

The Mailbox, 19-20 Guildhall Street, Lincoln, LN1 1TR  
Stonegate Pub Company  
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29/04/2021



**PLANNING SUPPORT STATEMENT  
INCORPORATING DESIGN AND ACCESS  
STATEMENT AND HERITAGE  
STATEMENT  
PROPOSED INTERNAL AND EXTERNAL  
ALTERATIONS AND REFURBISHMENT OF  
EXISTING PUBLIC HOUSE TOGETHER WITH  
PROPOSED GARDEN/YARD WORKS**

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# 1.0 Introduction

1.1 This Planning Support Statement has been prepared to accompany applications for planning permission and listed building consent for proposed internal and external alterations and refurbishment of an existing public house, together with proposed garden/yard works at this site at 19-20 Guildhall Street, Lincoln, LN1 1TR. The application premises are located within a grade II listed building, which is also located within a designated conservation area. Consequently, this Planning Support Statement also includes a Heritage Statement, as well as a Design and Access Statement.

1.2 The Statement is set out in eight sections and comprises:

- 1.0 Introduction
- 2.0 Site Description & Surrounding Area
- 3.0 Proposals & Planning History
- 4.0 Relevant Planning Policies
- 5.0 Assessment of Planning Issues
- 6.0 Summary
- 7.0 Design and Access Statement
- 8.0 Heritage Statement

## 2.0 Site Description & Surrounding Area

- 2.1 The application site comprises existing public house premises located on Guildhall Street, Lincoln. The premises include an external garden/yard area to the rear of the site. The rear garden/yard area already contains a freestanding pergola and fixed seating, together with a raised seating area; all for customer use.
- 2.2 The application premises themselves are Nos. 19-20 Guildhall Street. The Historic England listing description for the application premises confirms its original use as a Post Office, which dates from 1906. Its interior was refitted in the mid Twentieth Century. In addition to the listed status of the application site building, the site also lies within a designated conservation area and some of the neighbouring buildings are also listed; the nearest of which are Nos. 16 and 17-11 Guildhall Street, which are both grade II listed buildings.
- 2.3 The surrounding area is typical of a city centre location and is mixed-use in character. It contains a range of commercial leisure/commercial food and drink-led businesses (including pubs, bars and restaurants). The local area is therefore vibrant and active throughout the day and night.

## 3.0 Proposals & Planning History

- 3.1 The proposals comprise proposed internal and external alterations and refurbishment of an existing public house, together with proposed garden/yard works at an existing public house premises. The application proposals are associated with the applicant's refurbishment of the application premises, in order to enhance the customer facilities provided at the site.
- 3.2 The proposed internal and external alterations and refurbishment works include: new external pergola; repositioning of existing external dining sheds; new internal fixed furniture; alterations to existing internal bar servery; new fixtures and fittings; new internal and external lighting; and new flooring and redecoration throughout. The proposed internal and external alterations and refurbishment works are detailed within the accompanying application drawings.
- 3.3 From the details available on the LPA's on-line records, the original planning permission for the change of use of the premises from a Post Office to use as a then Class A3 food and drink premises appears to date from 1996 (LPA reference: LA13/0560/96). Since its change of use to food and drink use, the application site appears to have been the subject of a number of previous applications for external and internal alterations, external furniture and refurbishment works in 1997, 1998 and 2010, under LPA application references: LA13/0710/97; 98/310/LBC and 98/311/F; 2010/0271/LBC and 2010/0272/F.
- 3.4 The planning history at the site therefore demonstrates that the application site and building have been the subject of several phases of alterations, refurbishments and improvements, as would be expected with a commercial leisure facility such as this, which needs to continually maintain and enhance its customer offer and attraction, in order to remain commercially viable. The continued commercial viability of these commercial leisure premises ensures the continuing maintenance and upkeep of this listed building for a publicly accessible use.

## 4.0 Relevant Planning Policy

### 2019 Framework

- 4.1 The 2019 Framework reiterates the presumption in favour of sustainable development (paragraph 11) which requires development proposals that accord with an up-to-date development plan to be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless in conflict with the 2019 Framework. The 2019 Framework also requires LPAs to approach decisions on proposed development in a positive and creative way and to work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible (all paragraph 38).
- 4.2 The 2019 Framework requires planning policies and decisions to help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development (paragraph 80).
- 4.3 The 2019 Framework requires planning policies and decisions to promote social interaction and opportunities for meetings between people who might not otherwise come into contact with each other (paragraph 91). The 2019 Framework adds that in order to provide the social and recreational facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces and meeting places, such as public houses (paragraph 92).
- 4.4 The 2019 Framework states that good design is a key aspect of sustainable development (paragraph 124). Planning policies and decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive; are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change; create attractive, welcoming and distinctive places; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks; and create safe, inclusive and accessible places that do not undermine the quality of life or community cohesion and resilience (all paragraph 127).
- 4.5 The 2019 Framework requires that heritage assets are conserved in a manner appropriate to their significance (paragraph 184). Heritage assets should be put to viable uses consistent with their conservation and development should make a positive contribution to local character and distinctiveness (paragraph 185). Development proposals should avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal (paragraph 190). In determining applications, LPAs should take account of: the desirability of sustaining and enhancing

the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness (paragraph 192). When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (paragraph 193). Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification (paragraph 194). Where a development would lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (paragraph 196).

