

Application Number:	2021/0849/FUL
Site Address:	Lincoln Central Market, Sincil Street, Lincoln
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.

Background - Site Location and Description

Application is for planning permission for the erection of a new substation to the side/rear of the Central Market building and additional kitchen extraction equipment including a new external cowl flue to the roof and new louvers to existing windows. The previously approved external bin store is also subject to some minor revisions.

An accompanying application for listed building consent has also been submitted 2021/0850/LBC.

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:
2021/0850/LBC	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).	Pending Decision	

Case Officer Site Visit

Undertaken on 10th January 2022.

Policies Referred to

- Policy LP25: The Historic Environment
- Policy LP26: Design and Amenity
- Policy LP27: Main Town Centre Uses - Frontages and Advertisements
- National Planning Policy Framework

Issues

- National and Local Planning Policy
- Effect on Visual Amenity
- Effect on the Setting of the Listed Building
- Highway Safety
- Extraction Flue/ Air Intake Noise and odours
- Bin Storage

Consultations

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

Statutory Consultation Responses

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

Public Consultation Responses

No responses received.

Consideration

Policy

Policy 25 and 26 are relevant LP25 of the CLLP 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."

With regard to Conservation Areas, LP25 states "Development within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce it, as appropriate) features that contribute positively to the area's character, appearance and setting."

Policy LP26 Design and Amenity is also relevant stating "All development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all."

LP27 Main Town Centre Uses and Frontages is again relevant stating;

"In respect of uses defined as a main town centre use, proposals for frontages or alterations to existing frontages will be permitted provided the proposal:

- a. Is of a high quality design and is sympathetic in scale, proportion and appearance to the building of which it forms part, and to the character of the surrounding street scene; and
- b. Protects, and where possible enhances, traditional or original frontage or features that are of architectural or historic interest, particularly if the building is listed or within a conservation area; and
- c. Is designed to allow equal access for all users"

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 sub station is to be sited within part of the adopted highway. The County Council as the Highway Authority raises no objections to the proposal indicating that the new sub station will not hinder public access or deliveries to the area. The Highway Authority has advised that the applicant should apply to the SoS for Transport for a stopping up order on this part of the highway through a section 247 application. The agent has been advised on the procedure for this.

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 indicates that the new plant and equipment proposed for the application 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, given the location of the substation and the justification for its requirement, the effect on the visual amenity of the area and character and appearance of the conservation area and overall setting of the listed building is limited.

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 with 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.

The inclusion of the new louvres to the rear of existing window apertures will not detract from the visual amenity of the area.

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, away from public view.

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 into which the cowl will be set. The roof cowl is a small addition to the roof to a side elevation and will therefore not detract from the visual amenity of the area or the wider conservation area.

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 therefore, public views are limited. Given the urban location of the bin store, the timber store should have a paint finish in dark grey and subject to a condition if not agreed prior to Committee. The revisions to the external appearance of the bin store will not be harmful to the wider character or appearance of the Conservation area.

No objections are raised by the Civic Trust, whilst the response of the Highway Authority is also no objections and discussed in more detail above.

Environmental Health has raised no objections to the proposals.

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

Yes.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The proposed sub station is required for the successful operation of the refurbished market building. The sub station is 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 will be limited and will not detract from the setting of the listed building, the visual amenity of the area or the character or appearance of the wider Conservation Area.

The proposal is therefore in accordance with both national and local planning policy.

Application Determined within Target Date

Yes.

Recommendation

That the application is Granted Conditionally.