

Gainsborough Town Council

Richmond House, Richmond Park, Morton Terrace

Gainsborough, Lincolnshire, DN21 2RJ

Tel: 01427 811573

Website: gainsborough-tc.gov.uk



PLANNING COMMITTEE AGENDA

To: Committee members:

Councillor Mark Binns

Councillor Richard Craig

Councillor Paul Key

Councillor Glenn Puxty (C)

Councillor Richard Thompson

Councillor Michael Devine (sub)

Councillor Stephen Blogg

Councillor David Dobbie

Councillor James Plastow (VC)

Councillor Mark Stephenson

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 20 October 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

PL27/066 Apologies for Absence

To note apologies for absence.

PL27/067 Declarations of Interest

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

PL27/068 Dispensation Requests

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

PL27/069 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, section 1(2), and to resolve accordingly.

PL27/070 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 Monday 14 September 2026.

Paper A (pages 5 to 8)

PL27/071 Planning Application

To consider planning application received.

[Application Ref No: WL/2026/00863](#) (received 21/09/26) - observations by 26/10/2026

[Proposal: Planning application for proposed single storey extension to school.](#)

[Location: Hillcrest Early Years Academy, Heapham Road, Gainsborough](#)

PL27/072 Planning Application

To consider planning application received.

[Application Ref No: WL/2026/00865](#) (received 21/09/26) - observations by 26/10/2026

[Proposal: Advertisement consent to display 1no. internal shopfront advertisement screen.](#)

[Location: 8 Market Place, Gainsborough](#)

PL27/073 Planning Application

To consider planning application received.

[Application Ref No: WL/2026/00891](#) (received 29/09/26) - observations by 02/11/2026

[Proposal: Planning application for external remedial works to building.](#)

[Location: 24 Market Place, Gainsborough](#)

PL27/074 Planning Application

To consider planning application received.

[Application Ref No: WL/2026/00914](#) (received 07/10/26) - observations by 09/11/2026

[Proposal: Planning application for the change of use from night club to place of worship and community use.](#)

[Location: The State Club, 23-25 Church Street, Gainsborough](#)

PL27/075 Planning Application

To consider planning application received.

[Application Ref No: WL/2026/00940](#) (received 14/10/26) - observations by 16/11/2026

[Proposal: Planning application for the change of use and conversion of former Joinery Workshop \(Class E\) into 1no. shared renting dwelling. \(Class C3\)](#)

[Location: 36 Tennyson Street, Gainsborough](#)

PL27/076 Planning Application

To consider planning application received.

[Application Ref No: WL/2026/00944](#) (received 15/10/26) - observations by 16/11/2026

[Proposal: Planning application for two storey side extension.](#)

[Location: 19 Trentvale Avenue, Gainsborough](#)

PL27/077 Decision Notice

To note decision notice received.

Application Ref No: WL/2026/00599 GRANTED (Delegated)

Proposal: Listed building consent for 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, Cox's Hill, Gainsborough

Paper B (pages 9 to 27)

PL27/078 Decision Notice

To note decision notice received.

Application Ref No: WL/2026/00416 GRANTED (Delegated)

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

Location: Hickman Hill Hotel, Cox's Hill, Gainsborough

Paper C (pages 28 to 32)

PL27/079 Decision Notice

To note decision notice received.

Application Ref No: WL/2026/00292 GRANTED (Committee)

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

Location: 33 Market Street, Gainsborough

Paper D (pages 33 to 49)

PL27/080 Decision Notice

To note decision notice received.

Application Ref No: WL/2026/00557 GRANTED (Delegated)

Proposal: Listed building consent to install an ensuite bathroom to the master bedroom.

Location: 2 Morton Terrace, Gainsborough

Paper E (pages 50 to 60)

PL27/081 Street Naming Requests

To consider any street naming requests received.

PL27/082 Tree Preservation Orders

To consider any Tree Preservation Orders received.

PL27/083 Motion: Request for Additional Speed Limit Signage on Lea Road
Proposed by: Councillor Richard Thompson

I wish to request that the appropriate highways authority reviews the provision of speed limit signage and road safety measures on Lea Road, between the Ashcroft Road roundabout and the roundabout adjacent to the Ford showroom.

Although this section of road is already subject to a 30mph speed limit, residents have raised concerns that many motorists regularly exceed the limit, particularly during the evenings and after 10.00 pm. There have also been reports of modified vehicles travelling at excessive speeds, creating the impression that this stretch of road is being used as a racetrack.

There is concern that there are insufficient or poorly visible 30 mph signs between Lea and Morton, which may contribute to drivers failing to observe the speed limit. Residents fear that without further action there is a risk of serious injury to pedestrians and other road users.

It is understood that there have been approximately five road traffic accidents on this section of road over the last seven years, including one fatality. This underlines the need to review whether additional safety measures are required.

Therefore, I move that the committee:

1. Requests a review of the existing 30 mph signage on Lea Road.
2. Asks the highways authority to consider installing additional and more prominent 30 mph signs where appropriate.
3. Investigates whether vehicle-activated speed warning signs could be installed.
4. Reviews accident data and traffic speeds on this stretch of road.
5. Considers any other appropriate measures to improve road safety and encourage compliance with the existing speed limit.

This motion is submitted in the interests of improving road safety for residents, pedestrians and all road users.

PL27/084 Foxby Lane – Proposed 30MPH and 40MPH Speed Limit

The proposed reduction in speed limits, to 30mph and 40mph as shown on the attached plan has been justified against the criteria set out in the county council's speed limit policy.

Paper F (pages 61 to 63)

PL27/085 Archer Speed Survey – Foxby Hill

To note the calibrated Archer speed survey equipment was installed in various locations on Foxby Lane on 07/08/2026 and remained in place for a continuous seven-day period. The survey showed that the average vehicle speed was:

- **26080602** - 32.3 mph in a 30-mph speed limit
- **26080609** - 38.1mph in a 60-mph speed limit
- **23060610** - 27.8 mph in a 30-mph speed limit

Paper G (pages 64 to 67)

PL27/086 Items for Notification

To receive items for notification and to note any items for inclusion on a future agenda (information only).

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

PL27/087 Time and Date of Next Meeting

To note that the next meeting of the Planning Committee is scheduled for Tuesday 17 November 2026 at 6:30pm.

Rachel Allbones
Town Clerk
Richmond House
Gainsborough

Thursday, 15 October 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 14 September 2026** at **6:30pm** in the meeting room, Richmond House, Richmond Park, Morton Terrace, Gainsborough, DN21 2RJ.

Councillors Present:

Councillor Glenn Puxty (Chair)	
Councillor Michael Devine	Councillor David Dobbie (arrived at the meeting at 6:33pm)
Councillor Paul Key	Councillor James Plastow

In Attendance:
 Natasha Gardener Assistant Clerk

PL27/050 Apologies for Absence

Apologies for absence were received from Councillors S Blogg, R Craig, P Hooton, R Thompson.

PL27/051 Declarations of Interest

Councillor Puxty declared an interest in PL27/055 as a resident of the property.

PL27/052 Dispensation Requests

No dispensation requests were received.

PL27/053 Items for Exclusion of Public and Press

No items for exclusion of public and press.

PL27/054 Minutes of the Previous Meeting

RESOLVED: That the minutes of the Planning Committee meeting held on Tuesday 18 August 2026 be approved as a true and accurate record and signed by the Chair.

Note: Councillors Key and Devine abstained on voting on the above resolution.

PL27/055 Planning Application

[Application Ref No: WL/2026/00805 \(received 07/09/26\) - observations by 12/10/2026](#)

[Proposal: Listed building consent for proposed repair works to lucum structure](#)

[Location: Miller Court, Bridge Street, Gainsborough](#)

Councillor Dobbie arrived at the meeting at 6:33pm.

RESOLVED: To support the application.

PL27/056 Decision Notice

Application Ref No: WL/2026/00293 GRANTED (Delegated)

Proposal: Listed building consent for conversion of existing office space to 1no. residential apartment including external alterations.

Location: 33 Market Street, Gainsborough

RESOLVED: To NOTE the decision notice.

PL27/057 Decision Notice

Application Ref No: WL/2026/00585 GRANTED (Delegated)

Proposal: Planning application for single storey rear extension.

Location: Thonock View, Morton Front, Gainsborough

RESOLVED: To NOTE the decision notice.

PL27/058 Decision Notice

Application Ref No: WL/2026/00688 GRANTED (Delegated)

Proposal: Planning application for installation of defibrillator and bleed kit cabinets.

Location: 24 Market Place, Gainsborough

RESOLVED: To NOTE the decision notice.

PL27/059 Decision Notice

Application Ref No: WL/2026/00633 GRANTED (Delegated)

Proposal: Planning application to erect two storey side extension.

Location: 37 Becket Avenue, Gainsborough

RESOLVED: To NOTE the decision notice.

PL27/060 Decision Notice

Application Ref No: WL/2026/00658 GRANTED (Delegated)

Proposal: Planning application for change of use of flat to podiatry practice.

Location: 17 Morley Street, Gainsborough

RESOLVED: To NOTE the decision notice.