### **Development Plan Policies**

- 4.6 The adopted Development Plan for the application site is the Central Lincolnshire Local Plan, which was adopted on 24 April 2017.
- 4.7 Policy LP1 of the Central Lincolnshire Local Plan reiterates the Framework's presumption in favour of sustainable development and restates that the LPAs which comprise the Central Lincolnshire administrative area are to take a positive approach that reflects this presumption in favour of sustainable development.
- 4.8 Policy LP6 of the Central Lincolnshire Local Plan addresses the retail and town centres of Central Lincolnshire, with Lincoln City Centre at the very top of the identified retail hierarchy. The overall goal is to improve the vitality and viability of the identified centres for retail and other town centre uses.
- 4.9 Policy LP15 of the Central Lincolnshire Local Plan supports community facilities, including leisure facilities and public houses, and recognises that such facilities are integral components in achieving and maintaining sustainable, well integrated and inclusive development. Policy LP15 seeks to protect existing, and support new, community facilities.
- 4.10 Policy LP25 of the Central Lincolnshire Local Plan concerns the historic environment and requires development to protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire.
- 4.11 Policy LP26 of the Central Lincolnshire Local Plan addresses design and amenity and requires all development to achieve a high level of sustainable design that contributes positively to the local character and townscape.

### **Supplementary Planning Guidance**

- 4.12 The LPAs adopted SPG and SPD do not include anything of relevance to this application proposal.

## 5.0 Assessment of Planning Issues

- 5.1 The proposed works essentially involve modest alterations and general refurbishment and redecoration of the interior and exterior of these existing public house premises, together with proposed garden/yard works, as part of the applicant's refurbishment and refreshment of these premises. The proposed internal and external alterations and refurbishment works include: new external pergola; repositioning of existing external dining sheds; new internal fixed furniture; alterations to existing internal bar servery; new fixtures and fittings; new internal and external lighting; and new flooring and redecoration throughout. The proposed internal and external alterations and refurbishment works are detailed within the accompanying application drawings.
- 5.2 The proposed internal alterations and refurbishment works are considered to be sympathetic in design, form and materials and are modest and appropriate in nature and scale and do not directly affect any significant historic fabric. These internal proposals are to generally refurbish and refresh the interior décor of the public house and no alterations are proposed to any historic fabric or the existing plan form. The internal proposals are considered to be appropriate, sympathetic and result in no material harm to the historic and architectural fabric and character of the internal accommodation of the application premises. The general refurbishment and redecoration of the existing internal accommodation of these public house premises and the installation of replacement lighting and electrical items are also considered to be appropriate and sympathetic. The proposed works are therefore considered to be sympathetic to the historic and architectural significance and character and fabric of these listed premises. The proposed alterations, fixtures and fittings; together with the new flooring and redecoration; can all be removed, without any impact upon historic fabric or character, when no longer required and are therefore fully reversible. The new flooring coverings and redecorations are also appropriate and sympathetic in nature and can also be easily removed when no longer required, without causing any damage to historic fabric, in line with best conservation practice. All of the internal proposals are therefore fully reversible when no longer required and comply with conservation best practice. These internal alterations and refurbishment proposals are assessed in more detail in the accompanying Heritage Statement. These works are considered to be sympathetic and appropriate in nature.
- 5.3 The external works are confined to the enhancement of the existing garden/yard area, to the rear of the public house building. The proposed garden works have been designed to form appropriate alterations to the existing garden/yard area at this public house. The garden works proposals are to enhance and improve the customer external facilities within the garden/yard area at the site and it is considered that they would have an entirely appropriate visual presence within the site within which they are to be placed. These works would also not be generally visible within the public realm, given the screened and visually contained nature of the existing garden/yard area. The proposed garden works would also be set within the existing visual context of the public house

garden/yard area and its existing associated furniture and use. The design of the garden works would add modest and appropriate visual interest to the existing public house garden/yard area. It is not considered that the application proposals would result in the introduction of any incongruous or alien features at this site. The net visual impact of the application proposals would be modest, given their location, the existing public house use and the furniture already placed within the existing garden/yard area.

5.4 Within the site-specific context of the site, the proposed garden works are considered to be sympathetic to the existing visual character of the application site and its local street scene. The application proposals are not considered to result in any material detriment to the character and appearance of this site or the wider local street scene. Furthermore, the application proposals are also all fully reversible, in line with good conservation practice, and can easily be removed from the site when no longer needed. The proposed garden works would be located to the rear of the existing public house building and would be essentially screened from the public realm by the existing public house building and the neighbouring buildings. The proposed garden works would be visually contained within the existing public house garden/yard area and would be visually read as part of this established visual context. The proposed garden works have been appropriately designed and detailed for their visual context and are considered to be modest in scale. The proposed garden works would also be located within an area of the site already characterised by external seating and associated structures used by customers of the public house. Within this established context, the application proposals would not be overtly visible or strident within the public realm and would have only a very modest impact upon the character and appearance of the site itself, the local street scene, the character and appearance of the designated conservation area and the setting of the host and the neighbouring listed buildings. The garden proposals would also, in effect, be ephemeral and easily removed features, that would have no significant nor lasting impacts upon the character of the site itself, the local street scene, the character and appearance of the conservation area, nor the setting of the host and the neighbouring listed buildings. Overall, the application proposals would not have any significant nor detrimental implications for the character and appearance of the site itself nor the local area. The visual implications of the application proposals are considered to be appropriate and result in no material harm to the character and appearance of the site, the local area and the character and appearance of the conservation area and respect the settings of both the host and the neighbouring listed buildings, as rehearsed below within the accompanying Heritage Statement. Due to the nature of the proposed works, there will be no implications for the archaeological potential of the site.

