

Gainsborough Town Council

Richmond House, Richmond Park, Morton Terrace

Gainsborough, Lincolnshire, DN21 2RJ

Tel: 01427 811573

Website: gainsborough-tc.gov.uk



PLANNING COMMITTEE AGENDA

To: Committee members:

Councillor Mark Binns

Councillor David Dobbie

Councillor Paul Key

Councillor Glenn Puxty

Councillor Kenneth Woolley

Councillor Michael Devine (sub)

Councillor Stephen Blogg

Councillor Paul Hooton

Councillor Doug Owles

Councillor Richard Thompson

Councillor Richard Doy (sub)

NOTICE IS HEREBY GIVEN and Members are summoned to attend a meeting of the Planning Committee of the Council to be held on **Tuesday 17 March 2026 at 6:30pm** in the meeting room, Richmond House, Richmond Park, Morton Terrace, Gainsborough, DN21 2RJ at which the under mentioned business will be transacted.

Prior to the commencement of the meeting there will be a public forum when members of the public may speak on any item set out in the agenda for the meeting. A maximum of two individuals to address the Committee for a maximum of 3 minutes each. Only one person will be allowed to speak in support of a planning application and only one against, each for a maximum of 3 minutes.

AGENDA

PL26/216 Apologies for Absence

To note apologies for absence.

PL26/217 Declarations of Interest

To receive any declarations of interest in accordance with the requirements of the Localism Act 2011.

PL26/218 Dispensation Requests

To consider any dispensation requests received by the Town Clerk in relation to personal and/or disclosable pecuniary interests, not previously recorded.

PL26/219 Items for Exclusion of Public and Press

To determine which items on the agenda, if any, require the exclusion of public and press under the Public Bodies (Admissions to Meetings) Act 1960 1 (2) and resolve to exclude public and press for these items.

PL26/220 Minutes of the Previous Meeting

To receive and resolve to sign as a true and accurate record the minutes of the Planning Committee meeting held on Tuesday 17 February 2026.

Paper A (pages 6 to 11)

PL26/221 Planning Application

To consider planning application received.

[Application Ref No: WL/2026/00156](#) (received 16/02/26) any observations to make on the application, please make them by 23/03/2026

Proposal: Advertisement consent to display 2no. fascia signs and 1no. projecting sign.

Location: Unit 2B, Marshalls Yard, Beaumont Street, Gainsborough

PL26/222 Planning Application

To consider planning application received.

[Application Ref No: WL/2026/00161](#) (received 17/02/26) any observations to make on the application, please make them by 23/03/2026

Proposal: Planning application for conversion of existing building into 4no. apartments.

Location: 1 Heaton Street, Gainsborough

PL26/223 Planning Application

To consider planning application received.

[Application Ref No: WL/2026/00167](#) (received 18/02/26) any observations to make on the application, please make them by 23/03/2026

Proposal: Planning application for construction of new storage/business units.

Location: Racetorations, Caldicott Drive, Gainsborough

PL26/224 Planning Application

To consider planning application received.

[Application Ref No: WL/2024/00029](#) (received 27/02/26) any observations to make on the application, please make them by 20/03/2026

Proposal: Application for approval of reserved matters for 539no. dwellings, considering appearance, landscaping, layout and scale following outline planning permission 138921 granted 29 August 2019.

Location: Land at Foxby Lane, Gainsborough

CHANGES TO SCALE, APPEARANCE, LAYOUT AND LANDSCAPING

PL26/225 Planning Application

To consider planning application received.

[Application Ref No: WL/2026/00218](#) (received 09/03/26) any observations to make on the application, please make them by 13/04/2026

Proposal: Advertisement consent to display 1no. illuminated 6m totem.

Location: Evans Halshaw Ford Centre, Lea Road, Gainsborough

PL26/226 Planning Application

To consider planning application received.

[Application Ref No: WL/2026/00222](#) (received 10/03/26) any observations to make on the application, please make them by 13/04/2026

Proposal: Planning application for the erection of Care Home with a new access, car parking and landscaping

Location: Former Peacock Hotel Site, Corringham Road, Gainsborough

PL26/227 Decision Notice

To note decision notice received.

Application Ref No: WL/ WL/2026/00061 GRANTED (Delegated)

Proposal: Notice to carry out tree works: T1 London Plane - Re-pollard to existing knuckles. Leave a few lateral branches as risers. T2 Copper Beech - Reduce extruding branches towards main building by 2m. Within the Gainsborough Britannia Conservation area.

Location: Hexadex Ltd, The Old Court House, 24 Market Street, Gainsborough

Paper B (pages 12 to 14)

PL26/228 Decision Notice

To note decision notice received.

Application Ref No: WL/2026/00033 GRANTED (Delegated)

Proposal: Advertisement consent to display 1no. freestanding sign.

Location: Land Adjacent Old Filling Station, Heapham Road, Gainsborough

Paper C (pages 15 to 26)

PL26/229 Decision Notice

To note decision notice received.

Application Ref No: WL/ 2026/00026 GRANTED (Committee)

Proposal: Listed building consent for stabilisation and repair works to a curtilage listed boundary wall.

Location: Trinity Arts Centre, Trinity Street, Gainsborough

Paper D (pages 27 to 32)

PL26/230 Decision Notice

To note decision notice received.

Application Ref No: WL/2026/00025 GRANTED (Committee)

Proposal: Planning application for stabilisation and repair works to northern boundary wall.

Location: Trinity Arts Centre, Trinity Street, Gainsborough

Paper E (pages 33 to 50)

PL26/231 Decision Notice

To note decision notice received.

Application Ref No: WL/2025/01252 GRANTED (Delegated)

Proposal: T1 Oak - Reduce height to ~18.0m and crown radius to ~6.0m leaving balanced crown. T2 Oak - Reduce height to ~18.0m and crown radius to ~6.0m leaving balanced crown. T3 Oak - Reduce height to ~16.0m and crown radius to ~7.0m leaving balanced crown. TPO T19, T18 and T17 respectively, of Tree Preservation Order Gainsborough 1955.

Location: 6 Mayflower Close, Gainsborough

Paper F (pages 51 to 60)

PL26/232 Decision Notice

To note decision notice received.

Application Ref No: WL/ 2025/01199 GRANTED (Delegated)

Proposal: Listed Building Consent for retention, restoration, and repair of the

existing pitched roof building garden store, demolition of the existing flat roof garden store and making good disturbed areas of garden wall structure
Location: Richmond House, Morton Terrace, Gainsborough
Paper G (pages 61 to 79)

PL26/233 Decision Notice

To note decision notice received.

Application Ref No: WL/2025/01198 GRANTED (Delegated)

Proposal: Planning Application for retention, restoration, and repair of the existing pitched roof building garden store, demolition of the existing flat roof garden store and making good disturbed areas of garden wall structure

Location: Richmond House, Morton Terrace, Gainsborough

Paper H (pages 80 to 94)

PL26/234 Decision Notice

To note decision notice received.

Application Ref No: WL/2025/01087 GRANTED (Delegated)

Proposal: Listed building consent for the change of use of former bank to create 2no. ground-floor retail units, 2no. upper-floor apartments and 1no. ancillary short stay guest room, installation of roof-mounted solar PV panels, 2no. air-source heat pumps, hot-water cylinder, battery storage, green roof and modular living wall system to inner courtyard elevations, 3no. replacement external doors new refuse and cycle storage within the rear yard, internal fire-safety upgrades including emergency lighting, and detection system and accessible ground-floor WC.

Location: Former Halifax Bank, 32 Lord Street, Gainsborough

Paper I (pages 95 to 100)

PL26/235 Decision Notice

To note decision notice received.

Application Ref No: WL/2025/01086 GRANTED (Committee)

Proposal: Planning application for the change of use of former bank to create 2no. ground-floor retail units, 2no. upper-floor apartments and 1no. ancillary short stay guest room, installation of roof-mounted solar PV panels, 2no. air-source heat pumps, hot-water cylinder, battery storage, green roof and modular living wall system to inner courtyard elevations, 3no. replacement external doors new refuse and cycle storage within the rear yard, internal fire-safety upgrades including emergency lighting, and detection system and accessible ground-floor WC.

Location: Former Halifax Bank, 32 Lord Street, Gainsborough

Paper J (pages 101 to 133)

PL26/236 Street Naming Requests

To consider street naming requests received (if any).

PL26/237 Tree Preservation Orders

To consider tree preservation orders received (if there are any).

PL26/238 Recommendation from Committee

To consider the following recommendation from Property and Services Committee meeting held on Tuesday 10 March 2026 (PS26/081 Foxby Hill Entrance Gates:

RESOLVED: To **RECOMMEND to the PLANNING COMMITTEE** to use £5,594.00 of Community Infrastructure Levy (CIL) funds be used to appoint Moulds Fencing to remove the existing gates and supply and install new gates and fencing at Foxby Hill Allotments.

If the above recommendation is supported this the subsequently need to be recommended to Full Council.

PL26/239 Items for Notification

To receive any items for notification to be included on a future agenda (for information only).

- i. DMMO Application for footpath from Mayfield to Margaret Close
- ii. Asset Transfer Response – Queensfield Playing Field

PL26/240 Time and Date of Next Meeting

To note the date and time of the next Planning Committee meeting is scheduled for Tuesday 21 April 2026 at 6:30pm.

Rachel Allbones
Town Clerk
Richmond House
Gainsborough

Thursday, 12 March 2026

PAPER A

Gainsborough Town Council

Richmond House, Richmond Park, Morton Terrace

Gainsborough, Lincolnshire, DN21 2RJ

Tel: 01427 811573

Website: gainsborough-tc.gov.uk



DRAFT PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting held on **Tuesday 17 February 2026** at **6:30pm** in the reading room, Richmond House, Richmond Park, Morton Terrace, Gainsborough, DN21 2RJ.

Councillors Present: Councillor Glenn Puxty (Chair)

Councillor David Dobbie (arrived at 6:37pm) Councillor Paul Key

Councillor Doug Owles

Councillor Richard Thompson

In Attendance:

Natasha Gardener

Assistant Clerk

PL26/194 Apologies for Absence

Apologies for absence were received from Councillors M Binns, S Blogg, M Devine, P Hooton, K Woolley.

PL26/195 Declarations of Interest

No declaration of interest were declared.

PL26/196 Dispensation Requests

No dispensation requests were received.

PL26/197 Items for Exclusion of Public and Press

No items for exclusion of public and press.

PL26/198 Minutes of the Previous Meeting

RESOLVED: That the minutes of the Planning Committee meeting held on Tuesday 20 January 2026 be approved as a true and accurate record and signed by the Chair.

Note: Councillor Thompson abstained on voting on the above resolution.

PL26/199 Planning Application

[Application Ref No: WL/2026/00062 \(received 23/01/26\) any observations to make on the application, please make them by 13/02/2026](#)

[Proposal: Advertisement consent to display 1no. illuminated fascia sign.](#)

[Location: Evans Halshaw Ford Centre, Lea Road, Gainsborough](#)

RESOLVED: To note that time to make comments had passed.

PL26/200 Planning Application

Application Ref No: [WL/2024/00030](#) (received 04/02/26) any observations to make on the application, please make them by 25/02/2026

Proposal: [Planning application for 6 new access points associated with Phase 2.](#)

Location: [Land at Foxby Lane, Gainsborough](#)

Application has been amended as follows:

To extend the red line and add 5 additional accesses of Foxby Lane

Note: 6:37pm – Councillor Key left the meeting.

Note: 6:37pm – Councillor Dobbie arrived at the meeting. Councillor Key returned to the meeting.

RESOLVED: To comment about protecting the green wedge opposite Morrisons that goes up to the road and down to the rural trackway as it adds to the rural character of the entranceway into the town. If there is going to be that many access points, to request a review of the speed limit to 30mph along Foxby Lane.

Note: Councillor Key voted against on the above resolution.

PL26/201 Planning Application

Application Ref No: [WL/2026/00149](#) (received 11/02/26) any observations to make on the application, please make them by 16/03/2026

Proposal: [Planning application for demolition of existing building and redevelopment of site for residential development of 64no. apartments being variation of conditions 2, 4, 5 & 6 of planning permission 145244 granted 6 April 2023 - agree method of demolition and to amend the wording of conditions.](#)

Location: [Gleadells Wharf, Bridge Street, Gainsborough](#)

RESOLVED: To support the application.

Note: Councillor Dobbie abstained on voting on the above resolution.

PL26/202 Decision Notice (Paper B)

Application Ref No: **WL/2025/01252 GRANTED** (Delegated)

Proposal: T1 Oak - Reduce height to ~18.0m and crown radius to ~6.0m leaving balanced crown. T2 Oak - Reduce height to ~18.0m and crown radius to ~6.0m leaving balanced crown. T3 Oak - Reduce height to ~16.0m and crown radius to ~7.0m leaving balanced crown. TPO T19, T18 and T17 respectively, of Tree Preservation Order Gainsborough 1955.

Location: 6 Mayflower Close, Gainsborough

RESOLVED: To NOTE the decision notice, but to request clarification on if these applications were discussed at the Town Council's Planning Committee.

PL26/203 Decision Notice (Paper C)

Application Ref No: **WL/2025/01216 GRANTED** (Delegated)

Proposal: 2843 Sycamore - Fell. 659 Sycamore - Fell. 2844 Sycamore - Fell. Within A1 of Tree Preservation Order Gainsborough 1961.

Location: Tighe Bruadair, Summer Hill, Gainsborough

RESOLVED: To NOTE the decision notice, but to request clarification on if these applications were discussed at the Town Council's Planning Committee.

PL26/204 Decision Notice (Paper D)

Application Ref No: WL/2025/01155 GRANTED (Delegated)

Proposal: T1040 beech - fell. T1042 beech - fell. T1043 sycamore - fell. T859 horse chestnut - lift crown to give shed roof 4m clearance. A1 of Tree Preservation Order Gainsborough 1961.

Location: Highfield House, Summer Hill, Gainsborough

RESOLVED: To NOTE the decision notice, but to request clarification on if these applications were discussed at the Town Council's Planning Committee.

PL26/205 Decision Notice (Paper E)

Application Ref No: WL/2025/01128 GRANTED (Delegated)

Proposal: Sycamore T871 - reduce to 10m height. T18 of Tree Preservation Order Gainsborough 1961.

Location: Summer Hill House, Summer Hill, Gainsborough

RESOLVED: To NOTE the decision notice, but to request clarification on if these applications were discussed at the Town Council's Planning Committee.

PL26/206 Decision Notice (Paper F)

Application Ref No: WL/2025/01059 GRANTED (Delegated)

Proposal: Listed building consent for façade renovation works including 2no. replacement windows and shop front.

Location: 33 Market Street, Gainsborough

RESOLVED: To NOTE the decision notice.

PL26/207 Decision Notice (Paper G)

Application Ref No: WL/2025/01058 GRANTED (Delegated)

Proposal: Planning application for façade renovation works including 2no. replacement windows and shop front.

Location: 33 Market Street, Gainsborough

RESOLVED: To NOTE the decision notice.

PL26/208 Decision Notice (Paper H)

Application Ref No: WL/2025/00972 GRANTED (Delegated)

Proposal: Planning application for erection of 4no. dwellings with associated works and infrastructure

Location: Land at Foxby Lane, Gainsborough

RESOLVED: To NOTE the decision notice.

PL26/209 Decision Notice (Paper I)

Application Ref No: WL/2025/00348 GRANTED (Delegated)

Proposal: Planning application for 9no. flats, secure bin storage and cycle storage, and off road parking

Location: Land at North Street (Rear of Friendship Hotel), Gainsborough

RESOLVED: To NOTE the decision notice.

PL26/210 Decision Notice (Paper J)

Application Ref No: WL/2025/00965 GRANTED (Delegated)

Proposal: Planning application for the demolition of existing structures, and erection of an A1 foodstore, with access, car parking, servicing, sub-station, hard and soft landscaping, and other associated works, including remodelling of the elevations of the adjoining property The Lindsey Centre being variation of condition 19 of planning permission 133654 granted 27 April 2016 - extend the delivery hours.

Location: Lidl UK GMBH, Beaumont Street, Gainsborough

RESOLVED: To NOTE the decision notice.

PL26/211 Street Naming Requests

No street naming requests were received.

PL26/212 Tree Preservation Orders

No tree preservation orders were received.

Note: Councillor Dobbie requested it be noted that tree preservation orders hadn't come through to the Town Council's Planning Committee.

PL26/213 Changes to Hedge Height Legislation

RESOLVED: To NOTE the below response from WLDC regarding hedge height legislation.

The legislation has not changed nor is there any planned changes. The high hedges legislation is within Part 8 of the Anti- Social Behaviour Act 2003.

Hedges can be grown to any height; there is no maximum hedge height. It is only if the hedge is having an adverse impact on a neighbours enjoyment of their property because of its height that a high hedge complaint could be made to the Council as a last resort, and if the case is taken on, the Council would assess the situation to see if the hedge needs reducing in height and if so, to what height.

PL26/214 Items for Notification

- i. DMMO Application for footpath from Mayfield to Margaret Close
- ii. Asset Transfer Response – Queensfield Playing Field

PL26/215 Time and Date of Next Meeting

RESOLVED: To NOTE the next Planning Committee meeting is scheduled for Tuesday 17 March 2026 at 6:30pm.

The meeting closed at 7:26pm.

Signed as a true record of the Meeting: _____ Dated _____
Presiding Chair of approving meeting

DRAFT

PAPER B



Guildhall
Marshall's Yard
Gainsborough
Lincolnshire
DN21 2NA

Telephone 01427 676676
Web www.west-lindsey.gov.uk

Planning.customer.care@west-lindsey.gov.uk

Date: 18/02/2026

Mr B Jorgensen
Viking Trees and Gardens
14 Station Street
Misterton
Doncaster
DN10 4BY

Dear Sir/Madam

Application Number: WL/2026/00061

Proposal: Notice to carry out tree works: T1 London Plane - Re-pollard to existing knuckles. Leave a few lateral branches as risers. T2 Copper Beech - Reduce extruding branches towards main building by 2m. Within the Gainsborough Britannia Conservation area.

Location:
HEXADEX LIMITED
THE OLD COURT HOUSE
24 MARKET STREET
GAINSBOROUGH
DN21 2BE

Valid Date: 16/01/2026

Decision Due Date: 27/02/2026

Thank you for your application/notification registered on 16/01/2026.

I write to confirm that West Lindsey District Council has no objections to the above work being carried out as the work is considered appropriate.

This notice is valid for two years from the date of the application registration, after which a new application is required before the tree work can be done.

Please do not hesitate to contact me if you require any further assistance.

Yours faithfully

Carol Slingsby
carol.slingsby@west-lindsey.gov.uk
Tree and Landscape Officer
On behalf of West Lindsey District Council

If you require this letter in another format e.g. large print, please contact Customer Services on 01427 676676, by email customer.services@west-lindsey.gov.uk or by asking any of the Customer Services staff.

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PAPER C

Consent to Display Advertisements

Name and address of applicant

Mustafa Aksahin
OLD FILLING STATION
HEAPHAM ROAD
GAINSBOROUGH
DN21 1SJ

Name and address of agent (if any)

Emrah Ozan
Architechnica Ltd
SF20 GRESLEY HOUSE
TEN POUND WALK
DONCASTER
UNITED KINGDOM
DN4 5HX

Part One – Particulars of application

Date of application:

05/01/2026

Application number:

WL/2026/00033

Particulars and location of development:

Proposal: Advertisement consent to display 1no. freestanding sign.

Location:

LAND ADJACENT OLD FILLING STATION
HEAPHAM ROAD
GAINSBOROUGH
DN21 1SJ

Part Two – Particulars of decision

The West Lindsey District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission in principle has been granted for the carrying out of the development referred to in Part One hereof in accordance with the application and plans submitted subject to the following conditions:

1. The grant of express consent expires five years from the date of the grant of consent.

Reason: To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007.

2. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: In accordance with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

3. No advertisement shall be sited or displayed so as to—

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: In accordance with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

4. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and in the interest of the visual amenity and to accord with the National Planning Policy Framework, local policy S53 and NS55 of the Central Lincolnshire Local Plan and policy NPP 6 & NPP 7 of the Gainsborough Town Neighbourhood Plan.

5. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: To comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and in the interest of the visual amenity and to accord with the National Planning Policy Framework and local policy S53 and NS55 of the Central Lincolnshire Local Plan.

6. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and in the interest of the visual amenity and to accord with the National Planning Policy Framework, local policy S53 and NS55 of the Central Lincolnshire Local Plan and policy NPP 6 & NPP 7 of the Gainsborough Town Neighbourhood Plan.

7. 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: A100 Received 06/01/2026. The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the advertisement proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework, local policy S53 and NS55 of the Central Lincolnshire Local Plan and policy NPP 6 & NPP 7 of the Gainsborough Town Neighbourhood Plan.

8. The sign hereby approved must only be illuminated as identified on display of a freestanding advertisement sign plan A100.

Reason: To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007 and in the interest of visual amenity to accord with the National Planning Policy Framework, local policy S53 and NS55 of the Central Lincolnshire Local Plan and policy NPP 6 & NPP 7 of the Gainsborough Town Neighbourhood Plan.

9. If during the course of development, contamination not previously identified is found to be present on the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a method statement detailing how and

when the contamination is to be dealt with has been submitted to and approved in writing by the Local Planning Authority. The contamination shall then be dealt with in accordance with the approved details.

Reason: In order to safeguard human health and the water environment in accordance with the National Planning Policy Framework and Policy S56 of the Central Lincolnshire Local Plan.

Notes to the applicant

Highways

Please ensure the sign is situated behind the highway boundary (as shown on Drawing No. A100 Received 06/01/2026), please contact Lincolnshire County Council on 01522 782070 if in doubt as to where the boundary is.

Reasons for granting permission

The decision has been considered against Policy S1: The Spatial Strategy and Settlement Hierarchy, NS55: Advertisements, S53: Design and Amenity and S56: Development on Land Affected by Contamination of the Central Lincolnshire Local Plan and policies NPP 1 Sustainable Development, NPP 6 Ensuring High Quality Design, NPP 7 Ensuring High Quality Design in each Character Area of the Gainsborough Town Neighbourhood Plan and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016). Guidance contained in the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and National Model Design Code has also been taken into consideration.

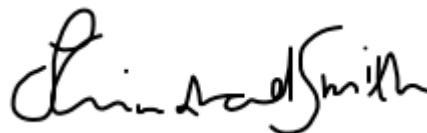
In light of this assessment it is considered that due to the design, position and present use of the site, the proposed signage would not have a harmful visual impact on the site or the surrounding area. The proposal would also not have a harmful impact on highway safety, public safety or residential amenity.

Working Practice Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Date 23/02/2026

Signed:



Sally Grindrod-Smith
Director Planning, Regeneration and
Communities

West Lindsey District Council
Council Offices
Guildhall
Marshall's Yard
Gainsborough
DN21 2NA

Notes:

a) The regulations provide that every grant of express consent shall be for a fixed period which shall not be longer than five years from the date of grant of consent without the approval of the Secretary of State and if no period is specified the consent shall have effect as consent for five years.

b) It is a condition of this consent that before any advertisement is displayed on land in pursuance of the consent granted, the permission of the owner of that land or other person entitled to grant permission in relation thereto shall be obtained.

c) A person who displays an advertisement in contravention of the regulations will be liable on summary conviction to a fine of £1000 and in the case of a continuing offence to a fine of £100 for each day during which the offence continues after conviction.

d) Where the local planning authority grant consent subject to conditions, the applicant may by notice given in writing within eight weeks of receipt of this notice, or such longer period as the First Secretary of State may allow, appeal to the First Secretary of State, in accordance with Regulation 15 of the Town and Country Planning (Control of Advertisements)

Regulations 1989. The First Secretary of State is not required to entertain such an appeal if it appears to him having regard to the provisions of the regulations, that consent for the display of advertisements in respect of which application was made could not have been granted by the local planning authority otherwise than subject to the conditions imposed by them.

If you require this letter in another format e.g. large print, please contact Customer Services on 01427 676676, by email customer.services@west-lindsey.gov.uk or by asking any of the Customer Services staff

Officers Report

Planning Application No: WL/2026/00033

PROPOSAL: Advertisement consent to display 1no. freestanding sign.

LOCATION: LAND ADJACENT OLD FILLING STATION HEAPHAM ROAD
GAINSBOROUGH DN21 1SJ

WARD: Gainsborough East

APPLICANT NAME: Mr Mustafa Aksahin

TARGET DECISION DATE: 02/03/2026

DEVELOPMENT TYPE: Advertisement Consent

CASE OFFICER: Richard Green

RECOMMENDED DECISION: Grant with conditions attached.

Description:

The application site is located within the developed footprint of Gainsborough and comprises a three storey and 2 storey block of buildings set back from Heapham Road from which it has two access points at either end of a grass verge. There is off road car parking in front of the two buildings and various businesses on the ground floor of the buildings and flats above. There are dwellings located on the other side of Heapham Road located approximately 18 metres away at the closest point from the application site.

The application seeks advertisement consent to display 1no. free standing sign located towards the middle of the aforementioned verge. The advertisement measures 2 metres in height and 2 metres in width and will be top lit by an LED light. The advertisement will advertise the four businesses that can be found on the ground floor of the aforementioned businesses.

Relevant history:

No relevant planning history.

Representations:

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

Gainsborough Town Council: Support the application.

LCC Highways and Lead Local Flood Authority: Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the

local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

Please ensure the sign is situated behind the highway boundary (as shown on submitted plan), please contact Lincolnshire County Council if in doubt as to where the boundary is.

Horizon Checked: 23/02/2026

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 April 2017), Gainsborough Neighbourhood Plan (Adopted June 2021) and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016).

Development Plan:

The following policies are particularly relevant:

Central Lincolnshire Local Plan adopted 2023 (CLLP):

Policy S1: The Spatial Strategy and Settlement Hierarchy

Policy NS55: Advertisements

Policy S53: Design and Amenity

Policy S56: Development on Land Affected by Contamination

Gainsborough Town Neighbourhood Plan (made 28th June 2021) – GNP:

NPP 1 Sustainable Development

NPP 6 Ensuring High Quality Design

NPP 7 Ensuring High Quality Design in each Character Area

National policy & guidance (Material Consideration)

The NPPF sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions. The most recent iteration of the NPPF was published in December 2024.

- **National Planning Practice Guidance**
- **National Design Guide (2019)**
- **National Design Code (2021)**

Other:

The Town and Country Planning (Control of Advertisements)(England) Regulations 2007 (as amended)

Main issues

Under reg.3(1) of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended), A local planning authority shall

exercise its powers under these Regulations in the interests of amenity and public safety, taking into account—

(a) the provisions of the development plan, so far as they are material; and (b) any other relevant factors.

This may include factors such as:

- Amenity
- Public Safety
- Residential Amenity

Assessment:

Amenity

Policy NS55 of the Central Lincolnshire Local Plan advises that consent will only be granted for advertisements provided that the proposal respect amenity in terms of its design and effect on the street scene.

Chapter 12 Paragraph 141 of the National Planning Policy Framework (NPPF) states, *“The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts”*.

Policy NPP1 of the GNP seeks, amongst other things, to ensure development is of a scale, density, layout and design that is compatible with the character, appearance and amenity of that part of the Town in which it is located as identified in the Character Assessment and in Policy NPP7.

Policy NPP6 of the GNP seeks, amongst other things, to ensure that development is of a high design quality that will contribute to the character of Gainsborough Parish.

The application seeks advertisement consent to display 1no. free standing sign located towards the middle of a verge of grass in front of a parade of shops/businesses. The advertisement measures 2 metres in height and 2 metres in width and will be top lit by an LED light. The advertisement will advertise the four businesses that can be found on the parade. The immediate area already includes advertisements on the buildings within the parade and traffic signs around the primary school to the south.

Due to the scale and location of the proposed signage it is considered that the proposed signage is appropriate and would not detract from the visual amenity of the locality due to the present use of the site as a parade of shops/businesses within the developed footprint of Gainsborough.

The proposal is considered to accord to the provisions of Policy NS55 of the Central Lincolnshire Local Plan (CLLP) and Chapter 7 of the NPPF.

Public Safety

Local Policy NS55 of the Central Lincolnshire Local Plan and Paragraph 141 of the NPPF require Local Planning Authorities to consider the impact on public safety when determining applications for advertisement consent.

The advertisement is positioned in the middle of a grass verge adjacent to a parade of shops/businesses that the sign is intended to advertise. The Highways Authority have no objections in relation to impacts upon highway safety (if it is minded to grant permission the informative suggested by the Highways Authority will be attached to the decision notice).

It is considered that the proposal would not obstruct pedestrian routes or cause a distraction to drivers. Therefore the proposal will not harm public safety and accords to local Policy NS55 of the Central Lincolnshire Local Plan and the provisions of the NPPF.

Residential Amenity

Policy S53 of the Central Lincolnshire Local Plan relates to design and amenity and guides that the amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development.

The proposed sign would be externally top illuminated by an LED light with a illuminance level of 500 cd/m².

There are dwellings located on the other side of Heapham Road located approximately 18 metres away at the closest point from the application site and flats located above the parade of shops/businesses the sign is intended to advertise.

The illuminated sign is considered to be located as not to have an adverse impact on the living conditions of the nearby neighbouring properties or is of a size to not result in undue harm to them.

Other matters:

Contamination

The site is located within a contaminated land buffer zone. The proposed signage will have three posts that will be secured into the ground. If it is minded to grant permission an appropriate condition will be attached to the decision notice.

Conclusion:

The decision has been considered against Policy S1: The Spatial Strategy and Settlement Hierarchy, NS55: Advertisements, S53: Design and Amenity and S56: Development on Land Affected by Contamination of the Central Lincolnshire Local Plan and policies NPP 1 Sustainable Development, NPP 6

Ensuring High Quality Design, NPP 7 Ensuring High Quality Design in each Character Area of the Gainsborough Town Neighbourhood Plan and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016). Guidance contained in the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and National Model Design Code has also been taken into consideration.

In light of this assessment it is considered that due to the design, position and present use of the site, the proposed signage would not have a harmful visual impact on the site or the surrounding area. The proposal would also not have a harmful impact on highway safety, public safety or residential amenity.

It is recommended that advertisement consent is granted subject to the following conditions and informatives:

1. The grant of express consent expires five years from the date of the grant of consent.

Reason: To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007.

2. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: In accordance with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

3. No advertisement shall be sited or displayed so as to—
(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: In accordance with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

4. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and in the interest of the visual amenity and to accord with the National Planning Policy Framework, local policy S53 and NS55 of the Central Lincolnshire Local Plan and policy NPP 6 & NPP 7 of the Gainsborough Town Neighbourhood Plan.

5. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: To comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and in the interest of the visual amenity and to accord with the National Planning Policy Framework and local policy S53 and NS55 of the Central Lincolnshire Local Plan.

6. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and in the interest of the visual amenity and to accord with the National Planning Policy Framework, local policy S53 and NS55 of the Central Lincolnshire Local Plan and policy NPP 6 & NPP 7 of the Gainsborough Town Neighbourhood Plan.

7. 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: A100 Received 06/01/2026. The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the advertisement proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework, local policy S53 and NS55 of the Central Lincolnshire Local Plan and policy NPP 6 & NPP 7 of the Gainsborough Town Neighbourhood Plan.

8. The sign hereby approved must only be illuminated as identified on display of a freestanding advertisement sign plan A100.

Reason: To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007 and in the interest of visual amenity to accord with the National Planning Policy Framework, local policy S53 and NS55 of the Central Lincolnshire Local Plan and policy NPP 6 & NPP 7 of the Gainsborough Town Neighbourhood Plan.

9. If during the course of development, contamination not previously identified is found to be present on the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a method statement detailing how and when the contamination is to be dealt with has been submitted to and approved in writing by the Local Planning Authority. The contamination shall then be dealt with in accordance with the approved details.

Reason: In order to safeguard human health and the water environment in accordance with the National Planning Policy Framework and Policy S56 of the Central Lincolnshire Local Plan.

Notes to the applicant

Highways

Please ensure the sign is situated behind the highway boundary (as shown on Drawing No. A100 Received 06/01/2026), please contact Lincolnshire County Council on 01522 782070 if in doubt as to where the boundary is.

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

Prepared by: Richard Green

Date: 23/02/2026

Signed: R,J,Green

Authorising Officer: Ian Elliott

Date: 23rd February 2026

Decision Level:

Delegated X

PAPER D

Listed Building Consent

Name and address of applicant

Luke Matthews
TRINITY ARTS CENTRE
TRINITY STREET
GAINSBOROUGH
DN21 2AL

Name and address of agent (if any)

Hirst Architecture
Anna Webster
HIRST ARCHITECTURE
LAUGHTON HALL FARM
SLEAFORD
UNITED KINGDOM
NG340HE

Part I – Particulars of application

Date of application

23/12/2025

WL/2026/00026

Application no

Particulars and location of development

Proposal: Listed building consent for stabilisation and repair works to a curtilage listed boundary wall.

Location:

TRINITY ARTS CENTRE
TRINITY STREET
GAINSBOROUGH
DN21 2AL

Part II – Particulars of decision

West Lindsey District Council hereby give notice that **Listed Building Consent has been granted** for the execution of the works referred to in Part 1 hereof in accordance with the application and plans submitted.

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 18(1) of the Planning (Listed Buildings and Conservation Areas) 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. The works shall follow the "Preparation" and "Stabilisation and Repair Works" as noted in the plans: J000605-A-DR-0003 Rev 3, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. The gravestones to be removed, as identified within the "Trinity Arts Centre Northern Boundary Wall Photographic Record of Gravestones: 19.12.2024 Rev 0" shall be stored at the location identified on approved site plan: J000605-A-DR-0002 for the duration of the construction works.

Following the completion of the 'Stabilisation and Repair Works' (as stated on drawing: J000605-A-DR-0003 Rev 3) the removed gravestones, shall be reinstated to their previous recorded positions, as identified within the "Trinity Arts Centre Northern Boundary Wall Photographic Record of Gravestones: 19/12/24 Rev 0"

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. Repair works to the wall shall be completed in strict accordance with the findings of the Trinity Arts Centre Northern Boundary Wall Detailed Survey of Defected Material: 19.12.24 Rev 0

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. Dismantling and repair works for the wall shall be completed in strict accordance with the findings of the analysis and the mortar mix as detailed within the Mortar Analysis sheet dated 14.09.2024

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. The rebuilt brickwork shall match the existing brickwork of the wall as detailed within the "Trinity Arts Centre Northern Boundary Wall Photographic Record of Wall: 19.12.24 Rev 0", in respect of dimensions, colour, texture, face bond, and pointing unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. The following sound materials/features/fixtures forming part of the boundary as shown in the findings within the "Trinity Arts Centre Northern Boundary Wall Photographic Record of Wall: 19.12.24 Rev 0" and "Trinity Arts Centre Northern Boundary Wall Detailed Survey of Defected Material: 19.12.24 Rev 0". shall be carefully taken down, protected and securely stored for later re-erection/ re-use or disposal:

- Bricks
- Coping stones

- Pier cappings
- Gravestones

Where damage has occurred (for example, from unauthorised works, vandalism or fire), it is important to ensure that any loose historic items are identified and retained on site in a secure place pending their reinstatement.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8. Demolition work shall be carried out only by hand or by tools held in the hand and not by any power-driven tools.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9. Following the partial demolition of the wall as shown on drawing: J000605-A-DR-0003 Rev 3, a 1 one square metre sample panel of brickwork demonstrating the quality, materials, bond, mortar, coursing, colour and texture shall be constructed on site for inspection. The Local Planning Authority shall approve the above details of the brickwork in writing prior to the rebuild commencing. The development shall be carried out in accordance with the approved details. The sample panel shall be retained on site until the development is completed.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

10. Following the partial demolition as shown on drawing: J000605-A-DR-0003 Rev 3, any new materials to be used for repairs, replacements or as part of the rebuild shall be submitted to and approved in writing by the Local Planning Authority. Works shall be completed in strict accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

11. No cleaning of masonry, other than low pressure (20-100 psi) surface cleaning using a nebulous water spray is authorised by this consent without the prior approval of the Local Planning Authority. Before work begins, any other cleaning proposals must be approved in writing and carried out strictly in accordance with those details. At the commencement of the cleaning, a test panel shall be undertaken in an inconspicuous position and the method recorded to the approval of the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

12. 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:

- J000605-A-DR-0002 Rev 3

- J000605-A-DR-0003 Rev 3
- PP-14571085v1

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 work proceeds in accordance with the approved plans in accordance with section 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Informatives

Foliage

It would be advised that consideration is given to the careful removal of foliage around the wall.

Burial Act 1853

If, during the course of the works, human remains are revealed all work should halt as under the Burial Act 1853 it is an offence to disturb a burial without a license from the Ministry of Justice

Notes to the Applicant

Human Rights Implications

The above recommendation has 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 applicants and/or neighbours right to respect for their private and family life, their home and their 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.

Reasons for Granting Listed Building Consent

The proposed works have been considered against the duty contained within Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended), and the advice given in Section 16 of the National Planning Policy Framework. In light of this assessment, it is considered that subject to the recommended conditions, the proposed works will respect the character and appearance of the historic fabric of the Listed Building. The proposal will therefore preserve the special character and significance of the listed building, its setting and the special architectural features or historic interest it possesses. With the information provided and the conditions recommended, the historic wall and its features would be preserved. Accordingly, a grant of Listed Building Consent is considered acceptable.

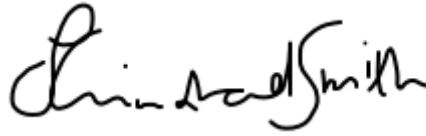
Working Practice Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and

subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Date: 06/03/2026

Signed:



Sally Grindrod-Smith
Director Planning, Regeneration and
Communities

West Lindsey District Council
Guildhall
Marshall's Yard
Gainsborough
DN21 2NA

Appeals to the Secretary of State

- If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent for the proposed works, or to grant consent subject to conditions, then you can appeal to the Secretary of State in accordance with sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990.
- **If you want to appeal against your local planning authority's decision you must do so within 6 Months of the date of this notice. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol or online at: <https://acp.planninginspectorate.gov.uk>.**
- If listed building consent is refused, or granted subject to conditions, whether by the local planning authority or by the First Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the council of the district, in which the land is situated a listed building purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.
- In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions. The circumstances in which such compensation is payable are set out in section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.
- **Only the applicant possesses the right to appeal the decision.**

If you require this letter in another format e.g. large print, please contact Customer Services on 01427 676676, by email customer.services@west-lindsey.gov.uk or by asking any of the Customer Services staff.

PAPER E

Planning Permission

Name and address of applicant

Luke Matthews
TRINITY ARTS CENTRE
TRINITY STREET
GAINSBOROUGH
DN21 2AL

Name and address of agent (if any)

Anna Webster
Hirst Architecture
HIRST ARCHITECTURE
LAUGHTON HALL FARM
SLEAFORD
UNITED KINGDOM
NG340HE

Part One – Particulars of application

Date of application:
07/01/2026

Application number:
WL/2026/00025

Particulars and location of development:

Proposal: Planning application for stabilisation and repair works to northern boundary wall.

Location:

TRINITY ARTS CENTRE
TRINITY STREET
GAINSBOROUGH
DN21 2AL

Part Two – Particulars of decision

The West Lindsey District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that planning permission has been granted for the carrying out of the development referred to in Part One hereof in accordance with the application and plans submitted subject to the following conditions:

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

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

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

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

None.

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

2. The works shall follow the “Preparation” and “Stabilisation and Repair Works” as noted in the plans J000605-A-DR-0003 Rev 3, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under policies NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan (Made 2021), Local Policy S57 of the Central Lincolnshire Local Plan 2023-2043, the provisions of the National Planning Policy Framework and Section 66 of the Planning (Listed Building & Conservation Areas) Act 1990

3. Repair works to the wall shall be completed in strict accordance with the findings of the "Trinity Arts Centre Northern Boundary Wall Detailed Survey of Defected Material: 19.12.24 Rev 0".