PL27/061 Decision Notice

Application Ref No: WL/2026/00677 GRANTED (Delegated)

Proposal: Planning application for extension of dropped kerb.

Location: 174 Lea Road, Gainsborough

RESOLVED: To NOTE the decision notice.

PL27/062 Street Naming Requests

No street naming requests were received.

PL27/063 Tree Preservation Orders

No tree preservation orders were received.

PL27/064 Items for Notification

To receive items for notification and to note any items for inclusion on a future agenda (information only).

- i. DMMO Application for footpath from Mayfield to Margaret Close
- ii. Asset Transfer Response – Queensfield Playing Field
- iii. Lea Road – Speed Survey - LRSP

PL27/065 Time and Date of Next Meeting

RESOLVED: To NOTE that the next meeting of the Planning Committee is scheduled for Tuesday 20 October 2026 at 6:30pm.

The meeting closed at 6:47pm.

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

PAPER B

Listed Building Consent

Name and address of applicant

Robert Ewens
HICKMAN HILL HOTEL
COXS HILL
GAINSBOROUGH
DN21 1HH

Name and address of agent (if any)

Part I – Particulars of application

Date of application

29/06/2026

WL/2026/00599

Application no

Particulars and location of development

Proposal: Listed building consent for 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
COXS HILL
GAINSBOROUGH
DN21 1HH

Part II – Particulars of decision

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

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

None.

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

None.

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

1. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved must be carried out in accordance with the following proposed drawings:

- Site Location Plan dated 16th February 2026
- Site Plan (Not including Timber Garage and Storage Unit (2)) received 27th April 2026.
- Heritage Stone Archway dated 27th April 2026

- Seating Areas dated 27th April 2026
- Timber Storage Shed dated 27th April 2026
- Aluminium and PVC Events Marquee dated 27th April 2026
- Standalone Timber Pergola dated 27th April 2026
- Aluminium and PVC Events Marquee dated 27th April 2026
- Timber Pergola Seating Area dated 27th April 2026

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

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework and in the interests of the preservation and enhancement of this Grade II Listed Building in accordance with the Statutory Duty under Section 16 and Policy S57 of the Central Lincolnshire Local Plan 2023-2043.

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

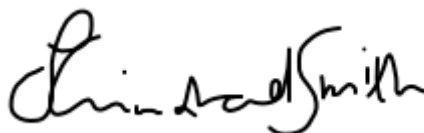
None.

Reasons for Granting Consent:

The proposal has been considered against the duty contained within section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended. In light of this assessment, the proposed works are considered to provide less than substantial harm to the historic character and setting of the Grade II listed building and is considered the proposal contributes to the optimum viable use of the building of which outweigh the harm.

Date: 14/09/2026

Signed:



Sally Grindrod-Smith
Director Planning, Regeneration and
Communities

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

Appeals to the Secretary of State

- If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent for the proposed works, or to grant consent subject to conditions, then you can appeal to the Secretary of State in accordance with sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990.
- **If you want to appeal against your local planning authority's decision you must do so within 6 Months of the date of this notice. Appeals must be made**

using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol or online at:

<https://acp.planninginspectorate.gov.uk>.

- If listed building consent is refused, or granted subject to conditions, whether by the local planning authority or by the First Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the council of the district, in which the land is situated a listed building purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.
- In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions. The circumstances in which such compensation is payable are set out in section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.
- **Only the applicant possesses the right to appeal the decision.**

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

Officers Report

Planning Application No: WL/2026/00416

AND

Listed Building Consent No: WL/2026/00599

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

And

PROPOSAL: Listed Building Consent for erection of heritage stone archway, standalone timber pergola and 2no. seating areas, timber storage shed, aluminium and PVC events marquee, and free-standing timber pergola.

LOCATION:

HICKMAN HILL HOTEL

COXS HILL

GAINSBOROUGH

DN21 1HH

WARD: GAINSBOROUGH EAST

TARGET DECISION DATE: 01/07/2026 - agreed extension of time to 16th September 2026.

CASE OFFICER: James Newton

Recommended Decision:

WL/2026/00416 - Grant Permission subject to conditions.

WL/2026/00599 - Grant Consent subject to conditions

Site Description and Proposal:

The application site comprises of Hickman Hill Hotel, a Grade II Listed Building. Hickman Hill Hotel is a well-established hotel, function suite and wedding venue located on Cox's Hill within the Market Town of Gainsborough. The site is of a generous size with mature planting and landscaping within the grounds to the south and west of the building and off-street car parking to the east.

Within the surrounding boundaries of the site lies the highway to the north, existing cemetery to the east and south, and a residential dwelling (Chrysalis Cottage) to the west. The site lies within a 50 metre Contaminated Land Buffer and a Site Specific Minerals Safeguarding Area.

Historic England Official List Entry:

2. Late C18 or early C19. 2 storeys in white painted brick with hipped Welsh slate roof. Front elevation of 5 windows, hung sashes with glazing bars,

cambered relieving arches, centre one lengthened. Central stone porch of fluted Doric columns and pilasters, entablature with triglyphs, guttae, modillion cornice. Door in panelled reveal with architrave surround. Secondary north elevation has doorway with hood, ribbed pilasters capped by paterae. Modern door.

Hickman Hill, Iron Gates and Gatepiers to the north-west of Hickman Hill form a group.

The application seeks retrospective planning permission for the erection of heritage stone archway, standalone timber pergola and 2no. seating areas, timber storage shed, aluminium and PVC events marquee, and free-standing timber pergola. The works were completed June 2025.

The application has been amended to remove the Timber Garage and Storage Unit from the application.

Relevant Planning History

Reference	Proposal	Decision
118410	Listed Building Application for internal alterations to modernise bathrooms to a higher standard, plus internal modifications and 3no. replacement windows.	Granted time limit plus conditions
118411	Planning Application to alter existing hotel.	Granted time limit plus conditions
143801	Pre-application enquiry	Finally disposed of
124070	Planning Application for double garage.	Granted time limit plus conditions 27/05/2009
132240	Outline planning application to erect 3 no. dwellings with access, layout and scale to be considered.	Granted time limit plus conditions 24/06/2015
139389	Pre application enquiry for single storey extension to provide new facilities for weddings and other functions in addition to kitchen extension and toilets.	Pre-app complete - appn likely 13/02/2020

Representations

Chairman/Ward members:

No representations received.

Gainsborough Town Council:

RESOLVED: to support the application.

Local residents:

Chrysalis Cottage – Object. – Tree concerns regarding garage.

LCC Highways and Lead Local Flood Authority:

No Objections

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

Comments: The proposals will not affect the public highway

LCC Archaeology:

No archaeological input is required.

Conservation Officer: Support subject to recommendations

The planning application is 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 to Hickman Hill Hotel. The LBC only considers the aluminium and PVC events marquee which is the only part attached to the listed building.

Hickman Hill is a grade II house built in the late 18th or early 19th century. Built with white painted brick walls and a hipped slate roof. The principal elevation is a two-storey and five-bay front that faces west towards the separately listed grade II Iron gates and gate piers to Northwest of Hickman Hill. These are early 19th century gates and gate piers with pyramidal caps. The gates piers and Hickman Hill form a group of important heritage assets.

The marquee is a modern design and materials in contrast to the listed building. This offers a clear differentiation from the heritage asset and the modern inclusion. The setting from the public street scene is not affected by this. However, the marquee is visually viewed from the principal elevation which negatively impacts upon the listed building harming the character of the building.

The stone archway is a recovered old bank arch that is not original and is out of place for the location, however, it is of traditional materials and is a feature for the benefit of the venue.

The timber pergola, seating areas, timber shed, and free-standing pergola are all modern but are features that benefit the viability of the venue space.

However, the timber garage at the front of the property is in a prominent position detracting from the listed buildings. It is adjacent to the boundary on Cox's Hill and is visually obtrusive to the listed Hickman Hill from the public street, blocking views of the property through the green boundary landscape. It also detracts from the group value of Hickman Hill and the gate as it blocks the experiences of both assets together. The garage is not vital to the viability of the venue and is used for private storage, so the location is not flexible.

More suitable locations are noted to the east of the car park area for a modern garage that is discrete which would create less negative impact upon the two listed buildings.

Overall, the proposal would lead to less than substantial harm for the marquee in the LBC and less than substantial harm for the PP but with further accumulative harm.

Policy S57 and the NPPF would only grant this harm where the public benefits, including securing the optimum viable use, outweighs the harm. The marquee, stone archway, two timber pergolas, seating, and shed, provides harm but offer an optimum viable use to the benefit of the listed building retaining its use as a wedding venue.

However, the timber garage is not required for this use and is noted to be in a poor location. The timber garage is the main point that fails to meet Policy S57 or the NPPF for viability.

Under this current proposal I would have to object due to the garage. If this garage was proposed to be removed/moved to a suitable location to the east then this may be found suitable.

