



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**



Planning Committee

23rd October 2025

S25/1195

Proposal:	Installation of an external kitchen extraction system.
Location:	6 High Street, Grantham, Lincolnshire, NG31 6PN
Applicant:	Mr Dean Harrison
Agent:	n/a
Application Type:	Full planning permission
Reason for Referral to Committee:	Applicant related to local member and member of staff
Key Issues:	Impact on the setting of adjacent grade I listed building Impact on character of the streetscene
Technical Documents:	

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Grantham St Wulfram's

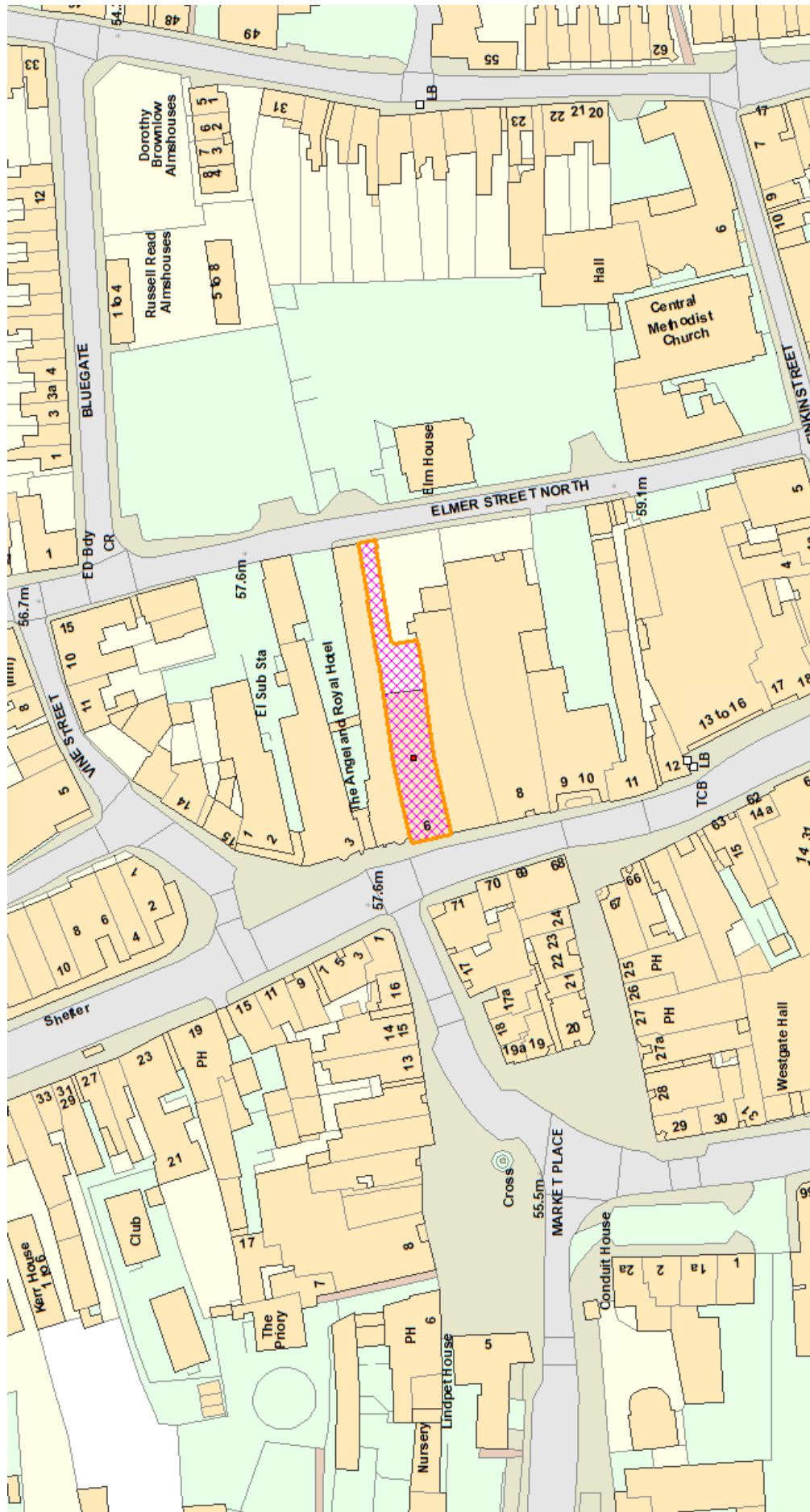
Reviewed by:

Adam Murray – Principal Development Management Planner

25 September 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



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 is for the installation of a kitchen extractor system to the exterior east elevation, to the rear of the building, at the corner adjacent to the Angel & Royal Hotel.