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan (Made 2021), Local Policy S57 of the Central Lincolnshire Local Plan 2023-2043, the provisions of the National Planning Policy Framework and Section 66 of the Planning (Listed Building & Conservation Areas) Act 1990.

4. The rebuilt brickwork shall match the existing brickwork of the wall identified through the "Trinity Arts Centre Northern Boundary Wall Photographic Record of Wall: 19.12.24 Rev 0" in respect of dimensions, colour, texture, face bond, and pointing and the rebuilt brickwork shall be constructed as stated within the “Stabilisation and Repair Works”, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan (Made 2021), Local Policy S57 of the Central Lincolnshire Local Plan 2023-2043, the provisions of the National Planning Policy Framework and Section 66 of the Planning (Listed Building & Conservation Areas) Act 1990.

5. Following the partial demolition as shown on drawing J000605-A-DR-0003 Rev 3, any new materials to be used for repairs, replacements or as part of the rebuild shall be submitted to and approved in writing by the Local Planning Authority. Works shall be completed in strict accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan (Made 2021), Local Policy S57 of the Central Lincolnshire Local Plan 2023-2043, the provisions of the National Planning Policy Framework and Section 66 of the Planning (Listed Building & Conservation Areas) Act 1990.

6. 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:

- J000605-A-DR-0002 Rev 3
- J000605-A-DR-0003 Rev 3
- PP-14571085v1

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

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with policies NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan (Made 2021), Local Policy S57 of the Central Lincolnshire Local Plan 2023-2043, the provisions of the National Planning Policy Framework and Section 66 of the Planning (Listed Building & Conservation Areas) Act 1990.

Informatives

It would be advised that consideration is given to the careful removal of foliage around the wall.

Notes to the Applicant

Human Rights Implications

The above recommendation has 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 applicants and/or neighbours right to respect for their private and family life, their home and their 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.

Reasons for granting permission

The proposal has been considered against policies, and Section 66 of the Planning (Listed Building & Conservation Areas) act 1990 as well as the Gainsborough Neighbourhood Plan in the first instance, and guidance contained within the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide, National Model Design Code and the Central Lincolnshire Local Plan 2023-2043 has also been taken into consideration.

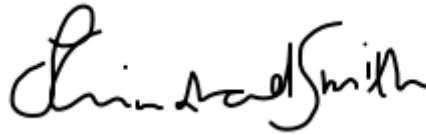
It is considered that the proposal will respect the character and appearance of the historic fabric of the curtilage listed wall as well as the Trinity Arts Centre. The proposal will therefore preserve the special character and significance of the listed building, its setting and the special architectural features or historic interest they possesses. It will not harm the character and appearance of the street-scene or have an unacceptable impact on the living conditions of the residents of neighbouring properties.

Working Practice Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Date: 06/03/2026

Signed:



Sally Grindrod-Smith
Director Planning, Regeneration and
Communities

West Lindsey District Council
Council Offices
Guildhall
Marshall's Yard
Gainsborough
DN21 2NA

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. You are strongly advised not to commence works until you have obtained any other permissions or consents that may be required, for example approval under the Building Regulations, otherwise there may be a risk of significant legal and financial consequences. For further advice on the Building Regulations, contact the Council's Building Control section.

Failure to adhere to the details of the approved plans or to comply with the conditions attached to this permission is a contravention of the provisions of the Town & Country Planning Act 1990 in respect of which enforcement action may be taken. Please contact the planning department for further advice relating to the discharge of condition process and the appropriate fee payable (if applicable). Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- **If you want to appeal against your local planning authority's decision then you must do so within six months of the date of this notice.**
Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pes. You must use a Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.
- Please note only the applicant possesses the right to appeal.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

If you require this document in another format e.g. large print, please contact Customer Services on 01427 676676, by email customer.services@west-lindsey.gov.uk or by asking any of the Customer Services staff.

Officers Report

Planning Application No: WL/2026/00025

Listed Building Consent No: WL/2026/00026

PROPOSAL

WL/2026/00025 – Planning application for stabilisation and repair works to a curtilage listed boundary wall.

WL/2026/00026 – Listed building consent for stabilisation and repair works to a curtilage listed boundary wall.

LOCATION: TRINITY ARTS CENTRE, TRINITY STREET,
GAINSBOROUGH, DN21 2AL

WARD: GAINSBOROUGH, SOUTH WEST

WARD MEMBER(S): Cllr Trevor Young and Cllr Jeanette McGhee

APPLICANT NAME: Mr Luke Matthews on behalf of West Lindsey District Council

TARGET DECISION DATE: 4/03/2026

AGREED EXTENSION OF TIME DATE: 6/03/2026

CASE OFFICER: Owen Toop

RECOMMENDED DECISION: Grant planning permission and listed building consent subject to conditions.

Description

This application has been referred to the planning committee as the applicant is an employee of West Lindsey District Council and is applying on behalf of West Lindsey District Council.

The application site is located in the town of Gainsborough, on the eastern side of Trinity Street and the western side of Sandsfield Lane. The boundary wall is curtilage listed in association with the listed Trinity Arts Centre. The site is bounded to the north by residential properties and their garden areas as well as a 'Kwik-Fit' garage and associated parking.

The Historic England record describes the site as follows:

*'The (former) church of Holy Trinity, Gainsborough is designated at Grade II for the following principal reasons: * Redundant church of 1841-3 by T Johnson of Lichfield, ashlar faced in a plain, pre-archaeological Gothic style. * Chancel enlarged in 1871, with further work in 1911 and in 1982-4 following conversion to an arts centre. * Tall W tower and spire form an important landmark.'*

The applications seeks both planning permission, and listed building consent, to dismantle the unsafe section of walling, construct new foundations for the section, and rebuild the section of walling. The previous approvals contained

a number of conditions and this application includes detailed information to attempt to address some of the conditions to allow works to commence.

Adjacent to the wall are historic gravestones. These would need to be moved from their current positions to allow for the restoration works to take place. As part of the application information has been submitted detailing the gravestones affected and confirming they will be stored at the site for their protection.

Relevant History

The application follows on from previous planning history, namely previously approved planning application: 145640 and listed building consent 145568. These applications related to the rebuilding of the same section of the boundary wall but they have expired due to the works not commencing within the 3-year time limit (the applications were approved on 2/12/2022).

Representations

Chairman/Ward Members – No representations received.

Gainsborough Parish Council – Supports applications.

Conservation Officer – Provides comments with regard to conditions that are required and not required.

Archaeological Officer – No objection subject to conditions

“The Trinity Arts Centre was formerly the Church of the Holy Trinity, which was built in the 1840s. The 1886 Ordnance Survey Town Plan of Gainsborough shows that the church had a graveyard at the time. The presence of a graveyard is further evidenced by the gravestones stacked up against the boundary wall. Given this, there will be human remains present on the wider site of the application. The works to the boundary wall include groundworks, as set out in section 5 of the Heritage, Design and Access Statement. If any human remains were to extend into these areas of groundworks, they would be impacted.

Recommendation: If permission is granted, I recommend that conditions are placed for an archaeological scheme of works. This would consist of archaeological monitoring and recording of all groundworks. This is to ensure that any human remains or any other remains of an archaeological nature which may be encountered during groundworks are adequately addressed.”

Historic England – Defers to local Conservation Officer advice.

Local Highway Authority – No objections.

Date Checked: 17/02/2026

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 Neighbourhood Plan (adopted June 2021), and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016).

Development Plan

Central Lincolnshire Local Plan 2023-2043 (CLLP)

Policy S53: Design and Amenity
Policy S57: The Historic Environment

Gainsborough Neighbourhood Plan (2020-2036)

The following policies are considered relevant in the determination of this application:

NPP 1 Sustainable Development
NPP 6 Ensuring High Quality Design
NPP7 Ensuring High Quality Design in each Character Area
NPP 18 Protecting and Enhancing Heritage Assets

Gainsborough Heritage and Character Assessment:

Character Area - TCA 06 Gainsborough Town Centre

Lincolnshire Minerals and Waste Local Plan (LMWLP)

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

National policy & guidance (Material Consideration)

National Planning Policy Framework (NPPF)

The NPPF sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions. The most recent iteration of the NPPF was published in December 2024. Paragraph 232 states:

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

- National Planning Practice Guidance
- National Design Guide (2019)

- National Model Design Code (2021)

Main Issues

- Design and Heritage Impact
- Other Matters

Assessment:

Design and Heritage Impact

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that when considering whether to grant listed building consent for any works, the local planning authority 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 66 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 listed building or its setting, the local planning authority 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."*

Paragraph 212 of the NPPF states that *"when considering the impact of a proposed development in 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). 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. Substantial harm to or loss of Grade II Listed Buildings...should be exceptional"*.

With regard to Listed Buildings, Policy S57 of the CLLP states that:

"Permission to change the use of a Listed Building or to alter or extend such a building will be granted where the local planning authority is satisfied that the proposal is in the interest of the building's conservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting".

In relation to design and visual impact, the NPPF makes clear that the creation of high-quality places is fundamental to what the planning and

development process should achieve. Policies S53 and S57 of the CLLP seek to ensure development respects the landscape character and identity, and relates well to the site and surroundings and achieve high quality design.

Policy NPP 18 of the Gainsborough Neighbourhood Plan states that *"restoration projects will be supported where the proposal better reveals the significance of heritage assets including their settings."*

The proposal seeks permission for the partial dismantling and rebuilding of the northern boundary wall to the Trinity Arts Centre. The rebuilt wall would use retained bricks using the bonder patter, pointing and mortar to match the existing wall. Underpinning would also be required to both ends of the original wall either side of the opening created by the removal of the failing section of brickwork.

Visually, as confirmed by the structural survey, *"the wall is inherently unstable, the lean of 100mm (2 degrees) is beyond that which is considered acceptable for a wall of this width and height."*

A ground investigation with trial pits has been carried out and findings submitted. This was to identify the underlying present wall foundations and how the existing soil relates to its support. This confirms that the existing foundations to the wall are not adequately supported by underlying soils, confirming the ground conditions surrounding the wall and highlighting the need for repair works.

The applications submitted are resubmissions of previously approved applications. As part of this application the Authority's Conversation Officer has been consulted and has provided comments with regards to the development.

As the new applications have resubmitted similar details as the originally approved applications, it is considered that the approach taken within the previous application would be acceptable to be applied again. In this regard, it is considered that the proposal may again be supported subject to methods to repair the wall being acceptable. In particular, it is considered that the development requires the wall to be carefully removed, allowing for foundations and under-pinning of the retained wall. This would retain the historic character of the boundary, preserve the setting of the host listed building and offer the opportunity to enhance remove/replace the inappropriate modern interventions.

The Conservation Officer has reviewed the information and provided comments on the conditions that are instructionally required in relation to the method of dismantling and repairing the wall. In addition, as part of this new application, information has been submitted upfront to alleviate the need for some of the conditions. This includes the following detail:

- a detailed photographic record of the wall to be taken down.
- a detailed photographic record of gravestones and their conditions.

- a location for the safe storage during the duration of the works.
- a detailed survey of defective material for the bricks, copings, and mortar of the wall.
- a mortar sample analysis and proposed mortar for the repair works.

The Conservation Officer has confirmed the details provided are acceptable.

Overall, the proposed works are required to avoid the potential partial collapse of the historic boundary wall. The proposed works would preserve the special character and significance of the listed building and its setting by retaining the important historic wall and that features it possesses.

It is considered that the proposed works are in accordance with policies S53 and S57 of the CLLP 2023-2043, policy NPP6, NPP7 and NPP18 of the NP, the guidance contained within the National Planning Policy Framework and the statutory duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

Other Matters

As part of the applications' consultations, comments have been received from the Archaeology Officer. These have recommended a condition for archaeological investigation to be carried out. Paragraph 57 of the National Planning Policy Framework makes clear that planning conditions should be kept to a minimum, and only used where they satisfy the following tests:

1. necessary;
2. relevant to planning;
3. relevant to the development to be permitted;
4. enforceable;
5. precise; and
6. reasonable in all other respects.

The expired permission/consent (145640/145568) did not seek any archaeological conditions, as recommended by the Archaeology Officer. Whilst the comments of the Archaeology Officer are acknowledged it is considered not to be necessary or reasonable in all other respects to apply a condition in this instance.

However, and as with the previous approvals, an advisory note would be added to the decision notice in regards to the Burial Act 1853 on the occurrence of human remains being revealed during the course of the works. It is therefore considered that the proposal would accord with policy S57 of the CLLP.

Conclusion and Planning Balance Planning Application 145640:

The proposal has been considered against policies, and Section 66 of the Planning (Listed Building & Conservation Areas) act 1990 as well as the Gainsborough Neighbourhood Plan in the first instance, and guidance

contained within the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide, National Model Design Code and the Central Lincolnshire Local Plan 2023-2043 has also been taken into consideration.

In light of this assessment, it is considered that subject to the recommended conditions, the proposal will respect the character and appearance of the historic fabric of the curtilage listed wall as well as the Trinity Arts Centre. The proposal will therefore preserve the special character and significance of the listed building, its setting and the special architectural features or historic interest they possesses. It will not harm the character and appearance of the street-scene or have an unacceptable impact on the living conditions of the residents of neighbouring properties.

Listed Building Consent 145568:

The proposed works have been considered against the duty contained within Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended), and the advice given in Section 16 of the National Planning Policy Framework. In light of this assessment, it is considered that subject to the recommended conditions, the proposed works will respect the character and appearance of the historic fabric of the Listed Building. The proposal will therefore preserve the special character and significance of the listed building, its setting and the special architectural features or historic interest it possesses. With the information provided and the conditions recommended, the historic wall and its features would be preserved. Accordingly, a grant of Listed Building Consent is considered acceptable.

Recommended Planning Permission Conditions:

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

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

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

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

None.

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

2. The works shall follow the "Preparation" and "Stabilisation and Repair Works" as noted in the plans J000605-A-DR-0003 Rev 3, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under policies NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan (Made 2021), Local Policy S57 of the Central Lincolnshire Local Plan 2023-2043, the provisions of the National Planning Policy Framework and Section 66 of the Planning (Listed Building & Conservation Areas) Act 1990

3. Repair works to the wall shall be completed in strict accordance with the findings of the "Trinity Arts Centre Northern Boundary Wall Detailed Survey of Defected Material: 19.12.24 Rev 0".

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan (Made 2021), Local Policy S57 of the Central Lincolnshire Local Plan 2023-2043, the provisions of the National Planning Policy Framework and Section 66 of the Planning (Listed Building & Conservation Areas) Act 1990.

4. The rebuilt brickwork shall match the existing brickwork of the wall identified through the "Trinity Arts Centre Northern Boundary Wall Photographic Record of Wall: 19.12.24 Rev 0" in respect of dimensions, colour, texture, face bond, and pointing and the rebuilt brickwork shall be constructed as stated within the "Stabilisation and Repair Works", unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan (Made 2021), Local Policy S57 of the Central Lincolnshire Local Plan 2023-2043, the provisions of the National Planning Policy Framework and Section 66 of the Planning (Listed Building & Conservation Areas) Act 1990.

5. Following the partial demolition as shown on drawing J000605-A-DR-0003 Rev 3, any new materials to be used for repairs, replacements or as part of the rebuild shall be submitted to and approved in writing by the Local Planning Authority. Works shall be completed in strict accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan (Made 2021), Local Policy S57 of the Central Lincolnshire Local Plan 2023-2043, the provisions of the National Planning Policy Framework and Section 66 of the Planning (Listed Building & Conservation Areas) Act 1990.

6. 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:

- J000605-A-DR-0002 Rev 3
- J000605-A-DR-0003 Rev 3
- PP-14571085v1

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

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with policies NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan (Made 2021), Local Policy S57 of the Central Lincolnshire Local Plan 2023-2043, the provisions of the National Planning Policy Framework and Section 66 of the Planning (Listed Building & Conservation Areas) Act 1990.

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

None

Recommended Listed Building Consent Conditions:

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

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

Reason: To conform with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) 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:

3. The works shall follow the "Preparation" and "Stabilisation and Repair Works" as noted in the plans: J000605-A-DR-0003 Rev 3, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. The gravestones to be removed, as identified within the "Trinity Arts Centre Northern Boundary Wall Photographic Record of Gravestones: 19.12.2024 Rev 0" shall be stored at the location identified on approved site plan: J000605-A-DR-0002 for the duration of the construction works.

Following the completion of the 'Stabilisation and Repair Works' (as stated on drawing: J000605-A-DR-0003 Rev 3) the removed gravestones, shall be reinstated to their previous recorded positions, as identified within the "Trinity Arts Centre Northern Boundary Wall Photographic Record of Gravestones: 19/12/24 Rev 0"

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. Repair works to the wall shall be completed in strict accordance with the findings of the Trinity Arts Centre Northern Boundary Wall Detailed Survey of Defected Material: 19.12.24 Rev 0

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. Dismantling and repair works for the wall shall completed in strict accordance with the findings of the analysis and the mortar mix as detailed within the Mortar Analysis sheet dated 14.09.2024

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. The rebuilt brickwork shall match the existing brickwork of the wall as detailed within the "Trinity Arts Centre Northern Boundary Wall Photographic Record of Wall: 19.12.24 Rev 0", in respect of dimensions, colour, texture, face bond, and pointing unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

10. The following sound materials/features/fixtures forming part of the boundary as shown in the findings within the "Trinity Arts Centre Northern Boundary Wall Photographic Record of Wall: 19.12.24 Rev 0" and "Trinity Arts Centre Northern Boundary Wall Detailed Survey of Defected Material: 19.12.24 Rev 0". shall be carefully taken down, protected and securely stored for later re-erection/ re-use or disposal.

- Bricks

- Coping stones
- Pier cappings
- Gravestones

Where damage has occurred (for example, from unauthorised works, vandalism or fire), it is important to ensure that any loose historic items are identified and retained on site in a secure place pending their reinstatement.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

11. Demolition work shall be carried out only by hand or by tools held in the hand and not by any power-driven tools.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

12. Following the partial demolition of the wall as shown on drawing: J000605-A-DR-0003 Rev 3, a 1 one square metre sample panel of brickwork demonstrating the quality, materials, bond, mortar, coursing, colour and texture shall be constructed on site for inspection. The Local Planning Authority shall approve the above details of the brickwork in writing prior to the rebuild commencing. The development shall be carried out in accordance with the approved details. The sample panel shall be retained on site until the development is completed.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

13. Following the partial demolition as shown on drawing: J000605-A-DR-0003 Rev 3, any new materials to be used for repairs, replacements or as part of the rebuild shall be submitted to and approved in writing by the Local Planning Authority. Works shall be completed in strict accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

14. No cleaning of masonry, other than low pressure (20-100 psi) surface cleaning using a nebulous water spray is authorised by this consent without the prior approval of the Local Planning Authority. Before work begins, any other cleaning proposals must be approved in writing and carried out strictly in accordance with those details. At the commencement of the

cleaning, a test panel shall be undertaken in an inconspicuous position and the method recorded to the approval of the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

15. 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:

- J000605-A-DR-0002 Rev 3
- J000605-A-DR-0003 Rev 3
- PP-14571085v1

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 work proceeds in accordance with the approved plans in accordance with section 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Notes to Applicant

If, during the course of the works, human remains are revealed all work should halt as under the Burial Act 1853 it is an offence to disturb a burial without a license from the Ministry of Justice

PAPER F

WEST LINDSEY DISTRICT COUNCIL
Town and Country Planning Act 1990
Town and Country Planning (Tree Preservation)(England) Regulations 2012
Tree Preservation Order Gainsborough 1955

CONSENT TO CARRY OUT WORK

Applicant:

360GlobalNet
REGUS HOUSE
PEGASUS BUSINESS PARK
HERALD WAY
CASTLE DONINGTON
DE74 2TZ

Agent:

Date of Application

16/12/2025

Application Number

WL/2025/01252

Particulars of Application:

T1 Oak - Reduce height to ~18.0m and crown radius to ~6.0m leaving balanced crown.
T2 Oak - Reduce height to ~18.0m and crown radius to ~6.0m leaving balanced crown.
T3 Oak - Reduce height to ~16.0m and crown radius to ~7.0m leaving balanced crown.
TPO T19, T18 and T17 respectively, of Tree Preservation Order Gainsborough 1955.