Date System Checked: 11th September 2026

Relevant Planning Policies and Legislation:

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

Development Plan

• Central Lincolnshire Local Plan 2023 –

Relevant policies of the CLLP include:

- S1 The Spatial Strategy and Settlement Hierarchy
- S13 Reducing Energy Consumption in Existing Buildings
- S20 Resilient and Adaptable Design
- S21 Flood Risk and Water Resources

S42 Sustainable Urban Tourism
S47 Accessibility and Transport
S49 Parking Provision
S53 Design and Amenity
S57 The Historic Environment
S60 Protecting Biodiversity and Geodiversity
S61 Biodiversity Opportunity and Delivering Measurable Net Gains
S66 Trees, Woodland and Hedgerows

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

- ***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:

NPP1 – Sustainable Development
NPP5 – Protecting the Landscape Character
NPP6 – Ensuring high quality design
NPP7 – Ensuring high quality design in each character area – TCA 03 Middlefield
NPP18 – Protecting and Enhancing Heritage Assets

- ***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)

On Monday 17th August 2026, the Government published its revised National Planning Policy Framework (NPPF). The policies in this Framework are material considerations which must be taken into account in decision-making from the day of its publication [Monday 17th August 2026].

It therefore is a material consideration in the determination of this application. It remains the case that Planning law requires that applications for planning permission be determined in accordance with the development plan (here, the Central Lincolnshire Local Plan), unless material considerations indicate otherwise.

Development plan policies (or parts of those policies) which are materially inconsistent with national decision making policies in this Framework should

be given very limited weight. Other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of this Framework.

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

S3: Presumption in favour of sustainable development

S4: Principle of Development within settlements

TR4: Street design, Access and Parking

L2: Making effective use of land

DP3: Key principles for well-designed place

HE4: Securing the conservation of heritage assets

HE5: Assessing effects on heritage assets

HE6: Proposals affecting designated heritage assets

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

- 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:

LB Legal Duty

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

Main Considerations:

- Principle of development
- The Historic Environment
- Visual Impact
- Residential Amenity
- Highway and Access
- Biodiversity Net Gain
- Minerals:
- Other Considerations:

Assessment:

Principle of Development:

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

Policy S1 of the CLLP states *Development should create strong, sustainable, cohesive and inclusive communities, making the most effective use of previously developed land and enabling a larger number of people to access jobs, services and facilities locally.*

The application site is an existing business and visitor facilities with provisions as a wedding venue, hotel accommodation and function suites.

Policy S42 of the CLLP states *within the urban areas of Lincoln, Gainsborough, Sleaford and the Market Towns development and activities that will deliver high quality sustainable visitor facilities such as culture and leisure facilities, sporting attractions and visitor accommodation, including proposals for temporary permission in support of the promotion of events and festivals, will be supported. Such development and activities should be designed so that they:*

- a) contribute to the local economy;*
- b) benefit both local communities and visitors;*
- c) respect the intrinsic natural and built environmental qualities of the area;*
and
- d) are appropriate for the character of the local environment in scale and nature.*

NPP1 Sustainable Development requires *Development in the Gainsborough Neighbourhood Plan area should be located so that it can make a positive contribution towards the achievement of sustainable development. Development should assist in meeting the economic, social and environmental regeneration of the Town in accordance with CLLP policies.*

The existing buildings and alterations within the grounds of the site serve the existing facility and therefore support the existing urban economy of the site. The proposals enhance the existing visitor economy of the site through the additional facilities provided within the application. The proposals are of a size and scale relevant within its use and aim to provide a continuation and enhancement to the existing visitor facility that allow benefits to local communities and visitors. The extended visitor accommodation and groundworks contribute to the local economy and can allow for additional services to be undertaken through the existing use.

The principle of development is therefore supported by Policy S1 and S42 of the Central Lincolnshire Local Plan and guidance contained within the NPPF. An assessment of the material considerations follows.

The Historic Environment including Visual Impact

Local Plan Policy S57 states *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.*

Section 66 of the Act outlines a statutory obligation that the Local Planning Authority should have special regard for preserving and enhancing the setting and special architectural and historic significance of Listed Buildings. This is reflected in Policy S57 of the CLLP.

Policy NPP 18 of the Gainsborough Town Neighbourhood Plan aims to protect and enhance heritage assets.

The application site is a Grade II listed building.

The application seeks retrospective permission to erect an events marquee, stone archway, timber pergola, seating areas, timber shed and free-standing pergola.

All of the above consist of modern design and materials in disparity to the listed building of which offer a clear contrast from the existing heritage asset to the modern alterations. It is considered that the proposal provides harm to the existing heritage asset given the scope of the development including materials and design. It is considered the proposal provides less than substantial harm to the listed building and as such should be weighed against any public benefit resulting from the proposal.

NDMP HE6 (4) states *Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building.*

The existing building is an existing business and visitor facilities with provisions as a wedding venue, hotel accommodation and function suites. It is considered as such that the elements of the proposal expand upon the existing public use and benefit the listed building by expanding upon the already existing wedding venue. It is considered the elements of the proposal contribute to the optimum viable use of the building. It is also noted that the additional floorspace created by marquee can be considered to provide employment benefits given the use of this as an events area. This leads to further and/or larger events for the business which provides further demand for both existing staff and the potential for further employment within the current use.

A condition to remove the events marquee once the use is not required by the business shall be included within the decision notice.

The WLDC Conservation Officer has been consulted and has raised no objection to the proposal.

The works are considered to provide less than substantial harm to the historic character and setting of the Grade II listed building. However the proposal is considered to contribute to the optimum viable use of the building, most notably by providing additional floorspace for events, employment benefits and economic value within Gainsborough. These cumulatively outweigh the harm.

Local Policy S57 and NPP18 are considered to be consistent with the purpose of DMNP Policy HE4, HE5 and HE6.

Visual Impact

Local Plan Policy S53 states that all development *‘must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all.’* Development must *‘relate well to the site, its local and wider context and existing characteristics including the retention of existing natural and historic features wherever possible and including appropriate landscape and boundary treatments to ensure that the development can be satisfactorily assimilated into the surrounding area’.* It further states that development should *‘contribute positively to the sense of place, reflecting and enhancing existing character and distinctiveness’,* and should *‘be appropriate for its context and its future use in terms of its building types, street layout, development block type and size, siting, height, scale, massing, form, rhythm, plot widths, gaps between buildings, and the ratio of developed to undeveloped space both within a plot and within a scheme.’* In addition, development must *‘achieve a density not only appropriate for its context but also taking into account its accessibility.’*

NPP6 of the Gainsborough Town Neighbourhood Plan requires *‘Development should be of a high design quality that will contribute to the character of Gainsborough Parish. In order to achieve this, proposals should demonstrate how they will reinforce the character of the area as set out in Gainsborough Heritage and Character Assessment 2018.’*

The proposal seeks to erect an events marquee, stone archway, timber pergola, seating areas, timber shed and free-standing pergola.

The events marquee measures 15 metres in length and 7.5 metres in width. The marquee is 4 metres in height and is located to the south of the site. This is not visible from the street scene given the existing building provides screening to the development. The other elements of the proposal are located within the rear grounds of the building. These are all considered appropriate in size and scale of the and are considered to improve the visitor experience in relation to existing use of the building. It is also considered these developments are reversible and can be removed at any time.

It is considered that the proposal accords with policy S53 of the CLLP, NPP6 of the GTNP and provisions of the NPPF. Local Policy S53 and NPP6 are considered to be consistent with the purpose of DMNP Policy DP3.

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 proposals would seek to improve on the existing quality of space that is afforded to the application site. The events marquee would increase upon the visitor provision provided on site. The various elements of the proposal would be located within the grounds of the established visitor attraction and would not create any indifferent noise to that already provided on site. Although it is likely that the proposal would provide an increase in noise in comparison to the existing, the increase would not be unacceptable within the proposal given the existing noise created on site.

It is considered there are no amenity concerns given the nature of the proposal. It is considered that the proposal accords with policy S53 of the CLLP and provisions of the NPPF.

Local Policy S53 is considered to be consistent with the purpose of DMNP Policy L2 of the NPPF.

Highways and Parking

Local Plan Policy S47 and S49 requires well designed, safe and convenient access for all, and that appropriate vehicle parking provision is made for development users. Policy S49 states that all development apart from residential should incorporate a level of car parking that is suitable for the proposed development taking into account its location, its size and its proposed use, including the expected number of employees, customers or visitors.

The application site is located off of Cox's hill to the north of the site and features a large car parking provision to the east of the building. It is therefore considered that the parking spaces provided is sufficient to accommodate the predicted number of vehicles. Whilst it is noted that the events marquee provides an increase in capacity, it is considered there is adequate off-street parking located on site. LCC Highways have been consulted and raise no objection to the proposal.

The proposal does not have a significant impact on traffic movement or a detrimental impact on highway safety in accordance with Policy S47 and S49 of the Central Lincolnshire Local Plan and the NPPF.

Local policy S47 is considered to be consistent with the purpose of DMNP policy TR4.

Biodiversity Net Gain

Policy S60 of the CLLP requires that proposals should protect, manage, enhance and extend the ecological network of habitats, species and sites of international, national and local importance (statutory and non-statutory). Policy S61 Requires that development proposals should ensure opportunities are taken to retain, protect and enhance biodiversity and geodiversity features proportionate to their scale, through site layout, design of new buildings and proposals for existing buildings with consideration to the construction phase and ongoing site management. All qualifying development proposals must deliver at least a 10% measurable biodiversity net gain attributable to the development. The net gain for biodiversity should be calculated using Natural England's Biodiversity Metric.

