

## Highways and Planning



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To: Lincoln City Council

Application Ref: 2021/0257/LBC

Proposal: **Refurbishment of Grade II Listed market building including opening up of blind arches and the insertion of glazing to north and east elevations , replacement roofing and glazed lantern, insertion of mezzanine floor with new internal stair and access lift, demolition of existing single storey Butchers Corridor to the South and construction of new two-storey extension. (Listed Building Consent)**

Location: **Central Market, Sincil Street, Lincoln, Lincolnshire**

With reference to the above application received 25 March 2021

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

**Does not wish to restrict the grant of permission.**

The applicant engaged with the Highway and Lead Local Flood Authority on their proposals in advance of this planning application and our comments have been considered in the submitted design. We welcome the public realm improvements to City Square and Sincil Street. Following granting of planning permission, the applicant will be required to enter into a Section 278 Agreement (Highways Act 1980) to technically assess the detailed design and construction specification for the works within the public highway, including on-site inspections and testing during construction.

NO OBS

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 is acceptable and accordingly, does not wish to object to this planning application.

Case Officer:  
Becky Melhuish  
**for Warren Peppard**  
**Head of Development Management**

Date: 13 April 2021



Mr K Manning  
City of Lincoln Council  
City Hall  
Beaumont Fee  
Lincoln  
LN1 1DF

Direct Dial: 0121 625 6870

Our ref: L01409770

16 April 2021

Dear Mr Manning,

**Arrangements for Handling Heritage Applications Direction 2015  
& T&CP (Development Management Procedure) (England) Order 2015  
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LINCOLN CENTRAL MARKET, SINCIL STREET, LINCOLN, LN5 7DU  
Application Nos 2021/0257/LBC & 2021/0256/FUL**

Thank you for your letters of 24 March 2021 regarding the above applications for listed building consent and planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the applications.

**Summary**

The Central Market is listed grade II as a building of special architectural and historic interest. It was built in 1937 to the design of the architect Robert Atkinson and incorporates the relocated front of the 1737 butter market in Lincoln. The proposed scheme is for a major regeneration of the Central Market, including opening up the blind arches on the north and east elevations. Historic England welcomes this exciting strategic initiative as part of heritage led regeneration in Lincoln. We are pleased to see that the grade II listed building will be completely repaired as part of the project and will once more be at the heart of life of the city. More detailed comments on the proposed scheme are provided below.

Our advice also reflects policy and guidance provided in the National Planning Policy Framework (NPPF), the NPPF Planning Practice Guidance and in good practice advice notes produced by Historic England on behalf of the Historic Environment Forum including *Managing Significance in Decision-Taking in the Historic Environment*. Historic England supports the proposed scheme on heritage grounds.

**Historic England Advice**

Significance

The Central Market is listed grade II as a building of special architectural and historic interest. It was built in 1937 to the design of the architect Robert Atkinson. The single



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storey market incorporates the relocated front of the 1737 butter market in Lincoln. The two bay, 18<sup>th</sup> century entrance has two round headed arched doorways with decorative wrought iron overthrows and modern part-glazed doors. The design of the building is in an accomplished classical style to reflect the 18<sup>th</sup> century front, including a rusticated ground floor and other classical details. On the main north elevation the projecting former butter market entrance provides the central focus with two rusticated ashlar wings of four blind, round headed arches, each with a suggested corner pavilion at the end which projects forward slightly. The east elevation is of three bays of round headed arches and corner pavilions, the central bay providing an additional entrance to the market with blind arch on either side. The three bay west elevation historically, and currently, faces a secondary space. To the south of the main market space is an extension to provide ancillary market space, which is again of lesser status and in brick. The roof of the market is in Roman tiles with a large lantern which is a modern replacement.

The architectural style and detailing of the market is an important part of the significance and special interest of the listed building. The fact that the 8 arches on the north elevation are blind does detract to an extent from the aesthetic value of the building. This is in part due to their number and size meaning they create a somewhat lifeless character in the street scene. The plan dated October 1934 of an earlier design for the market by Atkinson (provided as part of the application) explains this apparent 'lifelessness', to an extent, as originally the intent was to have an open arcade of round headed arches on the north side of the building with a glazed arcade behind with an entrance to the market. The aspiration for the building was clearly reduced which meant that the arcade was lost and the arches became blind, presumably to create appropriate conditions and capacity for an internal market: although Atkinson kept the classical style and rustication on the ground floor. Despite the architectural disadvantages of the blind arches, they do contribute to the significance of the listed building by demonstrating the inward facing nature of the market.

Internally the floor and internal fixtures make an important contribution to the character and significance of the listed building. The design patterns of the floor itself illustrate the original circulation spaces within the market. As noted above, the extension to the south makes a limited contribution to the building's significance.

#### The proposed scheme

The proposed scheme is for a major regeneration of the Central Market, including opening up the blind arches on the north and east elevations, a new mezzanine floor, replacement roofing and glazed lantern, demolition of the extension to the south and the construction of a new two storey extension to accommodate a new commercial unit with a roof terrace. It is also proposed to repave external areas in City Square and Sincil Street.

Historic England welcomes this exciting strategic initiative for heritage led regeneration



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in Lincoln which will add greatly to the successful regeneration in the Cornhill Quarter including Sincil Street. We are pleased to see that the grade II listed building will be completely repaired as part of the project and will once more be at the heart of life of the city.