Site Location:

4 & 6 MAYFLOWER CLOSE, GAINSBOROUGH, LINCS, DN21 1AX.

In pursuance of its powers under the above mentioned Act and Regulations and the Tree Preservation Order made by the District Council of West Lindsey as the Local Planning Authority (hereinafter called "the Council") and subsequently confirmed by the Council.

The Council **Hereby Consents** to the carrying out of the following operations in accordance with the submitted application namely:-

T1 Oak - Reduce height to ~18.0m and crown radius to ~6.0m leaving balanced crown. T2 Oak - Reduce height to ~18.0m and crown radius to ~6.0m leaving balanced crown. T3 Oak - Reduce height to ~16.0m and crown radius to ~7.0m leaving balanced crown. TPO T19, T18 and T17 respectively, of the above order.

Subject to the following conditions, namely:-

1. The works hereby approved shall be carried out once and within a period of 24 months from the date of consent. If repeated works are required or works are not carried out within 24 months from the date of this consent then a new application will be required.

Reason:

To ensure adequate control of the Tree Preservation Order, and in accordance with The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

2. The works hereby granted consent shall be carried out in accordance with current British Standards, BS3998 Recommendations for Tree Work.

Reason:

To ensure works are carried out in a way which is not detrimental to the health and amenity of the trees, in accordance with the Central Lincolnshire Local Plan 2023 Policy S53.

3. The work shall be carried out in accordance with the Arboricultural Appraisal Report of MWA Arboriculture Ltd dated 23/09/2024 which accompanied the application.

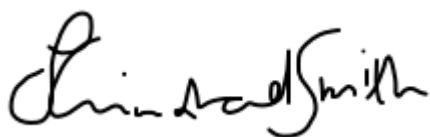
Reason:

For the avoidance of doubt and to ensure all parties are aware of the approved operations. To ensure that the works carried out are not excessive in the interest of the health and amenity of the trees in accordance with the Central Lincolnshire Local Plan 2023 Policy S53.

Dated this 10/02/2026

West Lindsey District Council

Guildhall
Marshall's Yard
GAINSBOROUGH
Lincolnshire
DN21 2NA



Signed:

Sally Grindrod-Smith
Director Planning, Regeneration and Communities

IT IS IMPORTANT THAT YOU SHOULD READ THE ACCOMPANYING NOTES

NOTES

1. Subject to the provisions of the Tree Preservation Order, any person who has suffered loss or damage in consequence of any refusal (including revocation or modification) of consent under the Order, or of any grant of any such consent subject to conditions shall, if he makes a claim within the time and in the manner prescribed by the Order, be entitled to recover from the authority compensation in respect of such loss or damage.
2. In assessing compensation so payable, account shall be taken of:-
 - (a) any compensation or contribution which has been paid whether to the claimant or any other person in respect of the same trees under the terms of the said or any other Tree Preservation Order under Section 29 of the Town and Country Planning 1962, or under section 60 of the Town and Country Planning Act 1971, or under the terms of any Interim Preservation Order made under Section 8 of the Town and Country Planning (Interim Development) Act 1943, or any compensation which has been paid or could have been claimed under any provision relating to the preservation of trees or protection of woodlands contained in an operative scheme under the Town and Country Planning Act 1932, and
 - (b) any injurious affection to any land of the owner which would result from the felling of the trees the subject of the claim.
3. A claim for compensation under the Order shall be in writing and shall be made by serving it on the authority, such service to be effected by delivering the claim at the offices of the authority addressed to the proper officer thereof or by sending it by prepaid post so addressed, within twelve months from the date of the decision of the authority, or of the Secretary of State, as the case may be, or where an appeal has been made to the Secretary of State against the decision of the authority, from the date of the decision of the Secretary of State on the appeal.
4. Any question of dispute compensation will be determined in accordance with the provisions of Section 179 of the Act.
5. **RIGHT OF APPEAL:** If you are not satisfied with this decision or any of the attached conditions, you have the right to appeal **within 28 days** from the date of this decision notice, or such longer period as the Secretary of State may allow in exceptional circumstances. To appeal you would need to contact The Environment Team at The Planning Inspectorate, Tel: 0117 372 8192. Further information and an appeal form can also be found at the following web site; <http://www.planningportal.gov.uk/planning/appeals/treepreservation>
6. When an appeal is brought under this provision from a decision, certificate or direction of the authority, the Secretary of State, subject to the following provisions, may allow or dismiss the appeal or may reverse or vary any part of the decision of the authority, whether or not the appeal relates to that part, or may cancel any certificate, or cancel or vary any direction, and may deal with the application as if it had been made to him in the first instance. The decision of the Secretary of State on any such appeal shall be final.

7. “Applicants are also reminded that work to trees and shrubs must not contravene the provisions of the **Wildlife and Countryside Act 1981**, as amended, which protect wild birds and their nests. Under the legislation, amongst other things, it is an offence, with certain exceptions, to:
- (a) intentionally kill, injure or take any wild bird;
 - (b) intentionally take, damage or destroy the nest of any wild bird whilst it is in use or being built;
 - (c) intentionally take or destroy the egg of any wild bird;
 - (d) intentionally or recklessly disturb any wild bird listed on Schedule 1 of the Act while it is building, or at or near a nest containing eggs or young, or disturb the dependent young of such a bird.”
8. **Common Law advice:** Council consent to carry out work to a protected tree does not give the applicant, agent, or any person employed by them, consent to enter land in the ownership of others. If access to land owned by others is necessary in order to implement a TPO consent notice then additional permission is also required from that land owner. No pruning work, equipment or persons should cross a property boundary line into another persons land without their permission as this would be trespass.
- For trees growing on neighbouring land, there is no obligation to ask for the owner’s permission to do work to branches overhanging your own land, but it is advisable to discuss the work for good neighbourly relations. Any arisings (pruning waste, pieces cut off) still belong to the tree owner and you should ask if they want them back before suitably disposing of them yourself, or you could return the arising to the tree owner providing you do not cause damage by doing so.

Delegated Decision – Tree Preservation Order Application

Application Number: WL/2025/01252

Location:

4 & 6 MAYFLOWER CLOSE
GAINSBOROUGH
DN21 1AX

Valid Date: 16/12/2025

Decision Due Date: 10/02/2026

Name and address of applicant

360GlobalNet
REGUS HOUSE
PEGASUS BUSINESS PARK
HERALD WAY
CASTLE DONINGTON
DE74 2TZ

Name and address of agent (if any)

Description of Application

T1 Oak - Reduce height to ~18.0m and crown radius to ~6.0m leaving balanced crown.
T2 Oak - Reduce height to ~18.0m and crown radius to ~6.0m leaving balanced crown.
T3 Oak - Reduce height to ~16.0m and crown radius to ~7.0m leaving balanced crown.
TPO T19, T18 and T17 respectively, of Tree Preservation Order Gainsborough 1955.

Consultation responses received

Assessment

The three oak trees are large, mature trees of prominence and high amenity value. T1 oak is TPO T19, T2 oak is TPO T18, and T3 oak is TPO T17. This report will refer to the trees by the numbering in the application.

T1 oak is within the rear garden of No.4 Mayflower Close, T3 is within the front garden of No.6 Mayflower Close, and T2 is on the boundary between the two properties just in front of their garages. At the time of officer site visit all residents were absent from both properties so no access was possible into No.4 to see the internal property damage.

Following officer site visit, the resident at No.6 telephoned to say they had not been made aware of the application for work to their trees and that the property subsidence was at No.4 not No.6. They also enquired about access onto their land to do work to their tree if they did not want the work doing. Access onto land in the ownership of others is not part of the TPO legislation, and any permissions for access onto their land or doing work to T3 within their property boundary would also require the tree owner's consent before any tree work could be done, regardless of the decision issued by WLDC.

T1 oak is situated within a small, raised, circular, planting area off the rear wall of the garage. The retaining wall of the raised area will force the shallower roots to be constrained within the retaining wall unless they have been deflected down into deeper soil. Deeper roots will have spread out into surrounding ground below the foundation of the retaining wall.

T1 has a stem girth of 2.98m which converts to a stem diameter of 0.95m (950mm) and is approx. 23.9m high when measured using a Trupulse laser height measuring device. This tree is on slightly lower ground than T2 and T3 but when standing westwards along Mayflower Close the tree is clearly taller than T2 and T1. Its radial crown spread was measured as being 8.5m to the west and spreads over the roof of No4, and 11.0m to the south across the rear garden. Its east and north crown spreads were not measured due to being over the garage and neighbouring garden. The distance between bungalow and tree stem is 3.035m.

Tree T2 oak has a stem girth of 2.52m which converts to 0.80m (800mm) diameter and was measured as being 19.6m high. Its radial crown spread was measured as being 9.0m to the west and 7.0m to the north. East and south were not measured due to the garages. The tree has been pollarded many years ago and has since regrown a large crown. The past pruning points are visible within the crown structure.

Stem flare at ground level of T2 is only 22cm from the front wall of the garage. The tree is located 4.2m from the nearest westerly end wall of bungalow No.6, and 4.65m from the nearest easterly side wall of bungalow No.4.

Tree T3 oak is the shortest of the three trees and was measured as being 18.6m high. Its radial crown spread measures 7.5m to the north, 6.0m to the south, and 9.5m to the west. Spread to the east was not measured due to the bungalow at No.6. T3 is located 5.5m from the nearest wall of No.6. It has also been pollarded many years ago and has since regrown a large crown with the past pruning points visible within the crown structure.

Engineer Report & Property damage

The rear wall of No.4 bungalow near the SE corner has a narrow, stepped crack approx. 1.14m from the building corner below the right side of the windowsill which continues downwards through six courses of brickwork, and a stepped crack up from the top right corner of the same window. Down the easterly side of the bungalow there are various stepped cracks following the mortar courses above and below the side bathroom window, around the various windows and door, and around the top and bottom of the side garage door.

Access into the bungalow to see the extent and severity of the internal property damage was not available. The 360Globalnet Addendum Engineering Report dated 19/11/2025 provides detailed descriptions of the internal property damage to each room and provides several photographs showing cracks along ceilings, walls and floor. It also describes the external property damage. The description describes most of the cracks as being ~1mm wide, with one across the width of the kitchen ceiling at ~2mm wide, cracking to floor tiles across the front bay window abutment at ~11mm wide, and a crack across bedroom 2 ceiling as being ~2mm wide. External cracks

are described as generally being ~2mm wide, with cracks above and below the front lounge windows being ~6mm wide below the window and 10mm wide above the window. No internal layout plan has been supplied so it is not known where these rooms are located in relation to proximity to trees or in relation to the level monitoring data. Other fine external cracks seen during officer site visit are not included in the engineering report.

Near T2 there are some fine stepped cracks at the top left and right corners of both garage doors, though the widest crack was at the top left corner of No.6's front garage door at the end of the lintel.

Technical Data

The level monitoring data shows that the greatest movement over the monitoring period between January 2024 to December 2025 was a movement of -16.8mm in September 2025 which occurred at monitoring point 1 at the front eastern corner of the building closest to tree T2. Other significant movement across the front of the property and at its rear easterly corner closest to tree T1 also occurred during September 2025. Readings throughout 2024 to May 2025 were generally small movements of less than +/-2mm with the exception of greater movement during the months of July, September and November 2024 at all monitoring points except for points 5 (front westerly corner) and 10 (~mid-way along easterly side). No readings were taken during June, August or October. A period of exceptionally hot dry weather was experienced across Britain during July 2024.

Following May 2025, further readings were taken during July, September and December 2025. These readings show significant increases in level differences and property movement compared with earlier readings, with the greatest movement experienced during September (no readings were taken during August or October). Monitoring points 1, 2, 3, 4, and 5 across the front of the property experienced the greatest movement during September 2025, with downward movement of -16.8, -13.6, -12.3, -9.8, and -11.6mm respectively. These points are closest to tree T2 to the east of the building and other vegetation and non-protected conifer and a small deciduous tree off the front west corner of the building. Points 8 and 9 also experienced movement to a slightly lesser extent, and these are located at the rear easterly corner of the building closest to tree T1. Points 6 and 7 experienced the least movement and are located at the opposite side of the property to trees T1 and T2.

Boreholes and trial pits were excavated close to the rear east corner close to tree T1, and the front west corner of the bungalow. Live oak roots were found within TP1 at depths of 1.0m and 2.0m, and TP2 at a depth of 2.5m. Oak tree roots were also identified within BH1 at a depth of 2m, and within BH2 at a depth of 2.5m, which are depths greater than the property foundations. Tree roots will have been utilising available soil moisture to the side of and beneath the foundations.

The soil was tested and found to contain clay and be of medium plasticity.

Spring and summer of 2025 were record breaking with 2025 being the hottest and sunniest on record with exceptional dry conditions resulting in the ground being baked dry and hard, low reservoirs, and some areas having a hosepipe ban in place.

The prolonged hot dry weather caused stress to many trees, inducing an early false autumn with leaves turning brown and falling due to drought conditions.

Oak trees are a high water demand species, and these are large, mature trees with significant transpiration occurring when in leaf. The deep roots of oak trees affect soil moisture levels to a deeper level than many other tree species, and because of their deep impact on soil moisture content potential for soil shrinkage, they are the tree species most implicated in property subsidence cases.

Conclusion

1st issue amenity value - the impact of the proposed works on the tree and on the appearance & character of the local area; (would the proposed work improve or enhance the appearance of the tree, &/or the character of the CA [if in a CA], or be detrimental to the tree/area);

The proposed work would have a reduction in size and prominence of the three trees. A reduction is preferable to their removal and will at least retain the trees which even after the proposed work would still be prominent and continue providing amenity and character to the area. If at a later date it is found that the crown reductions have not resulted in a sufficient reduction in or prevention of future property movement, then tree removal may be an option at a later date.

2nd issue – sufficient reason and justification for the works;

Having studied the evidence submitted with the application, I confirm that I agree the reasons and evidence justify the reduction of the oak trees.

Recommendation

To issue Tree Consent to Carry out Work - subject to the following conditions/for the following reasons:

1. Condition:

The works hereby approved shall be carried out once and within a period of 24 months from the date of consent. If repeated works are required or works are not carried out within 24 months from the date of this consent then a new application will be required.

Reason:

To ensure adequate control of the Tree Preservation Order, and in accordance with The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

2. Condition:

The works hereby granted consent shall be carried out in accordance with current British Standards, BS3998 Recommendations for Tree Work.

Reason:

To ensure works are carried out in a way which is not detrimental to the health and amenity of the trees, in accordance with the Central Lincolnshire Local Plan 2023 Policy S53.

3. Condition:

The work shall be carried out in accordance with the Arboricultural Appraisal Report of MWA Arboriculture Ltd dated 23/09/2024 which accompanied the application.

Reason:

For the avoidance of doubt and to ensure all parties are aware of the approved operations. To ensure that the works carried out are not excessive in the interest of the health and amenity of the trees in accordance with the Central Lincolnshire Local Plan 2023 Policy S53.

Report prepared by: Carol Slingsby
Tree and Landscape Officer

Date: 09/02/2026

Delegated Decision

Signed: Ian Elliott
Authorising Officer
For Director of Planning and Regeneration

Date: 10th February 2026

PAPER G

Listed Building Consent

Name and address of applicant

Rachel Allbones
Richmond House
Morton Terrace
Gainsborough
DN21 2RJ

Name and address of agent (if any)

Ross Davy Associates
Alan Scoffin
Pelham House
1 Grosvenor Street
Grimsby
United Kingdom
DN32 0QH

Part I – Particulars of application

Date of application

02/12/2025

Application no

WL/2025/01199

Particulars and location of development

Proposal: Listed Building Consent for retention, restoration, and repair of the existing pitched roof building garden store, demolition of the existing flat roof garden store and making good disturbed areas of garden wall structure

Location: Richmond House, Morton Terrace, Gainsborough DN21 2RJ

Part II – Particulars of decision

West Lindsey District Council hereby give notice that **Listed Building Consent has been granted** for the execution of the works referred to in Part 1 hereof in accordance with the application and plans submitted.

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

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

Reason: To conform with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) 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 proposed drawings:
 - RD:5926-03 Rev A dated 11th February 2026 – Elevation and Floor Plans
 - RD:5926-04 Rev A dated 11th February 2026 – Garden Store G.A. Elevation and Floor Plans

- RD:5926-05 Rev A dated 11th February 2026 – Site Plan

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 to safeguard the fabric and setting of the Grade II Listed Building to accord with the National Planning Policy Framework.

3. No repair to must take place to the gable end garden store or the garden wall (to be increased in height) until an updated comprehensive Historic Building Conservation Method Statement has been submitted to and approved in writing by the Local Planning Authority. This to include details on the brickwork, mortar specification, roof and all openings. The development must be completed in strict accordance with the approved Historic Building Conservation Method Statement.

Reason: To ensure the development proceeds in accordance with the approved plans to safeguard the fabric and setting of the Grade II Listed Building to accord with the National Planning Policy Framework.

4. No works to increase the approved height of the garden wall must take place until a 1 metre by 1 metre sample panel of brickwork has been constructed on site. The works must be completed in strict accordance with the approved sample panel. For reference purposes the approved sample panel must remain on site until the works to increase the height of the wall have been fully completed.

Reason: To ensure the development proceeds in accordance with the approved plans to safeguard the fabric and setting of the Grade II Listed Building to accord with the National Planning Policy Framework.

5. All demolition works must be carried out by hand or by tools held in the hand. The use of any power-driven tools is strictly forbidden.

Reason: To ensure the development proceeds in accordance with the approved plans to safeguard the fabric and setting of the Grade II Listed Building to accord with the National Planning Policy Framework.

6. No powered tools of any type (for example, air-driven tools; electric angle grinders and so forth) must be used to cut back the masonry joints prior to repointing.

Reason: To ensure the development proceeds in accordance with the approved plans to safeguard the fabric and setting of the Grade II Listed Building 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

Reasons for Granting Consent:

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 an enhancement to the desirability of the curtilage Listed garden store, the Listed Building and its setting. Furthermore, the proposed

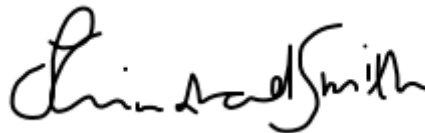
development will preserve the desirability of the special architectural features or historic interest the garden store possesses.

Working Practice Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Date: 19th February 2026

Signed:



Sally Grindrod-Smith
Director Planning, Regeneration and
Communities

West Lindsey District Council
Guildhall
Marshall's Yard
Gainsborough
DN21 2NA

Appeals to the Secretary of State

- If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent for the proposed works, or to grant consent subject to conditions, then you can appeal to the Secretary of State in accordance with sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990.
- **If you want to appeal against your local planning authority's decision you must do so within 6 Months of the date of this notice. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol or online at: <https://acp.planninginspectorate.gov.uk>.**
- If listed building consent is refused, or granted subject to conditions, whether by the local planning authority or by the First Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the council of the district, in which the land is situated a listed building purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.
- In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions. The circumstances in which such compensation is payable are set out in section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.
- **Only the applicant possesses the right to appeal the decision.**

If you require this letter in another format e.g. large print, please contact Customer Services on 01427 676676, by email customer.services@west-lindsey.gov.uk or by asking any of the Customer Services staff.

Officers Report

Planning Application No: WL/2025/01198 and WL/2025/01199

PROPOSAL:

WL/2025/01198 - Planning application for retention, restoration, and repair of the existing pitched roof building garden store, demolition of the existing flat roof garden store and making good disturbed areas of garden wall structure

WL/2025/01199 – Listed Building Consent for retention, restoration, and repair of the existing pitched roof building garden store, demolition of the existing flat roof garden store and making good disturbed areas of garden wall structure.