The application is retrospective with works started in November 2017 and completed in June 2025. The application is made under 73a of the Town and Country Planning Act. As per guidance contained within the NPPG, Biodiversity Net Gain does not apply to retrospective planning permissions.

Minerals Safeguarding

The site is located within a Site Specific Minerals Safeguarding Area. Policy M11 of the Core Strategy & Development Management policies (CSDMP 2016) therefore applies.

In accordance with this policy, the applicant has provided a proportionate Minerals Assessment in support of the proposed development. The assessment states the following:

The existing land use of the site has a significant historic context back into the 18th century initially as a school but more latterly as hotel, restaurant, wedding and events venue. There is no active or historic mineral extraction is present in the immediate vicinity of the property. The existing site use shall remain the same as part of the application with the application seeking alterations to the existing building.

This minor development of an existing established site is small, in a semi-rural/urban location, of non-strategic nature and therefore will not materially impact mineral supply. Furthermore all elements in the development can be easily removed to return the site to its previous condition.

The current list of allocated sites demonstrates that the County's mineral needs will be met for at least the next 7 years through existing provisions for sand and gravel extraction and extensions to existing allocated sites. It is noted that other sites have come into use since the last revision of the allocated sites list further expanding the projected resource availability.

In light of the above it is considered that it would be highly unlikely that the site would be granted permission for mineral extraction and therefore is considered more suitable for the proposal submitted. The application is for retrospective alterations to the existing building where there would not be any change in the existing site use.

NPPF Policy M6 states proposal for non-material development should not constrain potential future use for mineral working in a Mineral Safeguarding Area. The proposal would therefore accord with Policy M11 of the Lincolnshire Minerals and Waste Local Plan and NDMP M6 of the NPPF.

Conclusion and reason for decision for WL/2026/00416:

The proposed development has been assessed against policies S1 The Spatial Strategy and Settlement Hierarchy, S13 Reducing Energy Consumption in Existing Buildings, S20 Resilient and Adaptable Design, S21 Flood Risk and Water Resources, S42 Sustainable Urban Tourism, S47 Accessibility and Transport, S49 Parking Provision, S53 Design and Amenity, S57 The Historic Environment, S60 Protecting Biodiversity and Geodiversity, S61 Biodiversity Opportunity and Delivering Measurable Net Gains, S66 Trees, Woodland and Hedgerows of the Central Lincolnshire Local Plan 2023 in the first instance as well as NPP1 – Sustainable Development, NPP5 – Protecting the Landscape Character, NPP6 – Ensuring high quality design, NPP7 – Ensuring high quality design in each character area – TCA 03 Middlefield and NPP18 – Protecting and Enhancing Heritage Assets contained within the Gainsborough Town Neighbourhood Plan

Guidance contained in the Lincolnshire Minerals and Waste Plan, National Planning Practice Guidance, National Design Guide, National Model Design Code and national decision making policies: S3: Presumption in favour of sustainable development, S4: Principle of Development within settlements, TR4: Street design, Access and Parking, L2: Making effective use of land, DP3: Key principles for well-designed place, HE4: Securing the conservation of heritage assets, HE5: Assessing effects on heritage assets, HE6: Proposals affecting designated heritage assets have been taken into consideration.

In light of this assessment it is considered that subject to the recommended conditions, the proposal is acceptable and does not harm the character and appearance of the street-scene, or have an unacceptable impact on the living conditions of the residents of neighbouring properties. The proposed works are considered to provide less than substantial harm to the historic character and setting of the Grade II listed building and is considered the proposal contributes to the optimum viable use of the building of which outweigh the harm. The proposal therefore preserves and enhances the existing heritage asset.

Conclusion and reason for decision for WL/2026/00599:

The proposal has been considered against the duty contained within section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended. In light of this assessment, the proposed works are considered to provide less than substantial harm to the historic character and setting of the

Grade II listed building and is considered the proposal contributes to the optimum viable use of the building of which outweigh the harm.

Decision Level: Delegated

Conditions for WL/2026/00416

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

None.

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:

1. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved must be carried out in accordance with the following proposed drawings:

- Site Location Plan dated 16th February 2026
- Site Plan (Not including Timber Garage and Storage Unit (2)) received 27th April 2026.
- Heritage Stone Archway dated 27th April 2026
- Seating Areas dated 27th April 2026
- Timber Storage Shed dated 27th April 2026
- Aluminium and PVC Events Marquee dated 27th April 2026
- Standalone Timber Pergola dated 27th April 2026
- Aluminium and PVC Events Marquee dated 27th April 2026
- Timber Pergola Seating Area dated 27th April 2026

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

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework and local policy S53 and S57 of the Central Lincolnshire Local Plan 2023.

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

2. The marquee hereby permitted shall be removed from the site and the land restored to its former condition within 21 days of the structure no longer being required in relation to the existing site use as a wedding venue.

Reason: To safeguard the host grade II listed building from any unnecessary harm in accordance with the National Planning Policy Framework and local policy S57 of the Central Lincolnshire Local Plan 2023 and policy NPP18 of the Gainsborough Town Neighbourhood Plan.

Conditions for WL/2026/00599

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

None.

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:

1. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved must be carried out in accordance with the following proposed drawings:

- Site Location Plan dated 16th February 2026
- Site Plan (Not including Timber Garage and Storage Unit (2)) received 27th April 2026.
- Heritage Stone Archway dated 27th April 2026
- Seating Areas dated 27th April 2026
- Timber Storage Shed dated 27th April 2026
- Aluminium and PVC Events Marquee dated 27th April 2026
- Standalone Timber Pergola dated 27th April 2026
- Aluminium and PVC Events Marquee dated 27th April 2026
- Timber Pergola Seating Area dated 27th April 2026

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

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework and in the interests of the preservation and enhancement of this Grade II Listed Building in accordance with the Statutory Duty under Section 16 and Policy S57 of the Central Lincolnshire Local Plan 2023-2043.

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

None.

Human Rights Implications:

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

Legal Implications:

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

Prepared by: James Newton

Date : 14/09/2026

Authorising Officer: Ian Elliott.....

Date: 14th September 2026

PAPER C

Planning Permission

Name and address of applicant

Robert Ewens
HICKMAN HILL HOTEL
COXS HILL
GAINSBOROUGH
DN21 1HH

Name and address of agent (if any)

Part One – Particulars of application

Date of application:
06/05/2026

Application number:
WL/2026/00416

Particulars and location of development:

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

Location:

HICKMAN HILL HOTEL
COXS HILL
GAINSBOROUGH
DN21 1HH

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:

None.

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:

1. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved must be carried out in accordance with the following proposed drawings:

- Site Location Plan dated 16th February 2026
- Site Plan (Not including Timber Garage and Storage Unit (2)) received 27th April 2026.
- Heritage Stone Archway dated 27th April 2026

- Seating Areas dated 27th April 2026
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- Standalone Timber Pergola dated 27th April 2026
- Aluminium and PVC Events Marquee dated 27th April 2026
- Timber Pergola Seating Area dated 27th April 2026

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

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework and local policy S53 and S57 of the Central Lincolnshire Local Plan 2023.

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

2. The marquee hereby permitted shall be removed from the site and the land restored to its former condition within 21 days of the structure no longer being required in relation to the existing site use as a wedding venue.

Reason: To safeguard the host grade II listed building from any unnecessary harm in accordance with the National Planning Policy Framework and local policy S57 of the Central Lincolnshire Local Plan 2023 and policy NPP18 of the Gainsborough Town Neighbourhood Plan.

Notes to the Applicant

None.

Reasons for granting permission

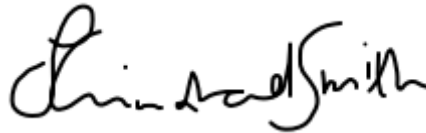
The proposed development has been assessed against policies S1 The Spatial Strategy and Settlement Hierarchy, S13 Reducing Energy Consumption in Existing Buildings, S20 Resilient and Adaptable Design, S21 Flood Risk and Water Resources, S42 Sustainable Urban Tourism, S47 Accessibility and Transport, S49 Parking Provision, S53 Design and Amenity, S57 The Historic Environment, S60 Protecting Biodiversity and Geodiversity, S61 Biodiversity Opportunity and Delivering Measurable Net Gains, S66 Trees, Woodland and Hedgerows of the Central Lincolnshire Local Plan 2023 in the first instance as well as NPP1 – Sustainable Development, NPP5 – Protecting the Landscape Character, NPP6 – Ensuring high quality design, NPP7 – Ensuring high quality design in each character area – TCA 03 Middlefield and NPP18 – Protecting and Enhancing Heritage Assets contained within the Gainsborough Town Neighbourhood Plan

Guidance contained in the Lincolnshire Minerals and Waste Plan, National Planning Practice Guidance, National Design Guide, National Model Design Code and national decision making policies: S3: Presumption in favour of sustainable development, S4: Principle of Development within settlements, TR4: Street design, Access and Parking, L2: Making effective use of land, DP3: Key principles for well-designed place, HE4: Securing the conservation of heritage assets, HE5: Assessing effects on heritage assets, HE6: Proposals affecting designated heritage assets have been taken into consideration.

