

Application Number:	2025/0153/LBC
Site Address:	Cornhill Market, Sincil Street, Lincoln
Target Date:	27th June 2025
Agent Name:	BPM Architecture Ltd
Applicant Name:	Mr Simon Kirk
Proposal:	Internal alterations to form new metal stud partitions, removal and replacement of glazed screen and alterations to existing island market stalls. (Listed Building Consent).

Background - Site Location and Description

Application is for listed building consent for internal alterations to the recently refurbished and extended Cornhill Central Market.

The Central Market building is grade II listed and is located within the Cathedral and City Centre Conservation Area no.1

The Central Market is a City Council owned building, and the current proposals have been submitted by the City Council, the application therefore needs to be presented to Planning Committee for a decision.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 15th April 2025.

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	Comments Received

Consultee	Comment
Highways & Planning	Comments Received

Public Consultation Responses

No responses received.

Consideration

Policy S57: The Historic Environment is relevant;

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

Development proposals will be supported where they:

d) protect the significance of heritage assets (including where relevant their setting) by protecting and enhancing architectural and historic character, historical associations, landscape and townscape features and through consideration of scale, design, architectural detailing, materials, siting, layout, mass, use, and views and vistas both from and towards the asset;

e) promote opportunities to better reveal significance of heritage assets, where possible;

f) take into account the desirability of sustaining and enhancing non-designated heritage assets and their setting"

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. Development proposals that affect the setting of a Listed Building will, in principle, be supported where they make a positive contribution to, or better reveal the significance of the Listed Building."

Planning History

The Central Market has been subject to a number of applications in recent years, primarily 2021/0257/LBC and 2021/0256/FUL for the refurbishment and extension of the market building, which included the opening up of the blind arches to the North and East elevations with new glazing, the insertion of new part mezzanine floor, replacement / repair of the roof and roof lantern, creation of a 2 storey rear extension, new flooring, air handling units etc.

Subsequent permissions also approved a new electricity substation for the market, and outdoor storage and bin areas.

The Proposal

This current application seeks to make alterations primarily to part of the recent refurbishment works to enable better use of the existing space within the market building.

The proposed works are for the removal of the modern Crittall screen installed to the western end of the market hall. This was initially created to provide a dedicated area for a fishmongers/ butcher. Unfortunately, the submitted Design and Access Statement and HIA indicated that it has not been possible to secure such a tenant for this part of the building.

The screen is to be replaced by sliding/ folding doors which will allow this end of the market hall to be fully opened up, thereby allowing better connection with the remainder of the market hall.

A new metal and plaster stud wall will be created to the left of the new folding doors and new plasterboard bulkhead created above.

The folding doors are to be a slim line aluminium frame and will be finished in black (RAL 9005) as per the current Crittall screen and also to reflect the colour scheme of the existing market interior.

Behind the new folding doors within the previously unused space, 2 new stud walls will be created to provide a store and also a prep area for an existing trader at the site. It is also proposed that 2 new deli counters will be created in this area for other tenants.

Both the Crittall screen and mezzanine beneath where the new stud walls are to be formed are modern fabric, installed during the recent refurbishment works. The proposal will therefore not affect historic fabric.

A new track/ runner for the folding doors will be created within the floor which will involve the removal/ alteration to a section of the floor tiles. These are again new tiles and will not therefore affect historic fabric.

The HIA indicates that the creation of the 2 small stud walls to create the new prep area will have some effect on the ability to view the open nature of this end of the main market hall.

The effect is however very minimal given its location beneath the mezzanine floor and also the area is presently closed off from view by the existing Crittall screen which prevents extensive views of the western end of the market hall.

It is also proposed that the one of the freestanding islands located in front of the existing Crittall screen, is to be altered to be reduced in mass and height to enable increased views through towards the proposed delicatessen area and western end of the hall.

The proposed works therefore seek to make better use of the space and to make it more attractive and usable for potential traders to occupy.

It is argued therefore that the proposed works are required to ensure the Central Market is successful and remains functioning as its intended use a market, open to the public.

The proposed works will not detrimentally affect historic fabric or be harmful to the overall original open layout of the market hall.

The proposed is therefore considered to be in accordance with policy S57 of the CLLP and is also considered to be in accordance with the duty contained within section 16 92 of the planning and (Listed Buildings and Conservation Areas Act) 1990 'In considering whether to

grant listed building consent for any works the local planning authority or the Secretary of State 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' .

No objections are raised by the Highway Authority or the Civic Trust.

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

Yes.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The proposed internal works affect mainly modern fabric introduced as part of the recent refurbishment of the market building. The alterations to the layout respond to commercial requirements within the market and will ultimately help secure the continued use and future of this listed building.

The proposed works are not considered to detract from the special architectural character 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

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 drawings listed within Table A below.

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.

Table A

The above recommendation has been made in accordance with the submitted drawings identified below:

Drawing No.	Version	Drawing Type	Date Received
1000		Floor plans	19th March 2025
0104		Elevations - Proposed	19th March 2025
0101		Elevations - Proposed	19th March 2025
0102		Plans - Proposed	19th March 2025
SunSeeker Door Brochure		Plans - Proposed	28th April 2025