

22010/Pla/AB/TH

11<sup>th</sup> June 2025

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Our Ref: APP/Y2003/W/25/3363840



Dear Amanda Baker  
**Town and Country Planning Act 1990**  
**Appeal by Mohan Palanisamy**  
**Site Address: 11 High Street, Kirton in Lindsey, Gainsborough, Lincolnshire, DN21 4LZ**

Thank you for your letter dated 29th May 2025 enclosing both a statement and third-party representations relating to the above appeal(s).

We wish to register the following comments on the points raised, and confirm that they will be received, by you, no later than 11 June 2025. We understand that if we did, these comments would not be accepted after this dated.

As requested, our comments are focussed solely on the representations enclosed with this letter. As requested, we have not introduced new material or put forward arguments that should have been included in your earlier full statement of case. If you do, your comments will not be accepted and will be returned to you. Our comments are restricted where this ambiguity or confusion.

Our client acquired this food store a number of years ago because it provided an excellent valuable facility to the local community of Kirton in Lindsey trading 365 x 7 days a year. In acquiring the opportunity our client recognised that the building was of poor architectural design quality and is very incongruous in historic Kirton in Lindsey Market Place.

Our client's vision was to attempt the complete the historic enclosure of Market Place without compromising the setting of the listed Town Hall.

In providing accommodation above the existing shop would allow our client to:

- Would create the urban enclosure of Market Place desired.
- Provide some valuable affordable living accommodation for the people who operate and secure the shop below.
- Unfortunately, in today's crime climate 365x7 a year food stores have become vulnerable for attack Our client has learnt from previous experience that having people living on site is the best passive security.
- Our client is more than willing to discuss the potential or improving the public realm between No 11 High and the listed Town Hall to improve the permeability into Market Place from other areas of the Kirton in Lindsey.

We do not positive and proactive statement in planning regulations is a statement that every planning decision (approval or refusal) must include, as defined by explaining The Town and Country Planning (Development Management Procedure) (England) Order 2015, how the local planning authority worked with the applicant in a positive and proactive manner, seeking solutions to problems. This statement demonstrates that the authority has approached the application in a way that fosters sustainable development and seeks to approve applications where possible.

We have structured our response into three sections to reflect the three main appeal objector's comments received. To ease review, we have sated the question asked and our response in the table below.

## SECTION ONE


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APPEAL OBJECTORS COMMENT	RESPONSE
<p>APP/Y2003/W/25/3363840 – appeal against refusal of planning permission Ref: PA/2023/1752</p> <p>Joint further Statement from The Kirton in Lindsey Society and the Diamond Jubilee Town Hall</p>	
<p><b>Appeal Objection lodged by:</b>  Mary Hollingsworth, Chair of Trustees  The Diamond Jubilee Town Hall  7 High Street, Kirton in Lindsey, DN21 4LZ  and  Martin Hollingsworth Secretary,  The Kirton in Lindsey Society  20 Grove Street, Kirton in Lindsey, DN21 4BY</p>	
<p>We are two local charities with an interest in this proposed development who have previously objected on a number of grounds as individual organisations.</p>	<p>We have made our position clear with respect to the treatment by North Lincolnshire’s treatment of the application recorded in our appeal documentation on the two application we would assert that they mis-led our team.</p>
<p>We understand that this information has already been sent to you so none of it need be repeated here except to say that these objections still stand.</p>	<p>The time period to appeal the previous applications has been passed therefore no further action can be taken by either party on these. This appeal relates to the application noted above.</p>
<p>The further comments that the organisations wish to make to the Appeal are similar and we have, therefore, decided on a joint statement to simplify the process.</p>	<p>We do, however, believe that North Lincolnshire Council mis-led our team, and our client in their response to our previous applications.</p> <p>Unfortunately, unlike our first application, PA/2023/1752 North Lincolnshire Council failed to let us to communicate with Conversation officer in order to discuss any amendments or revisions to our design to satisfy their requirements however subjective.</p> <p>Most of the objections received from this objector are either.</p> <ul style="list-style-type: none"> <li>• Not relevant to this planning application or a planning issue i.e. Relate to ownership, this needs to be excluded from the planning application process or</li> <li>• Misinformed – the store/sales floor already exists and has traded throughput., It is adjacent third-party shops. This are generating the traffic not the two first floor flats.</li> </ul>

