

teaGainsborough 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 Richard Craig

Councillor Paul Key

Councillor James Plastow

Councillor Richard Thompson

Councillor Michael Devine (sub)

Councillor Stephen Blogg

Councillor David Dobbie

Councillor Doug Owles

Councillor Glenn Puxty (C)

Councillor Paul Hooton (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 19 May 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

PL27/001 Apologies for Absence

To note apologies for absence.

PL27/002 Vice Chair

To appoint Vice Chair for this committee.

PL27/003 Declarations of Interest

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

PL27/004 Dispensation Requests

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

PL27/005 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.

PL27/006 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 21 April 2026.

Paper A (pages 5 to 9)

PL27/007 Planning Application

To consider planning application received.

Application Ref No: WL/2026/00361 (received 20/04/26) any observations to make on the application, please make them by 25/05/2026

Proposal: Planning application to erect 2no. dwellings.

Location: Garages Adjacent to 60 Nelson Street, Gainsborough

PL27/008 Planning Application

To consider planning application received.

Application Ref No: WL/2026/00382 (received 24/04/26) any observations to make on the application, please make them by 25/05/2026

Proposal: Planning application for alterations and extensions, including reduction in total residential units, replacement rear extension, new dormer window, installation of solar panels and boundary fencing, replacement windows, roof and facade works.

Location: 25-29A Spring Gardens, Gainsborough

PL27/009 Planning Application

To consider planning application received.

Application Ref No: WL/2026/00392 (received 28/04/26) any observations to make on the application, please make them by 01/06/2026

Proposal: Planning application for formation of new vehicle access with associated fencing, barrier and security gate

Location: Land to North of AB Mauri Maltings Premises, Primrose Street, Gainsborough

PL27/010 Planning Application

To consider planning application received.

Application Ref No: WL/2025/00976 (received 07/05/26) any observations to make on the application, please make them by 25/05/2026

Proposal: Planning application for change of use to use from Class C3 (dwellinghouse) to C2 (Children's home)

Location: Rowen House, Summer Hill, Gainsborough

PL27/011 Planning Application

To consider planning application received.

Application Ref No: WL/2026/00416 (received 08/05/26) any observations to make on the application, please make them by **[DATE]**

Proposal: Planning application for erection of heritage stone archway, timber garage and storage unit, standalone timber pergola and 2no. seating areas, timber storage shed, aluminium and PVC events marquee, and free-standing timber pergola.

Location: Hickman Hill Hotel, Cocks Hill, Gainsborough, DN21 1HH

PL27/012 Planning Application

To consider planning application received.

Application Ref No: WL/2026/00427 (received 13/05/26) any observations to make on the application, please make them by **[DATE]**

Proposal: Planning application for change of use from class E shop to sui generis takeaway shop.

Location: 4A Church Street, Gainsborough, DN21 2JH

PL27/013 Decision Notice

To note decision notice received.

Application Ref No: WL/2026/00213 GRANTED (Delegated)

Proposal: T1 Oak - Reduce height by 1.5m and a reduction of the south eastly canopy growing towards the property of 2m. T1 of Tree Preservation Order Gainsborough No2 2017.

Location: Hill View, Foxby Hill, Gainsborough

Paper B (pages 10 to 19)

PL27/014 Decision Notice

To note decision notice received.

Application Ref No: WL/2025/01068 GRANTED (Committee)

Proposal: Listed building consent for the creation of 8no. apartments, various façade works, and the renovation of the existing commercial unit.

Location: Ship Court, Silver Street, Gainsborough

Paper C (pages 20 to 34)

PL27/015 Decision Notice

To note decision notice received.

Application Ref No: WL/2025/01067 GRANTED (Committee)

Proposal: Planning application for the creation of 8no. apartments, various façade works, and the renovation of the existing commercial unit.

Location: Ship Court, Silver Street, Gainsborough

Paper D (pages 35 to 60)

PL27/16 Decision Notice

To note decision notice received.

Application Ref No: WL/2026/00218 GRANTED WITH CONDITIONS (Delegated)

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

Location: Evans Halshaw Ford Centre Lea Road Gainsborough DN21 1AF

Paper E (pages 61 to 65)

PL27/017 Street Naming Requests

To consider street naming requests received (if any).

PL27/018 Tree Preservation Orders

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

PL27/019 Temporary Stop Notice

To note Temporary Stop Notice served by West Lindsey District Council to Fourjays Property Limited for Highfield House, Summer Hill, Gainsborough
Paper F (pages 66 to 69)

PL27/020 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

PL27/021 Time and Date of Next Meeting

To note the date and time of the next Planning Committee meeting is scheduled for Tuesday 16 June 2026 at 6:30pm.

Rachel Allbones
Town Clerk
Richmond House
Gainsborough

Thursday, 14 May 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 21 April 2026** at **6:30pm** in the reading room, Richmond House, Richmond Park, Morton Terrace, Gainsborough, DN21 2RJ.

Councillors Present: Councillor Glenn Puxty (Chair)

Councillor Mark Binns

Councillor Michael Devine (sub)

Councillor Doug Owles

Councillor Stephen Blogg

Councillor David Dobbie

Councillor Richard Thompson

In Attendance:

Natasha Gardener

Assistant Clerk

PL26/241 Apologies for Absence

Apologies for absence were received from Councillor P Hooton, P Key, K Woolley.

PL26/242 Declarations of Interest

No declarations of interest were received.

PL26/243 Dispensation Requests

No dispensation requests were received.

PL26/244 Items for Exclusion of Public and Press

No items for exclusion of public and press.

PL26/245 Minutes of the Previous Meeting (Paper A)

RESOLVED: That the minutes of the Planning Committee meeting held on Tuesday 17 March 2026 be approved as a true and accurate record and signed by the Chair.

PL26/246 Planning Application

[Application Ref No: WL/2026/00246](#) (received 13/03/26) any observations to make on the application, please make them by 13/04/2026

[Proposal: Planning application for the change of use from B2, B8 to use Class E\(d\) Indoor Sports.](#)

[Location: Strawsons Building, Unit 2 Grange Road, Corringham Road Industrial Estate, Gainsborough](#)

RESOLVED: To support the application.

PL26/247 Planning Application

Application Ref No: WL/2026/00292 (received 27/03/26) any observations to make on the application, please make them by 27/04/2026

Proposal: Planning application for extension to the rear and the conversion of existing office space to 1no. residential apartment.

Location: 33 Market Street, Gainsborough

RESOLVED: to support the application.

NOTE: Councillors Binns, Owles, Thompson, Puxty abstained on voting on the above resolution.

PL26/248 Planning Application

Application Ref No: WL/2026/00293 (received 24/03/26) any observations to make on the application, please make them by 27/04/2026

Proposal: Listed building consent for extension to the rear and the conversion of existing office space to 1no. residential apartment.

Location: 33 Market Street, Gainsborough

RESOLVED: to support the application.

NOTE: Councillors Binns, Owles, Thompson, Puxty abstained on voting on the above resolution.

PL26/249 Planning Application

Application Ref No: WL/2026/00327 (received 10/04/26) any observations to make on the application, please make them by 11/05/2026

Proposal: Planning application to remove previously converted outbuildings and erect 2no 1 bed duplex dwellings.

Location: Land at Middies Fish and Chips, 154A Trinity Street, Gainsborough

RESOLVED: To support the application.

PL26/250 Planning Application

Application Ref No: WL/2026/00330 (received 13/04/26) any observations to make on the application, please make them by 18/05/2026

Proposal: Listed building consent for conversion of existing building into 4no. apartments.

Location: 1 Heaton Street, Gainsborough

RESOLVED: To support the application.

PL26/251 Planning Application

Application Ref No: WL/2026/00339 (received 15/04/26) any observations to make on the application, please make them by 18/05/2026

Proposal: Planning application for the change of use of land used from Motor Vehicle Hire to tyre fitting and car storage facility including the siting of 4no. shipping containers and linked canopy.

Location: Trinity Self Drive, North Street, Gainsborough

Councillor Owles proposed to object to the application due to fire safety concerns, potential contamination from the tyres, and that the application is not in keeping with the surrounding area, seconded by Councillor Blogg.

At the request of Councillor Blogg a recorded vote was taken as follows:
For: Councillors Binns, Blogg, Devine, Dobbie, Owles, Puxty, Thompson

RESOLVED: To **OBJECT** to the application due to fire safety concerns, potential contamination from the tyres, and that the application is not in keeping with the surrounding area.

Councillor Puxty proposed to request that West Lindsey Planning Committee review the application and Cllr Owles to represent the Town Council at the applicable meeting, seconded by Councillor Thompson.

At the request of Cllr Blogg a recorded vote was taken as follows:
For: Councillors Binns, Blogg, Devine, Dobbie, Owles, Puxty, Thompson

RESOLVED: To request that West Lindsey Planning Committee review the application and Councillor Owles to represent the Town Council at the applicable meeting.

PL26/252 Planning Application

[Application Ref No: WL/2026/00341 \(received 15/04/26\) any observations to make on the application, please make them by 18/05/2026](#)

[Proposal: Planning application for dropped kerb and installation of automated vehicle gate.](#)

[Location: 2 Morton Terrace, Gainsborough](#)

RESOLVED: To support the application.

Note: Councillors Devine, Dobbie and Puxty abstained on voting on the above resolution.

PL26/253 Planning Application

[Application Ref No: WL/2026/00342 \(received 15/04/26\) any observations to make on the application, please make them by 18/05/2026](#)

[Proposal: Listed building consent for dropped kerb and installation of automated vehicle gate.](#)

[Location: 2 Morton Terrace, Gainsborough](#)

RESOLVED: To support the application.

