

Application Number:	2023/0651/LBC
Site Address:	Lincoln Central Market, Sincil Street, Lincoln (LBC)
Target Date:	4th November 2023
Agent Name:	None
Applicant Name:	Sammy Pengelly
Proposal:	Display of non-illuminated hanging signs to north and east elevations, non-illuminated entrance sign to east elevation and internal signage. (Listed Building Consent).

Background - Site Location and Description

Application is for listed building consent for the installation of a package of signs to the interior and exterior of this grade II listed building.

The site is located within the Cathedral City Centre and Conservation Area No.1

The Central Market is owned by the City Council who is the applicant for this application.

The signs are part of the wider redevelopment and refurbishment of the Central Market building which is nearing completion.

An accompanying application for advertisement consent has also been submitted.

Site History

Reference:	Description	Status	Decision Date:
2021/0256/FUL	Refurbishment of Grade II Listed market building including opening up of arches to north and east elevations, new mezzanine floor, replacement roofing and glazed lantern, partial demolition and construction of new two-storey extension to south to accommodate new commercial unit (Class E restaurant) with roof terrace, together with the re-paving of the external areas of public realm; City Square and Sincil Street.	Granted Conditionally	5th July 2021

Case Officer Site Visit

Undertaken on 23rd January 2024.

Policies Referred to:

- National Planning Policy Framework
- Policy S57 The Historic Environment

Issues

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

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted January 2023.

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received
Lincoln Civic Trust	No Response Received
Environmental Health	Comments Received

Public Consultation Responses

No responses received.

Consideration

Policy S57

The Historic Environment states "proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire."

Listed Buildings

"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 conservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting".

External Signage

The application proposes the display of 3 non illuminated hanging signs to the north and eastern elevations and 1 no. non illuminated sign above the eastern entrance to Sincil Street. The 3 hanging signs are simple metal projecting hanging signs, displayed on a bracket. 2

no. signs are located either side of the Sincil Street entrance, and 1 no. sign is located on the City Square elevation.

A bespoke 'Cornhill Market' sign made from steel and finished in black is to be displayed within the archway above the Sincil Street entrance. The sign will be fixed to the existing fabric with 4no. bolts.

The signs advertises the entrances to the refurbished Central Market building, whilst respecting the special architectural character of the listed building by virtue of the size, design, location and non-illumination of the proposed signs.

Internal Signage

A package of signs is proposed for the interior to help sign post various amenities within the building and also as fascia signs for the new tenants.

The signs for the traders comprise of Oak wood veneer boards with laser etched logos or company names, either fixed to the newly constructed fascia of each stall, or as a projecting sign again attached to the fascia.

The directional signs for amenities such as the Toilets, baby change, market, are wall mounted signs made from laser cut acrylic sheets in RAL 9016 and RAL 7026 , a dark grey and off white, fixed to modern fabric.

The signs for the fishmongers and butchers are of similar appearance but are displayed behind the new crittal windows, hanging from ceiling fixings.

The signs are considered to be an appropriate response to the listed building and will not be harmful to the special architectural character or historic interest of the listed building and is therefore in accordance with policy S57 of the CLLP.

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

Yes.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The proposal is considered to be in accordance with the duty contained within section 16 (2) of the Planning (Listed building and Conservation Areas Act) 1990, in considering whether to grant listed building consent for any works the LPA or SoS shall have special

regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Application Determined within Target Date

Yes.

Recommendation

That the application is Granted Conditionally.

Standard Conditions

- 01) The Works must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 02) With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the details submitted with the application. The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans.

Conditions to be discharged before commencement of works

None.

Conditions to be discharged before use is implemented

None.

Conditions to be adhered to at all times

None.