

Application Number:	2021/0850/LBC
Site Address:	Lincoln Central Market, Sincil Street, Lincoln (LBC)
Target Date:	14th December 2021
Agent Name:	John Roberts Architects Ltd
Applicant Name:	Maria Clayton
Proposal:	Installation of kitchen extract equipment including extract louvres to north and east elevations and air intake unit to roof to west. Construction of electricity sub station and alterations to approved bin store in service yard to west. (Listed Building Consent).

Background - Site Location and Description

Application is for listed building consent for the erection of a new substation to the rear/ side of the Central Market building and additional kitchen extraction equipment including a new external cowl flue to the roof. The previously approved external bin store is also subject to a revision.

An accompanying application for planning permission has also been submitted 2021/0849/FUL.

Planning permission and listed building consent was approved by Planning Committee for the wholesale refurbishment and extension of the existing market building including the insertion of a mezzanine and also the opening up of the blind arches, to enable the market to provide a retail and food offering more in line with current commercial needs and welcomed investment into the listed building. 2021/0257/LBC and 2021/0256/FUL granted June 2021.

The property is grade II listed and is located within the Cathedral City Centre and Conservation Area No.1,

The site lies within the Central Mixed-Use Area and is also part of the primary shopping street as identified in the CLLP.

The application is submitted by the City of Lincoln Council as owners of the building.

Site History

Reference:	Description	Status	Decision Date:
2021/0849/FUL	Installation of kitchen extract equipment including extract louvres to north and east elevations and air intake unit to roof to west. Construction of electricity sub station and alterations to approved bin store in service yard to west.	Pending Decision	

Case Officer Site Visit

Undertaken on 10th January 2022.

Policies Referred to

- Policy LP25 The Historic Environment
- National Planning Policy Framework

Issues

- National and Local Planning Policy
- Effect on the Special Architectural and Historic Interest of the Listed Building

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted January 2018.

Statutory Consultation Responses

Consultee	Comment
National Grid	No Response Received
Highways & Planning	Comments Received
Lincoln Civic Trust	Comments Received

Public Consultation Responses

No responses received.

Consideration

Policy

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 the City of Lincoln Council as the Local Planning authority in determining these planning applications.

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).

Policy LP25 of the CLLP is relevant and states that;

"Development proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire.

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

Permission that results in substantial harm to or loss of a Listed Building will only be granted in exceptional or, for grade I and II* Listed Buildings, wholly exceptional circumstances.

Development proposals that affect the setting of a Listed Building will be supported where they preserve or better reveal the significance of the Listed Building."

Sub Station

The proposed substation is a standard design by Western Power Distribution. The Design and Access statement indicates that the new substation will be finished in either a beige or grey colour. It has been requested with the agent that the substation is painted grey. This can be subject to condition if not agreed prior to Committee.

The substation is a functional piece of apparatus which is required for the successful operation of the improved Central Market building.

The Design and Access Statement has provided justification for the new equipment indicating that the new plant and equipment proposed is required in order to remove the existing gas fired services from the building, which in turn places an additional load on the existing electrical supply. This load cannot be provided through the current electrical supply serving the building and as such a new substation is required.

Given the location of the new sub station to the rear/ side of the building in the service yard area of the site, public views of the structure are limited. Whilst the substation is rather utilitarian in appearance, the substation is freestanding and does not physically affect historic fabric. It is considered therefore that the effect on the special architectural and historic interest of the listed building and setting of the listed building is minimal. Justification for the works has been provided and the proposals help secure the long-term viability and use of this large, listed public building, in accordance with the requirements of Policy 25 of the CLLP.

Addition of New Ventilation Louvres

New external ventilation louvres are to be installed within the apertures of the existing high-level windows which are located on the East and North elevations. The design of the louvres is such to fit in within the existing steel window frames.

Pre application discussions considered a variety of colour finishes for the louvres, being black, grey, and bronze. It was concluded that the light grey louvres is the preferred option, being a subservient colour, contrasting to the existing black framed windows, thereby allowing the original fenestration of the windows to continue being read independently.

Again, the specific colour should be subject to a condition.

Additional Air Intake Ventilation Cowl to Roof

A new air intake cowl is required for the additional ventilation works at the site. A new cowl is to be added to the west facing hip of the existing market building roof, facing towards the service yard.

The Design and Access Statement indicates that the proposed size, colour, and position of the cowl on the roof has been considered to ensure that it will be visually minimally intrusive.

The Cowl is reinforced polyester, coloured goosewing grey as standard but can be finished in any RAL colour. The cowl should therefore be conditioned to be a dark grey to reflect the colour of the roof in to which the cowl will be set.

Additional internal ductwork will be required as part of the additional air intake system to accompany the external cowl. As with the new internal ductwork required by the previous applications for the refurbishment of the Central Market, the details of the ductwork including position, appearance and method of attachment should be subject to condition to be considered as a comprehensive approach to the ductwork system.

Revisions to Bin Store

An external bin store was approved under the previous applications for the Central Market works. This application seeks to revise the external appearance of the previously approved bin store. The previous bin store comprised of horizontal aluminium powder coated dark grey louvres.

The revised proposal is for vertically installed larch hit and miss boarding in place of the previously approved grey aluminium horizontal louvres. The bin store is located within the 'service yard' area created to the west of the site where public views are limited. Given the urban location of the bin store, the timber store should have a paint finish in dark grey and again subject to a condition if not agreed prior to Committee.

No objection is raised by the Civic Trust.

The proposal has also been considered by Environmental Health and the Highway Authority and no objections are made.

Application Negotiated either at Pre-Application or During Process of Application

Yes.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The proposed substation is required for the successful operation of the refurbished market building. The substation is freestanding and located to the rear of the site where public views are limited. The proposed additional air intake system is again required to enable the successful function of the building. Views of the external cowl and louvre inserts to the existing window apertures will be limited and have been carefully considered with regard to their position, colour, and finish. The proposed works are not therefore considered to detract from the special architectural or historic interest of the listed building and is therefore in accordance with both local and national planning policy.

Application Determined within Target Date

Yes.

Recommendation

That the application is Granted Conditionally