In light of this assessment it is considered that subject to the recommended conditions, the proposal is acceptable and does not harm the character and appearance of the street-scene, or have an unacceptable impact on the living conditions of the residents of neighbouring properties. The proposed works are considered to provide less than substantial harm to the historic character and setting of the Grade II listed building and is considered the proposal contributes to the optimum viable use of the building of which outweigh the harm. The proposal therefore preserves and enhances the existing heritage asset.

Date: 14/09/2026

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.
(Delete or retain as required any of the red text below)
- As this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- 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.

PAPER D

Planning Permission

Name and address of applicant

Uppal
33 MARKET STREET
GAINSBOROUGH
DN21 2BE

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:
24/03/2026

Application number:
WL/2026/00292

Particulars and location of development:

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

Location:

33 MARKET STREET
GAINSBOROUGH
DN21 2BE

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 drawing PA -101 -A -B -GA -PP Rev B dated 06/07/26. 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 development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework and Policy S53 of the Central Lincolnshire Local.

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

None.

Notes to the Applicant

This decision should be read in conjunction with Listed Building Consent WL/2026/00293.

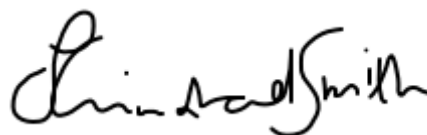
Reasons for granting permission

The decision has been considered against Policy S1: The Spatial Strategy and Settlement Hierarchy, S2: Growth Levels and Distribution, S3: Housing in the Lincoln Urban Area, Main Towns and Market Towns, S6: Design Principles for Efficient Buildings, S13: Reducing Energy Consumption in Existing Buildings, S20: Resilient and Adaptable Design, S21: Flood Risk and Water Resources, S23: Meeting Accommodation Needs, S35: Network and Hierarchy of Centres, S37: Gainsborough Town Centre and Primary Shopping Area, S47: Accessibility and Transport, S49: Parking Provision, S56: Development on Land Affected by Contamination, S53: Design and Amenity and S57: The Historic Environment of the Central Lincolnshire Local Plan and the policies contained within the Gainsborough Neighbourhood Plan (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 and NPP 19 Improving the Vitality of the Town Centre) and the guidance contained in National Planning Policy Framework and National Planning Practice Guidance and against Section 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In light of the above assessment it is considered that the principle of development in this Town Centre location can be supported. The proposal would not have a detrimental impact on the residential amenity of neighbouring properties or a detrimental impact on the street scene. Furthermore, the proposal would not harm the special architectural or historic interest of the Listed Building or its setting. The proposal will also preserve the character and appearance of the Conservation Area. Matters of highway safety and drainage are also considered to be acceptable. The proposal does represent a departure from the provisions of Policy S49, however as detailed in the above report, the heritage benefits that the scheme would bring is considered to outweigh the lack of proposed parking provision in this case.

Date: 11/9/26

Signed:



Sally Grindrod-Smith

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.
(Delete or retain as required any of the red text below)
- As this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- 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.

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Officers Report

Planning Application No: WL/2026/00292

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

LOCATION:

33 MARKET STREET
GAINSBOROUGH
DN21 2BE

WARD: GAINSBOROUGH SOUTH WEST

WARD MEMBER(S): Cllr McGhee and Cllr Young

TARGET DECISION DATE: 19/05/2026 **EoT** 20/8/26

CASE OFFICER: Vicky Maplethorpe

Recommended Decision: Grant permission

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

Site Description and Proposal:

The site is located within Gainsborough Town Centre and the Primary Shopping Area. The site is designated as a Grade II Listed Building with the list description outlining the following:

Official List Entry:

2. Probably C18 origins. 2 storeys. Rendered with pantile roof with 2 dormers and wood eaves cornice. 2 and 1 windows without glazing bars. Moulded wood cases. No 31 has small C19 shop front with grooved pilasters. Modern shop front to No 33.

Nos 25 to 39 (odd) form a group, Nos 27 and 39 being of local interest.

The site is also located within the Gainsborough Britannia Conservation Area and is within close proximity to a number of other designated heritage assets forming part of a row of shops on Market Street.

Relevant Planning History

Reference	Proposal	Decision
WL/2025/01058	Planning application for façade renovation works including 2no. replacement windows and shop front.	Grant with conditions 30/01/2026

Reference	Proposal	Decision
WL/2025/01059	Listed building consent for façade renovation works including 2no. replacement windows and shop front.	Grant with conditions 30/01/2026
WL/2026/00293	Listed Building Consent for conversion of existing office space to 1no. residential apartment including external alterations	Still under consideration

Representations to original plans:

Chairman/Ward member(s): None received

Town Council: Resolved to support

Local residents: We've noticed on the plans that the Applicant is proposing to use our old water closet for his access door for the flat. This does not belong to 33 Market Street but in fact is owned by 31 Market Street along with the Courtyard! This is shown clearly on our Land Registry document!

LCC Highways and Lead Local Flood Authority: No objections

LCC Archaeology: No archaeological input required

Conservation Officer: The Heritage Statement (HS) is limited in information with no mention of the internal alterations. The limited assessment, identified impacts, and justification of the proposed alterations. The application does not meet parts a-c of Policy S57. The proposal seeks to remove the ground and first floor original stairways, introducing a new rear stairwell and inverting the stairs from the first to the second floor. In turn the second floor must be altered to enable further access for the new stair entry. The internal walls to the stairs are also to be removed to expand a new staircase. The justification discussed on site for the move of the stairs was to enable a staff toilet and increase retail space. A staff toilet can be adapted to the rear of the property to enable a staff toilet of which is proposed to be lost from the retail area in the proposal. There is evidence of this being an outhouse previously, so this is more suitable with less impact for drainage. The separation of retail and living space can be produced through a vestibule being linked from the rear entrance to the stairwell with minimal alteration being required. Overall, the proposal will result in less than substantial harm. Under Policy S57 this harm must be outweighed against the public benefit or optimum viable use. There is no public benefit for this application as there is no increase of retail space due to this work. It has been noted that the upper floors can be converted with minimal alteration to protect the historic fabric so an optimum viable use can be achieved without the harm. Therefore, I must object to this application as the proposal does not meet policy S57.

Representations to amended plans:

Chairman/Ward member(s): None received

Parish/Town Council/Meeting: None received

Local residents: None received

LCC Highways and Lead Local Flood Authority: None received

LCC Archaeology: None received

Conservation Officer: 'The Heritage Statement (HS) is limited in information with no mention of the internal alterations. The limited assessment, identified impacts, and justification of the proposed alterations.

The proposal is for the addition of a vestibule to separate the ground floor retail unit with the residential use on the first and second floors.

The proposal will have minimal impact upon existing form of the building whilst enabling a long-term viable use to the first and second floor. The ground floor has had a full modern intervention with no historic or architectural features to protect with the additional feature.

The proposal will be supported by Policy S57 as it protects and conserves the listed building. Therefore, I have no objections subject to the following conditions.....'

Date Checked: 23/7/26

Relevant Planning Policies and Legislation:

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

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
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 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 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 Core Strategy & Development Management policies (CSDMP) were adopted in June 2016 and form part of the Development Plan.

The application site is within a Mineral Safeguarding Area (MSA). Policy M11 applies. The Site Locations were adopted in December 2017. The site is not within an allocated Minerals Site or Waste Site/Area.

<https://www.lincolnshire.gov.uk/directory-record/61697/minerals-and-waste-local-plan-core-strategy-and-development-management-policies>

Draft Minerals and Waste Local Plan (DMWLP):

Lincolnshire County Council are currently reviewing the Minerals and Waste Local Plan.

The draft Minerals and Waste Local Plan has been through a consultation which started in July and closed on 24th September 2024.

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

SM15: Safeguarding of Mineral Resources

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

<https://www.letstalk.lincolnshire.gov.uk/minerals-and-waste-local-plan>

National policy & guidance (Material Consideration)

- National Planning Policy Framework (NPPF)

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

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

<https://www.gov.uk/government/publications/national-planningpolicy-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:

LB Legal Duty

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

CA Legal Duty

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

Main Considerations:

- Principle of Development
- Residential Amenity
- Visual Impact

- Conservation Area and Listed Buildings
- Highways and Car Parking
- Other Matters

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.

It is proposed to change the use of the first and second floors from commercial storage (Use Class E) to residential (Use Class C3a) to form 1no. flat and other external alterations to the ground floor. The ground floor will remain in commercial use (Use Class E), currently an opticians. The first floor is currently given over to storage for the commercial use and the second floor is unused.

The site is located within the defined town centre of Gainsborough and the ground floor will remain a commercial (Class E) use/retain an active frontage which accords with Policy S35 of the Central Lincolnshire Local Plan (CLLP).

The proposal to create 1No. first floor flat in addition to an area of commercial use associated with the ground floor commercial use is also supported in principle as detailed below.