Note: Councillors Devine, Dobbie and Puxty abstained on voting on the above resolution.

PL26/254 Decision Notice (Paper B)

Application Ref No: WL/2026/00149 GRANTED (Delegated)

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 NOTE the decision notice.

PL26/255 Decision Notice (Paper C)

Application Ref No: WL/2026/00156 GRANTED (Delegated)

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

Location: Unit 2B Marshalls Yard, Gainsborough

RESOLVED: To NOTE the decision notice.

PL26/256 Decision Notice (Paper D)

Application Ref No: WL/ 2026/00062 GRANTED (Delegated)

Proposal: Advertisement consent to display 1no. illuminated fascia sign.

Location: Evans Halshaw Ford Centre, Lea Road, Gainsborough

RESOLVED: To NOTE the decision notice.

PL26/257 Decision Notice (Paper E)

Application Ref No: WL/2026/00089 GRANTED (Delegated)

Proposal: T1 Oak - Remove. Within W1 of Tree Preservation Order Gainsborough No1 2005.

Location: Eight Ache Wood, Gainsborough

RESOLVED: To NOTE the decision notice.

PL26/258 Street Naming Requests

No street naming requests were received.

PL26/259 Tree Preservation Orders

No tree preservation orders were received.

PL26/260 Items for Notification

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

PL26/261 Time and Date of Next Meeting

RESOLVED: To NOTE the next Planning Committee meeting is scheduled for Tuesday 19 May 2026 at 6:30pm.

The meeting closed at 7:11pm.

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

Initialled:

PAPER B

WEST LINDSEY DISTRICT COUNCIL
Town and Country Planning Act 1990
Town and Country Planning (Tree Preservation)(England) Regulations 2012
Tree Preservation Order Gainsborough No2 2017

DECISION NOTICE

Name and address of applicant

Mt J Leigh
HILL VIEW
FOXBY HILL
GAINSBOROUGH
DN21 1PN

Name and address of agent (if any)

Mr R Willey
R.W Tree Services
35 BENSON CRESCENT
LINCOLN
LN6 3NU

Date of Application

27/02/2026

Application Number

WL/2026/00213

Description of Works Requested: T1 Oak - Reduce height by 1.5m and a reduction of the south eastly canopy growing towards the property of 2m.
T1 of Tree Preservation Order Gainsborough No2 2017.

Location: HILL VIEW, FOXBY HILL, GAINSBOROUGH, DN21 1PN.

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 Makes the Following Split Decision:

Consent granted in part (see part refusal overleaf) to the carrying out of the following operations in accordance with the submitted application namely:-

T1 Oak – Reduction to a lesser extent of the south eastly canopy growing towards the property, 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 tree(s), and any other nearby trees, in accordance with local policies S53 and S66 of the Central Lincolnshire Local 2023-2043.

3. The SE quadrant of the tree crown towards the house shall be reduced by a lesser extent to a resulting size no smaller than 8 metres in radius.

Reason:

To ensure that the works carried out are not excessive, in the interests of the health and amenity of the tree, in accordance with Local Policy S53 of the Central Lincolnshire Local Plan 2023-2043.

Refusal of Consent in part to the carrying out of the following operations with the submitted application namely:-

T1 Oak - Reduce height by 1.5m, of the above order

The reasons for the Council's decision to refuse consent are:-

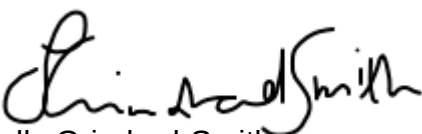
1. The tree is a mature oak and sufficient arboricultural evidence has not been provided to justify a reduction in height.
2. The work would have a harmful impact on the tree's appearance and amenity for insufficient supporting information.
3. A reduction in height of 1.5m should not be carried out without first considering the results of further investigation of any cavities and tear wounds. Management of the tree should be informed by the results of further investigation and the trees species and health.

Dated this 23/04/2026

West Lindsey District Council

Guildhall
Marshall's Yard
GAINSBOROUGH
Lincolnshire
DN21 2NA

Signed:



Sally Grindrod-Smith
Director of Planning, Regeneration and Communities

IT IS IMPORTANT THAT YOU SHOULD READ THE ACCOMPANYING NOTES

NOTES

1. **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>
2. 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.
3. 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.
4. 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.
5. 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.
6. Any question of dispute compensation will be determined in accordance with the provisions of Section 179 of the Act.

7. Applicants are reminded that work to trees and shrubs must not contravene the provisions of the **Wildlife and Countryside Act 1981**, as amended, which protects 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. It is important to assess trees for bats prior to carrying out tree works, particularly if they are mature trees with cracks, holes, loose bark, that are likely to be affected by the works. It is an offence to destroy, damage or disturb bats or their roosts, even if bats are not present at the time. All species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way Act 2000, the Natural Environment and Rural Communities Act (NERC) 2006, and schedule 2 of The Conservation of Habitats and Species Regulations 2010, making all species of bats European Protected Species.
9. **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 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.

Delegated Decision – Tree Preservation Order Application

Application Number: WL/2026/00213

Location:

HILL VIEW
FOXBY HILL
GAINSBOROUGH
DN21 1PN

Valid Date: 27/02/2026

Decision Due Date: 24/04/2026

Name and address of applicant

Mr J Leigh
HILL VIEW
FOXBY HILL
GAINSBOROUGH
DN21 1PN

Name and address of agent (if any)

Mr R Willey
R.W Tree Services
35 BENSON CRESCENT
LINCOLN
LN6 3NU

Description of Application

T1 Oak - Reduce height by 1.5m and a reduction of the south eastly canopy growing towards the property of 2m. T1 of Tree Preservation Order Gainsborough No2 2017.

Consultation responses received

No comments received.

Assessment

The tree is a large, mature oak within the rear garden which was a prominent feature in 2017 when the TPO was made. Hedges alongside Foxby Hill across the frontage of Hill View, Foxby House, and the allotments to the east have since grown higher and now restrict views of the tree from along the highway. There are still public views of the tree from the allotments to the east, from Foxby Warren to the west, and from along Foxby Hill to the west where the tree contributes to the appearance of the group of large oaks within the garden of No4 Foxby Warren.

The tree's height was measured using a Truepulse laser height measuring device as being 16.0m high. Its crown spread was measured to the North as being approximately 5.5m though it may be further due to extending over the boundary hedge and not having a clear view, to the East it measured 8.0m towards the garage, to the south 9.2m towards the front garden, and to the West the lower crown measured about 7.0m but also extends over the boundary hedge with higher branches extending slightly further. To the SE towards the house the crown spread measured 8.9m. The distance from the centre of the tree stem to the nearest corner of the house measures 11.55m, therefore the tree branches are approximately 2.65m away from the house. The gap between the easterly canopy and the garage is 6.1m.

The application says the tree is extremely unbalanced with the majority of the canopy leaning towards the house. A site visit found that although the crown spread

is not uniform, the tree is not extremely unbalanced though its spread is greatest towards the south (the overextended limbs) as it is with many trees due to phototropic growth. The tree has grown on sloping ground and has developed with a slight lean to the SE due to phototropic growth and neighbouring oaks to its west and north sides. The slight lean is insignificant. As pointed out in the British Standards recommendations BS3998:2010 Tree Work, "A crown should normally be reduced in proportion to its original shape, so as to avoid altering the balance of the tree as a whole, but the objective should not be to achieve symmetry for its own sake. The shape of the crown may be altered if there is a specific need to do so, e.g. for biomechanical integrity." The proposal is to reduce the SE crown spread towards the house by 2.0m. This would leave a finished SE crown spread of 6.9m with a gap of 4.65m between branches and house.

Previous tree application reference 144906 granted consent in June 2022 for the SE canopy spread to be cut back from the house by 2m. At that time its SE canopy spread was measured at 9.8m radius. The pruning points from this previous application are clearly visible with only minor new growth of less than 500mm since the work was carried out.

The current application is to cut the branches towards the house back by 2m which would leave a SE crown radius of 6.9m. Baring in mind the previous application had consent to cut the branches back from 9.8m to 7.8m, a new 2m reduction is considered excessive as it would take the canopy edge back an additional 1m from what was previously approved and would result in the SE crown spread being smaller than the east, south and west quadrants altering the weight balance of the tree canopy. The closer to the tree stem the cuts are made, the greater the diameter of the branches and the cut surfaces.

Tree height – A limb has failed at some point in the past, though there is no mention of when and there is only an assumption that the wound might have developed decay. The approximate age and condition of the failure wound cannot be determined from ground level. There is an old cavity above east of the failed top, as circled in the below photographs:-



Tree viewed from its south side



The cavity appears to have been from a past branch removal and has since developed a thick ring of woundwood and is partially occluded. It is currently not clear what the need is for a 1.5m reduction of tree height, as the significance of the tear and old pruning wound cannot be determined from ground level. A climbing inspection should be carried out to check the tear and the cavity for the presence of any decay and its significance to other branches and their weight attached to these areas. Tree species should also be a consideration for any proposals as oak wood is generally very strong and resilient.

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);*

Although the SE reduction by 2m would have little impact on amenity because of the trees location, it would alter the crown shape and create many abrupt ends to the branches which would have a negative impact on the trees appearance when viewed from the allotments and Foxby Warren. Lesser work could be carried out so it has less impact on tree shape and appearance.

The reduction in tree height by 1.5m would make the tree shorter and reduce its visibility from public areas.