5.5 The implications of the proposed internal and external alterations and refurbishment works on the historic significance, architectural fabric and character of these listed premises are assessed below in the accompanying Heritage Statement. It is considered that no significant, material detriment results to any of the historic fabric of these listed premises as a consequence of the proposed internal and external alterations and refurbishment works. The proposed internal and external alterations and refurbishment works are not considered to result in any significant, material or



detrimental implications for historic or architectural significance, interest, character and fabric of these listed premises. The proposed internal and external alterations and refurbishment works are considered to be modest and appropriate in nature and scale. These works are all reversible, in line with good conservation practice. The proposed works would have no significant nor detrimental impact upon the internal or external architectural and historic significance and character of the premises and would have no significant, direct impact upon historic fabric. The proposed internal and external alterations and refurbishment works are therefore considered to be sympathetic to the historic and architectural character of these listed premises and are not considered to genuinely conflict with any of the wider aspirations of the local planning policy context for this site. In terms of their heritage impacts, the application proposals are therefore considered to comply with the aims and aspirations of the 2019 Framework and Policies LP25 and LP26 of the Central Lincolnshire Local Plan.

- 5.6 The proposals involve the refurbishment and alteration of an existing public house commercial leisure facility within Lincoln city centre. The alteration and refurbishment works are an essential part of the applicant's strategy to attract custom, to ensure the continued economic viability of this existing public house commercial social and leisure facility, and form part of the applicant's refurbishment and refreshment of these premises. The refurbishment and refreshment of this existing public house is necessary in order to help attract continued custom and facilitate the continuing economic health of the beneficial use of these listed premises. These proposals would help to facilitate the continuing beneficial and sympathetic use of these premises, which will continue to add to and enhance the vitality and pedestrian footfall within the local street scene, the wider conservation area and within this part of Lincoln city centre. The existing public house is also an important commercial social, community leisure facility within the city centre of Lincoln, as is recognised by Policy LP15 of the Central Lincolnshire Local Plan. It provides a highly accessible, commercial leisure venue within the city centre. In order to remain economically viable, commercial leisure uses will need to continue to update and enhance their customer offer and the proposed internal and external alterations and refurbishment/rebranding works to the existing public house are required by the applicant to ensure the continued economic viability of this existing commercial leisure facility, that provides direct and indirect employment and generates local economic activity.
- 5.7 These internal and external alterations and refurbishment proposals would therefore help facilitate the continuing beneficial and sympathetic use of these premises, which would continue to add to and enhance the economic vitality and viability of this part of the city centre and would enhance pedestrian footfall within the local street scene and the wider conservation area, to the benefit of the whole of Lincoln city centre. The wider aims and aspirations of Policy LP6 of the Central Lincolnshire Local Plan would therefore be supported by the application proposals. The application premises provide an established and valued public house social and community leisure facility. The improvements of the facilities at this existing public house facility are necessary in order to help to attract continued custom and facilitate the continuing economic health of the

beneficial use of this public house for an appropriate and established social and community leisure use. The application proposals would enhance customer facilities at this site and would help facilitate the continuing economic viability of this important and accessible community leisure facility. The application proposals would therefore support the wider aspirations of the paragraphs 91 and 92 of the 2019 Framework. The application proposals would therefore directly help to meet the economic and social needs of the local community, in compliance with the aspirations of Policies LP6 and LP15 of the Central Lincolnshire Local Plan. The application proposals would also support the wider social, leisure and community aims and aspirations of the 2019 Framework.

- 5.8 The application proposals have been specifically designed by the applicant as part of their overall investment into these premises to assist in the post-Covid pandemic recovery of these premises, which will, in turn, assist with the post-pandemic recovery of Lincoln city centre in general. The application proposals form critical elements of the applicant's requirements for the post-Covid pandemic economic recovery of their existing use of these premises. It is now more important than ever for the economic wellbeing of the applicant's business that the LPA supports the applicant's endeavours to try and ensure the economic survival of their active community use of this historic building for its authorised, accessible, town centre use. It is therefore hoped that the LPA will therefore use its best endeavours to help the applicant's businesses to survive the current severe economic challenges; for the good of the future vitality and viability of their business and the wider Lincoln city centre area, which it serves.
- 5.9 During the declining and continuing difficult economic climate, the application site has suffered from lost revenue and the proposed internal and external alterations and refurbishment works have been designed to attempt to attract more customers to the site and enhance the economic wellbeing of this existing commercial leisure facility. The proposed internal and external alterations and refurbishment/rebranding works at the site are a critical element of the applicant's investment into these listed premises. It is important that the site enhances, updates and improves upon its customer offer and attraction, otherwise the site will continue to suffer serious detrimental effects on the ability to attract customers, thereby subsequently further affecting sales and viability to the detriment of the continued economic vitality of the unit. Both full and part-time staff are employed at these premises and are reliant on it for their income. Any continued drop in sales will affect the ability of the unit to maintain current staff levels.
- 5.10 The refreshment and refurbishment of the internal and external accommodation at this existing public house are necessary in order to help attract continued custom and facilitate the continuing economic health of the beneficial use of these listed public house premises for their established purpose. These application proposals would help to facilitate the continuing beneficial and sympathetic use of these listed premises, which will continue to add to and enhance the vitality and pedestrian footfall within the local street scene and wider conservation area within the wider Lincoln city centre area.

