



Planning Committee

28 August 2025

S25/0760

Proposal:	Replacement of existing glass shop front with black painted aluminium frame and glazing
Location:	6 High Street, Grantham, Lincolnshire, NG31 6PN
Applicant:	Mr Dean Harrison
Agent:	n/a
Application Type:	Full
Reason for Referral to Committee:	<ul style="list-style-type: none">• Applicant related to local member and member of staff
Key Issues:	<ul style="list-style-type: none">• Impact on the setting of adjacent grade I listed building• Impact on character of the streetscene
Technical Documents:	

Report Author

Craig Dickinson, Development Management Planner



01476 406080



Craig.dickinson@southkesteven.gov.uk

Corporate Priority:	Decision type:	Wards:
Growth	Regulatory	Grantham St Wulfram's

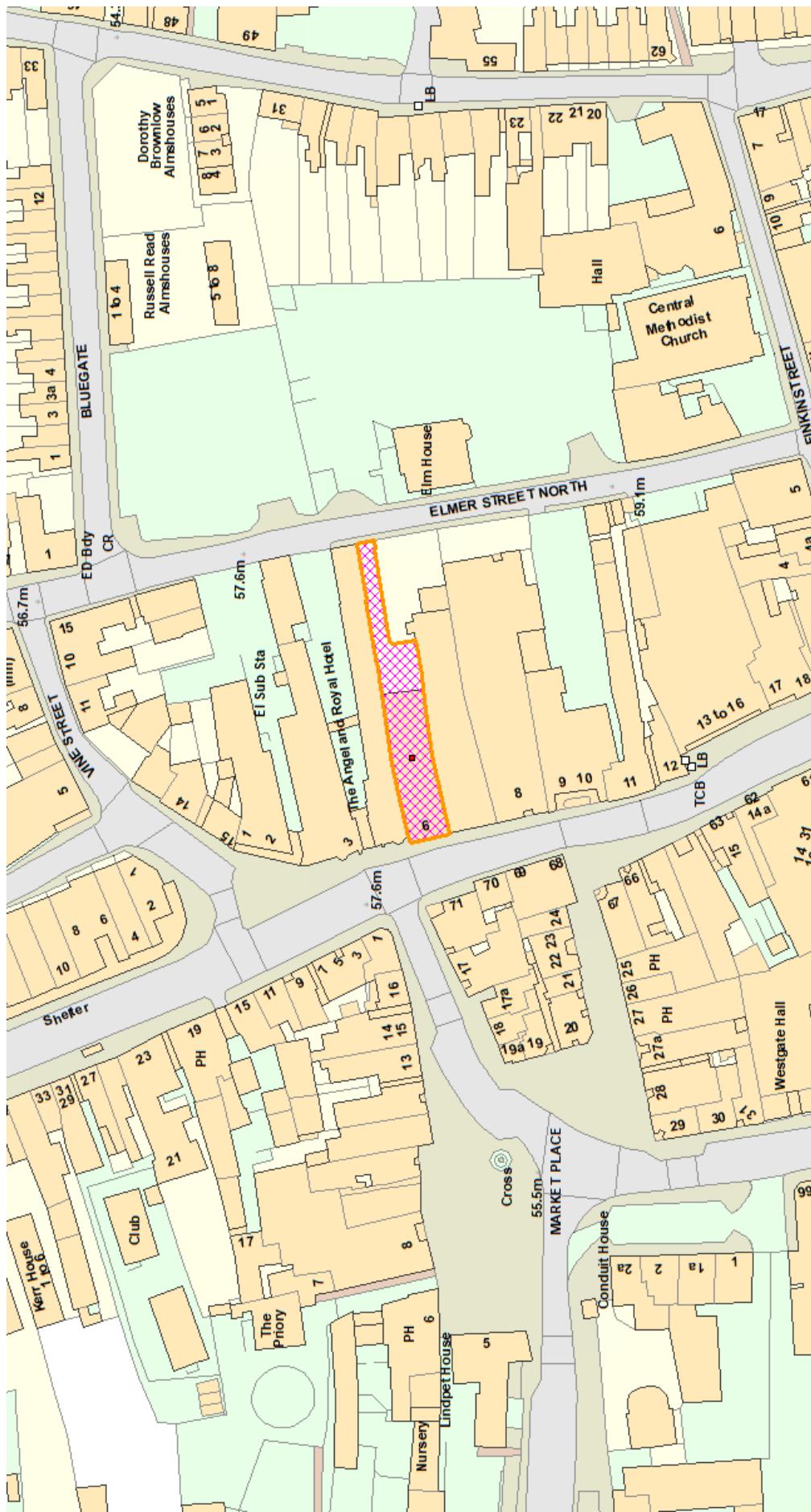
Reviewed by:

Adam Murray – Principal Development Management Planner

15 August 2025

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions.