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

A 2m reduction on top of the 2m reduction in 2022 is considered excessive and. would reduce the SE area of the crown too much in comparison with the radius of the rest of the tree, and would alter the balance of the tree. Some reduction towards the house could be carried out but to a lesser extent than applied for, either back to the previous

pruning points or a reduction of 1m which would still be further back than the 2022 pruning work.

The reason given for the reduction in height are based on an assumption that decay might be present in the wound from the failed leader. It is not possible to see the wound from ground level to see if any decay is even present. There is also a wound from a past branch removal above east from the lost leader. Before a decision can be made on the height reduction, a climbing inspection should be carried out of these two areas to determine their significance to this oak tree, and the findings should inform any appropriate management requirements.

Recommendation

To issue a Split Decision, for consent to reduce crown spread towards the house to a lesser extent, and for refusal of consent for a height reduction - subject to the following conditions and 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 tree(s), and any other nearby trees, in accordance with local policies S53 and S66 of the Central Lincolnshire Local 2023-2043.

3. Condition:

The SE quadrant of the tree crown towards the house shall be reduced by a lesser extent to a resulting size no smaller than 8 metres in radius.

Reason:

To ensure that the works carried out are not excessive, in the interests of the health and amenity of the tree, in accordance with Local Policy S53 of the Central Lincolnshire Local Plan 2023-2043.

Reasons for Refusal

1. The tree is a mature oak and sufficient arboricultural evidence has not been provided to justify a reduction in height.
2. The work would have a harmful impact on the tree's appearance and amenity for insufficient supporting information.
3. A reduction in height of 1.5m should not be carried out without first considering the results of further investigation of any cavities and tear wounds. Management of the tree should be informed by the results of further investigation and the trees species and health.

Report prepared by: Carol Slingsby
Tree and Landscape Officer

Date: 23/04/2026

Delegated Decision

Signed: Josh Turner

Date: 23/04/2026

Authorising Officer
For Director of Planning and Regeneration

PAPER C

Listed Building Consent

Name and address of applicant

R Eadington
CADRE ADVISORY UNIT B OFF EDGE
STATION APPROACH
PENARTH
WALES
CF64 3EE

Name and address of agent (if any)

Phase Architecture
James Hartley
67 ST JOHNS DRIVE
CLARBOROUGH
RETFORD
DN22 9NN

Part I – Particulars of application

Date of application

27/10/2025

WL/2025/01068

Application no

Particulars and location of development

Proposal: Listed building consent for the creation of 8no. apartments, various façade works, and the renovation of the existing commercial unit.

Location:

SHIP COURT
SILVER STREET
GAINSBOROUGH
DN21 2DW

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

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

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

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 plans and documents:

Site Location Plan PA-001-A-0-SLP
Site Block Plan PA-002-A-0-SBP
Proposed Elevations PA-101-A-0-GA-PP
Proposed Floor Plans PA-201-A-0-GA-PE

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).

3. Prior to installation, drawings to a scale of 1:20 fully detailing the following new or replacement windows, doors, surrounds, bays, or any other timberwork, including that on the east elevation (shop frontage) must be submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in accordance with the approved details.

- materials;
- decorative/ protective finish;
- cross sections for glazing bars, cills and headers at a scale of 1:10; method of opening;
- method of glazing;
- Notwithstanding the paint specification as shown on the proposed plans- The colour scheme and paint specification to be used on the timber- (See notes to Applicant)

Reason: To ensure that the proposed windows and doors are acceptable for the Grade II Listed building in accordance the Statutory Duty and, Policy S57 of the Central Lincolnshire Local Plan and the NPPF.

4. Prior to works any internal or external works to the commercial unit, details shall be approved in writing by the Local Planning Authority to ensure that precautions are taken to secure and protect the interior and exterior shop front and its features during the building work. The agreed measures shall be carried out in full.

No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or without the prior approval in writing of the Local Planning Authority.

Reason: To ensure that the host listed building is preserved during construction works in accordance with the Statutory Duty the Statutory Duty and, Policy S57 of the Central Lincolnshire Local Plan and the NPPF.

5. Any demolition work shall be carried out by handheld tools. No power-driven tools shall be used.

Reason: To avoid any unnecessary damage to the host listed building in accordance with the Statutory Duty the Statutory Duty and, Policy S57 of the Central Lincolnshire Local Plan and the NPPF.

6. The roof tile to be used in the replacement roof shall be Sandtoft Old Hollow 451 un-weathered pantile with a wet lime mortar finish (no cement in the mix) with Tyvek Supro Roofing Membrane as detailed within the updated Heritage Statement.

Reason: The materials are considered appropriate for use on the Listed Building in accordance with the Statutory Duty and, Policy S57 of the Central Lincolnshire Local Plan and the NPPF.

7. Prior to installation, a specification for the external render to be used shall be approved in writing by the Local Planning Authority to define:

- mortar mix;
- the number of coats;
- finish and backing material;

- and, relationship to existing finishes and openings.

Reason: To ensure the proposed render is acceptable for the Grade II Listed building in accordance the Statutory Duty and, Policy S57 of the Central Lincolnshire Local Plan and the NPPF.

8. Prior to any bricks being replaced, a sample of the new brick to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.

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

9. Prior to any other works than beyond the required structural repairs to Unit 7 a detailed methodology of the repairs and proposals to protect and conserve the historic fabric shall be submitted to and approved in writing by the Local planning Authority. This shall include photographs detailing the exact extent of fabric impacted and sectional details of the proposed works.

Reason: To allow the Local Planning Authority to ensure that the works are acceptable in relation to the historic fabric of the host listed building to accord with the National Planning Policy Framework and local policies S53 and S57 of the Central Lincolnshire Local Plan and NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

10. Prior to internal works beyond the structural repairs, the position, type and method of installation of all new and relocated services and related fixtures (for the avoidance of doubt this includes communications and information technology servicing), shall be specified and agreed in writing with the Local Planning Authority wherever these installations are to be visible, or where ducts or other methods of concealment are proposed. The works shall be implemented only in accordance with such approval.

Reason: To preserve the fabric and appearance of the host listed building and setting of the nearby listed buildings to accord with the National Planning Policy Framework and local policies S53 and S57 of the Central Lincolnshire Local Plan and NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

11. Full details of 'making good' exposed areas revealed by demolitions are to be submitted and approved in writing by the Local Planning Authority.

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

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

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

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

None.

Notes to the Applicant

External paint to be used on timber- A linseed oil-based paint should be used on all new timber.

Reasons for Granting Consent

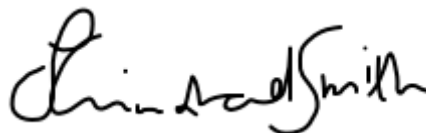
The proposed works have been considered against the duty contained within Section 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended), and the advice given in Chapter 16 of the National Planning Policy Framework. In light of this assessment, it is considered that the proposal will respect the character and appearance of the historic fabric of the Listed Building. The proposal will therefore preserve the desirability and special architectural and historic interest of the listed building, its setting and the special architectural features or historic interest it 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: 30/04/2026

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 then you must do so within 6 months of the date of this notice
- Appeals should be made online via [Appeal a planning decision](#). If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at [Make an appeal to the Planning Inspectorate and associated guidance](#).

- 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/2025/01068

PROPOSAL: Listed building consent for the creation of 8no. apartments, various façade works, and the renovation of the existing commercial unit.

LOCATION:

SHIP COURT

SILVER STREET

GAINSBOROUGH

DN21 2DW

WARD: GAINSBOROUGH SOUTH WEST

TARGET DECISION DATE: 22/12/2025 (Extension of time agreed until 30th April 2026)

CASE OFFICER: Danielle Peck

Recommended Decision: Grant listed building consent with conditions

Site Description: The application site comprises of a Grade II Listed building known as Ship Court within Gainsborough Town Centre. The building fronts onto Silver Street and then extends west towards Caskgate Street and faces into the Ship Court car park. Most recently the building was used by a law firm, it has now been vacant for some time. The site is adjoined by other commercial units and pubs to all boundaries.

The Historic England Listing Description¹ describes the building as follows;

“ 2. C18. 3 storeys in brick with new pantile roof. Parapet and moulded cornice. 3 windows, hung sashes with glazing bars, cills on tabs. Ground floor has bowed C19 shop front with fascia and cornice. Segmental carriage archway to right with keystone. Nos 16, 18 and 22 form a group, No 22 being of local interest.”

The Proposal: The application seeks listed building consent for the conversion of the building into 8no. apartments as well as various internal and external alterations as follows;

- Re roofing to change the concrete tiles to unweathered clay Pantiles;
- Replacement of bricks in poor condition and making good (re- pointing) areas of external brickwork;
- Existing top hung casement windows to be replaced with timber sliding sash windows and painted in Monarch Red on north elevation;
- Window replacement on west elevation;
- Repair and repainting of windows where in good condition;
- Areas of red paint to be stripped and re painted where in poor condition;

¹ [18, SILVER STREET, Gainsborough - 1307047 | Historic England](#)

- Re painting of cast iron guttering;
- Reinstate historic doorway with timber 6 panel door (north elevation) and painted in Monarch Red;
- Existing paintwork/ render to be removed as far as practicably possible and brickwork to be repainted in Earles Masonry Paint in Linen Colour.
- Re render of front elevation;
- Minor works to shop front, replacement and re painting of some timber beading.

Internal works are proposed to facilitate the conversion, the internal works mainly consist of the demolition of existing walling and the installation of new walls and doors to allow for the separation of units. Walls to be re lined using battens spacers off the walls, this will then be boarded and skimmed. Floors are to be retained where possible and will be sanded and varnished. Where floorboards are rotten on the ground floor these are to be replaced using matching boards. Historic features such as cornicing and old fireplaces are to be retained where stated.