LOCATION: Richmond House, Morton Terrace, Gainsborough DN21 2RJ

WARD: Gainsborough North

APPLICANT NAME: Gainsborough Town Council

TARGET DECISION DATE: 2nd February 2026

EXTENSION OF TIME: Agreed until 27th February 2026

CASE OFFICER: Ian Elliott

Recommended Decision:

WL/2025/01198 – Grant Permission Subject to Conditions

WL/2025/01199 – Grant Listed Building Consent

Site Description:

The site is a Grade II Listed Building (List Entry Number 1359740)¹ with surrounding gardens, outbuilding and Richmond Park Children's Play Area. The garden store is curtilage listed because it is connected to Richmond House by a garden wall. Richmond House and outbuildings are set back from and above the level of the highway. The grounds to Richmond House provides screening in all directions including trees, hedging, fencing and walls. Neighbouring dwellings are adjacent or opposite to the east and west. To the south of the site is land which was accommodated by a former nursing home (The Cedars). Queen Elizabeth's High School is to the north.

Proposal:

The application seeks permission for demolition of parts of existing garden store and making good, disturbed areas of garden wall structure. Works to include:

- The making good/repair of existing brick work generally
- The careful demolition and removal of elements of the outbuildings
- The making good/repair of existing brick work where existing structures have been removed
- The use of reclaimed materials in the making good process

¹ <https://historicengland.org.uk/listing/the-list/list-entry/1359740>

Following concerns raised by the Conservation Officer the development has been amended to:

- retention, restoration, and repair of the existing pitched roof building garden store
- demolition of the existing flat roof garden store
- making good disturbed areas of garden wall structure

Relevant Planning History:

W33/1150/79 – To erect a conservatory – 14/12/79 – Deemed Consent

137300 - Planning application to demolish an existing timber framed conservatory structure and erect new conservatory – 18/04/2018 - Granted time limit and other conditions

137301 - Listed building consent to demolish an existing timber framed conservatory structure and erect new conservatory – 18/04/18 - Granted time limit and other conditions

138101 - Request for confirmation of compliance with condition 2 of planning permission 137301 granted 18 April 2018 – 28/09/19 - Condition Discharge Pending

138102 - Request for confirmation of compliance with condition 2 of planning permission 137300 granted 18 April 2018 – 28/09/19 - Condition Discharge Partially

141269 - Request for confirmation of compliance with condition 2 of planning permission 137300 granted 18 April 2018 – 21/12/00 – Condition Discharged

141293 - Request for confirmation of compliance with condition 2 of listed building consent 137301 granted 18 April 2018 – 21/12/00 – Condition Discharged

143230 - Planning application to demolish timber framed conservatory, erect new conservatory including external steps & removal of internal doors – 04/08/21 - Granted with conditions

143231 - Listed building consent to demolish timber framed conservatory, erect new conservatory including external steps & removal of internal doors – 04/08/21 - Granted with conditions

145967 - Planning application to demolish an existing timber framed conservatory structure, provide a new external door and screen, external terrace with external steps, repairs to brickwork, replacement of external doors to the Mess Room, Tool Store, lobby, WC and demolition of an existing Aviary structure – 23/01/23 - Granted time limit plus conditions

145968 - Listed building consent to demolish an existing timber framed conservatory structure, provide a new external door and screen, external terrace with external steps, repairs to brickwork, replacement of external doors to the Mess Room, Tool Store, lobby, WC and demolition of an existing Aviary structure - 23/01/23 - Granted time limit plus conditions

WL/2024/00608 - Planning application to demolish an existing timber framed conservatory structure, provide new windows to replace existing doors to the Registration Office and Ceremony Room, repairs to brickwork - 02/10/2024 - Grant with conditions

WL/2024/00609 - Listed building consent to demolish an existing timber framed conservatory structure, provide new windows to replace existing doors to the Registration Office and Ceremony Room, repairs to brickwork - 02/10/2024 - Grant with conditions

WL/2025/00074 - Planning application for repairs to main building, demolition of existing greenhouse and extension of vegetable patch including the replacement of herras fencing with palisade fencing – 20/05/25 - Grant with conditions

WL/2025/00075 – Listed building consent for repairs to main building, demolition of existing greenhouse and extension of vegetable patch including the replacement of herras fencing with palisade fencing - 20/05/25 - Grant with conditions

WL/2025/00785 - Planning application for repairs to main building, demolition of existing greenhouse and extension of vegetable patch including the replacement of herras fencing with palisade fence being variation of condition 2 of planning application WL/2025/00074 granted 30 April 2025 - extent of refurbishment works increased to entrance door and portico Site 2 – 12/09/25 – Grant with conditions

WL/2025/00786 - Listed Building Consent for repairs to main building, demolition of existing greenhouse and extension of vegetable patch including the replacement of herras fencing with palisade fencing being variation of condition 2 of listed building consent WL/2025/00075 granted 30 April 2025 - extent of refurbishment works increased to entrance door and portico Site 2 – 12/09/25 – Grant with conditions

Representations

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

Gainsborough Town Council: Resolved to not comment on the application

Local residents: No representation received to date

Historic England: Comment

Thank you for your letter of 10 December regarding the above application for planning permission. On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are enclosed.

If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request.

Conservation Officer: No objections subject to conditions

Representation received 18th February 2026:
No objections subject to conditions as discussed.

Representation received 27th January 2026:
The impact of the total loss of the outbuildings is on the high end of less-than-substantial harm to the listed building. These are outbuildings associated with the listed building and are therefore curtilage listed. Although one section is a 20th century addition, it predates the listing and must be considered as a curtilage listed structure.

The justification and impact assessment of the loss is inadequate in the Heritage Statement.

The Garden Store attached to Outbuilding 2 originates from the 19th century and offers historic and architectural merit as part of the listed building. The structural engineer's report supports that this can be repaired and therefore it is not acceptable to demolish this building. A lack of repair and maintenance is not an excuse for demolition, and it is with the owner to maintain and repair listed buildings. During the pre-app discussions, this was raised as a building for demolition, but I made it clear that this building is to be retained and repaired. It is disappointing to see this has been ignored and put forward still.

The separate Garden Store is modern and has no historic or architectural merit. This would have a less harmful impact for its removal, however, alone it would still lead to harm. To balance this the proposal needs to repair and retain the historic Garden Store.

Overall, the proposal is less than substantial harm with no justification. It has no public benefits to weigh against the harm, so this is contrary to Policy S57 and the NPPF.

LCC Archaeology: No objections

LCC Highways and Lead Local Flood Authority: No objections
Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative

impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

Date Checked: 18th February 2026

Relevant Planning Policies and Legislation:

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Here, the Development Plan comprises the provisions of the Central Lincolnshire Local Plan (adopted in April 2023), the Gainsborough Town Neighbourhood Plan (made 28th June 2021) and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016).

Development Plan

- ***Central Lincolnshire Local Plan 2023-2043***

Relevant policies of the CLLP include:

S1 The Spatial Strategy and Settlement Hierarchy

S20 Resilient and Adaptable Design

S21 Flood Risk and Water Resources

S53 Design and Amenity

S57 The Historic Environment

S61 Biodiversity Opportunity and Delivering Measurable Net Gains

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

- ***Gainsborough Town Neighbourhood Plan***

Relevant policies of the NP are:

NPP6 Ensuring High Quality Design

NPP7 Ensuring High Quality Design in each Character Area

NPP18 Protecting and Enhancing Heritage Assets

Community Objective 4:

To implement a range of improvements to the historic buildings and spaces in the Town as part of a wider improvement programme for the Town Centre with the market place as the focal point and to protect the heritage across the parish and enhance (where possible).

Gainsborough Heritage and Character Assessment (GHCA) – Character Area TCA 01 (page 21-32)

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

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

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

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

National policy & guidance (Material Consideration)

- **National Planning Policy Framework (NPPF)**

The NPPF sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions. The most recent iteration of the NPPF was published in December 2024. Paragraph 232 states:

However, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- **National Planning Practice Guidance**

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

- **National Design Guide (2019)**

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

Draft Local Plan/Neighbourhood Plan/Minerals Plan (Material Consideration)

NPPF paragraph 48 states that Local planning authorities may give weight to relevant policies in emerging plans according to:

- a. the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*
- b. the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- c. the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).*

- **Draft Minerals and Waste Local Plan (DMWLP)**

Lincolnshire County Council are currently reviewing the Minerals and Waste Local Plan. The draft Minerals and Waste Local Plan has been through a consultation which started in July and closed on 24th September 2024.

The Draft Plan has not been adopted as yet once adopted will cover the period to 2041. The consulted draft plan includes the following relevant policy:

SM15: Safeguarding of Mineral Resources

The draft plan would have some limited weight in the decision-making process.

Listed Building Legal Duty

Section 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Main Considerations:

1. Principle of the Development
Central Lincolnshire Local Plan 2023-2043
Gainsborough Town Neighbourhood Plan
Heritage
Concluding Assessment
2. Landscape and Visual Impact
3. Residential Amenity
4. Archaeology
5. Highway Safety
6. Biodiversity Net Gain

Assessment:

Principle of the Development:

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

Central Lincolnshire Local Plan 2023-2043:

Local policy S57 of the CLLP states that *‘Development proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire’* and provides a breakdown of the required information to be submitted as part of an application in a heritage statement.

In the Listed Building section of S57 it states that *Permission to ‘change the use of a Listed Building or to alter or extend such a building will be granted where the local planning authority is satisfied that the proposal is in the interest of the building’s preservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting’.*

Gainsborough Town Neighbourhood Plan:

Policy NPP6 and NPP7 (Design Principles) set out criteria to ensure development is designed in an appropriate manner to its location and setting.

Policy NPP18 protects heritage assets from inappropriate and harmful development.

Heritage:

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that the Local Planning Authority “*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 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that the Local Planning Authority “*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*”.

The application has included a Design, Access and Heritage Statement which concludes that “*the demolition and repair works to the outbuildings, as part of the application, are remote from the main building. The proposals will remove to structures in poor condition and allow for the repair and making good of the original garden wall brickwork*”

The Authority’s Conservation Officer has no objections to the amended development which retains and repairs the gable end garden store and demolishes the modern flat roofed garden store. It is agreed that the retention of the older garden store is essential to preserve the historic form to the overall Richmond House grounds and the removal of the flat roofed garden store would enhance the grounds and setting of the Listed Building.

Concluding Assessment

It is considered that the principle of the proposal is acceptable and the development would preserve and enhance the desirability of the Listed Building and its immediate setting. Therefore, the development accords to local policy S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP18 of the Gainsborough Town Neighbourhood Plan, the statutory duty set out in section 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the provisions of the National Planning Policy Framework.

Landscape and Visual Impact

Local policy S53 of the CLLP sets out 10 criteria based on design and amenity. It is considered that criteria 1 (Context), 2 (Identity) and 3 (Built Form) of S53 are the most relevant to the development.

Policy NPP6 and NPP7 (Design Principles) set out criteria to ensure development is designed in an appropriate manner to its location and setting

The Identity chapter (pages 14-17) of the National Design Guide places importance on the need for development to either reflect its local character or create a sense of character through the built form.

Section 5.2.1 (pg22) of the GHCA confirms that Richmond House is considered a key characteristic of character area TCA 01.

Given the heritage assessment above and subject to final details the proposal would not unacceptably harm the visual impact of the site or the surrounding area. The proposal therefore accords to local policy S53 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6 and NPP7 of the Gainsborough Town Neighbourhood Plan and the provisions of the National Planning Policy Framework.

Residential Amenity

The proposal is well separated from any other residential uses. Therefore, the proposal will not harm the living conditions of nearby dwellings and accords to local policy S53 of the Central Lincolnshire Local Plan 2023-2043 and the provisions of the National Planning Policy Framework.

Archaeology

The Historic Environment Officer at Lincolnshire County Council has no objections to the development. Therefore, the development accords to local policy LP25 of the Central Lincolnshire Local Plan 2023-2043, policy NPP18 of the Gainsborough Town Neighbourhood Plan and the provisions of the National Planning Policy Framework.

Highway Safety

The proposed development does not impact on the limited parking currently available on the site, particularly to the front of Richmond House. No objections have been received from the Local Highways Authority. The proposal therefore accords to local policy LP13 of the Central Lincolnshire Local Plan 2023-2043 and the provisions of the National Planning Policy Framework.

Biodiversity Net Gain

Schedule 7A of the Town and Country Planning Act 1990 sets out in law that 10% Biodiversity Net Gain (BNG) for minor developments is a statutory requirement after 2nd April 2024. This takes precedence over local policy S61 of the CLLP.

Local policy S61 of the CLLP requires *“all development proposals should ensure opportunities are taken to retain, protect and enhance biodiversity and geodiversity features proportionate to their scale, through site layout, design of new buildings and proposals for existing buildings with consideration to the construction phase and ongoing site management”*.

Local policy S61 goes on to state that *“All qualifying development proposals must deliver at least a 10% measurable biodiversity net gain attributable to the development. The net gain for biodiversity should be calculated using Natural England’s Biodiversity Metric”*.

The proposed development would retain and remove an existing garden store as well as making good any impacts on the existing garden wall. Given this the works would be compliant with the biodiversity net gain exemptions in accordance with Regulation 4 of The Biodiversity Gain Requirements

(Exemptions) Regulations 2024 and Policy S61 of the Central Lincolnshire Local Plan.

Other Considerations:

NONE

Conclusion and reasons for decision:

Planning Application WL/2025/01198:

The decision has been considered against S1 The Spatial Strategy and Settlement Hierarchy, S20 Resilient and Adaptable Design, S21 Flood Risk and Water Resources, S53 Design and Amenity, S57 The Historic Environment and S61 Biodiversity Opportunity and Delivering Measurable Net Gains of the Central Lincolnshire Local plan 2023-2043, policy NPP6 Ensuring High Quality Design, NPP7 Ensuring High Quality Design in each Character Area and NPP18 Protecting and Enhancing Heritage Assets of the Gainsborough Town Neighbourhood Plan in the first instance. Consideration is additionally given to the duty set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and guidance contained within the National Planning Policy Framework, National Planning Practice Guidance and the National Design Guide. It is considered that the proposed development would enhance the desirability of the Listed Building and its setting whilst maintaining its other special architectural features and historic interest. The proposal would improve the visual impact of the site and the surrounding area. It would not have an unacceptable harmful impact on the living conditions of neighbouring occupiers, biodiversity net gain, highway safety, archaeology or drainage.

Listed Building Consent WL/2025/01199:

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 an enhancement to the desirability of the curtilage Listed garden store, the Listed Building and its setting. Furthermore, the proposed development will preserve the desirability of the special architectural features or historic interest the garden store possesses.

Recommended Conditions

Planning Application WL/2025/01198:

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

1. The development hereby permitted must 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 proposed drawings:

- RD:5926-03 Rev A dated 11th February 2026 – Elevation and Floor Plans
- RD:5926-04 Rev A dated 11th February 2026 – Garden Store G.A. Elevation and Floor Plans
- RD:5926-05 Rev A dated 11th February 2026 – Site Plan

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

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework, local policy S53 and S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. No repair to must take place to the gable end garden store or the garden wall (to be increased in height) until an updated comprehensive Historic Building Conservation Method Statement has been submitted to and approved in writing by the Local Planning Authority. This to include details on the brickwork, mortar specification, roof and all openings. The development must be completed in strict accordance with the approved Historic Building Conservation Method Statement.

Reason: To ensure works are completed in an appropriate manner to accord with the National Planning Policy Framework, local policies S53 and S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. No works to increase the approved height of the garden wall must take place until a 1 metre by 1 metre sample panel of brickwork has been constructed on site. The works must be completed in strict accordance with the approved sample panel. For reference purposes the approved sample panel must remain on site until the works to increase the height of the wall have been fully completed.

Reason: To ensure the development proceeds in accordance with the approved plans to safeguard the fabric and setting of the Grade II Listed Building to accord with the National Planning Policy Framework.

5. All demolition works must be carried out by hand or by tools held in the hand. The use of any power-driven tools is strictly forbidden.

Reason: To ensure demolition works are completed in an appropriate manner to accord with the National Planning Policy Framework, local policies S53 and S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. No powered tools of any type (for example, air-driven tools; electric angle grinders and so forth) must be used to cut back the masonry joints prior to repointing.

Reason: To ensure all repointing is done using an appropriate method to accord with the National Planning Policy Framework, local policies S53 and S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

NONE

Planning Application WL/2025/01199:

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

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

Reason: To conform with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) 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 proposed drawings:

- RD:5926-03 Rev A dated 11th February 2026 – Elevation and Floor Plans
- RD:5926-04 Rev A dated 11th February 2026 – Garden Store G.A. Elevation and Floor Plans
- RD:5926-05 Rev A dated 11th February 2026 – Site Plan

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.

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Reason: To ensure the development proceeds in accordance with the approved plans to safeguard the fabric and setting of the Grade II Listed Building to accord with the National Planning Policy Framework.

4. No works to increase the approved height of the garden wall must take place until a 1 metre by 1 metre sample panel of brickwork has been constructed on site. The works must be completed in strict accordance with the approved sample panel. For reference purposes the approved sample panel must remain on site until the works to increase the height of the wall have been fully completed.

Reason: To ensure the development proceeds in accordance with the approved plans to safeguard the fabric and setting of the Grade II Listed Building to accord with the National Planning Policy Framework.

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Reason: To ensure the development proceeds in accordance with the approved plans to safeguard the fabric and setting of the Grade II Listed Building 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

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

**Representors to be notified -
(highlight requirements):**

Standard Letter ☐

Special Letter ☐

Draft enclosed ☐

Prepared by: Ian Elliott

Date: 18th February 2026

Signed:



Authorising Officer: Josh Turner

Date: 19/02/2026

PAPER H

Planning Permission

Name and address of applicant

Rachel Allbones
Richmond House
Morton Terrace
Gainsborough
DN21 2RJ

Name and address of agent (if any)

Alan Scoffin
Ross Davy Associates
Pelham House
1 Grosvenor Street
Grimsby
United Kingdom
DN32 0QH

Part One – Particulars of application

Date of application:
08/12/2025

Application number:
WL/2025/01198

Particulars and location of development:

Proposal: Planning Application for retention, restoration, and repair of the existing pitched roof building garden store, demolition of the existing flat roof garden store and making good disturbed areas of garden wall structure

Location: Richmond House, Morton Terrace, Gainsborough DN21 2RJ

Part Two – Particulars of decision

The West Lindsey District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that planning permission has been granted for the carrying out of the development referred to in Part One hereof in accordance with the application and plans submitted subject to the following conditions:

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

1. The development hereby permitted must 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 proposed drawings:
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- RD:5926-04 Rev A dated 11th February 2026 – Garden Store G.A. Elevation and Floor Plans
- RD:5926-05 Rev A dated 11th February 2026 – Site Plan

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

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework, local policy S53 and S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. No repair to must take place to the gable end garden store or the garden wall (to be increased in height) until an updated comprehensive Historic Building Conservation Method Statement has been submitted to and approved in writing by the Local Planning Authority. This to include details on the brickwork, mortar specification, roof and all openings. The development must be completed in strict accordance with the approved Historic Building Conservation Method Statement.

Reason: To ensure works are completed in an appropriate manner to accord with the National Planning Policy Framework, local policies S53 and S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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Reason: To ensure the development proceeds in accordance with the approved plans to safeguard the fabric and setting of the Grade II Listed Building to accord with the National Planning Policy Framework.

5. All demolition works must be carried out by hand or by tools held in the hand. The use of any power-driven tools is strictly forbidden.

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Reason: To ensure all repointing is done using an appropriate method to accord with the National Planning Policy Framework, local policies S53 and S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

NONE

Reasons for granting permission

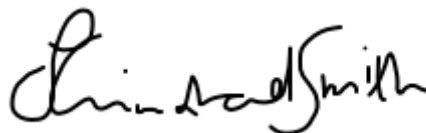
The decision has been considered against S1 The Spatial Strategy and Settlement Hierarchy, S20 Resilient and Adaptable Design, S21 Flood Risk and Water Resources, S53 Design and Amenity, S57 The Historic Environment and S61 Biodiversity Opportunity and Delivering Measurable Net Gains of the Central Lincolnshire Local plan 2023-2043, policy NPP6 Ensuring High Quality Design, NPP7 Ensuring High Quality Design in each Character Area and NPP18 Protecting and Enhancing Heritage Assets of the Gainsborough Town Neighbourhood Plan in the first instance. Consideration is additionally given to the duty set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and guidance contained within the National Planning Policy Framework, National Planning Practice Guidance and the National Design Guide. It is considered that the proposed development would enhance the desirability of the Listed Building and its setting whilst maintaining its other special architectural features and historic interest. The proposal would improve the visual impact of the site and the surrounding area. It would not have an unacceptable harmful impact on the living conditions of neighbouring occupiers, biodiversity net gain, highway safety, archaeology or drainage.