- 5.11 The application proposals would enhance and improve customer facilities at this existing public house commercial leisure facility and are necessary in order to help attract continued custom and facilitate the continuing economic health of the beneficial use of this listed building, for its established purpose. The application proposals would help to facilitate the continuing beneficial and sympathetic use of this building, which will continue to add to and enhance the vitality and pedestrian footfall within the local street scene and wider conservation area within the wider city centre of Lincoln. Furthermore, the application proposals would positively contribute towards the applicant's continued maintenance and upkeep of this listed building, and for a publicly accessible purpose, which is a significant public benefit resulting from the proposals. The application proposals would therefore help facilitate the continuing beneficial and sympathetic use of this listed building, which would continue to add to and enhance the economic vitality and viability of this part of the wider Lincoln city centre; and would enhance pedestrian footfall within the local street scene and the wider conservation area, to the benefit of the whole of Lincoln city centre.
- 5.12 In the case of the application proposals, it is considered that less than substantial harm would be caused to the character and appearance and the historic fabric of these listed public house premises. It is also considered that the applicant has genuine and reasonable requirements to alter, update, refresh and refurbish the application premises, in order to safeguard the economic well-being of the existing beneficial use of these listed premises, for a use that allows public access into them and which ensures the on-going maintenance and upkeep of the premises. These are significant public benefits derived from the proposed internal and external alterations and refurbishment works. Any intransigence by the LPA about the proposed internal and external alterations and refurbishment works would have a continuing and serious detrimental effect on the economic viability of this public house and the local employment, economic activity and leisure provision that it generates.
- 5.13 The site is already in use as a public house and the proposed garden/yard works do not involve any change of use of these premises. The existing public house use of the application site would therefore continue and the external elements of the proposed scheme simply involve the enhancement of customer facilities within the existing garden/yard area. It is therefore not considered that the proposals would result in the introduction of a use that does not already exist at the site. Consequently, it is considered that there would be no net material impact upon the amenities of neighbouring properties, over and above that which already exist at the site. Furthermore, the application site lies within a busy and active mixed-use, city centre location, within Lincoln. Neighbouring uses include public houses, bars and restaurants and the local area has a consequential level of activity and ambient noise throughout the day and night. As a result, the local area therefore has a consequential level of activity and ambient noise throughout the day and night. Consequently, it is considered that there would be no net material impact upon the amenities of neighbouring properties, over and above that which already exist at the site.

- 5.14 For all of the reasons addressed above, the application proposals are therefore not considered to result in any genuine detriment to the existing amenities of the neighbouring properties and the local area in general and are therefore considered to be compliant with of the requirements of the 2019 Framework and the aims and aspirations of Policy LP26 of the Central Lincolnshire Local Plan, as rehearsed above in Section 4.0 of this Support Statement.
- 5.15 For the reasons rehearsed above and within the accompanying Heritage Statement, the proposed internal and external alterations and refurbishment works are therefore considered to be compliant with the aims and aspirations of the 2019 Framework and Policies LP6, LP15, LP25 and LP26 of the Central Lincolnshire Local Plan. In accordance with the Framework's presumption in favour of sustainable development, as reiterated by Policy LP1 of the Central Lincolnshire Local Plan, the application proposals should be approved without delay.

## 6.0 Summary

- 6.1 The internal and external alterations and refurbishment proposals are essential to help facilitate the continuing economic viability of this appropriate and beneficial use of these premises, for a use that continues to allow public access into these listed buildings.
- 6.2 The neighbouring designated heritage assets are respected by the proposals and no material harm would result for the significance, fabric, character and appearance of these listed premises themselves.
- 6.3 It is considered that no significant, material detriment results to any of the historic fabric of these listed premises as a consequence of these proposed internal and external alterations and refurbishment works. The proposed internal and external alterations and refurbishment works are modest and appropriate in nature and scale and are fully reversible, in line with established conservation best practice. All of these proposed works are also considered to be sympathetic to the historic and architectural significance and character of these listed premises.
- 6.4 The proposed works would have no significant nor detrimental impact upon the internal or external architectural and historic significance and character of the premises and would have no significant, direct impact upon historic fabric. The proposed internal alterations and refurbishment works are considered to be sympathetic in design, form and materials and are modest and appropriate in nature and scale and do not directly affect any significant historic fabric. These internal proposals are to generally refurbish and refresh the interior décor of the public house and no alterations are proposed to any historic fabric or the existing plan form. The garden works proposals are to enhance and improve the customer external facilities within the garden/yard area at the site and it is considered that they would have an entirely appropriate visual presence within the site within which they are to be placed. These works would also not be generally visible within the public realm, given the screened and visually contained nature of the existing garden/yard area.
- 6.5 The site is already in use as a public house and the proposed garden/yard works do not involve any change of use of these premises. The existing public house use of the application site would therefore continue and the external elements of the proposed scheme simply involve the enhancement of customer facilities within the existing garden area. It is therefore not considered that the proposals would result in the introduction of a use that does not already exist at the site. Consequently, it is considered that there would be no net material impact upon the amenities of neighbouring properties, over and above that which already exist at the site. Furthermore, the application site lies within a busy and active mixed-use, city centre location, within Lincoln. Neighbouring uses include public houses, bars and restaurants and the local area has a consequential level of activity and ambient noise throughout the day and night. As a result, the local area therefore has a consequential level of activity and ambient noise throughout the day