A planning application in tandem with this application has also been submitted under reference WL/2025/01067.

Relevant Planning History

No planning history post 1993.

Representations

Comments have been summarised, full versions of the representations received can be viewed on the Councils Website using the following link: [West-Lindsey | Public Portal](#)

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

Gainsborough Town Council: Support the application.

Local residents/ Third Party Representations: No representations received to date.

LCC Highways and Lead Local Flood Authority: No objections.

Lincolnshire County Council does not have adopted parking standards and considers each application on its own merits. This proposal has 5 spaces, and whilst it is possible that the development may result in more parking demand than these spaces, there is parking available in the vicinity. The site is also located in a sustainable urban area and future residents would not be reliant on private car. It is therefore not considered that this proposal would result in an unacceptable impact on highway safety. To enhance the sustainable location and encourage sustainable travel options in the area, it would be beneficial if secure cycle parking was provided within the site.

LCC Archaeology: There are no photographs included with the Heritage Impact Statement to evidence what is expressed in the text of the document. The Heritage Impact Statement should include photographs which are referenced and located in a plan of the building with a particular focus on areas of impact from the proposed development, as well as photographs of the interior generally. There is currently insufficient evidence to provide an informed recommendation regarding the potential impact on any historic fabric of the building.

Historic England: We refer you to the following published advice which you may find helpful in determining the applications. Traditional Windows: Their Care, Repair and Upgrading (Historic England, 2017)

<https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/>

We also suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant. It is not necessary for us to be consulted on these applications again, unless there are material changes to the proposals.

WLDC Conservation Officer:

19/03/2026- Having investigate the interior, the only area of significance that is affected by the development is in Unit 7 on the second floor. This retains much of the historic fabric and has disappointingly been damaged in the soft strip of the property. There will also be some requirement of works undertaken to make the walls structurally sound which would have resulted in some harm anyway. This area will require more specified works, but this can be conditioned to enable works to start.

The proposal for a full re-roof is acceptable. The existing clay tiles are repurposed and near to the end of life and the replacement of the concrete tiles for clay tiles is an improvement on the character. The roof works have the detailed materials, and I have no concerns with this section.

The use of lime mortar and repair of the brickwork is supported. This would require a sample for brick replacement and a mortar mix given. The proposal will provide an optimum viable use for the property which is in an increasingly poor state. The proposal would have an impact on significant historic features as mentioned in the updated Heritage Statement. This will meet Policy S57 but more defined approaches in the areas of Unit 7 and 8 will need to be given.

The heritage statement notes new 14mm double glazed windows to the front elevation. This would not be accepted as these can have the existing retrofitted with a 4mm double glazing for a slimline approach. This can be control through a condition which must meet this requirement.
Recommends conditions.

16/12/2025- The Heritage Statement is not sufficient for the internal works. It is vague on the approach and does not directly identify the key features or offer any understanding on them. This needs to be fleshed out with more information. Including the impact of the proposed works in each room and how it will protect the historic and architectural interest. There has been some clear harm to the historic fabric without consent and this needs to be taken into account in the new heritage statement with a strict methodology being proposed to maintain and repair the existing fabric. No historic fabric will be removed due to this damage and repairs or protective measures must be put in place.

Date Checked: 01/04/2026

Relevant Legislation and Planning Policies:

National Policy

National Planning Policy Framework

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

National Planning Practice Guidance

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

The National Planning Policy Framework requires Local Planning Authorities to assess the significance of the heritage assets involved and the likely impact of the development on them.

Other Legislation

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

Main Considerations:

- Principle of the Development
- Impact on the Listed Building (Does the proposed works preserve the special architectural and historic interest of the Listed Building).

Assessment:

Principle of the Development

Any decisions relating to listed buildings and their setting must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (in particular sections 16).

S16(2) - In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Impact on the Listed Building

The host building is Grade II Listed, it is located within the Gainsborough Town Conservation Area and is within the setting of numerous other Listed Buildings namely;

- No.s 16, 21A, 23-25 and 27 Silver Street- Grade II Listed;
- Elswitha Hall, Caskgate Street- Grade II* Listed.

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

In relation to listed buildings Policy S57 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. Development proposals that affect the setting of a Listed Building will, in principle, be supported where they make a positive contribution to, or better reveal the significance of the Listed Building.

Additional detail in the form of an amended heritage statement was requested and received during the application process. The statement further details the internal works proposed as part of the application.

Internally, works are to comprise of the demolition of existing walls and insertion of new walls. The proposed works have been reviewed by the Council's Conservation Officer in relation to the impacts on the historic fabric of the building. They have carried out a site visit with the applicant and have inspected the building internally and are satisfied that the proposed alterations would be acceptable.

Further information is however required in relation to the works to Unit 7, there is more historic fabric in this unit and more detail on how this will be area will be converted is required to be submitted for review by the Conservation Officer. This information will be secured by condition which will be worded as such to state that no works shall be done to this unit until this information has been provided and approved.

The proposed external alterations comprise of replacement windows and doors as well as general re painting, re rendering and making good of brick work. The external works will significantly improve the current look of the building within the Conservation Area. Further detail in relation to new joinery will be secured by condition as this information has not been provided as part of the application.

The comments from LCC Archaeology are noted. However as stated above, the Council's Conservation officer has been to site to inspect the building internally to help with the assessment of this application.

It is considered that the proposed works are in accordance with the Statutory Duty contained within the 'Act' and would preserve the desirability and special architectural and historic interest of the listed building,

Conclusion and reasons for decision: The proposed works have been considered against the duty contained within Section 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended), and the advice given in Chapter 16 of the National Planning Policy Framework. In light of this assessment, it is considered that the proposal will respect the character and appearance of the historic fabric of the Listed Building. The proposal will therefore preserve the desirability and special architectural and historic interest of the listed building, its setting and the special architectural features or historic interest it possesses. Accordingly, a grant of Listed Building Consent is considered acceptable, subject to the following conditions.

RECOMMENDED CONDITIONS

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

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

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

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 plans and documents:

Site Location Plan PA-001-A-0-SLP
Site Block Plan PA-002-A-0-SBP
Proposed Elevations PA-101-A-0-GA-PP
Proposed Floor Plans PA-201-A-0-GA-PE

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).

3. Prior to installation, drawings to a scale of 1:20 fully detailing the following new or replacement windows, doors, surrounds, bays, or any other timberwork, including that on the east elevation (shop frontage) must be submitted to and

approved in writing by the Local Planning Authority. The development shall only proceed in accordance with the approved details.

- materials;
- decorative/ protective finish;
- cross sections for glazing bars, cills and headers at a scale of 1:10; method of opening;
- method of glazing;
- Notwithstanding the paint specification as shown on the proposed plans- The colour scheme and paint specification to be used on the timber- (See notes to Applicant)

Reason: To ensure that the proposed windows and doors are acceptable for the Grade II Listed building in accordance the Statutory Duty and, Policy S57 of the Central Lincolnshire Local Plan and the NPPF.

4. Prior to works any internal or external works to the commercial unit, details shall be approved in writing by the Local Planning Authority to ensure that precautions are taken to secure and protect the interior and exterior shop front and its features during the building work. The agreed measures shall be carried out in full.

No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or without the prior approval in writing of the Local Planning Authority.

Reason: To ensure that the host listed building is preserved during construction works in accordance with the Statutory Duty the Statutory Duty and, Policy S57 of the Central Lincolnshire Local Plan and the NPPF.

5. Any demolition work shall be carried out by handheld tools. No power-driven tools shall be used.

Reason: To avoid any unnecessary damage to the host listed building in accordance with the Statutory Duty the Statutory Duty and, Policy S57 of the Central Lincolnshire Local Plan and the NPPF.

6. The roof tile to be used in the replacement roof shall be Sandtoft Old Hollow 451 un-weathered pantile with a wet lime mortar finish (no cement in the mix) with Tyvek Supro Roofing Membrane as detailed within the updated Heritage Statement.

Reason: The materials are considered appropriate for use on the Listed Building in accordance with the Statutory Duty and, Policy S57 of the Central Lincolnshire Local Plan and the NPPF.

7. Prior to installation, a specification for the external render to be used shall be approved in writing by the Local Planning Authority to define:

- mortar mix;

- the number of coats;
- finish and backing material;
- and, relationship to existing finishes and openings.

Reason: To ensure the proposed render is acceptable for the Grade II Listed building in accordance the Statutory Duty and, Policy S57 of the Central Lincolnshire Local Plan and the NPPF.

8. Prior to any bricks being replaced, a sample of the new brick to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.

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

9. Prior to any other works than beyond the required structural repairs to Unit 7 a detailed methodology of the repairs and proposals to protect and conserve the historic fabric shall be submitted to and approved in writing by the Local planning Authority. This shall include photographs detailing the exact extent of fabric impacted and sectional details of the proposed works.

Reason: To allow the Local Planning Authority to ensure that the works are acceptable in relation to the historic fabric of the host listed building to accord with the National Planning Policy Framework and local policies S53 and S57 of the Central Lincolnshire Local Plan and NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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Reason: To preserve the fabric and appearance of the host listed building and setting of the nearby listed buildings to accord with the National Planning Policy Framework and local policies S53 and S57 of the Central Lincolnshire Local Plan and NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

11. Full details of 'making good' exposed areas revealed by demolitions are to be submitted and approved in writing by the Local Planning Authority.

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

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

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

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

None.

Notes to the Applicant

External paint to be used on timber- A linseed oil-based paint should be used on all new timber.

