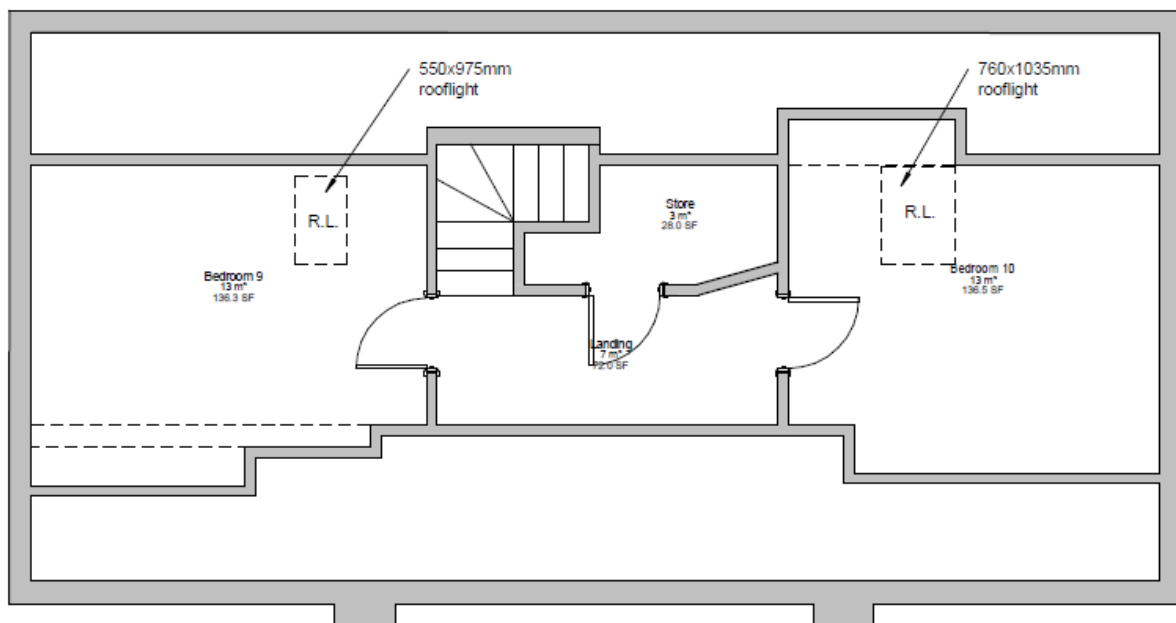


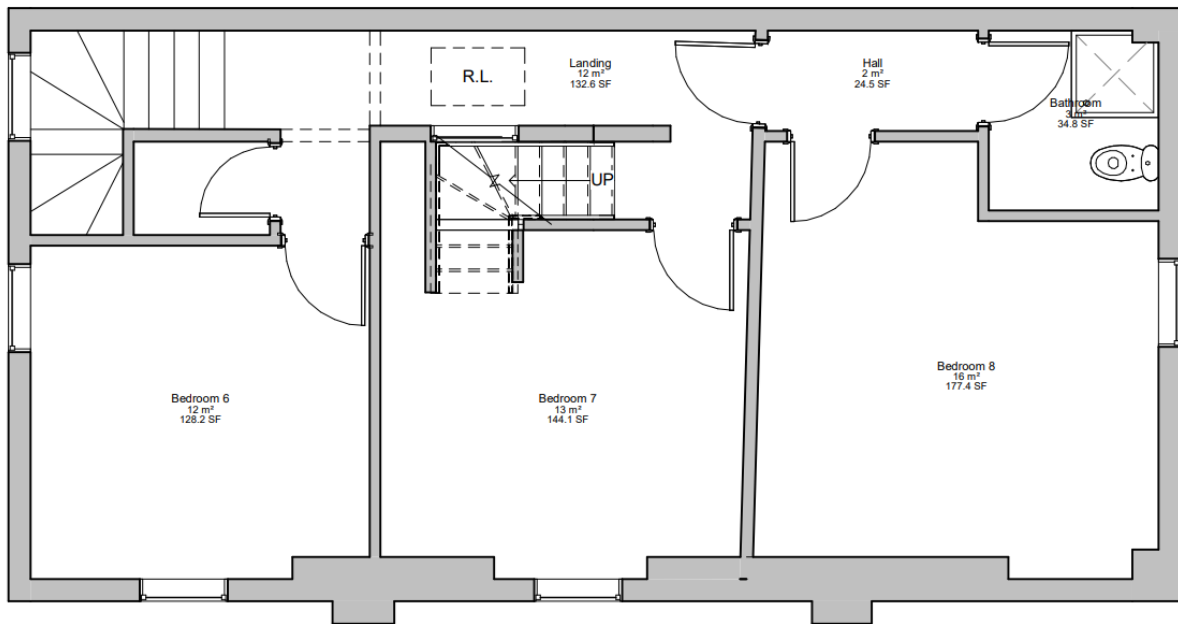
## 96 High Street plans, photos and consultation responses



Site location plan



Proposed loft (third floor) plan



Proposed second floor plan



Front elevation from High Street





Existing shopfront



Side, south elevation looking west along Princess Street





Side, south elevation looking east towards High Street

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**From:** Simon Grantham <[REDACTED]>  
**Sent:** 06 June 2023 15:19  
**To:** Marie Smyth <Marie.Smyth@lincoln.gov.uk>  
**Cc:** Simon Grantham <[REDACTED]>  
**Subject:** 96 High Street, Lincoln, LN5 7QG, ref 2023/0176/FUL

You don't often get email from [REDACTED]. [Learn why this is important](#)

**WARNING:** This email originated from outside of the organisation. Do not click links, open attachments or reply unless you are confident that the content is safe and do not share inappropriately.