Opening up the blind arches would be harmful to the significance of the listed building due to the loss of the original inward facing character and loss of historic fabric. However, we are satisfied that there is sufficient justification for opening up the blind arches in this case because of the unsustainability of an inward facing market building in the modern retail environment in Lincoln. The greater sustainability of the building, gained, in part, through much greater visibility of the internal spaces, would be a benefit in heritage terms. We consider that the proposed glazing which opens up the full extent of the arches is appropriate as it better reflects both the existing arches in the 18<sup>th</sup> century frontage and the clean lines of the classical architectural style of the building. It also better relates to the original intent of the architect to provide a better relationship to the surrounding public realm.

We support the repair and reinstatement of internal features of Central Market, including surviving stalls, and we defer to your expert conservation adviser for detailed advice. We are pleased to see that the wrought-iron overthrows are to be refurbished as required. We recommend that as much as possible of the early floor tiles and pattern are retained and reused, and advise that this is considered further: we would be content that this can be dealt with through a planning condition.

We have no objection to the demolition of the southern extension given the justification provided. We consider that the design and materials of the proposed east elevation are appropriate, including the set back of the extension and mansard roof, and reflect the architectural hierarchy on the site.

We consider that the mezzanine and lift are justified and of an appropriate scale to minimise the impact on the significance of the listed building. The design and material will help differentiate it from the historic fabric.

We are pleased to see that the roof tiles would be reused where possible and new replacement tiles will be made to match the existing ones where necessary.

We recommend that only natural paving materials are used to for the public realm works to match both the quality of the proposed refurbishment of the listed building and the ongoing public realm scheme on Sincil Street. To function correctly City Square should be a 'high point' in the public realm in this quarter of Lincoln and we advise that Paving Type 02 (concrete pavers) would not meet the standard required, especially compared to the excellent public realm works immediately to the south.

We recommend that you consult your expert archaeological adviser with regard to the



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impact of the proposed scheme on archaeological remains.

#### Legislation, policy and guidance

As you are aware, the statutory requirement to have **special regard** to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses (section 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act, 1990) must be taken into account by your authority in determining these planning applications. The statutory requirement to pay special attention to the desirability of preserving or enhancing the character or appearance of the Cathedral and City Centre conservation area (s.72 of the Planning (Listed Buildings and Conservation Areas) Act, 1990) must also be taken into account by your authority in determining these planning applications.

Our advice also reflects policy and guidance provided in the National Planning Policy Framework (NPPF), the NPPF Planning Practice Guidance and in good practice advice notes produced by Historic England on behalf of the Historic Environment Forum including *Managing Significance in Decision-Taking in the Historic Environment*. The NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, **great weight** should be given to its conservation (paragraph 193, NPPF). Any harm or loss to significance 'should require clear and convincing justification' (paragraph 194, NPPF).

#### Position

Historic England supports the proposed scheme for the Central Market which will clearly deliver a strategic uplift for the city and significant public benefits. It would represent high quality heritage-led regeneration for Lincoln.

#### **Recommendation**

Historic England supports the applications on heritage grounds. Your authority should take these representations into account in determining the applications. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decisions in due course.

Yours sincerely

David Walsh

#### **David Walsh**

Principal Inspector of Historic Buildings and Areas

E-mail: david.walsh@HistoricEngland.org.uk

cc: Sarah Harrison, City of Lincoln Council  
Maria Clayton, City of Lincoln Council  
Paul Ponwaye, john roberts architects



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## **Consultee Comments for Planning Application 2021/0257/LBC**

### **Application Summary**

Application Number: 2021/0257/LBC

Address: Central Market Sincil Street Lincoln Lincolnshire

Proposal: Refurbishment of Grade II Listed market building including opening up of blind arches and the insertion of glazing to north and east elevations , replacement roofing and glazed lantern, insertion of mezzanine floor with new internal stair and access lift, demolition of existing single storey Butchers Corridor to the South and construction of new two-storey extension. (Listed Building Consent)

Case Officer: Alex Leatherland

### **Consultee Details**

Name: Ms Catherine Waby

Address: St Mary's Guildhall, 385 High Street, Lincoln LN5 7SF

Email: Not Available

On Behalf Of: Lincoln Civic Trust

### **Comments**

We do not wish to Object to the overall plan.

#### **COMMENTS:**

1. We very much welcome the plans and in particular the glazing of the blind arches which will add light to the inside and character to the outside.
2. Vehicle access across the revamped square will have to remain but are concerned firstly about the safety of pedestrians and suggest some sort of controls will be necessary and secondly whether the chosen York Stone will be strong enough to withstand the heavy goods vehicles which will use the route.
3. We would endorse Historic Englands comments and suggest that the Buff Concrete Pavers should instead be natural Stone.
4. We share the concern over the relocation of the traders during the development phase and furthermore, the level of rents that the revamped market will be charging the traders.

## Comments from members of the public

### Comments for Planning Application 2021/0257/LBC

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Case Officer: Alex Leatherland

#### Customer Details

Name: Mrs Nikki Goldblatt

Address: Camden House 42 Colegrave St Lincoln

#### Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I'd love to hear that you will be reinstalling the original market clock, that customers still comment on & look to see the time on as they remember to from the past! Apparently it was taken away "for cleaning" and hasn't been seen since. Ditto the original wrought iron gates to the two original arched doors on the listed facade, which would also prevent urination into the doorways after dark & provide security.

It would be great for the heritage panel/branding to incorporate something from the folk tales of Havelock & Grim (of Grimsby fame), as there is a story specifically about Havelock throwing an immovable rock, and where it landed the Lincoln Market was founded, and fair principles of trading were sorted out from then on at that location. In more modern times, Snips the dog & wrestling taking place in the evenings could also get a mention!