Key

Application
Boundary



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. © South Kesteven District Council (2015) - Licence No. 100018542

1 Description of Site

- 1.1 The application site is the former Halifax bank, known as 6 High Street, Grantham. It is within the Grantham Town Centre area, and is also within the Grantham Conservation Area. The site also adjoins the grade I listed Angel and Royal Hotel.
- 1.2 The site secured planning permission in September 2024 under planning reference no. S24/0795 for change of use to class C1 (Hotels, boarding and guest houses) to allow use as ancillary public reception and function rooms in connection with the adjoining Angel and Royal hotel.
- 1.3 The existing building is three storeys in height, built from stone, with a glazed ground floor commercial frontage and two columns to the front. By virtue of its history and design, it is considered to be a positive unlisted building. Its surroundings are predominantly commercial, and the site is in proximity of the junction of High Street and Market Place.

2 Description of Proposals

- 2.1 The proposal seeks planning permission for alterations to the existing frontage, replacing the existing shop front with a black painted aluminium frame and new single glazing.

3 Planning Policies and Documents

3.1 South Kesteven Local Plan 2011-2036 (Adopted January 2020)

- Policy SD1 – The Principles of Sustainable Development in South Kesteven
- Policy DE1 – Promoting Good Quality Design
- Policy EN6 - The Historic Environment

3.2 National Planning Policy Framework (Published December 2024)

- Section 9 – Promoting Sustainable Transport.
- Section 12 - Achieving well-designed and beautiful places
- Section 16 – Conserving and enhancing the historic environment

4 Representations Received

- 4.1 The application was advertised in accordance with the Council's Statement of Community Involvement and no letters of public representation have been received.

5 Consultee Comments

5.1 Grantham town Council

- 5.1.1 We have no objections to the proposal and trust the planning officer's expertise in making an appropriate decision

5.2 LCC Highways and SuDs:

- 5.2.1 No Objections.

5.2.2 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

5.3 **SKDC Conservation Officer (06/08/25)**

5.3.1 Following the previous comments, additional plans and detail drawings were submitted, illustrating the form and layout of the aluminium frame. The proposed shopfront is considered to result in a neutral impact upon the building, given that the current shopfront is of modern design. It would not further detract from the heritage significance of the building, nor further impact upon the setting of the grade I listed Angel and Royal and the conservation area. It should still be noted that there is the opportunity to reinstate a more traditional shopfront, which would be considered a positive improvement to the building and the conservation area.

5.4 **Historic England**

5.5 Thank you for your letter of 9 May 2025 regarding the above application for planning permission. We note the recently published South Kesteven Shopfront Design Guide which we refer you to in this instance, in particular the section providing guidance on doors. We also suggest that you seek the views of your specialist conservation advisers.

6 **Evaluation**

6.1 The proposal is for planning permission to alter an existing shop front facilitating part of an approved change of use to serve the adjoining hotel business.

6.2 Taking this into account it is considered that the proposal is acceptable in principle and in accordance with the Adopted Local Plan, and would accord with the principles set out in the National Planning Policy Framework, subject to assessment against site specific criteria. These include (not limited to) the impact of the proposal on the character or appearance of the conservation area, impact on the residential amenities of neighbouring occupiers and impact on the setting of heritage assets, which are discussed as follows

6.3 **Impact on Character, Appearance and Heritage Assets**

6.3.1 Policy DE1 (Promoting Good Quality Design) of the adopted Local Plan states (amongst other criteria) that to ensure high quality design is achieved throughout the District, all development proposals will be expected to make a positive contribution to local distinctiveness vernacular and character of the area. Proposals should reinforce local identity and not have an adverse impact on the streetscene, settlement pattern or the landscape / townscape character of the surrounding area. Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area. Part 12 of the NPPF (Achieving well-designed places) states that good design is a key aspect of sustainable development and new development should be visually attractive as a result of good architecture and appropriate landscaping.

6.3.2 The Local Planning Authority is required to ensure that special regard to preserving the Listed Buildings and their settings in relation to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act'). No harm should be caused with the historical assets and their surroundings requiring to be preserved or enhanced.

6.3.3 The Local Planning Authority is required to ensure that 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, through the Planning (Listed Buildings and Conservation Areas) Act 1990 at Section 72.

6.3.4 Furthermore, the importance of considering the impact of development on the significance of designated heritage assets is expressed in the National Planning Policy Framework (NPPF). The NPPF advises that development and alterations to designated assets and their settings can cause harm. These policies ensure the protection and enhancement of the historic buildings and environments. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance should be treated favourably.

6.3.5 Policy EN6 (The Historic Environment) states amongst other criteria that the Council will seek to protect and enhance heritage assets and their settings, in keeping with the policies in the National Planning Policy Framework. Proposals will be expected to take into account the Conservation Area Appraisals, where these have been adopted by the Council.