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 Have made no comments to date

5.2 LCC Highways and SuDs:

- 5.2.1 No Objections.

5.2.2 The proposal is for the installation of a kitchen extract system externally on the east (rear) elevation and it does not have an impact on the Public Highway.

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

5.3.1 Following the previous comments, additional information and details were submitted regarding the blocking up of rear windows, materials and the flu in relation to its position with that of the rear south elevation of the Angel and Royal Hotel.

5.3.2 The Conservation Officer stated that following the additional information provided, they have no further concerns. The installation of the extract unit is considered acceptable. There is a very minor change to the setting of the designated heritage asset of the Angel & Royal. The works are in keeping with NPPF 215 and EN6. The works are not considered to negatively impact upon the Grantham Conservation Area

5.4 **Historic England**

5.5 Suggested that the LPA seek the views of your specialist conservation and archaeological advisers where necessary.

6 **Evaluation**

6.1 The proposal is for the installation of a kitchen extractor system to the exterior east elevation, to the rear of the building, at the corner adjacent to the Angel & Royal Hotel.

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 addition and installation of the kitchen extractor system will be located to the exterior east elevation, to the rear of the building, at the corner adjacent to the Angel & Royal Hotel. Two or three windows at first floor level are also proposed to be blocked up. The proposed extraction flue is proposed to be set above the ground floor windows and would be covering a first floor window. This would extend above the roofline of the flat roofed structure. The flue would also partially sit in front of a window set at the rear south elevation of the Angel & Royal Hotel.
- 6.3.7 The conservation officer initially commented that while the proposal was acceptable in principle, concerns were raised regarding the blocking up of rear windows, materials and the flue in relation to its position with that of the rear south elevation of the Angel and Royal Hotel. Such that further details, clarification and information were requested in order to minimise any material or visual harm to the building.
- 6.3.8 The developer submitted further information together with mitigation measures, such that it is accepted that the building is a positive unlisted building and the rear elevation to Elmer Street North has little value in the urban setting being a bland rendered facade with metal escape doors and random metal framed windows.
- 6.3.9 In addition it is set back from the street by some 32m and barely noticeable. It is dominated by its own and adjacent steel escape stairs and service yard of No 7 High Street. The necessary addition of the vent is for public health reasons and has virtually no impact on the street scene.
- 6.3.10 The “blocked up windows” are sealed internally with boarding and the existing windows themselves are left unchanged so there are no new materials and no loss of amenity for the occupants.
- 6.3.11 The design of the extract, in girth and height, is the minimum required to meet public health requirements. It is circular in shape to reduce its visual impact. With regard to the windows in the Angel and Royal; these are all corridor windows that are heavily curtained already as the existing outlook is not attractive being either a flat roof with plant, steel escape stairs and rubbish bins etc belonging to No7 High Street.
- 6.3.12 The Conservation Officer confirmed they have no further concerns. The installation of the extract unit is therefore considered acceptable. There is a very minor change to the setting of the designated heritage asset of the Angel & Royal. The works are in keeping with NPPF 215 and EN6. The works are not considered to negatively impact upon the Grantham Conservation Area.
- 6.3.13 Historic England were also consulted and returned no objections to the proposal.

6.3.14 It is considered that by virtue of its location 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 The extract is silenced so any noise is restricted to the legal minimum. The extract duct will therefore have no negative impact on the Hotel and it's guests.

6.4.2 Environmental protection has no objections to the proposal subject to a condition that the development shall be carried out and operated in accordance with the approved details and no use of the premises shall occur until the system has been fully installed in accordance with the approved details and shall be retained as such thereafter

6.4.3 Taking into account the nature of the proposal, its location and screening to the rear, together with the commercial nature of the surrounding uses of land, it is considered that there would be no unacceptable adverse impact on the residential amenities or 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 I 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 – drg no. 205EP01 - received 25/06/25
 - ii. Site Plan – dwg no. 205EP02– received 25/06/25
 - iii. Extract Ceiling Plan – dwg no. 205EP03 – received 25/06/25
 - iv. Extract Elevations – dwg no. 205EP04 – received 25/06/25

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

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 25/06/25) 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 Prior to use and occupation of the premises Before any part of the development hereby permitted is brought into use, the development shall be carried out and operated in accordance with the approved details and no use of the premises shall occur until the system has been fully installed in accordance with the approved details and shall be retained as such thereafter

Reason: In order to protect nearby amenities

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