and night. Consequently, it is considered that there would be no net material impact upon the amenities of neighbouring properties, over and above that which already exist at the site.

- 6.6 It is also considered that the applicant has genuine and reasonable requirements to rebrand, update, refresh and refurbish the application premises, in order to safeguard the economic well-being of the existing beneficial use of these listed premises, for a use that allows public access into it and which ensures the on-going maintenance and upkeep of the premises. These are significant public benefits derived from the proposed internal and external alterations and refurbishment works. Any intransigence by the LPA about the proposed internal and external alterations and refurbishment works would have a continuing and serious detrimental effect on the economic viability of this bar and the local employment, economic activity and leisure provision that it generates.
- 6.7 The application proposals form critical elements of the applicant's requirements for the post-Covid pandemic economic recovery of their existing use of these premises. It is now more important than ever for the economic wellbeing of the applicant's business that the LPA supports the applicant's endeavours to try and ensure the economic survival of their active community use of this historic building for its authorised, accessible, town centre use. It is therefore hoped that the LPA will therefore use its best endeavours to help the applicant's businesses to survive the current severe economic challenges; for the good of the future vitality and viability of their business and the wider Lincoln city centre area, which it serves.
- 6.8 The proposed internal and external alterations and refurbishment works are therefore considered to be compliant with the aims and aspirations of the 2019 Framework and Policies LP6, LP15, LP25 and LP26 of the Central Lincolnshire Local Plan. In accordance with the Framework's presumption in favour of sustainable development, as reiterated by Policy LP1 of the Central Lincolnshire Local Plan, the application proposals should be approved without delay.

## 7.0 Design and Access Statement

7.1 The application proposals comprise proposed internal and external alterations and refurbishment of an existing public house, together with proposed garden/yard works at an existing public house premises. The application proposals are associated with the applicant's refreshment and refurbishment of the application premises. The proposed internal and external alterations and refurbishment works include: new external pergola; repositioning of existing external dining sheds; new internal fixed furniture; alterations to existing internal bar servery; new fixtures and fittings; new internal and external lighting; and new flooring and redecoration throughout. The proposed internal and external alterations and refurbishment works are detailed within the accompanying application drawings.

7.2 Article 4 (4) (d) of The Town & Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 requires a Design & Access Statement for these works. Government advice is clear that the level of detail in a Design and Access Statement should be proportionate to the complexity of the application but should not be long.

### **Amount**

7.3 The proposal is for a modest scheme for internal and external alterations and refurbishment works for an existing public house, as described in Section 3.0, summarised above in paragraph 7.1 and as detailed in the accompanying plans.

### **Layout**

7.4 The existing layout of the premises themselves is generally unaffected by the proposed internal and external alterations and refurbishment works. The main entrance remains that onto Guildhall Street. The proposed works are limited to the general refreshing and refurbishment of the existing public house accommodation. None of these proposed internal and external alterations and refurbishment works would significantly affect circulation around the internal and external accommodation of the public house itself and the proposals are considered to enhance the existing customer facilities provided at this established commercial leisure facility. Overall, these changes (which are detailed within the accompanying plans) do not result in any significant impacts upon the general layout of the premises and the areas of public access. These modest internal and external alterations and refurbishment works are considered to be sympathetic and appropriate in nature.

### **Scale**

7.5 The proposed internal and external alterations and refurbishment works are limited in extent to the existing public house accommodation and its existing garden/yard area and there is no proposed associated enlargement of the scale of the premises or its curtilage.

### **Landscaping**

- 7.6 The existing hard and soft landscaping at the site is generally unaffected by the proposed internal and external alterations and refurbishment works. External hard landscaping is refurbished and enhanced by the application proposals.

### **Appearance**

- 7.7 The external appearance of the premises would not be significantly affected by the proposed external alterations and refurbishment works. The garden works proposals are to enhance and improve the customer external facilities within the garden/yard area at the site and it is considered that they would have an entirely appropriate visual presence within the site within which they are to be placed. These works would also not be generally visible within the public realm, given the screened and visually contained nature of the existing garden/yard area. Internally, the application proposals are not considered to give rise to any material, detrimental impacts upon the internal significance, appearance and character of the host premises. These alterations are detailed in the accompanying plans and assessed in more detail in the accompanying Heritage Statement. These proposed internal and external alterations and refurbishment works are considered to be sympathetic and appropriate in nature.