6.3.6 The proposed alterations would affect only the existing modern glazed shopfront previously installed and used by the site when it was occupied by a Halifax bank branch. The works involve the removal of the existing shopfront, which is considered to have no significant historical merit and is generally a neutral feature in terms of its contribution to the character and appearance of the building, the streetscene, the conservation area and the setting of the adjacent grade I listed hotel.

6.3.7 Following initial comments from the conservation officer, further information was submitted by the developer, showing the proposed replacement shop front as being a multi-paned frontage with black painted aluminium glazing bars and single glazing. The overall appearance is considered to be understated and neutral, and would assimilate visually into the character of the site and the street, without detracting from the setting of the site's grade I listed neighbour. The conservation officer was reconsulted following this further information, and returned no objections to the proposal.

6.3.8 Historic England were also consulted and returned no objections to the proposal.

6.3.9 It is considered that by virtue of the modest nature of the proposal, its visually neutral design, and the fact that it solely affects a modern part of the building, the proposal would preserve the character and appearance of the host positive unlisted building, the conservation area and the setting of the adjacent grade I listed hotel, and would be in accordance with SKDC Local Plan Policies DE1 and EN6, and Sections 12 and 16 of the NPPF.

6.4 Impact on Neighbours Residential Amenities

6.4.1 Taking into account the nature of the proposal, small scale, and the commercial nature of the surrounding uses of land, it is considered that there would be no unacceptable adverse impact on the residential amenities of the occupiers of adjacent properties in accordance with the NPPF Section 12, and Policy DE1 of the Local Plan.

6.5 Biodiversity Net Gain

6.5.1 By virtue of the proposal' small scale, affecting no land that is classed as 'habitat', this application is exempt from the requirements of Biodiversity Net Gain through the 'de minimis' exemption.

6.6 Highways

6.6.1 Lincolnshire County Council Highways were consulted and returned no objections to the proposal. It is considered that the proposed works would not result in any unacceptable impact on highway or footpath safety, nor unacceptably affect traffic or parking provision, and the proposal would be in accordance with SKDC Local Plan Policy ID2 and NPPF Section 9.

7 Crime and Disorder

7.1 It is considered that the proposal would not result in any significant crime and disorder implications.

8 Human Rights Implications

8.1 Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that act will be breached.

9 Conclusion

9.1 The proposal would be in keeping with the character of the conservation area, the host building and would not harm the setting of the adjacent Grade 1 listed building. The proposal is in accordance with SKDC Local Plan Policies SP1, SP2, SD1, DE1, EN6 and ID2, and NPPF Sections 9, 12, and 16. There are no material considerations to outweigh the policies referred to above.

10 Recommendation

10.1 To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions.

Time Limit for Commencement

1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

2 The development hereby permitted shall be carried out in accordance with the following list of approved plans:

- i. Location Plan – received 25/04/25
- ii. Site Plan – dwg no. 205 CP02 – received 25/04/25
- iii. Proposed Ground Floor Plan – dwg no. 205 CP03 – received 25/04/25
- iv. Internal Elevations – dwg no. 205.WD 07 F – received 24/07/25
- v. Updated Proposed Front Elevation – dwg no. 205.PS01A – received 24/07/25

Before the Development is Occupied

3 Before any part of the development hereby permitted is brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms, design and access statement (received 25/04/25) and approved drawings unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

4 Before any part of the development hereby permitted is brought into use, the joinery shall be implemented as shown in the submitted joinery details unless otherwise agreed in writing by the Local Planning Authority. The approved joinery details are as follows:

- Glazing and Joinery Plan – received 29/07/25
- Commercial Framing System (prepared by Kestral Aluminium Systems) – received 29/07/25

Reason: To ensure a satisfactory appearance to the development, and preserve the character and setting of heritage assets in accordance with Policy DE1 and EN6 of the adopted South Kesteven Local Plan.

Notes to Applicant

- In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.
- The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be South Kesteven District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun as the application is below the exemption threshold of affected habitat.

Proposed Elevations



Revision A 24/07/2025

1. Glass & frame hatched for clarity

NOTES **DRAWING STATUS** **PLANNING**

1 To be used for noted status ONLY & no other purpose. 2 Do not scale from drawing. 3 Inform Architect immediately if discrepancies are noticed

No 6 High Street, Grantham, Lincs NG31 6PN

Change of use to entertainment venue and ancillary accommodation for the Hotel next door

SHOP FRONT - Columns omitted for clarity

Scale printed @ A4 1:100 Date 23/06/2025 Dwg No 205.PS01A

MICHAEL ELLISON *Chartered Architect*

Beacon Hillside, Beacon Lane, Grantham, Lincs, NG31 9DQ
Tel 01476 560 569 E-mail archmge@hotmail.co.uk



NOTE: Subject to topographical survey, legal constraints, planning & Building Regulation approval