Human Rights Implications:

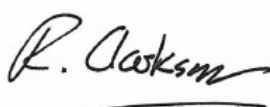
The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family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

Decision Level: Delegated

Prepared by: Danielle Peck **Date:** 01/04/2026



Authorising Officer:
02/04/2026

..... **Date:**

PAPER D

Planning Permission

Name and address of applicant

R Eadington
CADRE ADVISORY UNIT B OFF EDGE
STATION APPROACH
PENARTH
WALES
CF64 3EE

Name and address of agent (if any)

James Hartley
Phase Architecture
67 ST JOHNS DRIVE
CLARBOROUGH
RETFORD
DN22 9NN

Part One – Particulars of application

Date of application:
27/10/2025

Application number:
WL/2025/01067

Particulars and location of development:

Proposal: Planning application for the creation of 8no. apartments, various façade works, and the renovation of the existing commercial unit.

Location:

SHIP COURT
SILVER STREET
GAINSBOROUGH
DN21 2DW

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. 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 plans and documents:

Site Location Plan PA-001-A-0-SLP
Site Block Plan PA-002-A-0-SBP
Proposed Elevations PA-101-A-0-GA-PP
Proposed Floor Plans PA-201-A-0-GA-PE

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. Prior to installation, drawings to a scale of 1:20 fully detailing the following new or replacement windows, doors, surrounds, bays, or any other timberwork, including that on the east elevation (shop frontage) must be submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in accordance with the approved details.

- materials;
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- Notwithstanding the paint specification as shown on the proposed plans- The colour scheme and paint specification to be used on the timber- (See notes to Applicant)

Reason: To ensure that the proposed windows and doors are acceptable for the Grade II Listed building in accordance the Statutory Duty and, Policy S57 of the Central Lincolnshire Local Plan and the NPPF.

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No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or without the prior approval in writing of the Local Planning Authority.

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Reason: To avoid any unnecessary damage to the host listed building in accordance with the Statutory Duty the Statutory Duty and, Policy S57 of the Central Lincolnshire Local Plan and the NPPF.

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Reason: The materials are considered appropriate for use on the Listed Building in accordance with the Statutory Duty and, Policy S57 of the Central Lincolnshire Local Plan and the NPPF.

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- mortar mix;
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- finish and backing material;
- and, relationship to existing finishes and openings.

Reason: To ensure the proposed render is acceptable for the Grade II Listed building in accordance the Statutory Duty and, Policy S57 of the Central Lincolnshire Local Plan and the NPPF.

8. Prior to any bricks being replaced, a sample of the new brick to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.

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

9. Prior to any other works than beyond the required structural repairs to Unit 7 a detailed methodology of the repairs and proposals to protect and conserve the historic fabric shall be submitted to and approved in writing by the Local planning Authority. This shall include photographs detailing the exact extent of fabric impacted and sectional details of the proposed works.

Reason: To allow the Local Planning Authority to ensure that the works are acceptable in relation to the historic fabric of the host listed building to accord with the National Planning Policy Framework and local policies S53 and S57 of the Central Lincolnshire Local Plan and NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

10. Prior to internal works beyond the structural repairs, the position, type and method of installation of all new and relocated services and related fixtures (for the avoidance of doubt this includes communications and information technology servicing), shall be specified and agreed in writing with the Local Planning Authority wherever these installations are to be visible, or where ducts or other methods of concealment are proposed. The works shall be implemented only in accordance with such approval.

Reason: To preserve the fabric and appearance of the host listed building and setting of the nearby listed buildings to accord with the National Planning Policy Framework and local policies S53 and S57 of the Central Lincolnshire Local Plan and NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

11. Full details of 'making good' exposed areas revealed by demolitions are to be submitted and approved in writing by the Local Planning Authority.

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

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

None.

Notes to the Applicant

COMMUNITY INFRASTRUCTURE LEVY

Please be aware that as of the 22nd January 2018 West Lindsey District Council implemented a Community Infrastructure Levy and that eligible development granted on or after this date will be subject to this charge. The development subject to this Decision Notice could fall within the definitions held within the adopted charging schedule and as such may be liable to pay the levy. For further information on CIL, processes, calculating the levy and associated forms please visit the Planning Portal www.west-lindsey.gov.uk/cilforms and West Lindsey District Council's own website www.west-lindsey.gov.uk/CIL

Please note that CIL liable development cannot commence until all forms and necessary fees have been submitted and paid. Failure to do so will result in surcharges and penalties.

External paint to be used on timber- A linseed oil-based paint should be used on all new timber.

Biodiversity Net Gain

Biodiversity Net Gain

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

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

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

Biodiversity Gain Plan

The biodiversity gain plan must include/accompanied by³:

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

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

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

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

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

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

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

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

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

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

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

Reasons for granting permission

The application has been considered against policies Policy S1: The Spatial Strategy and Settlement Hierarchy, Policy S2: Growth Levels and Distribution, Policy S3: Housing in the Lincoln Urban Area, Main Towns and Market Towns, Policy S6: Design Principles for Efficient Buildings, Policy S13: Reducing Energy Consumption in Existing Buildings, Policy S20: Resilient and Adaptable Design, Policy S21: Flood Risk and Water Resources, Policy S23:

Meeting Accommodation Needs, Policy S37: Gainsborough Town Centre and Primary Shopping Area, Policy NS41: City and Town Centre Frontages, Policy S47: Accessibility and Transport, Policy S49: Parking Provision, Policy S53: Design and Amenity, Policy S57: The Historic Environment of the Central Lincolnshire Local Plan and the policies contained within the Gainsborough Neighbourhood Plan and the statutory duties contained within the 'Act' in the first instance as well as the provisions of the NPPF and guidance contained within the NPPG.

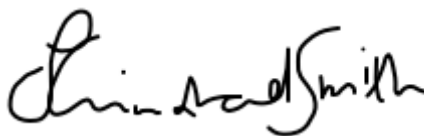
In light of this assessment, it is considered that the principle of development in this location can be supported. The proposals would enhance the host listed building and the impacts on this historic fabric have been found to be acceptable. Matters of highway safety, residential amenity and drainage are also considered to be acceptable. The proposal does represent a departure from the provisions of Policy S49, however as detailed in the above report, the heritage benefits that the scheme would bring is considered to outweigh non-policy compliant parking provision in this case.

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: 30/04/2026

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 6 months of the date of this notice (or within 12 weeks on a minor commercial application).
- Appeals should be made online via [Appeal a planning decision](#). If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at [Make an appeal to the Planning Inspectorate and associated guidance](#).

- The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State 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.

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/2025/01067

PROPOSAL: Planning application for the creation of 8no. apartments, various façade works, and the renovation of the existing commercial unit.

LOCATION:

SHIP COURT

SILVER STREET

GAINSBOROUGH

DN21 2DW

WARD: GAINSBOROUGH SOUTH WEST

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

APPLICANT NAME: Mr R Eadington

TARGET DECISION DATE: 22/12/2025 (Extension of time agreed until 30th April 2026)

CASE OFFICER: Danielle Peck

Recommended Decision: Grant planning permission with conditions

The application is referred to the Planning Committee for determination in line with the Councils constitution as the proposals would be a departure from Policy S49: Parking Standards of the Central Lincolnshire Local Plan.

Site Description: The application site comprises of a Grade II Listed building known as Ship Court within Gainsborough Town Centre. The building fronts onto Silver Street and then extends west towards Caskgate Street and faces into the Ship Court car park. Most recently the building was used by a law firm, it has now been vacant for some time. The site is adjoined by other commercial units and pubs to all boundaries.

The Historic England Listing Description¹ describes the building as follows;

“ 2. C18. 3 storeys in brick with new pantile roof. Parapet and moulded cornice. 3 windows, hung sashes with glazing bars, cills on tabs. Ground floor has bowed C19 shop front with fascia and cornice. Segmental carriage archway to right with keystone. Nos 16, 18 and 22 form a group, No 22 being of local interest.”

The Proposal: The application seeks planning permission for the conversion of the existing building into 8no. apartments, set out over three floors. 7no. apartments will be one bed with 1no. being a two-bedroom apartment (Unit 7). The commercial unit which faces onto Silver Street would remain in commercial use.

¹ [18. SILVER STREET, Gainsborough - 1307047 | Historic England](#)

Externally works are listed on the proposed plans and are to comprise of the following:

- Re roofing to change the concrete tiles to unweathered clay Pantiles;
- Replacement of bricks in poor condition and making good (re- pointing) areas of external brickwork;
- Existing top hung casement windows to be replaced with timber sliding sash windows and painted in Monarch Red on north elevation;
- Window replacement on west elevation;
- Repair and repainting of windows where in good condition;
- Areas of red paint to be stripped and re painted where in poor condition;
- Re painting of cast iron guttering;
- Reinstate historic doorway with timber 6 panel door (north elevation) and painted in Monarch Red;
- Existing paintwork/ render to be removed as far as practicably possible and brickwork to be repainted in Earles Masonry Paint in Linen Colour.
- Re render of front elevation;
- Minor works to shop front, replacement of single glazing for like for like glazing and replacement and re painting of some timber beading.

Internal works are proposed to facilitate the conversion, the internal works mainly consist of the demolition of existing walling and the installation of new walls and doors to allow for the separation of units. Walls to be re lined using battens spacers off the walls, this will then be boarded and skimmed. Floors are to be retained where possible and will be sanded and varnished. Where floorboards are rotten on the ground floor these are to be replaced using matching boards. Historic features such as cornicing and old fireplaces are to be retained where stated.

This application for planning permission is accompanied by a tandem Listed Building Consent under reference WL/2025/01068.