### **Use**

- 7.8 The use of the application premises would remain unaltered as a public house. The proposed internal and external alterations and refurbishment works are to enhance and improve customer facilities provided at this site, in order to help facilitate the on-going economic viability of this existing beneficial and established use. The existing public house use of this site comprises a beneficial and appropriate use of this listed building and the continued use as such allows for public access into and around these listed premises. Public access into these listed premises would therefore continue.

### **Access**

- 7.9 Access arrangements into and past the premises would not be altered as a result of these proposals. The main entrance would remain as existing, from Guildhall Street.



## 8.0 Heritage Statement

### Historic Context

- 8.1 The application premises themselves are Nos. 19-20 Guildhall Street. The Historic England listing description for the application premises confirms its original use as a Post Office, which dates from 1906. Its interior was refitted in the mid Twentieth Century. The Historic England entries for this listed building is as follows:

*SK9771SW GUILDHALL STREET 1941-1/11/138 (North side) 02/10/69 Nos.19 AND 20 Post Office GV II*

*Post office. 1906. By WT Oldrieve for HM Office of Works. Brick, with terracotta front and dressings, and slate roofs with 2 coped and buttressed gable stacks. Renaissance Revival style. Plinth, moulded sill band, second floor sill band, shouldered coped gabled dormers, moulded coped gables. 2 storeys plus attics, 6 bays. Windows are casements with terracotta mullions and transoms. Central 5-light window flanked by single doorways with mullioned overlights, and pilasters topped with winged lions. To left, two 3-light windows and to right, a 5-light window, all with cornices. Above, six 3-light windows with arched cornices. Above again, 6 gabled dormers with pilasters, with 3-light windows and cartouches in the aprons and heads. Double gabled rear elevation has mainly cross casements. INTERIOR refitted mid C20. (Buildings of England : Lincolnshire: Pevsner N: Lincolnshire: London: 1989-: 507).*

- 8.2 There are also neighbouring listed buildings around the application site. The nearest of these are Nos. 16 and 17-11 Guildhall Street, which are both grade II listed buildings. The Historic England entry for these buildings are as follows:

*SK9771SW GUILDHALL STREET 1941-1/11/137 (South side) 02/10/69 No.16 (Formerly Listed as: GUILDHALL STREET (South side) No.16 Early Learning Centre) GV II*

*Formerly known as: No.16 Premises formerly occupied by the YWCA GUILDHALL STREET. House, now occupied by the YMCA with offices over. Early C19, with C20 alterations. Brick with stucco front and slate roof with 2 side wall stacks. Rusticated ground floor and quoins, cast-iron first floor balcony on brackets, moulded eaves cornice, coped parapet. 3 storeys, 5 bays. Slightly recessed centre, single bay. Ground floor has pilasters and central rusticated doorway flanked on either side by two C20 fixed windows. Above, 5 glazing bar sashes with cornices, the central one with scroll brackets. Above again, 5 smaller sashes with eared architraves and bracketed sills. West side, to Water Lane, has modillion cornice and irregular C19 and C20 fenestration. INTERIOR not inspected. (Buildings of England : Lincolnshire: Pevsner N: Lincolnshire: London: 1989-: 522).*

SK9771SW GUILDHALL STREET 1941-1/11/136 (South side) 02/10/69 Nos.7-11 (Consecutive)  
GV II

*Bank and 2 shops, with offices above. Mid C19. Ashlar and brick, with ashlar and stucco dressings and slate roofs with 2 brick gable stacks. Italianate style. Rusticated ground floor and quoins, moulded cornices and first floor band, anthemion frieze. 3 storeys, 9 bays. Recessed centre, 7 bays, with single bay wings. In the centre, 4 casements with transoms, flanked by single rusticated and moulded doorways. To the right, doorway to rear entry. To the left, a C20 shopfront. To the right, a C19 shopfront with enriched pilasters and cornice. Above, 7 margin light sashes with cornices, flanked by single sashes with pediments. Above again, 9 smaller sashes with moulded surrounds. INTERIOR not inspected. (Buildings of England : Lincolnshire: Pevsner N: Lincolnshire: London: 1989-: 522).*

- 8.3 In addition to the listed status of the application site building, the site also lies within a designated conservation area.

#### **Proposed Development**

- 8.4 The proposed internal and external alterations and refurbishment works include: new external pergola; repositioning of existing external dining sheds; new internal fixed furniture; alterations to existing internal bar servery; new fixtures and fittings; new internal and external lighting; and new flooring and redecoration throughout. The proposed internal and external alterations and refurbishment works are detailed within the accompanying application drawings.

