

SUBJECT:	LINCOLN HIGH STREET CHARACTER APPRAISAL
DIRECTORATE:	DIRECTORATE OF COMMUNITIES AND ENVIRONMENT
REPORT AUTHOR:	NICOLA COLLINS, HERITAGE AND PLANNING ENFORCEMENT TEAM LEADER

1. Purpose of Report

- 1.1 To present the Lincoln High Street Character Appraisal to Committee and seek approval to use this document as planning guidance.

2. Executive Summary

- 2.1 There are 11 conservation areas within the City Council's administrative boundary and in order to achieve the successful management of these, the conservation areas should be periodically assessed. The conservation areas are assessed in terms of their special character and appearance. Each area is unique and differs in the type and style of the urban landscape within it. In considering how to approach the first appraisal, it was felt that the High Street was an appropriate place to start because of its significance and importance as the principle commercial zone within the City.
- 2.2 It was considered to be important to capture as much of the principal shopping area of similar character as possible and, as such, the area appraised commences at the bottom of The Strait and terminates at Monson Street. Beyond these areas will be captured as part of other zones once further assessments are undertaken. This meant that the appraisal would actually incorporate parts of 3 current conservation areas; Cathedral and City Centre No1, West Parade and Brayford No6 and St Peter-at-Gowts No2.
- 2.3 Resources are such that this work was commissioned by the City Council and carried out by a planning and conservation consultant. The consultant carried out a thorough survey of the designated area and assessed the value of the buildings and townscape. The final draft is now agreed with officers and is therefore being presented for Executive approval.

4 Main body of report

- 4.1 The appraisal helps the reader understand what is important within the designated area and why it is of special interest or significance. This in turn provides valuable information which can be taken into account when submitting and considering planning applications. The document will assist with identifying challenges and opportunities within this area of the High Street and inform what proposals and development should come forward in the interests of the proper planning of the area.

- 4.2 It is important to note that this document does not replace the current conservation area designations or create a new conservation area; it is intended as a supplementary document to provide valuable context to the reason why those areas have been designated conservation areas in the first place and provide an important character assessment of Lincoln’s High Street.
- 4.3 This document was presented to members of Planning Committee on 5 December 2018 and whilst members were supportive, it was considered that other areas beyond this initial zone were of equal importance and warrant assessment in the same way. In accordance with that consideration, officers have prepared a plan of the subsequent proposed appraisal zones. The plan is appended to this report and groups areas considered to be of similar character together, for example the historic quarter. These zones incorporate parts of the remaining conservation areas within the City and will form the basis of further appraisals to be commissioned in future when resources permit.
- 4.4 The character appraisal before you today is the first of 11 to be carried out and covers the “Commercial” zone shown on the attached plan.

5. Recommendation

- 5.1 That Executive approve the use of the attached ‘Lincoln High Street Character Appraisal’ document as planning guidance.

Is this a key decision?	No
Do the exempt information categories apply?	No
Does Rule 15 of the Scrutiny Procedure Rules (call-in and urgency) apply?	No
How many appendices does the report contain?	Two
List of Background Papers:	None