

Application Number:	2025/0115/RG3
Site Address:	The Terrace, Grantham Street, Lincoln
Target Date:	4th July 2025
Agent Name:	None
Applicant Name:	Simon Kirk
Proposal:	Installation of vertical flue system to front elevation.

Background - Site Location and Description

The application building is The Terrace, as this is a City Council owned building, and the proposals have been submitted by the City Council, the application has been brought before the Planning Committee for a decision.

The Terrace is a relatively modern building that lies within the Cathedral and City Centre Conservation Area. The Terrace is made up of three blocks - A, B and C which are adjoined. Block C is adjacent to a Listed Building.

The proposal is for a vertical flue to be added to the frontage of Block B.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 17th April 2025.

Policies Referred to

- National Planning Policy Framework
- Policy S53 Design and Amenity
- Policy S57 The Historic Environment

Issues

The Proposals have been assessed with regard to:

- Accordance with National and Local Planning Policy
- Design and the impact on visual amenity, character and appearance
- Impact on residential amenity
- Highways safety, access, and parking

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
Environmental Health	Comments Received
Principal Conservation Officer	Comments Received
Paul Carrick	No Response Received
Contaminated Land Officer	No Response Received

Public Consultation Responses

No responses received.

Consideration

Accordance with National and Local Planning Policy

Paragraph 11 of the revised NPPF outlines that decisions should apply a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.

Paragraph 130 states that planning decisions should ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The application is for alterations to a building and therefore Policy S53 - Design and Amenity

and Policy S57 - The Historic Environment of the Central Lincolnshire Local Plan are relevant.

Policy S53 'Design and Amenity' covers all new development. The policy permissive of alterations to existing buildings providing they achieve a high-quality sustainable design that contributes positively to local character, landscape, and townscape, and supports diversity, equality, and access for all. Extensions should reflect or improve on the original architectural style of the local surroundings or embrace opportunities for innovative design and new technologies which sympathetically complement or contrast with the local architectural style and should not result in harm to people's amenity either within the proposed development or neighbouring through overlooking, overshadowing, loss of light or increase in artificial light or glare.

Policy S57 states that development within, affecting the setting of, or affecting views into or out of, a Conservation Area should conserve, or where appropriate enhance, features that contribute positively to the area's special character, appearance and setting, including as identified in any adopted Conservation Area appraisal. Proposals should:

- retain buildings/groups of buildings, existing street patterns, historic building lines and ground surfaces and architectural details that contribute to the character and appearance of the area;
- where relevant and practical, remove features which have a negative impact on the character and appearance of the Conservation Area;
- retain and reinforce local distinctiveness with reference to height, massing, scale, form, materials, and plot widths of the existing built environment;
- assess, and mitigate against, any negative impact the proposal might have on the townscape, roofscape, skyline and landscape; and
- aim to protect trees, or where losses are proposed, demonstrate how such losses are appropriately mitigated against.

Design and the Impact on Visual Amenity, Character and Appearance in the Conservation Area

The application is for the addition of a single vertical flue to the frontage of block B of the Terrace.

The building is a modern building within a wider modern development in the Cathedral and City Conservation Area and therefore does not have historic value in and of itself. The primary consideration is whether the proposed would cause significant harm to the character and appearance of the Conservation Area.

The principal building frontage of Block B is recessed, and the proposed flue runs up the edge of the building. This helps the flue read as part of the defining build form edge and therefore impact on the conservation area is negligible and the character of the area preserved.

The Council's Principal Conservation Officer has been consulted as part of the application process and raised no objections to the proposals.

Officers consider that the proposal would not result in undue impact on the Conservation Area. Therefore the proposal is in accordance with the duty contained within section 72 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 'In the exercise, with

respect to any buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

Accordingly, it is considered that the proposal would preserve the character and appearance of the Conservation Area, as required by CLLP Policy S57 and the duty contained within Section 72 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990.

Impact on Residential Amenity

The proposal is for a new vertical flue to be installed. Officers consider that the proposal would not result in significant impact on the neighbouring properties. Officers are satisfied the proposal will not cause undue harm to the existing relationship the property shares with neighbouring buildings, and it is not considered to cause undue harm to residential amenity.

The Council's Environmental Health Officer has been consulted as part of the application process and raised no objections to the proposals.

Officers consider the proposal would not cause undue harm to the amenities which neighbouring occupiers may reasonably expect to enjoy, in accordance with CLLP Policy S53.

Highways Safety, Access and Parking

The Lincolnshire County Council as Highways Authority have raised no objection to the application, and Officers do not consider Highway Safety or Traffic Capacity would be harmed by the proposal.

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

No.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The proposal is considered acceptable in this instance, given the sympathetic design and location of the flue. The proposal does not undermine the character or appearance of the Conservation Area.

It is considered that the proposal would not result in significant harm to the architectural or historic significance of the area.

On this basis, the application is in accordance with policies S53 and S57 of the Central Lincolnshire Local Plan and the National Planning Policy Framework and is therefore recommended for approval.

Application Determined within Target Date

Yes.

Recommendation

That the application is granted conditionally

Standard Conditions

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

Reason: As required by Section 91 of the Town and Country Planning 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
27679-001		Elevations - Proposed	
visuals		Elevations - Proposed	
Af1		Location Plan	25th March 2025
Flue Specifications		Proposed	