Working Practice Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Date: 19th February 2026

Signed:



Sally Grindrod-Smith
Director Planning, Regeneration and
Communities

West Lindsey District Council
Council Offices
Guildhall
Marshall's Yard
Gainsborough
DN21 2NA

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. You are strongly advised not to commence works until you have obtained any other permissions or consents that may be required, for example approval under the Building Regulations, otherwise there may be a risk of significant legal and financial consequences. For further advice on the Building Regulations, contact the Council's Building Control section.

Failure to adhere to the details of the approved plans or to comply with the conditions attached to this permission is a contravention of the provisions of the Town & Country Planning Act 1990 in respect of which enforcement action may be taken. Please contact the planning department for further advice relating to the discharge of condition process and the appropriate fee payable (if applicable). Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- **If you want to appeal against your local planning authority's decision then you must do so within six months of the date of this notice.**
Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs. You must use a Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.
- Please note only the applicant possesses the right to appeal.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

If you require this document in another format e.g. large print, please contact Customer Services on 01427 676676, by email customer.services@west-lindsey.gov.uk or by asking any of the Customer Services staff.

Officers Report

Planning Application No: WL/2025/01198

PROPOSAL: Planning Application for retention, restoration, and repair of the existing pitched roof building garden store, demolition of the existing flat roof garden store and making good disturbed areas of garden wall structure

LOCATION:

RICHMOND HOUSE
MORTON TERRACE
GAINSBOROUGH
DN21 2RJ

WARD: GAINSBOROUGH NORTH

WARD MEMBER(S): *(complete if member sch. del. or committee)*

APPLICANT NAME: *(complete if member sch. del. or committee)*

TARGET DECISION DATE: 02/02/2026

CASE OFFICER: Ian Elliott

Recommended Decision:

Site Description and Proposal:

Screening/EIA Assessment:

Town and Country Planning (Environmental Impact Assessment) Regulations 2017:

(Delete at least two of the following, as appropriate – if none of the options applies at all delete the entire section of the report including the heading)

****If an EIA been submitted...***

The application is 'EIA Development' under the 2017 Regulations and an Environmental Statement has been submitted with the application.

****If the application has been 'screened' but no EIA is required...***

The development has been assessed in the context of Schedule 2 of the Regulations and after taking account of the criteria in Schedule 3 it has been concluded that the development is not likely to have significant effects on the

environment by virtue of its nature, size or location. Neither is the site within a sensitive area as defined in Regulation 2(1). Therefore the development is not 'EIA development'.

****If the development is in the Lincolnshire Wolds AONB...***

The development is within a 'sensitive area' as defined in Regulation 2(1) of the Regulations (the Lincolnshire Wolds Area of Outstanding Natural Beauty) and has therefore been assessed in the context of Schedule 2 of the Regulations. After taking account of the criteria in Schedule 3 it has been concluded that the development is not likely to have significant effects on the environment by virtue of its nature, size or location. Therefore the development is not 'EIA development'.

Relevant Planning History

Reference	Proposal	Decision
138101	Request for confirmation of compliance with condition 2 of planning permission 137301 granted 18 April 2018	Condition Discharge Pending
138102	Request for confirmation of compliance with condition 2 of planning permission 137300 granted 18 April 2018	Condition Discharge Partially
141269	Request for confirmation of compliance with condition 2 of planning permission 137300 granted 18 April 2018	Condition discharged
141293	Request for confirmation of compliance with condition 2 of listed building consent 137301 granted 18 April 2018	Condition discharged
146681	Request for confirmation of compliance with condition 2(materials) of listed building consent 146315 granted 21 April 2023	Condition discharged
137300	Planning application to demolish an existing timber framed conservatory structure and erect new conservatory	Granted time limit plus conditions 18/04/2018
137301	Listed building consent to demolish an existing timber framed conservatory structure and erect new conservatory	Granted time limit plus conditions 18/04/2018
143230	Planning application to demolish timber framed conservatory, erect	Granted with conditions

Reference	Proposal	Decision
143231	new conservatory including external steps & removal of internal doors. Listed building consent to demolish timber framed conservatory, erect new conservatory including external steps & removal of internal doors.	04/08/2021 Granted with conditions 04/08/2021
143555	County development application to change the use from residential (C3) to adult care day centre (E(F) commercial, business and service)- PL/0096/21	No observation/objections 27/08/2021
145967	Planning application to demolish an existing timber framed conservatory structure, provide a new external door and screen, external terrace with external steps, repairs to brickwork, replacement of external doors to the Mess Room, Tool Store, lobby, WC and demolition of an existing Aviary structure.	Granted time limit plus conditions 23/01/2023
145968	Listed building consent to demolish an existing timber framed conservatory structure, provide a new external door and screen, external terrace with external steps, repairs to brickwork, replacement of external doors to the Mess Room, Tool Store, lobby, WC and demolition of an existing Aviary structure.	Granted time limit plus conditions 23/01/2023
146315	Listed building consent to remove and repair roof on the 2no. single storey extensions.	Granted time limit plus conditions 21/04/2023
WL/2024/00608	Planning application to demolish an existing timber framed conservatory structure, provide new windows to replace existing doors to the Registration Office and Ceremony Room, repairs to brickwork.	Grant with conditions 02/10/2024
WL/2024/00609	Listed building consent to demolish an existing timber framed conservatory structure, provide new windows to replace	Grant with conditions 02/10/2024

Reference	Proposal	Decision
WL/2025/00074	existing doors to the Registration Office and Ceremony Room, repairs to brickwork. Planning application for repairs to main building, demolition of existing greenhouse and extension of vegetable patch including the replacement of herras fencing with palisade fencing	Grant with conditions 30/04/2025
WL/2025/00075	Listed Building Consent for repairs to main building, demolition of existing greenhouse and extension of vegetable patch including the replacement of herras fencing with palisade fencing	Grant with conditions 30/04/2025
WL/2025/00785	Planning application for repairs to main building, demolition of existing greenhouse and extension of vegetable patch including the replacement of herras fencing with palisade fence being variation of condition 2 of planning application WL/2025/00074 granted 30 April 2025 - extent of refurbishment works increased to entrance door and portico Site 2.	Grant Time Limit Cond only 12/09/2025
WL/2025/00786	Listed Building Consent for repairs to main building, demolition of existing greenhouse and extension of vegetable patch including the replacement of herras fencing with palisade fencing being variation of condition 2 of listed building consent WL/2025/00075 granted 30 April 2025 - extent of refurbishment works increased to entrance door and portico Site 2.	Grant with conditions 12/09/2025

Relevant Planning Constraints

Name Details

Parish Council Gainsborough
Ward Member for Gainsborough North
Ward Member for Gainsborough North
Ward Member for Gainsborough North
Listed Buildings Grade 2
Listed Buildings Grade 2
Prioritised Contaminated Land

Parish Council Gainsborough
Ward Member for Gainsborough North
Ward Member for Gainsborough North
Ward Member for Gainsborough North
Listed Buildings Grade 2
Listed Buildings Grade 2
Prioritised Contaminated Land

Minerals Preferred Sand Gravel

Minerals Lincolnshire PEDL Blocks

Radon Gas

Parish Boundaries

Ward Boundaries

Flood Map Flood Zone 2

Flood Map Flood Zone 3

Flood Alert Areas

TPO all trees

TPO all trees

TPO all trees

TPO all trees

TPO all trees

TPO all trees

TPO all trees

TPO all trees

National Land Character

WLDC Neighbourhood Plans

Env Agency Consultation Zone

Potential Growth

Wind Turbines

Wind Turbines

Lincs Echo

All Standard Consultees

Flood Zones 2 and 3

Radon Indicative Atlas

Planning Policy Constraints

Details

Important_Open_Spaces__Policy_65_

Value_Zones__Policies_S7_and_S22_

Local_Green_Space__Policy_64_

Local Green Space Policy S64

Minerals Preferred Sand Gravel

Minerals Lincolnshire PEDL Blocks

Radon Gas

Parish Boundaries

Ward Boundaries

Flood Map Flood Zone 2

Flood Map Flood Zone 3

Flood Alert Areas

TPO all trees

TPO all trees

TPO all trees

TPO all trees

TPO all trees

TPO all trees

TPO all trees

TPO all trees

National Land Character

WLDC Neighbourhood Plans

Env Agency Consultation Zone

Potential Growth

Wind Turbines

Wind Turbines

Lincs Echo

Polygon of whole of WL to be able to link
consultees to it, that are required for
everywhere for every application

Central lincs area for zones 2 and 3

New Radon Gas Layer imported from
2025, OS website.

Representations

Chairman/Ward member(s):

Parish/Town Council/Meeting:

Local residents:

LCC Highways and Lead Local Flood Authority:

Environment Agency:

LCC Archaeology:

Historic England:

Conservation Officer:

Environment Agency:

Date Checked:

Relevant Planning Policies and Legislation:

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

Development Plan

- ***Central Lincolnshire Local Plan 2023 –***

Relevant policies of the CLLP include: (**Amend as appropriate**)

- S1 The Spatial Strategy and Settlement Hierarchy
- S4 Housing Development in or Adjacent to Villages
- S6 Design Principles for Efficient Buildings
- S7 Reducing Energy Consumption –Residential Development
- S20 Resilient and Adaptable Design
- S21 Flood Risk and Water Resources
- S23 Meeting Accommodation Needs
- S47 Accessibility and Transport
- S49 Parking Provision
- S53 Design and Amenity

S57 The Historic Environment
S59 Green and Blue Infrastructure Network
S60 Protecting Biodiversity and Geodiversity
S61 Biodiversity Opportunity and Delivering Measurable Net Gains
S66 Trees, Woodland and Hedgerows

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

- **[#####] Neighbourhood Plan (NP)**

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

Relevant policies of the NP include:

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

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

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

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

The site is within an allocated Minerals / Waste Site / area and policies ##### of the Site Locations Document apply.

National policy & guidance (Material Consideration)

- National Planning Policy Framework (NPPF)

The NPPF sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions. The most recent iteration of the NPPF was published in December 2023.. Paragraph 225 states:

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

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

- National Planning Practice Guidance

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

- National Design Guide (2019)

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

- National Model Design Code (2021)

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

Draft Local Plan / Neighbourhood Plan (Material Consideration)

NPPF paragraph 48 states that Local planning authorities may give weight to relevant policies in emerging plans according to:

- (a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*
- (b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- (c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).*

- **Draft ##### Local / Neighbourhood Plan**

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

[Insert details of draft plan(s) – stage of preparation; relevant policies]

The [draft plan] is at [stage of preparation] and may be attached [level of weight] in the consideration of this application.

Other: (Legislation/guidance add or delete)

LB Legal Duty

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

CA Legal Duty

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Main Considerations: (Amend as appropriate)

- Principle of development:
- Climate change and Energy efficiency:
- Flood risk, Water efficiency and drainage:
- Design and visual amenity:

- Affordable Housing and meeting accommodation needs:
- Highway safety and parking provision:
- Infrastructure requirements and contributions:
- The historic environment and archaeology:
- Open space:
- Neighbouring/Residential amenity
- Health and wellbeing:
- Contamination:
- Trees, hedgerow, and landscaping:
- Ecology, biodiversity, and Net Gain:
- Minerals:
- Other Considerations:

Assessment:

Principle of the Development:

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

Other matters:

Conclusion and reason for decision:

Example:

The proposed development has been assessed against policies S1 The Spatial Strategy and Settlement Hierarchy, S4 Housing Development in or Adjacent to Villages, S6 Design Principles for Efficient Buildings, S7 Reducing Energy Consumption –Residential Development, S20 Resilient and Adaptable Design S21 Flood Risk and Water Resources, S23 Meeting Accommodation Needs, S47 Accessibility and Transport, S53 Design and Amenity of the Central Lincolnshire Local Plan 2023, Policy M11 of the Core Strategy. Furthermore, consideration has been given to guidance contained within the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and the National Design Code, as well as all other material considerations and representations received. As a result of this assessment the proposed development is/is not considered to be

Decision Level: Delegated/Committee

Delegated/Committee Referral:

Is it/are they planning matter(s)?

Is the matter(s) relevant to this application?

Is/are the matter(s) finely balanced?

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

Prepared by : Ian Elliott **Date :** 19/02/2026

Authorising Office **Date:**

PAPER I

Listed Building Consent

Name and address of applicant

Simon Tomlinson
Former Halifax Bank
32 Lord Street
Gainsborough
DN21 2DQ

Name and address of agent (if any)

RELD Property Limited
Simon Tomlinson
59 Riverside Approach
Gainsborough
United Kingdom
DN21 2LQ

Part I – Particulars of application

Date of application

31/10/2025

Application no

WL/2025/01087

Particulars and location of development

Proposal: Listed building consent for the change of use of former bank to create 2no. ground-floor retail units, 2no. upper-floor apartments and 1no. ancillary short stay guest room, installation of roof-mounted solar PV panels, 2no. air-source heat pumps, hot-water cylinder, battery storage, green roof and modular living wall system to inner courtyard elevations, 3no. replacement external doors new refuse and cycle storage within the rear yard, internal fire-safety upgrades including emergency lighting, and detection system and accessible ground-floor WC.

Location: Former Halifax Bank, 32 Lord Street, Gainsborough DN21 2DQ

Part II – Particulars of decision

West Lindsey District Council hereby give notice that **Listed Building Consent has been granted** for the execution of the works referred to in Part 1 hereof in accordance with the application and plans submitted.

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

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

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

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

2. No development must take place until a full program and methodology of all internal and external works have been submitted to and approved in writing by the Local Planning Authority. The development must be completed in strict accordance with the approved details.

Reason: To safeguard the desirability and setting of the Grade II Listed Buildings to accord with the National Planning Policy Framework.

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

3. 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 proposed drawings:

- BP-01 dated 10th October 2025 – Block Plan
- BB-01-GF dated 10th October 2025 – Ground Floor Retail Units Plan
- BB-01-1F dated 10th October 2025 – First Floor Plan
- BB-01-2F dated 10th October 2025 – Second Floor Plan
- FELS-1 dated 10th October 2025 - Flag Alley Elevation
- PELS-1 dated 10th October 2025 – Lord Street Elevation
- Rear Elevation dated 10th October 2025
- Inner Courtyard Cross Section dated 10th October 2025

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 to safeguard the fabric and setting of the Grade II Listed Building to accord with the National Planning Policy Framework.

4. Prior to installation or works taking place the following details must be submitted to and approved in writing by the Local Planning Authority:

- 1 metre by 1 metre sample panel of brick with a quicklime/hot mortar mix panel, description of joint, profile and finish
- 1 metre by 1 metre sample panel of render with detail on the render mix, final surface texture, the materials and method of installation

All brickwork, render and repointing must be completed in strict accordance with the approved sample panel of brick and render.

Reason: To safeguard the desirability and setting of the Grade II Listed Buildings to accord with the National Planning Policy Framework.

5. Prior to installation full details of all new, replacement or repaired timber windows, timber doors, timber surrounds, or any other joinery to a scale of 1:20, must be submitted to and approved in writing by the Local Planning Authority. Details must include the following:

- conditions report of all windows and doors
- material
- decorative/protective finish
- cross sections for glazing bars, sills, heads and so forth. at a scale of 1:20
- sample sections of the joinery work (glazing bars, sills and so forth) to be used
- method of opening
- method of glazing
- colour scheme

The development must be completed in strict accordance with the approved details.

Reason: To safeguard the desirability and setting of the Grade II Listed Buildings to accord with the National Planning Policy Framework.

6. Prior to installation, details of the following external materials must be submitted to and approved in writing by the Local Planning Authority:

- Sample of the type of roofing material
- Rainwater goods;
- Fascia boards;

The development must be completed in strict accordance with the approved details.

Reason: To safeguard the desirability and setting of the Grade II Listed Buildings to accord with the National Planning Policy Framework.

7. Prior to the removal of the existing shop front the following must be submitted to and approved in writing by the Local Planning Authority. Details must include the following:

- Method of removing the existing shop front
- Specification of repairs to wall behind the shop front
- materials, decorative/protective finish, cross sections for glazing bars, sills, heads, fascia and stall risers at a scale of 1:20, sample sections of the joinery work (glazing bars, sills and so forth) to be used, method of opening, method of glazing, colour scheme for the new shop front.

The development must be completed in strict accordance with the approved details.

Reason: To safeguard the desirability and setting of the Grade II Listed Buildings to accord with the National Planning Policy Framework.

8. No powered tools of any type (for example, air-driven tools; electric angle grinders and so forth) must be used to cut back the masonry joints prior to repointing.

Reason: To safeguard the desirability and setting of the Grade II Listed Buildings to accord with the National Planning Policy Framework.

9. No cleaning of masonry must take place unless it is completed using low pressure (20-100 psi) surface cleaning using a nebulous water spray unless otherwise approved in writing by the Local Planning Authority. Before work begins, any other cleaning proposals must be approved in writing and carried out strictly in accordance with those details. Prior to the commencement of the cleaning works, a 1 metre by 1 metre test panel must be completed in an inconspicuous place on the building. All cleaning must be completed in strict accordance with the approved test panel and the method used.

Reason: To safeguard the desirability and setting of the Grade II Listed Buildings to accord with the National Planning Policy Framework.

10. Prior to installation, the position, type and method of installation of all Internal and external new and/or relocated services and related fixtures (for the avoidance of doubt this includes communications and information technology servicing), must be submitted to and approved in writing with the Local Planning Authority. This must include visible installations, or where ducts or other methods of concealment are proposed. The works must be installed in strict accordance with the approved details.

Reason: To safeguard the desirability and setting of the Grade II Listed Buildings to accord with the National Planning Policy Framework.

11. Prior to installation, the position of all solar panels and cable routes must be submitted to and approved in writing by the LPA. The solar panels and cabling must be installed in strict accordance with the approved details.

Reason: To safeguard the desirability and setting of the Grade II Listed Buildings 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

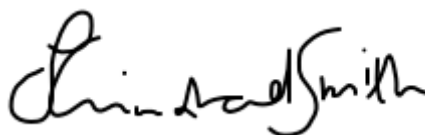
Notes to the Applicant

Reasons for Granting Consent:

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 an enhancement to 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.

Date: 11th February 2026

Signed:



Sally Grindrod-Smith
Director Planning, Regeneration and
Communities

West Lindsey District Council
Guildhall
Marshall's Yard
Gainsborough
DN21 2NA

Appeals to the Secretary of State

- If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent for the proposed works, or to grant consent subject to conditions, then you can appeal to the Secretary of State in accordance with sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990.
- **If you want to appeal against your local planning authority's decision you must do so within 6 Months of the date of this notice. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol or online at: <https://acp.planninginspectorate.gov.uk>.**
- If listed building consent is refused, or granted subject to conditions, whether by the local planning authority or by the First Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the council of the district, in which the land is situated a listed building purchase

notice requiring that council to purchase his interest in the land in accordance with the provisions of section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

- In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions. The circumstances in which such compensation is payable are set out in section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.
- **Only the applicant possesses the right to appeal the decision.**

If you require this letter in another format e.g. large print, please contact Customer Services on 01427 676676, by email customer.services@west-lindsey.gov.uk or by asking any of the Customer Services staff.

PAPER J

Planning Permission

Name and address of applicant

Simon Tomlinson
32 Lord Street
Gainsborough
DN21 2DQ

Name and address of agent (if any)

Simon Tomlinson
Reld Property Limited
59 Riverside Approach
Gainsborough
DN21 2LQ

Part One – Particulars of application

Date of application:
31/10/2025

Application number:
WL/2025/01086

Particulars and location of development:

Proposal: Planning application for the change of use of former bank to create 2no. ground-floor retail units, 2no. upper-floor apartments and 1no. ancillary short stay guest room, installation of roof-mounted solar PV panels, 2no. air-source heat pumps, hot-water cylinder, battery storage, green roof and modular living wall system to inner courtyard elevations, 3no. replacement external doors new refuse and cycle storage within the rear yard, internal fire-safety upgrades including emergency lighting, and detection system and accessible ground-floor WC.