Dear Marie Smyth

I am quite shocked that the owners of 96 High Street wish to extend their property again.

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I own 97 High Street and have been obliged to watch what is currently occurring.

The build standard is quite shocking, as you must have seen (if not please do so as soon as possible).

They have cut some of our wires down, sky/BT. They hope to block even more light out of our property.

I am unsure even if they are aware of their boundaries –Is it their fence, they think so.

Please come and visit 97 to see for yourself. I can be contacted on [REDACTED] if you wish to arrange to have a look or speak with me.

Yours sincerely  
Simon Grantham  
[REDACTED]

**From:** LN Planning <LNplanning@environment-agency.gov.uk>  
**Sent:** 22 May 2023 11:07  
**To:** Technical Team (City of Lincoln Council)  
**Subject:** RE: Consultation on Planning Application 2023/0176/FUL

**WARNING: This email originated from outside of the organisation. Do not click links, open attachments or reply unless you are confident that the content is safe and do not share inappropriately.**

Dear Planning Officer,

The application site is in Flood Zone 2 of our Flood Map for Planning and does not appear to fit any other criteria on our consultation checklist, 'When to consult the Environment Agency'.

The proposal is therefore covered by our national flood risk standing advice and it was not necessary to consult us.

Please view the advice on our website at <https://www.gov.uk/guidance/flood-risk-assessment-local-planning-authorities#flood-zone-2> before determining the application.

However, if you believe you do need our advice, please contact me via the details below.

Kind regards,

Hannah Kelly

**Planning adviser | Environment Agency | Sustainable Places | Lincolnshire and Northamptonshire Area**

✉ Ceres House, Searby Rd, Lincoln, LN2 4DW



**Directorate of Communities & Environment**

Simon Walters MBA, ACG, MCMI  
City Hall, Beaumont Fee  
Lincoln, LN1 1DF

22<sup>nd</sup> May 2023

Your Ref: 2023/0176/FUL

**Town and Country Planning Act 1990**

**Consultation on Planning Permission**

**96 High Street, Lincoln, Lincolnshire, LN5 7QG**

**Proposed loft conversion with 2 No. skylights to provide additional 2 HMO bedrooms**

**Lincolnshire Police do not have any objections to this development**

Please do not hesitate to contact me should you need further information or clarification.

Please refer to *Homes 2023* which can be located on [www.securedbydesign.com](http://www.securedbydesign.com) Homes 2019.

**Crime prevention advice is given free without the intention of creating a contract. Neither the Home Office nor the Police Service takes any legal responsibility for the advice given. However, if the advice is implemented it will reduce the opportunity for crimes to be committed.**

Yours sincerely,

John Manuel MA BA (Hons) PGCE PGCPD Dip Bus.

Force Designing Out Crime Officer (DOCO)





## **LINCOLNSHIRE COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL**

**District:** Lincoln City Council

**Application number:** 2023/0176/FUL

**Application Type:** Full

**Proposal:** Proposed loft conversion with 2 No. skylights to provide additional 2 HMO bedrooms.

**Location:** 96 High Street, Lincoln, Lincolnshire, LN5 7QG

**Response Date:** 31 May 2023

This report includes the Substantive response of the Local Highway and Lead Local Flood Authority to a planning consultation received under the Development Management Order and includes details of any planning conditions or informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement.

### **General Information and Advice**

#### **Outline applications and contributions**

The anticipated number and type of dwellings and/or the floor space may be set by the developer at the time of application which is used to assess necessary mitigation. If not stated in the application, a policy compliant mix will be used. The number and type of dwellings used when assessing S106 planning obligations is set out on the first page of this response.

In the case of outline applications, once the unit mix/floor space is confirmed by reserved matters approval/discharge of condition a matrix (if appropriate) will be applied to establish any increase in contributions payable. A further increase in contributions may result if there is a reserved matters approval changing the unit mix/floor space.

Please note that although the Definitive Map and Statement proves the existence of any recorded rights of way, there may be further or higher rights that are not shown on this document that the County Council is not currently aware of. This would be especially relevant where the public has had informal access to the site or where there are references to routes across this in maps or other historic documents. As the County Council has received no application to recognise further rights of way affecting the site, no more informed guidance can be offered at this stage.



**Application number: 2023/0176/FUL**  
**Application Type: Full**  
**Location: 96 High Street, Lincoln, Lincolnshire, LN5 7QG**

### **Highway and Lead Local Flood Authority Report**

**Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:**

**Recommendation:**

No Objections

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 would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

**Comments:**

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to drainage and surface water flood risk 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 surface water flood risk and drainage proposals for this planning application.

This proposal is for 2 HMO additional bedrooms and the access and parking arrangements remain unchanged; therefore, it is considered that the proposals would not result in an unacceptable impact on highway safety.

**Officer's Name: Brendan Gallagher**  
**Officer's Title: Principal Planning Officer - Infrastructure Delivery**  
**Date: 31 May 2023**

**Application Summary**

Application Number: 2023/0176/FUL

Address: 96 High Street Lincoln Lincolnshire LN5 7QG

Proposal: Proposed loft conversion with 2 No. skylights to provide additional 2 HMO bedrooms.

Case Officer: Marie Smyth

**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**

OBJECTION

Overdevelopment of the site in trying to totally maximise the number of residences to be provided