#### **Assessment of Impact**

- 8.5 The implications of the proposed internal and external alterations and refurbishment works on the historic and architectural significance, fabric and character of these listed premises are considered to be acceptable and sympathetic. It is considered that no significant, material, detriment results to any of the historic fabric of these listed premises as a consequence of these proposals. The proposed internal and external alterations and refurbishment works are considered to be modest and appropriate in nature and scale. The application proposals do not result in any significant, material impact upon the historic fabric or original features of these premises. These proposed internal and external alterations and refurbishment works are also all fully reversible, in line with established conservation best practice. The proposed internal and external alterations and refurbishment works are also considered to be sympathetic to the historic and architectural significant and character of these listed premises.
- 8.6 The proposed works would have no significant nor detrimental impact upon the internal and external architectural and historic significance and character of the premises and would have no significant, direct impact upon historic fabric. The proposed internal alterations and refurbishment works are considered to be sympathetic in design, form and materials and are modest and appropriate in nature and scale and do not directly affect any significant historic

fabric. These internal proposals are to generally refurbish and refresh the interior décor of the public house and no alterations are proposed to any historic fabric or the existing plan form. The internal proposals are considered to be appropriate, sympathetic and result in no material harm to the historic and architectural fabric and character of the internal accommodation of the application premises. The general refurbishment and redecoration of the existing internal accommodation of these public house premises and the installation of replacement lighting units and electrical items are also considered to be appropriate and sympathetic. The proposed works are therefore considered to be sympathetic to the historic and architectural significance and character and fabric of these listed premises. The proposed alterations, fixtures and fittings; together with the new flooring and redecoration; can all be removed, without any impact upon historic fabric or character, when no longer required and are therefore fully reversible. The new flooring coverings and redecorations are also appropriate and sympathetic in nature and can also be easily removed when no longer required, without causing any damage to historic fabric, in line with best conservation practice. All of the internal proposals are therefore fully reversible when no longer required and comply with conservation best practice. These internal alterations and refurbishment proposals are considered to be sympathetic and appropriate in nature. The proposed internal works are therefore considered to be sympathetic to the historic and architectural significance and character and fabric of these listed premises.

8.7 The external works are confined to the enhancement of the existing garden/yard area, to the rear of the public house building. The proposed garden works have been designed to form appropriate alterations to the existing garden/yard area at this public house. The garden works proposals are to enhance and improve the customer external facilities within the garden/yard area at the site and it is considered that they would have an entirely appropriate visual presence within the site within which they are to be placed. These works would also not be generally visible within the public realm, given the screened and visually contained nature of the existing garden/yard area. The proposed garden works would also be set within the existing visual context of the public house garden/yard area and its existing associated furniture and use. The design of the garden works would add modest and appropriate visual interest to the existing public house garden/yard area. It is not considered that the application proposals would result in the introduction of any incongruous or alien features at this site. The net visual impact of the application proposals would be modest, given their location, the existing public house use and the furniture already placed within the existing garden/yard area.

8.8 Within the site-specific context of the site, the proposed garden works are considered to be sympathetic to the existing visual character of the application site and its local street scene. The application proposals are not considered to result in any material detriment to the character and appearance of this site or the wider local street scene. Furthermore, the application proposals are also all fully reversible, in line with good conservation practice, and can easily be removed from the site when no longer needed. The proposed garden works would be located to the rear of the existing public house building and would be essentially screened from the public realm by

the existing public house building and the neighbouring buildings. The proposed garden works would be visually contained within the existing public house garden/yard area and would be visually read as part of this established visual context. The proposed garden works have been appropriately designed and detailed for their visual context and are considered to be modest in scale. The proposed garden works would also be located within an area of the site already characterised by external seating and associated structures used by customers of the public house. Within this established context, the application proposals would not be overtly visible or strident within the public realm and would have only a very modest impact upon the character and appearance of the site itself, the local street scene, the character and appearance of the designated conservation area and the setting of the host and the neighbouring listed buildings. The garden proposals would also, in effect, be ephemeral and easily removed features, that would have no significant nor lasting impacts upon the character of the site itself, the local street scene, the character and appearance of the conservation area, nor the setting of the host and the neighbouring listed buildings. Overall, the application proposals would not have any significant nor detrimental implications for the character and appearance of the site itself nor the local area. The visual implications of the application proposals are considered to be appropriate and result in no material harm to the character and appearance of the site, the local area and the character and appearance of the conservation area and respect the settings of both the host and the neighbouring listed buildings. Due to the nature of the proposed works, there will be no implications for the archaeological potential of the site.

- 8.9 It is considered that overall, these works do not amount to any significant alteration to the historic significance of this heritage asset. The external features identified within Historic England's Listed Buildings Register are not directly affected and are respected by the proposed external alterations and refurbishment works. The proposed internal alterations and refurbishment works are considered to be modest and sympathetic and are justified in order to refresh customer facilities within these listed premises as part of the applicant's refurbishment proposals. It is considered that no significant, material, detriment results to any of the historic fabric of these listed premises as a consequence of these proposals. The existing plan-form of the premises would also be retained. The proposed internal and external alterations and refurbishment works are considered to be compatible with the historic and architectural significance and character of these listed premises themselves.
- 8.10 The proposed internal and external alterations and refurbishment works would help support the economic viability of the existing continued use of these listed premises, which will continue to allow public access into these premises and would directly contribute to their continuing upkeep and maintenance. Furthermore, all of the proposed works would be fully reversible when no longer required, in line with established conservation best practice.
- 8.11 The key elements of the character and appearance of the conservation area would not be affected by the proposed internal and external alterations and refurbishment works. There would

be no impact upon the street pattern, plot sizes, the local skyline or vistas or views of key buildings as a consequence of these proposals. The contribution that these listed premises make to the character and appearance of this part of the designated conservation area would be unaffected by the proposals, given their modest scale and sympathetic nature. The character and appearance of the conservation area is therefore considered to be preserved by these proposals and there are considered to be no materially detrimental implications for the settings of the neighbouring heritage assets.