Relevant Planning History

WL/2025/01068- Listed building consent for the creation of 8no. apartments, various façade works, and the renovation of the existing commercial unit. Under consideration in tandem with this application.

No other planning history post 1993.

Representations

Comments have been summarised, full versions of the representations received can be viewed on the Councils Website using the following link: [West-Lindsey | Public Portal](#)

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

Gainsborough Town Council: Support the application.

Local residents/ Third Party Representations: No representations received to date.

LCC Highways and Lead Local Flood Authority: No objections.

Lincolnshire County Council does not have adopted parking standards and considers each application on its own merits. This proposal has 5 spaces, and whilst it is possible that the development may result in more parking demand than these spaces, there is parking available in the vicinity. The site is also located in a sustainable urban area and future residents would not be reliant on private car. It is therefore not considered that this proposal would result in an unacceptable impact on highway safety. To enhance the sustainable location and encourage sustainable travel options in the area, it would be beneficial if secure cycle parking was provided within the site.

LCC Archaeology: There are no photographs included with the Heritage Impact Statement to evidence what is expressed in the text of the document. The Heritage Impact Statement should include photographs which are referenced and located in a plan of the building with a particular focus on areas of impact from the proposed development, as well as photographs of the interior generally. There is currently insufficient evidence to provide an informed recommendation regarding the potential impact on any historic fabric of the building.

Historic England: We refer you to the following published advice which you may find helpful in determining the applications. Traditional Windows: Their Care, Repair and Upgrading (Historic England, 2017)

<https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/>

We also suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant. It is not necessary for us to be consulted on these applications again, unless there are material changes to the proposals.

WLDC Conservation Officer:

19/03/2026- Having investigate the interior, the only area of significance that is affected by the development is in Unit 7 on the second floor. This retains much of the historic fabric and has disappointingly been damaged in the soft strip of the property. There will also be some requirement of works undertaken to make the walls structurally sound which would have resulted in some harm anyway. This area will require more specified works, but this can be conditioned to enable works to start.

The proposal for a full re-roof is acceptable. The existing clay tiles are repurposed and near to the end of life and the replacement of the concrete tiles

for clay tiles is an improvement on the character. The roof works have the detailed materials, and I have no concerns with this section.

The use of lime mortar and repair of the brickwork is supported. This would require a sample for brick replacement and a mortar mix given. The proposal will provide an optimum viable use for the property which is in an increasingly poor state. The proposal would have an impact on significant historic features as mentioned in the updated Heritage Statement. This will meet Policy S57 but more defined approaches in the areas of Unit 7 and 8 will need to be given.

The heritage statement notes new 14mm double glazed windows to the front elevation. This would not be accepted as these can have the existing retrofitted with a 4mm double glazing for a slimline approach. This can be controlled through a condition which must meet this requirement.

Recommends conditions.

16/12/2025- The Heritage Statement is not sufficient for the internal works. It is vague on the approach and does not directly identify the key features or offer any understanding on them. This needs to be fleshed out with more information. Including the impact of the proposed works in each room and how it will protect the historic and architectural interest. There has been some clear harm to the historic fabric without consent and this needs to be taken into account in the new heritage statement with a strict methodology being proposed to maintain and repair the existing fabric. No historic fabric will be removed due to this damage and repairs or protective measures must be put in place.

Relevant Planning Policies and Legislation:

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

Development Plan

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

Relevant policies of the CLLP include:

Policy S1: The Spatial Strategy and Settlement Hierarchy

Policy S2: Growth Levels and Distribution

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

Policy S6: Design Principles for Efficient Buildings

Policy S13: Reducing Energy Consumption in Existing Buildings

Policy S20: Resilient and Adaptable Design

Policy S21: Flood Risk and Water Resources

Policy S23: Meeting Accommodation Needs

Policy S35: Network and Hierarchy of Centres

Policy S37: Gainsborough Town Centre and Primary Shopping Area

Policy NS41: City and Town Centre Frontages

Policy S47: Accessibility and Transport
Policy S49: Parking Provision
Policy S53: Design and Amenity
Policy S57: The Historic Environment

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

- **Gainsborough Town 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:

NPP 1 Sustainable Development
NPP 6 Ensuring High Quality Design
NPP 7 Ensuring High Quality Design in each Character Area
NPP 8 A Mix of Housing Types
NPP 18 Protecting and Enhancing Heritage Assets
NPP 19 Improving the Vitality of the Town Centre

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

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

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

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>

Other:

- Section 66 of the Planning (Listed Building & Conservation Areas) act 1990- The 'Act
- Section 72 of the Planning (Listed Building & Conservation Areas) act 1990.
- Gainsborough Town Conservation Area Appraisal

Main Considerations:

- Principle of Development;
- Impact on Listed Building, Conservation Area and Setting of Listed Buildings;
- Character and Visual Impact;
- Residential Amenity;
- Energy Efficiency;
- Parking Provision;
- Minerals Safeguarding Area;
- Drainage.

Assessment:

Principle of the Development

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

The application seeks planning permission for the conversion of the Ship Court building into 8no. apartments with the retention of the commercial unit at ground floor level where the building fronts onto Silver Street.

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

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

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

Point 4 of Policy NPP19 of the GNP states that; *Development proposals for the use of upper floors of commercial premises within the town centre for residential use will be supported where it can be demonstrated that the residential use will not create unacceptable harm to the wider retail offer of the Town Centre.*

CLLP policy S37 and GNP policy NPP19 are consistent with the NPPF which states at paragraph 90(f) that planning policies should *"recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites."*

The site is located within the developed footprint of Gainsborough, being within the defined town centre and is therefore considered an acceptable location for residential development. The residential development element of the proposals is supported by the development plan and the NPPF as this would complement the existing uses ensuring the continued vitality of the town centre. In principle it is considered that the proposal accords to policies S1, S3, S35, S37 and NS41 of the CLLP and policy NPP19 of the NP.

The proposal would result in a loss of office space within the Town Centre, Primary Shopping Area, which would be Class E. This change of use to residential would be a departure from criteria a of Policy S37 as this 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

The apartments are to be in the rear of the building (at ground, first and second floors) which extends into the Ship Court car park. Nevertheless, the application would retain the ground commercial unit which faces onto Silver Street, the main thoroughfare in Gainsborough Town Centre. The proposal will maintain a retail use on its ground floor level on Silver Street and the facade works would have a positive impact upon the area and would therefore otherwise meet with the rest of the other criteria b-h of Policy S37. It is not considered that the Primary Shopping Area would be undermined by these proposals.

Impact on Listed Building, Conservation Area and Setting of Listed Buildings

The host building is Grade II Listed, it is located within the Gainsborough Town Conservation Area and is within the setting of numerous other Listed Buildings namely;

- No.s 16, 21A, 23-25 and 27 Silver Street- Grade II Listed;
- Elswitha Hall, Caskgate Street- Grade II* Listed.

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. Setting is more than views, it is how the building is experienced. In addition to this, the site is located within Gainsborough Town Conservation area and therefore Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention is paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

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

In relation to listed buildings Policy S57 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. Development proposals that affect the setting of a Listed Building will, in principle, be supported where they make a positive contribution to, or better reveal the significance of the Listed Building.

Additional detail in the form of an amended heritage statement was requested and received during the application process. The statement further details the internal works proposed as part of the application.

Internally, works are to comprise of the demolition of existing walls and insertion of new walls. The proposed works have been reviewed by the Council's Conservation Officer in relation to the impacts on the historic fabric of the

building. They have carried out a site visit with the applicant and have inspected the building internally and are satisfied that the proposed alterations would be acceptable.

Further information is however required in relation to the works to Unit 7, there is more historic fabric in this unit and more detail on how this will be area will be converted is required to be submitted for review by the Conservation Officer. This information will be secured by condition which will be worded as such to state that no works shall be done to this unit until this information has been provided and approved.

The proposed external alterations comprise of replacement windows and doors as well as general re painting, re rendering and making good of brick work. The external works will significantly improve the current look of the building within the Conservation Area. Further detail in relation to new joinery will be secured by condition as this information has not been provided as part of the application.

The comments from LCC Archaeology are noted. However as stated above, the Councils Conservation officer has been to site to inspect the building internally to help with the assessment of this application.

It is considered that the proposed works are in accordance with the Statutory Duties contained within the 'Act', Policy S57 of the CLLP, Policy NPP18 of the NP as well as the provisions of the NPPF. The development would preserve the setting of nearby Listed Buildings and the Conservation Area.

Character and Visual Impact

Policy S53 states that development proposals will; *Contribute positively to the sense of place, reflecting and enhancing existing character and distinctiveness; and reflect or improve on the original architectural style of the local surroundings, or embrace opportunities for innovative design and new technologies which sympathetically complement or contrast with the local architectural style.*

The proposal contains alterations to the exterior of the building consisting of replacing the roof covering with clay pantiles which is a significant improvement to the existing concrete tiles. Brick work in poor condition will be replaced where needed as will the external painted areas. Many of the windows will also be replaced with timber sash openings. On the doors and windows that are to be retained the poor paintwork will be stripped and repainted.

Overall, the external works to the building which predominantly comprise of making good of facing materials and replacement of windows and doors will improve the visual appearance of the building which is in a prominent position.

Overall, the proposals would accord to the aims of Policies S53 and S57 of the CLLP and would not have a harmful impact on the street scene or character of the area, and would likely be an enhancement.

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.

The application site lies within a town centre location, with the Eight Jolly Brewers and the Sweyn Forkbeard Wetherspoons public houses within close proximity to the application site. It is inevitable that any residential use within a town centre location would be subject to some noise and disturbance given the nature of the location. Therefore, there is an element of buyer beware for any future occupants. Nevertheless, it is considered that these uses can run alongside each other and not be at such a detriment to residential amenity to warrant a refusal and is considered to be acceptable.

