details and be retained as such thereafter.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the Gainsborough Conservation Area. To preserve the fabric and appearance of the host listed building and setting of the nearby listed buildings to accord with the National Planning Policy Framework and local policies S53 and S57 of the Central Lincolnshire Local Plan and NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

12. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the Grade II Listed Building and to accord with the National Planning Policy Framework.

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

None.

Notes to the 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>

Shopfront Colour

A suitable heritage colour should be used in the painting of the shop front/façade.

Recommended Conditions- Listed Building Consent 146927

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:

Site Location plan inc. block plan 2419-OS01;
Proposed Roof plan 2419-BC05 Rev A;
Proposed Ground Floor Plan 2419- BC01 Rev A;
Proposed East elevation 2419- BC01 Rev A;
Proposed North Elevation 2419- BC06 Rev A;
Proposed First Floor Plan 2419- BC02 Rev A;
Proposed Second Floor Plan 2419- BC03- Rev A;
Proposed Third Floor Plan 2419- BC04 Rev A;
Proposed Section Elevation AA 2419-BC10 Rev A;
Proposed Ridge and Eaves Detail 2419 BC12;
Proposed Silver Street Shopfront Details 2419- BC07 Rev A;
Proposed Curtis Walk Shopfront Details 2419- BC09;
Proposed South Elevation and Section BB 2419-BC11- Rev A;
Proposed W.01, W.03, W.06 and W15 Window details 2419- W01;
Proposed W.05 window details 2419- W02;

Proposed M& E Third Floor 2419-ME04;
Proposed W.16 Window Details;
Proposed M&E Ground Floor 2419- ME01;
Proposed M&E Second Floor 2419- ME03;
Proposed W.17, W.24 Window Details 2419- W04;
Proposed W.23 Window Details 2419- W06;
Proposed W.20, W.21 Windows Details 2419- W08;
Proposed W.18, W.19 Window Details 2419- W07;
Proposed Interior Door Details 2419- D02;
Proposed M & E First Floor Plan 2419- ME02;
Proposed Exterior Door Details 2419-D01;
Proposed Flat 1 Kitchen 2419- K01;
Proposed Flat 2 en- suite 2419- B03;
Proposed Flat 2 Kitchen 2419- K02;
Proposed Flat 1 Bathroom 2419-B01;
Proposed No.8 Kitchen 2419- K03;
Proposed Flat 2 Bathroom 2419- B02;
Proposed No.8 Bathroom 2419- B04.

All received 7th August 2023

And;

Email from agent received 11 September 2023 (including internal shutter details).

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.

3. Prior to any internal insulation being installed a specification of the insulation to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in accordance with the agreed details and be retained as such thereafter.

Reason: To safeguard the Grade II Listed Building and to accord with the National Planning Policy Framework.

4. Where any repair/replacement is required on the pantile roof, the roof tiles to be used shall match the existing pantiles exactly in terms of size, shape and colour unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the Grade II Listed Building and to accord with the National Planning Policy Framework.

5. Prior to the installation of the stone floor tiles, a specification shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the agreed details and be retained as such thereafter.

Reason: To safeguard the Grade II Listed Building and to accord with the National Planning Policy Framework.

6. Prior to the installation of the awning hereby approved and to be installed to the front façade/shop front on Silver Street an exact specification shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the agreed details and be retained as such thereafter.

Reason: To safeguard the Grade II Listed Building and to accord with the National Planning Policy Framework.

7. The glazed brick hereby approved to be used on the shop frontages shall be Royal Blue glazed brick by Ibstock, as detailed in email received 11th September 2023, unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the Grade II Listed Building and to accord with the National Planning Policy Framework.

8. Prior to the installation of the zinc roof covering hereby approved an exact specification and drawings detailing the style, widths, rolls, fascia's and finishes shall be submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in accordance with the agreed details and be retained as such thereafter.

Reason: To safeguard the Grade II Listed Building and to accord with the National Planning Policy Framework.

9. Prior to any works commencing in respect of the render, a specification of the proposed render to be used/replaced shall be submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in accordance with the agreed details and be retained as such thereafter.

Reason: To safeguard the Grade II Listed Building and to accord with the National Planning Policy Framework.

10. Prior to the installation of any new coping stones, provision shall be made on site for the Local Planning Authority to inspect the existing and proposed coping stones to be used in the development hereby approved. The development shall only proceed in accordance with the agreed details and be retained as such thereafter.

Reason: To safeguard the Grade II Listed Building and to accord with the National Planning Policy Framework.

11. Prior to any repair works to the brick wall forming the eastern elevation, a plan showing the extent of any repairs along with specification details of the proposed mortar to be used in any repair/repointing works shall be submitted to and approved in writing by the Local

Planning Authority. The development shall only proceed in accordance with the agreed details and be retained as such thereafter.

Reason: To safeguard the Grade II Listed Building and to accord with the National Planning Policy Framework.

12. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the Grade II Listed Building and to accord with the National Planning Policy Framework.

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

None.

Notes to the Applicant

Hidden Historic Features During the works, if any hidden historic features are revealed they must be retained in-situ. Works must cease within the relevant area of the building and the Local Planning Authority notified immediately.

Shopfront Colour- A suitable heritage colour should be used in the painting of the shop front/façade.

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