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

Policy S3 of the CLLP relates to new housing in the Main Towns of Central Lincolnshire and states that: Within the developed footprint of the Lincoln Urban Area and Main Towns and Market Towns, development proposals at appropriate locations not specifically identified as an allocation or an area for change in this plan will be supported in principle. Paragraph 90 of the NPPF is supportive of residential development within Town Centre locations as it is recognised that such development often plays an important role in ensuring the vitality of such centres.

Policy S39 of the Central Lincolnshire Local Plan states that *'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 and provided adequate off-street parking can be provided.'*

Overall, the site is located within the developed footprint of Gainsborough, being within the town centre. The proposal will maintain a retail use on its ground floor level fronting Market Street and is not expected to conflict with existing uses, as explored below. The residential development element of the proposal 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 and S39 of the CLLP.

Residential Amenity

National and Local planning policy supports bringing back to use vacant and underused upper floors in town centres for residential uses in order to contribute to the vitality and viability of the town centre.

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 proposed flat meets with the nationally described space standards and there are no concerns in relation to overlooking, over dominance or loss of light over adjoining properties. The main living areas of the flat and bedrooms would all be served by windows, allowing adequate light to enter the rooms. In terms of noise, a level of noise is to be expected in a town centre location.

The lack of outside amenity space is noted; however this is not an unusual situation for town centre flats/dwellings, other grassed amenity areas are available within the town centre area, notably to the north around All Saints Church and Gainsborough Old Hall and along the Riverside Walk to the west.

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).

Visual Impact

Local Plan Policy S53 states that all development '*must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all.*'

Development must 'relate well to the site, its local and wider context and existing characteristics including the retention of existing natural and historic features wherever possible and including appropriate landscape and boundary treatments to ensure that the development can be satisfactorily assimilated into the surrounding area'.

A replacement window and door are proposed on the rear elevation of the building at ground floor level. No new openings are proposed on the front elevation facing onto Market Street. It is therefore considered that the proposal will not harm the character and appearance of the street-scene and

with the proposal complying with the NPPF and Policy S53 of the Central Lincolnshire Local Plan.

Conservation Area and Listed Buildings

The site is a Grade II listed three storey building which is surrounded by other commercial properties some of which have accommodation on the upper floors. Many of these neighbouring buildings are also listed, including the attached buildings to the east and west. The building is early 18th century and is located in the Gainsborough Town Centre Conservation Area.

S.66 of the Planning (Listed Buildings and 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. Section 72 of the Act contains similar requirements with respect to buildings or land in a conservation area. In this context, "preserving", means doing no harm.

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 Gainsborough Neighbourhood Plan (NP). Paragraph 212 of the NPPF states that 'great weight should be given to the [designated] asset's conservation'. Paragraph 213 goes on to state that 'Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting'. Paragraph 214 provides guidance that *'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent'*.

The application proposes to create 1 self-contained flat on the upper two floors of the Grade II listed building (with the existing ground floor shop unit being retained. Planning permission was granted in January 2026 for a replacement traditional shop front facade).

Following concerns raised by the conservation officer amended plans were submitted showing no external alterations apart from a replacement window and door at the rear of the building in a single story flat roof offshoot.

In terms of floor plans no alterations to the existing vernacular floor plans are proposed with only additional partition wall being proposed on the ground floor and the infilling of a doorway on the first floor. The full scope of the works shown on the proposed plans have been reviewed by the councils Conservation Officer and have been found to be acceptable in terms of the impact on historic fabric and that they would preserve the special historic interest of the host building. It is considered that the proposed approach to development would achieve the key heritage aims of the NPPF in that it would put an existing deteriorating Heritage Asset into a viable use to enable its ongoing conservation.

It is considered that the proposal would not harm the special architectural or historic interest of the Listed Building or its setting. The proposal will also preserve the character and appearance of the Conservation Area. The proposal would accord to Statutory Duties, the policies within the Development Plan and Section 16 of the NPPF.

Highways and Parking

No objection has been received from the Local Highway Authority relating to the proposed development.

Appendix 2 of the CLLP which is referred to in Policy S49 states that 1 bed dwellings in market towns should provide 1 parking space per dwelling, plus visitor spaces. The proposal will retain two existing car parking spaces located to the rear of the building. There would therefore be a shortfall of 1 on-site parking space for residents (plus no visitor space provision).

With consideration to the town centre location with close walking proximity to numerous facilities/services and siting close to public transport links, including a train station and bus routes, it is considered that the undersupply of 1 car parking space could be accepted in this case.

The NPPF requires local planning authorities to recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.

The proposal does not include any dedicated parking provision for the flat proposed. It is noted that no parking provision has been requested by the highway's authority. The Gainsborough Neighbourhood Plan does not contain any specific figures with regard to parking provision for new dwellings within the town.

Whilst the undersupply of on site car parking attaches some negative weight, there still is some on site provision and it is considered that the benefits of providing residential development to support town centre viability may justify a departure from the Local Plan parking policy.

Other matters:

Foul and Surface Water Drainage

The site benefits from existing foul and surface water drainage connections which the proposed flat will link into. The proposal 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. The proposal therefore accords with the NPPF and Policy S21 of the Central Lincolnshire Local Plan.

Comments on energy efficiency and biodiversity net gain policies:

The application being a change of use application is exempt from biodiversity net gain.

An energy statement is not required for a change of use application such as this proposal. 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.

Ownership – An owner of no. 31 Market Street has stated the old water closet at the rear of the building is not in the applicant's ownership. This was put to the agent who confirmed via email that *'they (owners of no. 31) have a right of access to the small existing loo at the rear.'*

If the owners of no. 31 dispute this, it is a civil matter that the council would not be involved in.

Conclusion and reason for decision:

The decision has been considered against Policy S1: The Spatial Strategy and Settlement Hierarchy, S2: Growth Levels and Distribution, S3: Housing in the Lincoln Urban Area, Main Towns and Market Towns, S6: Design Principles for Efficient Buildings, S13: Reducing Energy Consumption in Existing Buildings, S20: Resilient and Adaptable Design, S21: Flood Risk and Water Resources, S23: Meeting Accommodation Needs, S35: Network and Hierarchy of Centres, S37: Gainsborough Town Centre and Primary Shopping Area, S47: Accessibility and Transport, S49: Parking Provision, S56: Development on Land Affected by Contamination, S53: Design and Amenity and S57: The Historic Environment of the Central Lincolnshire Local Plan and the policies contained within the Gainsborough Neighbourhood Plan (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 and NPP 19 Improving the Vitality of the Town Centre) and the guidance contained in National Planning Policy Framework and National Planning Practice Guidance and against Section 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In light of the above assessment it is considered that the principle of development in this Town Centre location can be supported. The proposal would not have a detrimental impact on the residential amenity of neighbouring properties or a detrimental impact on the street scene. Furthermore, the proposal would not harm the special architectural or historic interest of the Listed Building or its setting. The proposal will also preserve the character and appearance of the Conservation Area. Matters of highway safety and drainage are also considered to be acceptable. The proposal does represent a departure from the provisions of Policy S49, however as detailed in the above report, the heritage benefits that the scheme would bring is considered to outweigh the lack of proposed parking provision in this case.

RECOMMENDATION- Grant planning permission with 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 drawing PA -101 -A -B -GA -PP Rev B dated 06/07/26. 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 development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework and Policy S53 of the Central Lincolnshire Local.

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

None.

Notes to the Applicant

See decision notice for Listed Building Consent WL/2026/00293 also.

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 : Vicky Maplethorpe **Date :** 23/07/2026

Authorising Officer: D Peck Date: 23/07/2026

PAPER E

Listed Building Consent

Name and address of applicant

Tristan Dorian
2 MORTON TERRACE
GAINSBOROUGH
DN21 2RF

Name and address of agent (if any)

Part I – Particulars of application

Date of application

18/06/2026

Application no

WL/2026/00557

Particulars and location of development

Proposal: Listed building consent to install an en suite bathroom to the master bedroom.

Location:

2 MORTON TERRACE
GAINSBOROUGH
DN21 2RF

Part II – Particulars of decision

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

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

1. The works to which this consent relates must 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 require matters to be agreed before the works commenced:

None.

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

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

Site Location Plan dated 29th March 2026

Proposed Floor Plan received 9th October 2026

Heritage, Design and Access Statement received 5th June 2026

Proposed Waste Pipe Photo received 5th August 2026.

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

Reason: To ensure the works proceeds in accordance with the approved plans and details and to accord with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

3. The new rainwater goods (gutters, downpipes, hopper-heads and soil pipes) shall be installed in strict accordance with the following details:

- Aluminium
- Black in colour
- Cast iron effect

The rainwater goods must be retained as such thereafter.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and to preserve the fabric and appearance of the host listed building in accordance with the National Planning Policy Framework and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

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

Reason: To ensure the use of appropriate materials in the interests of visual amenity and to preserve the fabric and appearance of the host listed building in accordance with the National Planning Policy Framework and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

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

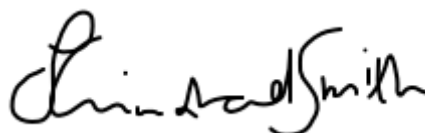
None.

Reasons for Granting Consent:

The proposal has been considered against the duty contained within section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended. In light of this assessment, the proposed works are considered to preserve the host listed building. A grant of consent is recommended subject to conditions.