All of the flats meet with the Nationally Described Space Standards² for the 1 storey dwellings as well as the relevant person and bed numbers. 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 the recently developed Baltic Mill area and the Riverside Walk, to the south and south west of the site.

Overall, the development would therefore not have an unacceptable harmful impact on the living conditions of the future occupiers and is acceptable with regard to the impact on existing neighbouring uses and would accord with policy S53 and the provisions of the NPPF, particularly paragraph 135 (f).

Energy Efficiency

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 consider improving energy efficiency, in this instance, it is not considered necessary to request that any amendments are made to the proposals given that the site comprises of a listed building, in a conservation area and within the setting of other listed buildings where such new internal materials, solar panels and air source heat pumps, for example would likely not be supported.

Therefore, the absence of any proposed energy efficiency measures is acceptable in this case.

Parking Provision

Appendix 2 of the CLLP which is referred to in Policy S49 states that 1 bed dwellings in main towns should provide 1 parking space per dwelling plus visitor

² [Technical housing standards – nationally described space standard](#)

spaces. The Gainsborough NP does not contain any specific figures with regard to parking provision for new dwellings within the town.

Based on the requirements of Policy S49 and Appendix 2 of the CLLP, the development should therefore provide 9no. parking spaces as well as visitor spaces, to accord with the CLLP. The application proposes 5no. parking spaces, falling short of the standards set out within Appendix 2 of the CLLP. 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 parking provision is acceptable in this case. It is also considered that the benefits of restoring and bringing this Grade II listed building back into use greatly outweighs any harm caused by the lack of parking provision and the departure from local policy S49 of the CLLP.

It can also be noted that the Local Highways Authority recognise the shortfall in parking spaces, but recognise it is in an otherwise sustainable location and raise no objections.

Taking this into account it is not considered reasonable to withhold permission on this ground alone and on balance the lack of parking can be justified in this instance.

It is noted that the Highways Authority requested that covered cycle storage is provided. Given the sensitivity of the building and surrounding area it is not considered that an external covered structure would preserve the setting of the host listed building or conservation area.

The plans do show internal store areas, it is likely that future occupiers could store cycles in this area if required.

Minerals Safeguarding Area

The Lincolnshire Minerals and Waste Local Plan (Core Strategy & Development Management policies) were adopted in June 2016 and form part of the Development Plan. The application site is within a Mineral Safeguarding Area. The site is not within an allocated Minerals Site or Waste Site/Area. Policy M11 of the Minerals and Waste Local Plan seeks to ensure that developments do not prevent the exploitation of mineral deposits as an economic resource within identified Minerals Safeguarding Areas (MSAs) without adequate justification. Within MSAs proposals for non-minerals development should be accompanied by a Minerals Assessment, unless the development falls within one of the exemptions to the Policy.

In accordance with policy M11, a change of use application (where there is no intensification) is exempt from being applied to the policy therefore there is no requirement to supply a minerals assessment or assess the developments impact on mineral resources.

Drainage

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

Other matters:

Biodiversity Net Gain- Some applications are exempt from providing the 10% BNG, this is as follows³;

A development that does not impact a priority habitat and impacts less than:

- 25 square metres (5m by 5m) of on-site habitat
- 5 metres of on-site linear habitats such as hedgerows

A development 'impacts' a habitat if it [decreases the biodiversity value](#).

The application form indicates that the proposals would be exempt from the condition in law. Given that the proposal only comprises of works to an existing building where no habitats are present, it is considered that the proposal is exempt from providing the 10% Gain.

Refuse Collections- Given the town centre location there is no outside space for the storage of wheelie bins. Upon speaking with the WLDC waste services team, it has been confirmed that this site would have a sack service.

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

In light of this assessment, it is considered that the principle of development in this location can be supported. The proposals would enhance the host listed building and the impacts on this historic fabric have been found to be acceptable. Matters of highway safety, residential amenity and drainage are also considered to be acceptable. The proposal does represent a departure from the provisions of Policy S49, however as detailed in the above report, the

³ [Biodiversity net gain: exempt developments - GOV.UK](#)

heritage benefits that the scheme would bring is considered to outweigh non-policy compliant parking provision in this case.

The application is therefore recommended for approval, subject to conditions.

Decision Level: Committee

RECOMMENDED CONDITIONS

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

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

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

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

None.

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

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

Site Location Plan PA-001-A-0-SLP
Site Block Plan PA-002-A-0-SBP
Proposed Elevations PA-101-A-0-GA-PP
Proposed Floor Plans PA-201-A-0-GA-PE

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. Prior to installation, drawings to a scale of 1:20 fully detailing the following new or replacement windows, doors, surrounds, bays, or any other timberwork, including that on the east elevation (shop frontage) must be submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in accordance with the approved details.

- materials;

- decorative/ protective finish;
- cross sections for glazing bars, cills and headers at a scale of 1:10; method of opening;
- method of glazing;
- Notwithstanding the paint specification as shown on the proposed plans- The colour scheme and paint specification to be used on the timber- (See notes to Applicant)

Reason: To ensure that the proposed windows and doors are acceptable for the Grade II Listed building in accordance the Statutory Duty and, Policy S57 of the Central Lincolnshire Local Plan and the NPPF.

4. Prior to works any internal or external works to the commercial unit, details shall be approved in writing by the Local Planning Authority to ensure that precautions are taken to secure and protect the interior and exterior shop front and its features during the building work. The agreed measures shall be carried out in full.

No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or without the prior approval in writing of the Local Planning Authority.

Reason: To ensure that the host listed building is preserved during construction works in accordance with the Statutory Duty the Statutory Duty and, Policy S57 of the Central Lincolnshire Local Plan and the NPPF.

5. Any demolition work shall be carried out by handheld tools. No power-driven tools shall be used.

Reason: To avoid any unnecessary damage to the host listed building in accordance with the Statutory Duty the Statutory Duty and, Policy S57 of the Central Lincolnshire Local Plan and the NPPF.

6. The roof tile to be used in the replacement roof shall be Sandtoft Old Hollow 451 un-weathered pantile with a wet lime mortar finish (no cement in the mix) with Tyvek Supro Roofing Membrane as detailed within the updated Heritage Statement.

Reason: The materials are considered appropriate for use on the Listed Building in accordance with the Statutory Duty and, Policy S57 of the Central Lincolnshire Local Plan and the NPPF.

7. Prior to installation, a specification for the external render to be used shall be approved in writing by the Local Planning Authority to define:

- mortar mix;
- the number of coats;
- finish and backing material;
- and, relationship to existing finishes and openings.

Reason: To ensure the proposed render is acceptable for the Grade II Listed building in accordance the Statutory Duty and, Policy S57 of the Central Lincolnshire Local Plan and the NPPF.

8. Prior to any bricks being replaced, a sample of the new brick to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.

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

9. Prior to any other works than beyond the required structural repairs to Unit 7 a detailed methodology of the repairs and proposals to protect and conserve the historic fabric shall be submitted to and approved in writing by the Local planning Authority. This shall include photographs detailing the exact extent of fabric impacted and sectional details of the proposed works.

Reason: To allow the Local Planning Authority to ensure that the works are acceptable in relation to the historic fabric of the host listed building to accord with the National Planning Policy Framework and local policies S53 and S57 of the Central Lincolnshire Local Plan and NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

10. Prior to internal works beyond the structural repairs, the position, type and method of installation of all new and relocated services and related fixtures (for the avoidance of doubt this includes communications and information technology servicing), shall be specified and agreed in writing with the Local Planning Authority wherever these installations are to be visible, or where ducts or other methods of concealment are proposed. The works shall be implemented only in accordance with such approval.

Reason: To preserve the fabric and appearance of the host listed building and setting of the nearby listed buildings to accord with the National Planning Policy Framework and local policies S53 and S57 of the Central Lincolnshire Local Plan and NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

11. Full details of 'making good' exposed areas revealed by demolitions are to be submitted and approved in writing by the Local Planning Authority.

Reason: To preserve the fabric and appearance of the host listed building and setting of the nearby listed buildings to accord with the National Planning Policy Framework and local policies S53 and S57 of the Central Lincolnshire Local Plan and NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan

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

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

None.

Notes to the Applicant

COMMUNITY INFRASTRUCTURE LEVY

Please be aware that as of the 22nd January 2018 West Lindsey District Council implemented a Community Infrastructure Levy and that eligible development granted on or after this date will be subject to this charge. The development subject to this Decision Notice could fall within the definitions held within the adopted charging schedule and as such may be liable to pay the levy. For further information on CIL, processes, calculating the levy and associated forms please visit the Planning Portal www.west-lindsey.gov.uk/cilforms and West Lindsey District Council's own website www.west-lindsey.gov.uk/CIL

Please note that CIL liable development cannot commence until all forms and necessary fees have been submitted and paid. Failure to do so will result in surcharges and penalties.

External paint to be used on timber- A linseed oil-based paint should be used on all new timber.

Biodiversity Net Gain

Biodiversity Net Gain

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

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

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

Biodiversity Gain Plan

The biodiversity gain plan must include/accompanied by³:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;

- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development;
- (f) any information relating to irreplaceable habitat making up onsite habitat
- (g) information about steps taken or to be taken to minimise any adverse effect of the development on, and arrangements for compensation for any impact the development has on the biodiversity of, any irreplaceable habitat⁴ present within the onsite baseline.
- (h) any additional information requirements stipulated by the secretary of state⁵.