- 8.12 The existing established and beneficial use of these listed premises would be unchanged and continued public access into and around them would also be retained. The proposed internal and external alterations and rebranding/refurbishment works will help to facilitate the continuing economic health of the beneficial use of these listed premises for an established and appropriate use, which would continue to add to and enhance the vitality and pedestrian footfall within the local street scene and wider conservation area. Allowing these proposed internal and external alterations and refurbishment works would therefore retain and enhance the economic health and wellbeing of the applicant's existing active and beneficial use of these listed premises for their continued, established, existing and appropriate town centre use.
- 8.13 None of the proposed internal and external alterations and refurbishment works are considered to be harmful to the overall significance and character of these listed premises and it is considered that none of the historical elements referenced above will be harmed by the proposed internal and external alterations and refurbishment works, as required by Section 16 of the 2019 Framework. The impact of these works is therefore judged to be **negligible**.
- 8.14 Taking all of the above into account, it is considered that the designated heritage assets are respected by the proposals and no significant, material harm would result for the significance, character and appearance of these premises themselves. For the reasons rehearsed above, the proposed internal and external alterations and refurbishment works are therefore considered to be compliant with the aims and aspirations of the 2019 Framework and Policies LP25 and LP26 of the Central Lincolnshire Local Plan, as rehearsed above in Section 4.0 of this Support Statement and therefore accord with the requirements of national and local adopted planning policy with regard to their heritage impacts.

### **Mitigation Strategy**

- 8.15 A holistic approach has been taken in formulating the strategy for the proposed internal and external alterations and refurbishment works. The proposed internal and external alterations and refurbishment works involve only a minimal amount of physical intervention into the historic fabric of these listed premises and these works are fully reversible, conforming with best practice when working with heritage assets.

- 8.16 It is considered that as part of the requirement identified in Section 16 of the 2019 Framework, the level of detail provided within this statement is proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. It is for the LPA, as identified in Section 16 of the 2019 Framework, to identify and assess the significance of this asset and how it might be affected by the proposals outlined above and within the submitted plans.
- 8.17 The 2019 Framework requires that heritage assets are conserved in a manner appropriate to their significance (paragraph 184). Heritage assets should be put to viable uses consistent with their conservation and development should make a positive contribution to local character and distinctiveness (paragraph 185). Development proposals should avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal (paragraph 190). In determining applications, LPAs should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness (paragraph 192). When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (paragraph 193). Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification (paragraph 194). Where a development would lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (paragraph 196).
- 8.18 The proposed internal and external alterations and refurbishment works are considered to be the minimum required to provide the necessary refreshment and enhancement of customer facilities within the existing public house accommodation, to assist with the necessary refreshment and enhancement of the customer facilities at this commercial leisure facility to help ensure that it is worthy of being frequented for many more years to come. It is also considered that there are public benefits in allowing the proposed internal and external alterations and refurbishment works to be undertaken, as already rehearsed above. Consequently, any (certainly less than substantial) harm caused by the proposals would be outweighed by these public benefits. The public benefits are therefore considered to outweigh any material harm to these designated heritage assets. Furthermore, given that the application proposals will not significantly affect and will respect the principal external appearance and setting of these listed premises, the settings of neighbouring heritage assets and the character and appearance of the designated conservation area, the proposed works are considered to be in compliance with the overall aims and objectives outlined in the 2019 Framework and Policies LP25 and LP26 of the Central Lincolnshire Local Plan.

8.19 With the above in mind, it is considered that the proposed internal and external alterations and refurbishment works accord with the presumption in favour of sustainable development (paragraph 11 of the 2019 Framework, and as reiterated by Policy LP1 of the Central Lincolnshire Local Plan) which requires development proposals that accord with an up-to-date development plan to be approved without delay and where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless in conflict with the 2019 Framework. The 2019 Framework also requires LPAs to approach decisions on proposed development in a positive and creative way and to work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible (all paragraph 38). Planning permission and listed building consent should therefore be granted, as there are no adverse impacts of doing so that would significantly and demonstrably outweigh the benefits, when assessed against the requirements of Section 16 of the 2019 Framework and the local planning policies taken as a whole.

### **Conclusion**

8.20 This Heritage Statement has identified that there would be potential effects arising on several designated heritage assets; namely the grade II listed building itself at Nos. 19-20 Guildhall Street, the designated conservation area and the settings of the neighbouring grade II listed buildings at Nos. 16 and 7-11 Guildhall Street. By analysing the significance of the individual assets and then considering the effect of the proposed internal and external alterations and refurbishment works on that significance, the impact of the proposals has been assessed.

8.21 We have found that there would be a **negligible** effect upon the significance, character and appearance of these heritage assets resulting from the proposals. This is due to the proposed internal and external alterations and refurbishment works being modest and limited in extent and sympathetic to the historic and architectural significance and character of these heritage assets. Overall, the application proposals would cause no measurable impacts upon these heritage assets that would cause irreversible harm or harm which is not of an ephemeral nature.

8.22 We are therefore satisfied that special attention has been paid to the desirability of preserving or enhancing the character and appearance of all of these identified heritage assets and their settings, in accordance with Section 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990.