Date: 13/10/2026

Signed:

A handwritten signature in black ink, appearing to read 'Sally Grindrod-Smith', written in a cursive style.

Sally Grindrod-Smith

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

Appeals to the Secretary of State

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

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

Officers Report

Planning Application No: WL/2026/00557

PROPOSAL: Listed building consent to install an en suite bathroom to the master bedroom.

LOCATION:

2 MORTON TERRACE

GAINSBOROUGH

DN21 2RF

WARD: GAINSBOROUGH NORTH

TARGET DECISION DATE: 13/08/2026 – agreed extension of time to 16th October 2026.

CASE OFFICER: James Newton

Recommended Decision:

Site Description and Proposal:

The application site is located on Morton Terrace, within the settlement boundary of Gainsborough. The site is a Grade II listed detached dwelling with a pitched roof. The application site is accessed from Morton Terrace to the west of the site.

Historic England Listing: 2. *Early to mid C19. 2 storeys in grey brick with hipped Welsh slate roof. Plinth. 3 windows, hung sashes with glazing bars, rusticated lintels with keystones, in shallow reveals. 2 windows to ground floor and Ionic porch with columns. Door of 4 panels and fanlight with Gothic glazing in archway with plain pilasters and archivolt. Moulded head with keystone.*

The application seeks listed building consent to install an en-suite at first floor level.

Relevant Planning History

Reference	Proposal	Decision
M04/P/1320	Planning Application to change of use from offices to residential dwelling	Granted time limit plus conditions
WL/2026/00341	Planning application for dropped kerb and installation of automated vehicle gate.	Grant with conditions 23/06/2026

Representations

Chairman/Ward members:

No representations received.

Gainsborough Town Council:

No representations received.

Local residents:

No representations received.

LCC Highways and Lead Local Flood Authority:

No representations received.

LCC Archaeology:

No representations received.

Conservation Officer:

Thank you for getting the additional information. I have no objections as the alterations are already subject to the following conditions:

- 1) The new rainwater goods (gutters, downpipes, hopper-heads and soil pipes) shall be in: Aluminium Black in colour Cast iron effect
- 2) All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority.

Date Checked: 12th October 2026

Relevant Legislation and Planning Policies:

National Policy

National Planning Policy Framework 2026

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

HE5: Assessing effects on heritage assets

HE6: Proposals affecting designated heritage assets

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:

Section 16 of the Planning (Listed Building and Conservation Area) Act 1990 requires Local Planning Authorities to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. 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.

The application seeks to install an ensuite to serve a bedroom. The works would comprise of; construction of lightweight stud partition walls to form a self-contained en-suite, installation of a bath, wash basin and WC and connection to existing water supply and drainage services. The partitions will be lightweight timber stud construction and will not form part of the structural fabric of the building. Fixings and penetration into the historic fabric will be kept to the minimum necessary.

The proposals has been reviewed by the Councils Conservation Officer who has confirmed that they have no objections to the proposals subject to the recommended conditions.

Conclusion and reason for decision:

The proposal has been considered against the duty contained within section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended. In light of this assessment, the proposed works are considered to preserve the host listed building. A grant of consent is recommended subject to conditions.

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 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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

None.

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

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

Site Location Plan dated 29th March 2026

Proposed Floor Plan received 9th October 2026

Heritage, Design and Access Statement received 5th June 2026

Proposed Waste Pipe Photo received 5th August 2026.

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

Reason: To ensure the works proceeds in accordance with the approved plans and details and to accord with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

3. The new rainwater goods (gutters, downpipes, hopper-heads and soil pipes) shall be installed in strict accordance with the following details:

- Aluminium
- Black in colour
- Cast iron effect

The rainwater goods must be retained as such thereafter.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and to preserve the fabric and appearance of the host listed building in accordance with the National Planning Policy Framework and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

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

Reason: To ensure the use of appropriate materials in the interests of visual amenity and to preserve the fabric and appearance of the host listed building in accordance with the National Planning Policy Framework and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

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: James Newton **Date:** 12/10/2026

Authorising Officer: Ian Elliott **Date:** 13th October 2026

CASE OFFICER TO COMPLETE	
The Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026 (SI 854/2026)	
Q1. Is the application one of the following? (Add X to the appropriate box)	
	An Own-Interest Application
	Schedule 1
X	Schedule 2 Development
Any officer comments:	The development does not meet any of criteria a-e.
Name	James Newton
Signature	<i>J.Newton</i>
Date	12 th October 2026

----TO BE COMPLETED BY THE AUTHORISING OFFICER ONLY----

Step 1 – Own-interest check

Q1. Is the application an own-interest application? (Add X to the appropriate box)	
Select one	Next action
	Refer to the Nominated Member / Officer meeting
X	Continue to Step 2

Step 2 – Development category

Q2. Is the application Schedule 1 or Schedule 2 development? (Add X to the appropriate box)	
Select one	Next action
Schedule 1 -	Delegated decision – proceed to sign-off
Schedule 2 - X	Continue to Step 3

Step 3 – Schedule 2 referral criteria

Q3. Does the Schedule 2 development meet any of the criteria below? <i>Add X to the criterion that applies. If none apply, tick “No criteria met”.</i>		
Choose	Ref.	Referral criterion
	a.	Likely to raise one or more issues of economic, social or environmental significance to the local area, or one or more significant planning matters
	b.	Nominated Member or Officer has requested referral
	c.	Ward Member has made representations on unresolved material planning matters
	d.	Parish Council has made representations on unresolved material planning matters
	e.	A statutory consultee has made outstanding objections

Outcome	If one or more criteria are met: Refer to the Nominated Member / Officer meeting If no criteria are met: Delegated decision – proceed to sign-off X	
Officer notes / reasons	The development does not meet any of criteria a-e	
Authorising Officer approval		
Authorisation decision – (Add X to the appropriate box)		
X	1.	The application may be delegated and is hereby authorised.
	2.	This application must be referred to the meeting of the Nominated Member and Officer to determine whether it may be referred to the Planning Committee.
Name	Ian Elliott	
Signature	Ian Elliott	
Date	13th October 2026	
Referred Applications only		
Following referral, did the nominated member and officer: (Add X to the appropriate box)		
	1.	Agree to take the application to planning committee - decision to be made by planning committee
	2.	Refer the application back to officers to determine. The application may be delegated and is hereby authorised.
Name		
Signature		
Date		

PAPER F

Minor Works & Traffic Team
Lincolnshire County Council
County Offices
Newland
Lincoln LN1 1YL

To whom this may concern

Our Ref: H/KF/2236/001
Date: 14th October 2026

Tel: 01522 782070
Email: TRO@lincolnshire.gov.uk

Dear Sir/Madam

RE: FOXBY LANE, GAINSBOROUGH – PROPOSED 30MPH AND 40MPH SPEED LIMIT

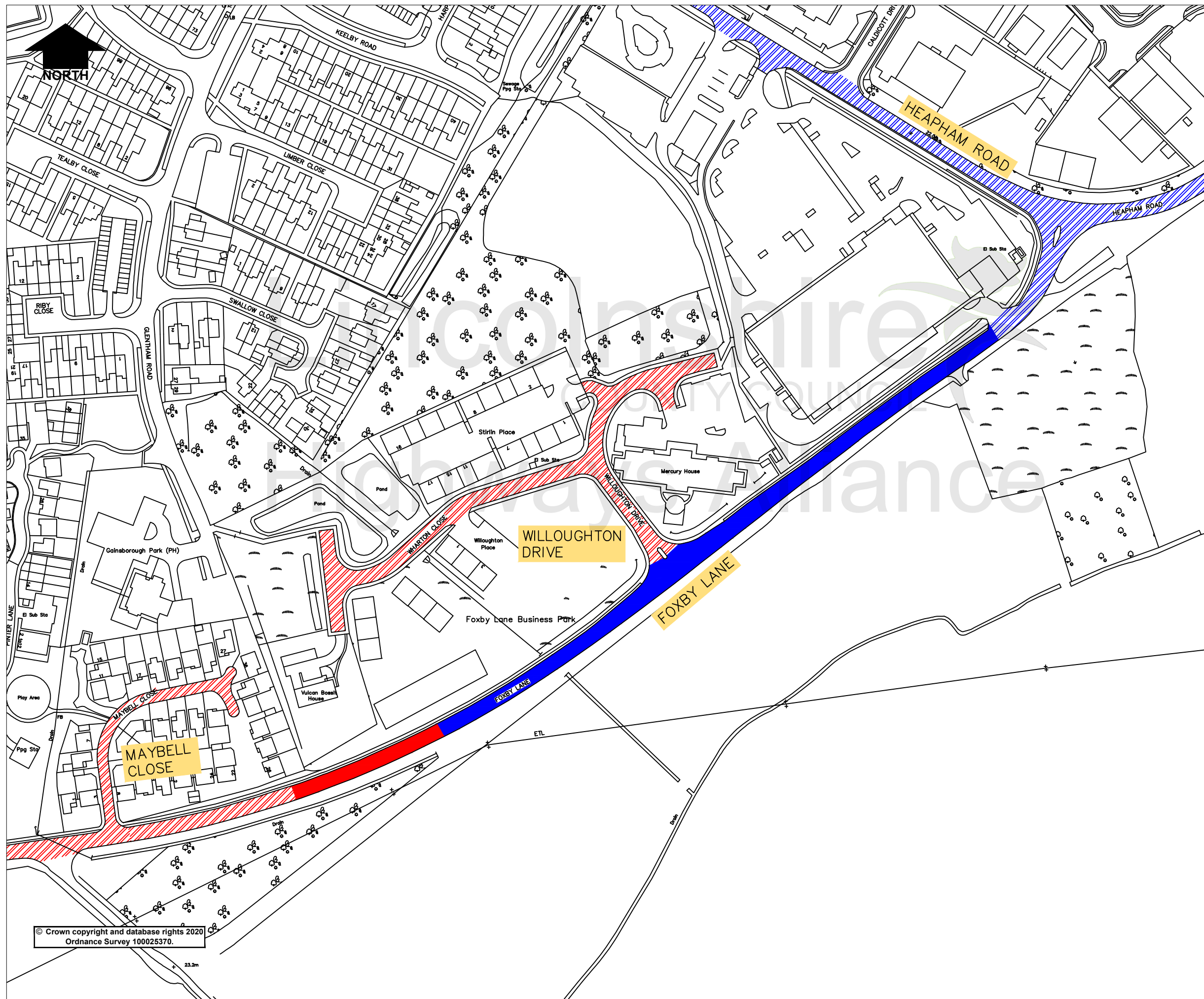
Lincolnshire County Council recently received a request to review the speed limits at the above location.