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

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

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

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

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

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

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

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

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

Human Rights Implications:

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

Legal Implications:

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

Prepared by : Danielle Peck

Date : 01/04/2026



Authorising Officer
02/04/2026

..... **Date:**

PAPER E

Consent to Display Advertisement

Name and address of applicant
Sarah Doone
EVANS HALSHAW FORD CENTRE
LEA ROAD
GAINSBOROUGH
DN21 1AF

Name and address of agent (if any)
Jonathon Peasley
ST PETERS PLACE
WESTERN ROAD
LANCING
UNITED KINGDOM
BN15 8SB

Part I – Particulars of Application

Date of application
27/02/2026

Application No
WL/2026/00218

Particulars and location of advertisements:

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

EVANS HALSHAW FORD CENTRE
LEA ROAD
GAINSBOROUGH
DN21 1AF

Part II – Particulars of decision

West Lindsey District Council hereby give notice in pursuance of the above-mentioned Regulations that **advertisement consent has been granted** for the display of the advertisements referred to in Part I hereof in accordance with the application and plans submitted subject to compliance with the conditions set out below:

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 and 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 and NPP 7 of the Gainsborough Town Neighbourhood Plan.

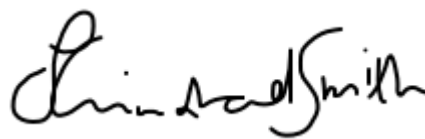
7. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings: 25411-P-002 and 25411-P-003 dated 27/2/26. The works shall be carried out in accordance with the details shown on 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 and NPP 7 of the Gainsborough Town Neighbourhood Plan.

Date: 23/4/26

Signed:



Sally Grindrod-Smith
Director Planning, Regeneration and Communities

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

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 8 weeks of the date of receipt of this notice.
- Appeals should be made online via [Appeal a planning decision](#). If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at [Make an appeal to the Planning Inspectorate and associated guidance](#).

- The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State 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.

Enforcement Notice:

If you received the enforcement notice before your application was refused, you have 28 days from the date on your decision letter to appeal. Or if the enforcement notice came after your application was refused, you need to appeal by whichever of these dates is sooner:

- 28 days from the date you received the enforcement notice
- 6 months from the date on your application decision letter

Further details can be found on The GOV.UK [website](#)

A person who displays an advertisement in contravention of the Regulations may be liable to a fine and in the case of a continuing offence to a daily fine for each day during which the offence continues after conviction.

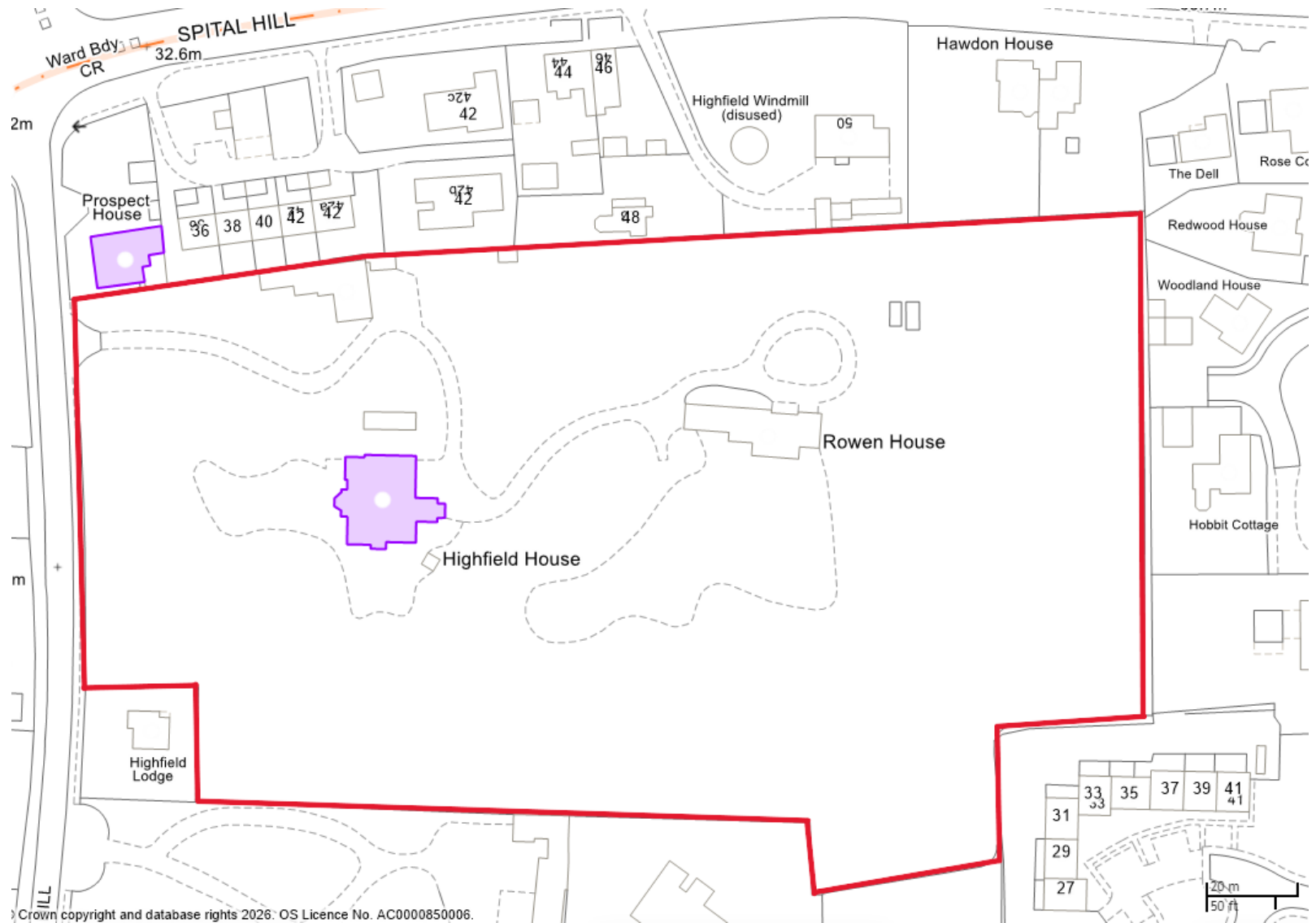
Purchase Notices

- 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 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 F

PLAN OF HIGHFIELD HOUSE AND THE SURROUNDING LISTED CURTILAGE AREA SHOWN EDGED IN RED



IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY
TOWN AND COUNTRY PLANNING ACT 1990
(As amended by the Planning and Compulsory Purchase Act 2004)

TEMPORARY STOP NOTICE

SERVED BY: WEST LINDSEY DISTRICT COUNCIL herein after referred to as “the Council”.

To: FOURJAYS PROPERTY LIMITED, 7 SPRING GARDENS, GAINSBOROUGH, LINCOLNSHIRE, DN21 2AY

1. The Council considers that there has been a breach of planning control on the land described in paragraph 3 below. The breach of planning control is the unauthorised development within the curtilage a Grade II Listed Building.

2. This temporary stop notice is issued by the Council, in exercise of their power in section 171E of the 1990 Act, because they think that it is expedient that the activity specified in this notice should cease on the land described in paragraph 4 below.

The Council now prohibits the carrying out of the activity specified in this notice.

Important additional information is given in the Annex to this notice.

3. THE REASONS FOR ISSUING THIS NOTICE

The temporary stop notice has been served due to the extent of unauthorised development that has taken place within the curtilage of Highfield House, a Grade II listed building, without any planning permission or listed building consent.

The development is deemed harmful to the setting of the listed building, and no further development should take place until the Local Planning Authority has had the opportunity to consider this in line with planning merits.

4. THE LAND TO WHICH THIS NOTICE RELATES

Land at Highfield House, Summer Hill, Gainsborough, Lincolnshire, DN21 1HQ and the surrounding curtilage, as shown edged in red on the attached plan.

5. ACTIVITY TO WHICH THIS NOTICE RELATES

All unauthorised development within the curtilage of Highfield House, including any activity associated with the erection of fencing, the removal of any boundary wall(s), the installation of road edging, and the installation of any area(s) of hardstanding.

6. WHAT YOU ARE REQUIRED TO DO

Cease all the activity specified in paragraph 5 of this notice.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 27th April 2026 when all the activity specified in this notice must cease. This notice will cease to have effect on 22nd June 2026.

Dated: 27th April 2026

Signed: 

On behalf of: West Lindsey District Council, Guildhall, Marshalls Yard,
Gainsborough, Lincolnshire, DN21 2NA

Nominated Officer: Paul Burkinshaw (Chief Executive) (Council's Authorised Officer)

Telephone Number: 01427 676676

ANNEX

WARNING

THIS NOTICE TAKES EFFECT ON THE DATE SPECIFIED IN PARAGRAPH 7.

THERE IS NO RIGHT OF APPEAL TO THE SECRETARY OF STATE AGAINST THIS NOTICE.

It is an offence to contravene a temporary stop notice after a site notice has been displayed or the temporary stop notice has been served on you (section 171G(1) of the 1990 Act). If you then fail to comply with the temporary stop notice you will be at risk of **prosecution**, for which the maximum penalty on conviction is an unlimited fine.

If you are in any doubt about what this notice requires you to do, you should get in touch **immediately** with Laura Smith, West Lindsey District Council, Guildhall, Marshalls Yard, Gainsborough, Lincolnshire, DN21 2NA, 01427 676625.

If you need independent advice about this notice, you are advised to contact urgently a lawyer, planning consultant or other professional adviser specialising in planning matters.

If you wish to contest the validity of the notice, you may only do so by an application to the High Court for judicial review.