Location: Former Halifax Bank, 32 Lord Street, Gainsborough DN21 2DQ

Part Two – Particulars of decision

The West Lindsey District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that planning permission has been granted for the carrying out of the development referred to in Part One hereof in accordance with the application and plans submitted subject to the following conditions:

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

1. The development hereby permitted must 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 proposed drawings:

- BP-01 dated 10th October 2025 – Block Plan
- BB-01-GF dated 10th October 2025 – Ground Floor Retail Units Plan
- BB-01-1F dated 10th October 2025 – First Floor Plan
- BB-01-2F dated 10th October 2025 – Second Floor Plan
- FELS-1 dated 10th October 2025 - Flag Alley Elevation
- PELS-1 dated 10th October 2025 – Lord Street Elevation
- Rear Elevation dated 10th October 2025
- Inner Courtyard Cross Section dated 10th October 2025

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

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework, local policy S53 and S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. Prior to installation or works taking place the following details must be submitted to and approved in writing by the Local Planning Authority:
 - 1 metre by 1 metre sample panel of brick with a quicklime/hot mortar mix panel, description of joint, profile and finish
 - 1 metre by 1 metre sample panel of render with detail on the render mix, final surface texture, the materials and method of installation

All brickwork, render and repointing must be completed in strict accordance with the approved sample panel of brick and render.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the listed building and the site to accord with the National Planning Policy Framework, local policies S53 and S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. Prior to installation full details of all new, replacement or repaired timber windows, timber doors, timber surrounds, or any other joinery to a scale of 1:20, must be submitted to and approved in writing by the Local Planning Authority. Details must include the following:
 - conditions report of all windows and doors
 - material
 - decorative/protective finish
 - cross sections for glazing bars, sills, heads and so forth. at a scale of 1:20
 - sample sections of the joinery work (glazing bars, sills and so forth) to be used
 - method of opening
 - method of glazing
 - colour scheme

The development must be completed in strict accordance with the approved details.

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 LP17, LP25 and LP26 of the Central Lincolnshire Local Plan 2012-2036, 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 installation, details of the following external materials must be submitted to and approved in writing by the Local Planning Authority:

- Sample of the type of roofing material
- Rainwater goods;
- Fascia boards;

The development must be completed in strict accordance with the approved details.

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 LP17, LP25 and LP26 of the Central Lincolnshire Local Plan 2012-2036, 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 removal of the existing shop front the following must be submitted to and approved in writing by the Local Planning Authority. Details must include the following:

- Method of removing the existing shop front
- Specification of repairs to wall behind the shop front
- materials, decorative/protective finish, cross sections for glazing bars, sills, heads, fascia and stall risers at a scale of 1:20, sample sections of the joinery work (glazing bars, sills and so forth) to be used, method of opening, method of glazing, colour scheme for the new shop front.

The development must be completed in strict accordance with the approved details.

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 LP17, LP25 and LP26 of the Central Lincolnshire Local Plan 2012-2036, 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. No powered tools of any type (for example, air-driven tools; electric angle grinders and so forth) must be used to cut back the masonry joints prior to repointing.

Reason: To ensure all repointing is done using an appropriate method to accord with the National Planning Policy Framework, local policies S53 and S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8. No cleaning of masonry must take place unless it is completed using low pressure (20-100 psi) surface cleaning using a nebulous water spray unless otherwise approved in writing

by the Local Planning Authority. Before work begins, any other cleaning proposals must be approved in writing and carried out strictly in accordance with those details. Prior to the commencement of the cleaning works, a 1 metre by 1 metre test panel must be completed in an inconspicuous place on the building. All cleaning must be completed in strict accordance with the approved test panel and the method used.

Reason: To ensure all cleaning is done using an appropriate method to accord with the National Planning Policy Framework, local policies S53 and S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9. Prior to installation, the position, type and method of installation of all Internal and external new and/or relocated services and related fixtures (for the avoidance of doubt this includes communications and information technology servicing), must be submitted to and approved in writing with the Local Planning Authority. This must include visible installations, or where ducts or other methods of concealment are proposed. The works must be installed in strict accordance with the approved details.

Reason: To ensure all new and relocated services are installed discreetly and using an appropriate method to accord with the National Planning Policy Framework, local policies S53 and S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

10. Prior to installation, the position of all solar panels and cable routes must be submitted to and approved in writing by the LPA. The solar panels and cabling must be installed in strict accordance with the approved details.

Reason: To ensure all new and relocated services are installed discreetly and using an appropriate method to accord with the National Planning Policy Framework, local policies S53 and S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

11. No occupation must take place until details of a scheme for the disposal of foul/surface water (including any necessary soakaway/percolation tests) from the office and flats identifying connectivity and their position has been submitted to and approved in writing by the local planning authority. No occupation of the retail space or each individual flat and short term holiday let must take place until their individual drainage has been fully completed in strict accordance with the approved scheme and retained as such thereafter.

Reason: To ensure adequate drainage facilities are provided to serve each dwelling, to reduce the risk of flooding and to prevent the pollution of the water environment to accord with the National Planning Policy Framework and local policy S21 of the Central Lincolnshire Local Plan 2023-2043.

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

12. The short stay holiday let accommodation hereby permitted must only be used as holiday accommodation and must not be occupied as a person's sole or main place of residents. The owners/operators must maintain an up-to-date register of the names of all occupiers

in individual caravans on the site, and of their main home addresses, and must make this information available at all reasonable times to the Local Planning Authority.

Reason: The principle of the holiday let has only been assessed in accordance with relevant visitor facility/business planning policies and not as a person's sole or main place of residents to accord with the National Planning Policy Framework, local policy S43 of the Central Lincolnshire Local Plan 2023-2043 and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

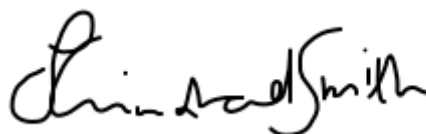
Notes to the Applicant

Reasons for granting permission

The application has been considered against policies S1 The Spatial Strategy and Settlement Hierarchy, S2 Growth Levels and Distribution, S3 Housing in the Lincoln Urban Area, Main Towns and Market Towns, S13 Reducing Energy Consumption in Existing Buildings, S20 Resilient and Adaptable Design, S21 Flood Risk and Water Resources, S23 Meeting Accommodation Needs, S37 Gainsborough Town Centre and Primary Shopping Area, NS41 City and Town Centre Frontages, S42 Sustainable Urban Tourism, S47 Accessibility and Transport, S49 Parking Provision, S53 Design and Amenity, S56 Development on Land Affected by Contamination, S57 The Historic Environment, S58 Protecting Lincoln, Gainsborough and Sleafords Setting and Character and S61 Biodiversity Opportunity and Delivering Measurable Net Gains of the Central Lincolnshire Local Plan 2023-2043 and the policy NPP1 Sustainable Development, NPP6 Ensuring High Quality Design, NPP7 Ensuring High Quality Design in each Character Area, NPP8 A Mix of Housing Types, NPP18 Protecting and Enhancing Heritage Assets and NPP19 Improving the Vitality of the Town Centre of Gainsborough Neighbourhood Plan and the statutory duties contained within Section 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in the first instance as well as the provisions of the National Planning Policy Framework. In light of this assessment, it is considered that the principle of development in this location is acceptable. The proposed uses would not unacceptably harm the wider retail offer of the Gainsborough Town Centre. The development would provide a single room for short stay visitors to Gainsborough. 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 and preserve the long term presence of the host listed building and the impacts on the historic fabric are acceptable. The development would enhance the setting of the nearby listed buildings. It would not have an unacceptable harmful visual impact or have an unacceptable harmful impact on the living conditions of the future residents. The proposal would not have an unacceptable harmful impact on the highway safety, drainage, archaeology, minerals or climate change. The proposal does represent a departure from the provisions of Policy S49 (parking provision), 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.

Date: 5th March 2026

Signed:



Sally Grindrod-Smith
Director Planning, Regeneration and
Communities

West Lindsey District Council
Council Offices
Guildhall
Marshall's Yard
Gainsborough
DN21 2NA

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. You are strongly advised not to commence works until you have obtained any other permissions or consents that may be required, for example approval under the Building Regulations, otherwise there may be a risk of significant legal and financial consequences. For further advice on the Building Regulations, contact the Council's Building Control section.

Failure to adhere to the details of the approved plans or to comply with the conditions attached to this permission is a contravention of the provisions of the Town & Country Planning Act 1990 in respect of which enforcement action may be taken. Please contact the planning department for further advice relating to the discharge of condition process and the appropriate fee payable (if applicable). Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- **If you want to appeal against your local planning authority's decision then you must do so within six months of the date of this notice.**
Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs. You must use a Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.
- Please note only the applicant possesses the right to appeal.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

If you require this document in another format e.g. large print, please contact Customer Services on 01427 676676, by email customer.services@west-lindsey.gov.uk or by asking any of the Customer Services staff.

Officers Report

Planning Application No: WL/2025/01086

Listed Building Consent No: WL/2025/01087

PROPOSAL:

WL/2025/01086 - Planning application for the change of use of former bank to create 2no. ground-floor retail units, 2no. upper-floor apartments and 1no. ancillary short stay guest room, installation of roof-mounted solar PV panels, 2no. air-source heat pumps, hot-water cylinder, battery storage, green roof and modular living wall system to inner courtyard elevations, 3no. replacement external doors new refuse and cycle storage within the rear yard, internal fire-safety upgrades including emergency lighting, and detection system and accessible ground-floor WC.

WL/2025/01087 - Listed building consent for the change of use of former bank to create 2no. ground-floor retail units, 2no. upper-floor apartments and 1no. ancillary short stay guest room, installation of roof-mounted solar PV panels, 2no. air-source heat pumps, hot-water cylinder, battery storage, green roof and modular living wall system to inner courtyard elevations, 3no. replacement external doors new refuse and cycle storage within the rear yard, internal fire-safety upgrades including emergency lighting, and detection system and accessible ground-floor WC.

LOCATION: Former Halifax Bank, 32 Lord Street, Gainsborough DN21 2DQ

WARD: Gainsborough South West

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

APPLICANT NAME: Mr Simon Tomlinson

TARGET DECISION DATE: 26/12/2025 (Extension Agreed Until 6th March 2026)

CASE OFFICER: Ian Elliott

Recommended Decision:

WL/2025/01086 - Grant permission and consent subject to conditions

WL/2025/01087 – Grant consent subject to conditions

Planning Committee:

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 is the former Halifax Building Society building located on the corner of Lord Street and Flag Alley. The building is a brick building with a modern ground floor addition to the front east and side north elevation. The internal ground floor has been amended to meet the layout needs of the former Building Society. It is a three-storey building in the town centre with no on-site car parking facility. The building is surrounded by other business

uses and is set adjacent the pedestrian walkways along Lord Street and Flag Alley.

The building is a Grade II Listed Building and is located within the Gainsborough Town Conservation Area.

It is within the Gainsborough Primary Shopping Area and Town Centre as allocated in the Central Lincolnshire Local Plan.

Proposal:

The application seeks to convert and renovate the building to:

- 2 ground-floor retail units
- 2 upper-floor apartments
- 1 ancillary short stay guest room
- Installation of roof-mounted solar PV panels
- 2 air-source heat pumps
- Hot-water cylinder
- Battery storage
- Green roof and modular living wall system to inner courtyard elevations
- 3 replacement external doors
- New refuse and cycle storage within the rear yard
- Internal fire-safety upgrades including emergency lighting and detection system
- Accessible ground-floor WC.
- New shop Front

Relevant Planning History

146356 - Planning application for change of use and alterations to existing commercial office building to provide retail and office units - 24/04/2023 - Granted time limit plus conditions - 29/08/2025 - Grant with conditions

WL/2025/00734 - Planning application for replacement windows to front 1st floor from old aluminium windows to wooden sash windows. Change of old wooden window to kitchen 1st floor rear to new wooden framed window.

Constraints:

- Grade II Listed Building
- Setting of Listed Buildings:
 - 39 Lord Street – Grade II Listed
 - 24 Lord Street – Grade II Listed
 - White Hart Hotel – Grade II Listed
 - 51 Lord Street/1 Church Street – Grade II Listed
 - 22 Market Place – Grade II Listed
- Sand and Gravels Minerals Safeguarding Area
- Contaminated Land 50 and 250 metre buffer – Unknown Filled Ground
- Town Centre

- Primary Shopping Area
- Gainsborough Town Conservation Area
- Gains/13/1 (Along Flag Alley)

Representations

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

Gainsborough Town Council: Supports

Local residents: No representations received to date

WLDC Conservation Officer: No Objection subject to conditions

Representation received 10th February 2026:

- With the new plans including the removal of the living wall, the application will meet Policy S57. I have no objections subject to the previously raised conditions.

Representation received 14th January 2026:

- The change of use retains commercial use on the ground floor and changes the offices to residential. This does not harm the significance of the listed building.
- The internal change of use and alterations would meet policy S57.
- The external changes to the ground floor will require more details as this moves forward, however, it appears to remove the modern granite panelling, expose the brickwork behind and reinstate traditional style shop fronts. This would preserve and enhance the historic and architectural character of the listed building and CA.
- Triple glazed uPVC windows are not an acceptable option for a listed building. These can be timber slim line double glazed to retain the material continuation with a mitigated approach to retain the architectural detail whilst enabling greater energy performance.
- Electrical services, air source heat pumps, and battery storage are proposed to be located within the existing plant room. This is a modern addition and is a suitable and discrete location for all services. If the ASHPs are required to be external to this then the exact location must be disclosed for review first.
- The solar panels are proposed to the rear and will be connected to the units within the plant room.
- All of these new services and renewables will have harm to the listed building but the proposed location is appropriate for modern use with minimal harm from the alterations. The renewables will be harmful to the character of the listed building and CA but this harm has been mitigated as far as practicable to be outweighed by the public benefit provided by the renewables.

- The green roof proposed to the modern flat roof sections would have no visual harm to the listed building. This would be supported by policy.
- the modular living wall proposed to the rear courtyard would negatively impact upon the fabric of the listed building by retaining water on the walls. The proposal for the uPVC windows was made in conjunction with this feature and therefore it cannot be considered a suitable approach as it would retain water upon a breathable building. The benefit of this feature negatively impacts upon the necessity of the listed building to breath.

LCC Highways and Lead Local Flood Authority: No objections

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

Comments:

The site is located in a central urban area where services and facilities are within a reasonable distance to be accessed via sustainable travel options such as walking, cycling and public transport. Future residents of the development will not be reliant on the private car and therefore parking is not essential for this proposal.

Environment Agency: No representations received to date

LCC Archaeology: No objections

Historic England: Comments

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.

The Ramblers Society: No representations received to date

Internal Drainage Board: No objections subject to advice

Date Checked: 10th February 2026

Relevant Planning Policies and Legislation:

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Here, the Development Plan comprises the provisions of the Central Lincolnshire Local Plan (adopted in April 2023), the Lincolnshire Minerals and Waste Local Plan (adopted June 2016) and Gainsborough Town Neighbourhood Plan (made 28th June 2021).

Development Plan

- ***Central Lincolnshire Local Plan 2023–2043***

Relevant policies of the CLLP include:

S1 The Spatial Strategy and Settlement Hierarchy
S2 Growth Levels and Distribution
S3 Housing in the Lincoln Urban Area, Main Towns and Market Towns
S13 Reducing Energy Consumption in Existing Buildings.
S20 Resilient and Adaptable Design
S21 Flood Risk and Water Resources
S23 Meeting Accommodation Needs
S37 Gainsborough Town Centre and Primary Shopping Area
NS41 City and Town Centre Frontages
S42 Sustainable Urban Tourism
S47 Accessibility and Transport
S49 Parking Provision
S53 Design and Amenity
S56 Development on Land Affected by Contamination
S57 The Historic Environment
S58 Protecting Lincoln, Gainsborough and Sleaford's Setting and Character
S61 Biodiversity Opportunity and Delivering Measurable Net Gains
<https://www.n-kesteven.gov.uk/central-lincolnshire/adopted-local-plan-2023>

- ***Gainsborough Town Neighbourhood Plan (GTNP)***

NPP1 Sustainable Development
NPP6 Ensuring High Quality Design
NPP7 Ensuring High Quality Design in Each Character Area
NPP8 Mix of Housing Types
NPP18 Prioritising and Enhancing Heritage Assets
NPP19 Improving the Vitality of the Town Centre

Gainsborough Neighbourhood Plan Heritage and Character Assessment –
Character Area TCA06 (page 63-89)
<https://www.west-lindsey.gov.uk/planning-building-control/planning/neighbourhood-planning/all-neighbourhood-plans-west-lindsey>

Relevant policies of the NP include:

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

The site is in a Sand and Gravels 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 most recent iteration of the NPPF was published in December 2024. Paragraph 232 states:

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

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

- **National Planning Practice Guidance**

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

- **National Design Guide (2019)**

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

- **National Model Design Code (2021)**

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

Draft/Emerging Policy (Material Consideration)

NPPF paragraph 49 states that Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

- **Draft Minerals and Waste Local Plan (DMWLP)**

Lincolnshire County Council are currently reviewing the Minerals and Waste Local Plan. The draft Minerals and Waste Local Plan has been through a consultation which started in July and closed on 24th September 2024. The Draft Plan has not been adopted as yet but once adopted would cover the period to 2041. The consulted draft plan includes the following relevant policy:

SM15: Safeguarding of Mineral Resources

The draft plan may have some limited weight in the decision-making process.

Other:

Section 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Use Classes Order 1987 (as amended)

Main Considerations:

- Principle of development
Conversion to Retail and Residential Apartments
Conversion to Ancillary Short Stay Guest Accommodation
Concluding Statement
- Heritage
- Residential Amenity
- Visual Amenity
- Highway Safety and Parking Provision
- Drainage
- Archaeology
- Climate Change
- Biodiversity Net Gain

Assessment:

Principle of the Development:

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

The ground floor of the Building Society was used as a customer area with meeting rooms, banking counter, customer services stand and ATM's. The upper floors were used for offices, staff kitchen, lockers and toilets.

The application seeks planning permission for the conversion of the ground floor to 2 retail units and first/second floor to 2 apartments and 1 short stay guest room.

Conversion to Retail and Residential Apartments:

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.”

The Primary Shopping Area and Gainsborough Town Centre section of Policy S37 of the CLLP states that:

“Within the Primary Shopping Area, identified on the Policies Map, proposals for non-retail use on ground floors will only be supported if they:

- a) are a recognised main town centre use under E Use Class; and*
- b) would not result in the over concentration of non-retail uses or ‘dead’ frontages that would undermine the primary shopping area's overall retail function and character; and*
- c) would have no demonstrable impact on the vitality and viability of the centre as a whole.*

“Where planning permission is required, proposals for main town centre uses under E Use Class, or for the development of cultural, social or leisure facilities suitable for a town centre location will be supported in principle within Gainsborough Town Centre, as identified on the Policies Map, where they:

- d) are of high quality design, responding to their surroundings and contributing positively to the streetscene; and*
- e) enhance connectivity within, through and around the town centre wherever possible.*

Proposals that do not positively contribute to the vitality and viability of the town centre by satisfying the criteria in a)-e) will not be supported.

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 GTNP 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 that the residential use will not create unacceptable harm to the wider retail offer of the Town Centre."

Paragraph 90 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.

Annex 2 (Glossary) of the NPPF defines a main town centre use as:

"Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities)."

The site is within the Gainsborough Primary Shopping Area and in accordance with the Use Classes Order 1987 (as amended) (UCO) the use is currently classed within use class E (Commercial, Service and Business) as a Building Society establishment. The use class of the ground floor would not change as a retail unit but the first/second floor which would be separated from the ground floor use, would be altered to use class C3 (dwellinghouse).