The proposed reduction in speed limits, to 30mph and 40mph as shown on the attached plan has been justified against the criteria set out in the council's speed limit policy.

I look forward to receiving any comments you may wish to make. If I do not receive a response by Monday 16th November 2026, I will assume that you have no objections to the proposal.

Yours faithfully,

For Programme Leader – Traffic Regulation Team



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Ordnance Survey 100025370.

Rev.	Description	Drawn	Ch'kd	Auth	Date
Project: Foxby Lane, Gainsborough					
Status: Project No. 2236					
Drawing Title: Proposed 30mph and 40mph Speed Limit					
Scale: NTS		Drawn: KF		Date: 12/10/26	
Drawing No.: H/KF/2236/001					
Lincolnshire COUNTY COUNCIL Highways Alliance Lancaster House, 36 Orchard Street, Lincoln, LN1 1XX					

PAPER G

Speed Limit:

30

Survey Date:

07/08/2026 - 13/08/2026

Channel: Towards Park Springs

	Weekdays (Mon-Fri)		Weekend (Sat & Sun)		Full Week	
Daily Average Flow	1687.0		1250.0		1562.1	
Average Speed	31.9		32.0		31.9	
85th %ile	38.7		38.8		38.7	
Number Over Limit	850.0	50.4%	634.0	50.7%	788.3	50.5%
SAW (35-42)	380.8	22.6%	281.5	22.5%	352.4	22.6%
1-4mph Above	365.2	21.6%	274.5	22.0%	339.3	21.7%
5-9mph Above	287.4	17.0%	209.0	16.7%	265.0	17.0%
10-19mph Above	181.2	10.7%	140.5	11.2%	169.6	10.9%
20-29mph Above	14.2	0.8%	8.5	0.7%	12.6	0.8%
30 mph + Above	2.0	0.1%	1.5	0.1%	1.9	0.1%

Channel: Towards Heapham Road South

	Weekdays (Mon-Fri)		Weekend (Sat & Sun)		Full Week	
Daily Average Flow	1996.8		1493.0		1852.9	
Average Speed	32.5		32.9		32.6	
85th %ile	38.3		39.0		38.5	
Number Over Limit	1119.6	56.1%	869.0	58.2%	1048.0	56.6%
SAW (35-42)	475.8	23.8%	366.0	24.5%	444.4	24.0%
1-4mph Above	532.4	26.7%	400.5	26.8%	494.7	26.7%
5-9mph Above	374.0	18.7%	281.0	18.8%	347.4	18.8%
10-19mph Above	189.4	9.5%	158.5	10.6%	180.6	9.7%
20-29mph Above	19.8	1.0%	26.0	1.7%	21.6	1.2%
30 mph + Above	4.0	0.2%	3.0	0.2%	3.7	0.2%

Combined Channels

Survey Date	Speed Limit	Daily Flow	Average Speed	85th Percentile	% Above Limit	% SAW	% 10 - 19mph over limit	% 20mph - 29mph over limit	% 30mph+ Above Limit
07/08/2026 - 13/08/2026	30	3415.0	32.3	38.6	53.8%	23.3%	10.3%	1.0%	0.2%

Speed Limit:

60

Survey Date:

07/08/2026 - 13/08/2026

Channel: Towards Park Springs

	Weekdays (Mon-Fri)			Weekend (Sat & Sun)			Full Week		
Daily Average Flow	1988.2			1485.0			1844.4		
Average Speed	37.1			38.1			37.4		
85th %ile	43.8			44.5			44.0		
Number Over Limit	6.2	0.3%		5.5	0.4%		6.0	0.3%	
SAW (68-75)	1.2	0.1%		1.0	0.1%		1.1	0.1%	
1-7mph Above	4.6	0.2%		4.0	0.3%		4.4	0.2%	
8-9mph Above	0.2	0.0%		1.0	0.1%		0.4	0.0%	
10-19mph Above	1.4	0.1%		0.5	0.0%		1.1	0.1%	
20-29mph Above	0.0	0.0%		0.0	0.0%		0.0	0.0%	
30mph+ Above	0.0	0.0%		0.0	0.0%		0.0	0.0%	

Channel: Towards Heapham Road South

	Weekdays (Mon-Fri)			Weekend (Sat & Sun)			Full Week		
Daily Average Flow	1846.4			1381.0			1713.4		
Average Speed	38.6			39.4			38.8		
85th %ile	45.6			46.2			45.8		
Number Over Limit	11.2	0.6%		10.0	0.7%		10.9	0.6%	
SAW (68-75)	2.6	0.1%		1.5	0.1%		2.3	0.1%	
1-7mph Above	7.6	0.4%		8.0	0.6%		7.7	0.5%	
8-9mph Above	0.8	0.0%		0.0	0.0%		0.6	0.0%	
10-19mph Above	2.4	0.1%		2.0	0.1%		2.3	0.1%	
20-29mph Above	0.4	0.0%		0.0	0.0%		0.3	0.0%	
30mph+ Above	0.0	0.0%		0.0	0.0%		0.0	0.0%	

Combined Channels

Survey Date	Speed Limit	Daily Flow	Average Speed	85th Percentile	% Above Limit	% SAW	% 10 - 19mph over limit	% 20mph - 29mph over limit	% 30mph+ Above Limit
07/08/2026 - 13/08/2026	60	3557.9	38.1	44.9	0.5%	0.1%	0.1%	0.0%	0.0%

Speed Limit:

30

Survey Date:

07/08/2026 - 13/08/2026

Channel: Towards Foxby Hill

	Weekdays (Mon-Fri)			Weekend (Sat & Sun)			Full Week		
Daily Average Flow	1352.8			948.0			1237.1		
Average Speed	27.6			27.2			27.5		
85th %ile	33.3			33.3			33.3		
Number Over Limit	368.0	27.2%		257.5	27.2%		336.4	27.2%	
SAW (35-42)	114.8	8.5%		83.0	8.8%		105.7	8.5%	
1-4mph Above	243.4	18.0%		169.0	17.8%		222.1	18.0%	
5-9mph Above	99.4	7.3%		70.5	7.4%		91.1	7.4%	
10-19mph Above	23.8	1.8%		16.5	1.7%		21.7	1.8%	
20-29mph Above	1.4	0.1%		1.5	0.2%		1.4	0.1%	
30 mph + Above	0.0	0.0%		0.0	0.0%		0.0	0.0%	

Channel: Towards Heapham Road South

	Weekdays (Mon-Fri)			Weekend (Sat & Sun)			Full Week		
Daily Average Flow	1966.0			1474.5			1825.6		
Average Speed	28.0			28.2			28.1		
85th %ile	33.7			33.9			33.8		
Number Over Limit	551.0	28.0%		438.0	29.7%		518.7	28.4%	
SAW (35-42)	184.8	9.4%		145.0	9.8%		173.4	9.5%	
1-4mph Above	349.2	17.8%		273.5	18.5%		327.6	17.9%	
5-9mph Above	156.0	7.9%		121.0	8.2%		146.0	8.0%	
10-19mph Above	44.0	2.2%		40.0	2.7%		42.9	2.3%	
20-29mph Above	1.8	0.1%		3.0	0.2%		2.1	0.1%	
30 mph + Above	0.0	0.0%		0.5	0.0%		0.1	0.0%	

Combined Channels

Survey Date	Speed Limit	Daily Flow	Average Speed	85th Percentile	% Above Limit	% SAW	% 10 - 19mph over limit	% 20mph - 29mph over limit	% 30mph+ Above Limit
07/08/2026 - 13/08/2026	30	3062.7	27.8	33.6	27.9%	9.1%	2.1%	0.1%	0.0%