

**Consultation Responses – 2022/0221/RG3 - Greyfriars Museum, Broadgate,  
Lincoln, LN2 1HQ**

**Consultee Comments for Planning Application  
2022/0221/RG3**

**Application Summary**

Application Number: 2022/0221/RG3

Address: Greyfriars Museum Broadgate Lincoln Lincolnshire LN2 1HQ

Proposal: Internal and external works to facilitate change of use of ground floor to café (Use Class E) and first floor to flexible education/multi-use space (Use Class F1) including demolition of extension to north elevation; erection of replacement two storey extension to north elevation; re-instatement of original entrance to west elevation; reinstatement of original first floor opening to north elevation and erection of new external staircase; replacement of existing windows and doors within east extension; and Re-roofing and external works to address level changes.

Case Officer: Gemma Till

**Consultee Details**

Name: Mr Ian Wicks

Address: Directorate Of Development And Environmental Services, City Hall, Beaumont Fee  
Lincoln, Lincolnshire LN1 1DF

Email: Not Available

On Behalf Of: Environmental Health

**Comments**

I confirm that I have no objections to this application.



Historic England

Sir/Madam - Development Team  
City of Lincoln Council  
Development Team

Direct Dial: 0121 625 6888

Our ref: P01482113  
27 April 2022

Dear Ms Till

**T&CP (Development Management Procedure) (England) Order 2015  
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**GREYFRIARS MUSEUM, BROADGATE, LINCOLN, LINCOLNSHIRE, LN2 1HQ  
Application No. 2022/0221/RG3**

Thank you for your letter of 7 April 2022 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

**Historic England Advice**

Lincoln Greyfriars is a building of exceptional historic and architectural interest and one of national archaeological importance, as reflected in its designation both as a Grade I Listed Building and Scheduled Monument. As one of the earliest surviving Franciscan structures this is also a building of importance at an international level. Since the closure of the museum its condition has deteriorated and it has been inaccessible to the public, we are keen to see the building repaired and brought back into use, hence we welcome the work of Lincoln City Council and Heritage Trust for Lincolnshire in bringing forwards this scheme.

The proposed development has been subject to a process of pre-application discussion with Historic England and we believe now accommodates the needs of viable reuse whilst minimising impacts upon its significance. There is loss to the early later phases of the building's history and there is some harm more broadly through the introduction of (reversible) internal structures and services. As a result of high quality design and detailing these impacts are at a lower level of less than substantial harm, and appear directly necessary to deliver access and uses to the building (without loss to medieval fabric), as such we believe these impacts are justifiable in terms of public heritage benefits and can be weighted positively by the authority as set out in the National Planning Policy Framework.

Any below ground remains associated with the monastic complex will contribute directly to the significance of the designated asset and if substantive are likely to be of demonstrably equivalent importance to the scheduled monument in their own right,



THE FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH

Telephone 0121 625 6888  
[HistoricEngland.org.uk](http://HistoricEngland.org.uk)



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Historic England

hence the adaptive detailing of all ground works under an approved archaeological written scheme of investigation will be essential. We refer you to the advice of the City Archaeologist and Conservation officer as regards appropriate planning conditions. We are minded to advise the Secretary of State that Scheduled Monument Consent be Granted with appropriate conditions to control the quality of works and to ensure archaeological impacts are addressed both through adaptive detailing of works and recording and reporting. We anticipate a single archaeological written scheme of investigation could be required under both regimes by condition.

We note the parallel consultation on Listed Building Consent reference 2022/0236/LBC, we believe that application to be superfluous on the basis of the exclusion in the 1990 Planning (Listed Buildings and Conservation Areas) Act Section 61. That exclusion rests on the building being a scheduled monument, hence the whole scheme needs Scheduled Monument Consent and Planning Permission but not Listed Building Consent.

### **Recommendation**

Historic England supports the application on heritage grounds.

We consider that the application meets the requirements of the NPPF, in particular paragraph numbers 194, 195, 19, 200 and 202.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 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 and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Yours sincerely

Tim Allen

**Tim Allen**

Team Leader (Development Advice)

E-mail: [tim.allen@HistoricEngland.org.uk](mailto:tim.allen@HistoricEngland.org.uk)



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Warren Peppard  
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developmentmanagement@lincolnshire.gov.uk

To: Lincoln City Council

Application Ref: 2022/0221/RG3

**Proposal:** Internal and external works to facilitate change of use of ground floor to café (Use Class E) and first floor to flexible education/multi-use space (Use Class F1) including demolition of extension to north elevation; erection of replacement two storey extension to north elevation; re-instatement of original entrance to west elevation; reinstatement of original first floor opening to north elevation and erection of new external staircase; replacement of existing windows and doors within east extension; and Rr-roofing and external works to address level changes

**Location:** Greyfriars Museum, Broadgate, Lincoln, Lincolnshire, LN2 1HQ

With reference to the above application received 7 April 2022

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

**Requests that any permission given by the Local Planning Authority shall include the conditions below.**

**CONDITIONS (INCLUDING REASONS)**

This site is in a highly sustainable location within the city centre, with good pedestrian and public transport links. There are car parks and restricted on-street parking in close proximity to the site for those with limited mobility.

Due to the central and sensitive nature of the site location, we request a Construction Management Plan be submitted prior to commencement to consider the methodology of construction in relation to its impact on the public highway.

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to drainage on all Major Applications. This application is classified as a Minor Application and it is therefore the duty of the Local Planning Authority to consider the drainage proposals for this planning application.



#### Highway Condition 00

No development shall take place until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority which shall indicate measures to mitigate against traffic generation and drainage of the site during the construction stage of the proposed development.

The Construction Management Plan and Method Statement shall include;

- phasing of the development to include access construction;
- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- wheel washing facilities;
- the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material and;
- strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (permanent or temporary) connect to an outfall (temporary or permanent) during construction.

The Construction Management Plan and Method Statement shall be strictly adhered to throughout the construction period.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction and to ensure that suitable traffic routes are agreed.

#### Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.

For further guidance please visit our website via the following links:

Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

Licences and Permits - <https://www.lincolnshire.gov.uk/licences-permits>

Case Officer:

Date: 4 May 2022

*Becky Melhuish*

for Warren Peppard

Head of Development Management