The site is located within the town centre and primary shopping area of Gainsborough. The town centre area for Gainsborough as defined on the Policies Map within the CLLP reflects the priority growth areas associated with the continued use, planned growth and regeneration of the main retail, employment and leisure locations. It is of a greater extent than previously identified areas, to support a more strategic approach to planning future town centre development and ensure the promotion of greater connectivity between different parts of the town and the main infrastructure that surrounds the town.

Conversion to Ancillary Short Stay Guest Accommodation:

Local Policy S42 of the CLLP states that:

"Within the urban areas of Lincoln, Gainsborough, Sleaford and the Market Towns development and activities that will deliver high quality sustainable visitor facilities such as culture and leisure facilities, sporting attractions and visitor accommodation, including proposals for temporary permission in support of the promotion of events and festivals, will be supported. Such development and activities should be designed so that they:

- a) contribute to the local economy;*
- b) benefit both local communities and visitors;*
- c) respect the intrinsic natural and built environmental qualities of the area;*
- and*

d) are appropriate for the character of the local environment in scale and nature."

The short stay guest accommodation would provide a single room for 1-2 people to stay in the town centre for a short period of time. The single room would have a minor benefit to the local economy, local communities, the town centre and local visitor attractions. As discussed later in the report (heritage and visual impact sections) the development would respect the intrinsic natural and built environmental qualities of the area and would be appropriate to the character of the local environment in scale and nature.

Concluding Statement:

It is considered that the conversion of the ground floor to retail use and first/second floor to would not cause unacceptable harm to the town centre or its retail offer. The single room short stay guest accommodation would be a modest benefit to the visitor accommodation opportunities within the Town and Town Centre location.

The conversion of the building to retail, residential and short stay accommodation 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, S37 and S42 of the CLLP, NPP1 and NPP19 of the GTNP and the Provisions of the NPPF.

Heritage

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.

Local policy S57 of the CLLP states that:

"Development proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire" and provides a breakdown of the required information to be submitted as part of an application in a heritage statement.

In the Listed Building section of S57 it states that:

"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".

In the Conservation Areas section of S57 it states that:

"Significant weight will be given to the protection and enhancement of Conservation Areas".

Point 8 of Policy NPP18 of the GTNP 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."

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*

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out a legal duty that the Local Planning Authority when considering Listed Buildings *‘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 Buildings and Conservation Areas) Act 1990 sets out a legal duty that the Local Planning Authority when considering Conservation Areas *“special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”*.

Guidance contained within Paragraph 207 of the NPPF states that *‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation’*.

Paragraph 212 states that *‘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’*.

The impact of a development of the setting of a listed building is more than just its visual presence and annex 2 of the NPPF defines the setting of a heritage asset as:

‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’.

Paragraph 13 (Conserving and Enhancing the Historic Environment) of the NPPG (Reference ID: 18a-013-20140306) further supports this definition declaring that *'Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage'* and *'although views of or from an asset will play an important part, the way in which we experience.'*

The development is primarily internal alterations to change the use of the first/second floor. The proposed external alterations would be the change to the external fenestration at ground floor level, new/replacement doors and windows.

The existing site comprises of a Grade II Listed Building with a frontage located on the west side of Flag Alley and the south side of Lord Street. The building was visited by the case officer and the Conservation Officer to fully observe the buildings external and internal items of historic merit. This included discussions on the way forward to amend the front of the building at ground floor level.

In summary, the Authority's Conservation Officer is fully supportive of the principle of the development and the positive impact the works would have on the Listed Building and the Conservation Area. This would be subject to details being submitted at a later date through appropriate conditions on the permission and consent plus:

- the removal of the harmful living wall which would negatively impact *"the fabric of the listed building by retaining water on the walls"*.
- Changing the unacceptable triple glazed uPVC windows to a more appropriate window such as timber slim line double glazed.

The case officer is in full agreement with the heritage assessment and recommendations of the Conservation Officer. The development would be an acceptable use of the building and would preserve its prominent presence and future within the Town Centre.

The proposed development would preserve the special historic interest of the host listed building and the character and appearance of the conservation area. In addition to this, the proposal would preserve the setting of the nearby listed buildings and would accord to local policy NS41 and S57 of the CLLP, policy NPP18 of the GTNP, Section 16, 66 and 72 of the Planning (Listed Building & Conservation Areas) act 1990 and the provisions of the NPPF.

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. The two units (2/3 bedroom) would meet with the nationally described space standards as set out in table 1 below:

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		

The main living areas of the flats and bedrooms would all be served by windows, allowing adequate light to enter the rooms. The residential units would be near to café's/retail units/hotel, however a level of noise is to be expected in town centre locations. it is not considered that there would be any unacceptable noise, odour or extraction impacts for the occupiers of the residential units.

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, Baltic Mill green space and Levelling's playing field near Ropery Road.

The development would therefore not have an unacceptable harmful impact on the living conditions of the future occupiers and would accord with policy S53 of the CLLP and the provisions of the NPPF, particularly paragraph 135(f).

Visual Amenity

Local policy S53 of the CLLP sets out 10 criteria based on design and amenity. It is considered that criteria 1 (Context), 2 (Identity), 3 (Built Form), 5 (Nature) and 8 (Homes and Buildings) of S53 are the most relevant to the development.

Policy NPP6 and NPP7 of the GTNP protects the character of Gainsborough.

The Identity chapter (pages 14-17) of the National Design Guide places importance on the need for development to either reflect its local character or create a sense of character through the built form.

The development as previously would change the external and internal appearance of the building. The internal/external changes would retain the fabric of the listed building or introduce appropriate replacement structures and openings therefore preserving the fabric of the listed building and its internal/external appearance.

The appearance of the front elevation and side elevation at ground floor level would be enhanced by the removal of the modern addition and introduction of a shop front which would relate better to its historic appearance.

It is not considered that the proposed dwellings would have an unacceptable harmful visual impact on the site or the surrounding area and would therefore accord to local policy S53 of the CLLP, policy NPP6 and NPP7 of the GTNP and the provisions of the NPPF.

Highway Safety and Parking Provision

The proposed development would not introduce any new vehicle access points or highways and would not have any off street parking.

No objection has been received from the Highway Authority at Lincolnshire County Council commenting that *“The site is located in a central urban area where services and facilities are within a reasonable distance to be accessed via sustainable travel options such as walking, cycling and public transport. Future residents of the development will not be reliant on the private car and therefore parking is not essential for this proposal.”*

Appendix 2 of the CLLP which is referred to in Policy S49 states that two/three bed dwellings (flatted development) in market towns should provide 1/2 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, The GTNP 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.

Archaeology

The Historic Environment Officer at Lincolnshire County Council has no objections to the development. The works would all above ground level therefore it is considered that the development would not have a harmful archaeological impact and would accord to local policy S57 of the CLLP and the provisions of the NPPF.

Drainage

The site benefits from existing foul and surface water drainage connections which the proposed flats and health centre. The proposals would 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.

Minerals

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.

Climate Change

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 case the development proposed to install roof mounted solar panels and two air source heat pump to provide energy to the building. These proposals are encouraged providing they are located in appropriate discreet locations.

Biodiversity Net Gain

The proposed development would not alter the size and scale of the building which is surrounded by hardstanding. Therefore, the development would meet the requirements of a biodiversity net gain exemptions in accordance with Regulation 4 of The Biodiversity Gain Requirements (Exemptions) Regulations 2024 and Policy S61 of the Central Lincolnshire Local Plan. However, green roofs are proposed which would provide a minimal Biodiversity Net Gain.

Other:

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.

Contamination

The application site is within a 50 and 250 metre buffer zone for unknown filled ground. The development would not lead to any groundworks therefore it is not considered relevant or necessary to add any contamination conditions to any permission.

Conclusion and reason for decision:

Planning Application WL/2025/01086:

The application has been considered against policies S1 The Spatial Strategy and Settlement Hierarchy, S2 Growth Levels and Distribution, S3 Housing in the Lincoln Urban Area, Main Towns and Market Towns, S13 Reducing Energy Consumption in Existing Buildings, S20 Resilient and Adaptable

Design, S21 Flood Risk and Water Resources, S23 Meeting Accommodation Needs, S37 Gainsborough Town Centre and Primary Shopping Area, NS41 City and Town Centre Frontages, S42 Sustainable Urban Tourism, S47 Accessibility and Transport, S49 Parking Provision, S53 Design and Amenity, S56 Development on Land Affected by Contamination, S57 The Historic Environment, S58 Protecting Lincoln, Gainsborough and Sleafords Setting and Character and S61 Biodiversity Opportunity and Delivering Measurable Net Gains of the Central Lincolnshire Local Plan 2023-2043 and the policy NPP1 Sustainable Development, NPP6 Ensuring High Quality Design, NPP7 Ensuring High Quality Design in each Character Area, NPP8 A Mix of Housing Types, NPP18 Protecting and Enhancing Heritage Assets and NPP19 Improving the Vitality of the Town Centre of Gainsborough Neighbourhood Plan and the statutory duties contained within Section 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in the first instance as well as the provisions of the National Planning Policy Framework.

In light of this assessment, it is considered that the principle of development in this location is acceptable. The proposed uses would not unacceptably harm the wider retail offer of the Gainsborough Town Centre. The development would provide a single room for short stay visitors to Gainsborough. 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 and preserve the long term presence of the host listed building and the impacts on the historic fabric are acceptable. The development would enhance the setting of the nearby listed buildings. It would not have an unacceptable harmful visual impact or have an unacceptable harmful impact on the living conditions of the future residents. The proposal would not have an unacceptable harmful impact on the highway safety, drainage, archaeology, minerals or climate change. The proposal does represent a departure from the provisions of Policy S49 (parking provision), 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 WL/2025/01087:

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 an enhancement to 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.

Recommended Conditions:

Planning Application WL/2025/01086:

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

1. The development hereby permitted must 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:

2. No development must take place until a full program and methodology of all internal and external works have been submitted to and approved in writing by the Local Planning Authority. The development must be completed in strict accordance with the approved details.

Reason: To ensure the use of appropriate methods in the interests of visual amenity and the character and appearance of the listed building and the site to accord with the National Planning Policy Framework, local policies S53 and S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

3. 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 proposed drawings:

- BP-01 dated 10th October 2025 – Block Plan
- BB-01-GF dated 10th October 2025 – Ground Floor Retail Units Plan
- BB-01-1F dated 10th October 2025 – First Floor Plan
- BB-01-2F dated 10th October 2025 – Second Floor Plan
- FELS-1 dated 10th October 2025 - Flag Alley Elevation
- PELS-1 dated 10th October 2025 – Lord Street Elevation
- Rear Elevation dated 10th October 2025
- Inner Courtyard Cross Section dated 10th October 2025

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

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework, local policy S53 and S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. Prior to installation or works taking place the following details must be submitted to and approved in writing by the Local Planning Authority:
- 1 metre by 1 metre sample panel of brick with a quicklime/hot mortar mix panel, description of joint, profile and finish
 - 1 metre by 1 metre sample panel of render with detail on the render mix, final surface texture, the materials and method of installation

All brickwork, render and repointing must be completed in strict accordance with the approved sample panel of brick and render.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the listed building and the site to accord with the National Planning Policy Framework, local policies S53 and S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. Prior to installation full details of all new, replacement or repaired timber windows, timber doors, timber surrounds, or any other joinery to a scale of 1:20, must be submitted to and approved in writing by the Local Planning Authority. Details must include the following:
- conditions report of all windows and doors
 - material
 - decorative/protective finish
 - cross sections for glazing bars, sills, heads and so forth. at a scale of 1:20
 - sample sections of the joinery work (glazing bars, sills and so forth) to be used
 - method of opening
 - method of glazing
 - colour scheme

The development must be completed in strict accordance with the approved details.

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 LP17, LP25 and LP26 of the Central Lincolnshire Local Plan 2012-2036, 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 installation, details of the following external materials must be submitted to and approved in writing by the Local Planning Authority:

- Sample of the type of roofing material
- Rainwater goods;
- Fascia boards;

The development must be completed in strict accordance with the approved details.

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 LP17, LP25 and LP26 of the Central Lincolnshire Local Plan 2012-2036, 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. Prior to the removal of the existing shop front the following must be submitted to and approved in writing by the Local Planning Authority. Details must include the following:

- Method of removing the existing shop front
- Specification of repairs to wall behind the shop front
- materials, decorative/protective finish, cross sections for glazing bars, sills, heads, fascia and stall risers at a scale of 1:20, sample sections of the joinery work (glazing bars, sills and so forth) to be used, method of opening, method of glazing, colour scheme for the new shop front.

The development must be completed in strict accordance with the approved details.

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 LP17, LP25 and LP26 of the Central Lincolnshire Local Plan 2012-2036, 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. No powered tools of any type (for example, air-driven tools; electric angle grinders and so forth) must be used to cut back the masonry joints prior to repointing.

Reason: To ensure all repointing is done using an appropriate method to accord with the National Planning Policy Framework, local policies S53

and S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9. No cleaning of masonry must take place unless it is completed using low pressure (20-100 psi) surface cleaning using a nebulous water spray unless otherwise approved in writing by the Local Planning Authority. Before work begins, any other cleaning proposals must be approved in writing and carried out strictly in accordance with those details. Prior to the commencement of the cleaning works, a 1 metre by 1 metre test panel must be completed in an inconspicuous place on the building. All cleaning must be completed in strict accordance with the approved test panel and the method used.

Reason: To ensure all cleaning is done using an appropriate method to accord with the National Planning Policy Framework, local policies S53 and S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

10. Prior to installation, the position, type and method of installation of all Internal and external new and/or relocated services and related fixtures (for the avoidance of doubt this includes communications and information technology servicing), must be submitted to and approved in writing with the Local Planning Authority. This must include visible installations, or where ducts or other methods of concealment are proposed. The works must be installed in strict accordance with the approved details.

Reason: To ensure all new and relocated services are installed discreetly and using an appropriate method to accord with the National Planning Policy Framework, local policies S53 and S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

11. Prior to installation, the position of all solar panels and cable routes must be submitted to and approved in writing by the LPA. The solar panels and cabling must be installed in strict accordance with the approved details.

Reason: To ensure all new and relocated services are installed discreetly and using an appropriate method to accord with the National Planning Policy Framework, local policies S53 and S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

12. No occupation must take place until details of a scheme for the disposal of foul/surface water (including any necessary soakaway/percolation tests)

from the office and flats identifying connectivity and their position has been submitted to and approved in writing by the local planning authority. No occupation of the retail space or each individual flat and short term holiday let must take place until their individual drainage has been fully completed in strict accordance with the approved scheme and retained as such thereafter.

Reason: To ensure adequate drainage facilities are provided to serve each dwelling, to reduce the risk of flooding and to prevent the pollution of the water environment to accord with the National Planning Policy Framework and local policy S21 of the Central Lincolnshire Local Plan 2023-2043.

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

13. The short stay holiday let accommodation hereby permitted must only be used as holiday accommodation and must not be occupied as a person's sole or main place of residents. The owners/operators must maintain an up-to-date register of the names of all occupiers in individual caravans on the site, and of their main home addresses, and must make this information available at all reasonable times to the Local Planning Authority.

Reason: The principle of the holiday let has only been assessed in accordance with relevant visitor facility/business planning policies and not as a person's sole or main place of residents to accord with the National Planning Policy Framework, local policy S43 of the Central Lincolnshire Local Plan 2023-2043 and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Listed Building Consent WL/2025/01087:

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

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

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

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

2. No development must take place until a full program and methodology of all internal and external works have been submitted to and approved in writing by the Local Planning Authority. The development must be completed in strict accordance with the approved details.

Reason: To safeguard the desirability and setting of the Grade II Listed Buildings to accord with the National Planning Policy Framework.

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

3. 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 proposed drawings:

- BP-01 dated 10th October 2025 – Block Plan
- BB-01-GF dated 10th October 2025 – Ground Floor Retail Units Plan
- BB-01-1F dated 10th October 2025 – First Floor Plan
- BB-01-2F dated 10th October 2025 – Second Floor Plan
- FELS-1 dated 10th October 2025 - Flag Alley Elevation
- PELS-1 dated 10th October 2025 – Lord Street Elevation
- Rear Elevation dated 10th October 2025
- Inner Courtyard Cross Section dated 10th October 2025

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 to safeguard the fabric and setting of the Grade II Listed Building to accord with the National Planning Policy Framework.

4. Prior to installation or works taking place the following details must be submitted to and approved in writing by the Local Planning Authority:

- 1 metre by 1 metre sample panel of brick with a quicklime/hot mortar mix panel, description of joint, profile and finish
- 1 metre by 1 metre sample panel of render with detail on the render mix, final surface texture, the materials and method of installation

All brickwork, render and repointing must be completed in strict accordance with the approved sample panel of brick and render.

Reason: To safeguard the desirability and setting of the Grade II Listed Buildings to accord with the National Planning Policy Framework.

5. Prior to installation full details of all new, replacement or repaired timber windows, timber doors, timber surrounds, or any other joinery to a scale of 1:20, must be submitted to and approved in writing by the Local Planning Authority. Details must include the following:

- conditions report of all windows and doors
- material
- decorative/protective finish

- cross sections for glazing bars, sills, heads and so forth. at a scale of 1:20
- sample sections of the joinery work (glazing bars, sills and so forth) to be used
- method of opening
- method of glazing
- colour scheme

The development must be completed in strict accordance with the approved details.

Reason: To safeguard the desirability and setting of the Grade II Listed Buildings to accord with the National Planning Policy Framework.

6. Prior to installation, details of the following external materials must be submitted to and approved in writing by the Local Planning Authority:

- Sample of the type of roofing material
- Rainwater goods;
- Fascia boards;

The development must be completed in strict accordance with the approved details.

Reason: To safeguard the desirability and setting of the Grade II Listed Buildings to accord with the National Planning Policy Framework.

7. Prior to the removal of the existing shop front the following must be submitted to and approved in writing by the Local Planning Authority. Details must include the following:

- Method of removing the existing shop front
- Specification of repairs to wall behind the shop front
- materials, decorative/protective finish, cross sections for glazing bars, sills, heads, fascia and stall risers at a scale of 1:20, sample sections of the joinery work (glazing bars, sills and so forth) to be used, method of opening, method of glazing, colour scheme for the new shop front.

The development must be completed in strict accordance with the approved details.

Reason: To safeguard the desirability and setting of the Grade II Listed Buildings to accord with the National Planning Policy Framework.

8. No powered tools of any type (for example, air-driven tools; electric angle grinders and so forth) must be used to cut back the masonry joints prior to repointing.

Reason: To safeguard the desirability and setting of the Grade II Listed Buildings to accord with the National Planning Policy Framework.

9. No cleaning of masonry must take place unless it is completed using low pressure (20-100 psi) surface cleaning using a nebulous water spray unless otherwise approved in writing by the Local Planning Authority. Before work begins, any other cleaning proposals must be approved in writing and carried out strictly in accordance with those details. Prior to the commencement of the cleaning works, a 1 metre by 1 metre test panel must be completed in an inconspicuous place on the building. All cleaning must be completed in strict accordance with the approved test panel and the method used.

Reason: To safeguard the desirability and setting of the Grade II Listed Buildings to accord with the National Planning Policy Framework.

10. Prior to installation, the position, type and method of installation of all Internal and external new and/or relocated services and related fixtures (for the avoidance of doubt this includes communications and information technology servicing), must be submitted to and approved in writing with the Local Planning Authority. This must include visible installations, or where ducts or other methods of concealment are proposed. The works must be installed in strict accordance with the approved details.

Reason: To safeguard the desirability and setting of the Grade II Listed Buildings to accord with the National Planning Policy Framework.

11. Prior to installation, the position of all solar panels and cable routes must be submitted to and approved in writing by the LPA. The solar panels and cabling must be installed in strict accordance with the approved details.

Reason: To safeguard the desirability and setting of the Grade II Listed Buildings 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

Decision Level: Committee

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

Prepared by: Ian Elliott

Date: 10th February 2026

A handwritten signature in black ink, appearing to read 'R. Jackson', with a horizontal line underneath.

Authorising Officer

Date: 10/02/2026