<p><i>We believe that North Lincolnshire Council made the correct decision in refusing the previous applications but cannot comment on the process as we were not present at any meetings between the Council and the Applicant. We hope, therefore, that the Appeal process does not give retrospective permission to the earlier applications as these were unacceptable for the many reasons already stated.</i></p>	<p>The land they refer, between No 11 High Street and the Listed Town Hall, to is in the legal ownership of the owner of 11 High Street (the Appellant) it is not subject to any formal or informal rights.</p> <p>The owner, subject in complying with the either permitted development or obtaining the necessary detailed planning consent, has the ability to install a fence or other boundary treatment around his boundary should he so wish.</p> <p>Notwithstanding, the above comment, the owner of no 11 High Street, has through the provision stated within the Conclusion page 18 -26 in the 'Planning Appeal - Full Statement of Case', the revised elevation and three 'D' drawings offered to engage with Council to address the concerns of these objectors and open the space up between the Town Hall and No 11 High Street to create a stronger 'public realm' link, this would be further activated by including shopfront along the 'Redesigned East Elevation' facing onto the public realm.</p> <p>All of the above concerns could have been dealt with as part of the planning process had any engagement from the council taken place.</p>
<p><i>One of the main concerns to both organisations is the Applicant's desire to fence to the boundaries of the land ownership as this is what is creating many of the issues around access, visual intrusion, and safety. The current building was erected in the late 1950s, and its footprint is smaller than the land boundary so the space around has been freely used since then by people to park their cars, go shopping, walk to the footpath known as Town Hall Passage and access activities at the Town Hall.</i></p>	<p>This is not a planning issue.</p> <p>However, the appellant is willing to discuss access across his land for Town Hall vehicles, or other third-party properties.</p> <p>However, to date, no-one has approached our client to do so.</p> <p>If permitted, these will be subject to separate agreement, and it are not required for this planning application scheme to be approved by North Lincolnshire Council.</p>
<p><i>We believe, therefore, that a case should be put forward for Prescriptive Easement as this right has been in existence for over 50 years without any restrictive signage or gating.</i></p>	<p>Any such desire or request cannot influence a planning decision when the right of way is not in place.</p> <p>Notwithstanding this, our client has no objection to this in principle.</p>
<p><i>The inclusion of a 19th century photograph of the Town Hall and surrounding area (p4) bears no relevance to the current situation and should not be used as evidence for this development of 'returning the urban enclosure of the Market Place that originally existed'.</i></p> 	<p>This statement is extremely negative and does not reflect our early discussions with the North Lincolnshire Council's Conservation Officer who aspired to designs that repair and enhance the historic harm that has been caused to the 'urban enclosure' of the Market Place.</p> <p>There is absolutely no question that introduction of a single storey, almost detached garage like building has been desperately harmed the historic urban enclosure of the Market Place and significantly weakened the corner of Market Place.</p> <p>Our client's scheme, articulated in this planning application, seeks to reinforce and encode the corner of the Market Place without</p>

	<p>compromising the significant status of the Listed Town Hall.</p> <p>This scheme significantly improves the Conservation area.</p>
<p><i>All of the buildings on the North side were in poor condition and were removed between the late 1950s and 1980s after one fell down. Here is a 1960s photo of the Market Place soon after the shop was first built and you can see that there are no boundaries or restrictions to the area around the shop.</i></p>	<p>The buildings that have replaced these are of 'poor' architectural quality particularly in their respect of historic detail.</p> <p>They should not be used as a benchmark for the future buildings in the Market Place.</p> <p>Our client's proposal follows and improves the sound design guidance offered by the Conservation Officer who approved the design of the building in planning application PA/2023/1752 which included – refer to page 19 of 26:</p> <ul style="list-style-type: none"> <li>• Introduction of new painted timber 'conservation' shopfront.</li> <li>• Introduction of ground floor display windows on the east elevation and the removal of the boundary fence between No 11 and the Town Hall to activate this edge.</li> <li>• The introduction of further glazing bars to the first-floor windows.</li> <li>• Revised proposal for bicycle and bin storage.</li> <li>• Simplification of the elevation treatment, removal of the pre-cast stone lintels.</li> </ul>
<p><i>The revised plans shown in the Appeal document would address some of these issues as most of the current open space is maintained with just a small amount taken up by the proposed lift and stairs.</i></p>	<p>The access stair and lift, required to access the first-floor residential accommodation, are proposed on land owned by the owner of 11 High Street.</p> <p>The lift was proposed as a positive comment response to the criticism on the previous refused planning application PA/2023/1069 to ensure accessible access to the first-floor flats due to Building Regulation Part M requirements.</p>
<p><i>It is important, however, that vehicular access is maintained to the garden gates of the Town Hall as this is required for rubbish collection (which is an industrial-size skip) and maintenance of the North side of the building and garden.</i></p>	<p>This is not in our view pertinent to this Appeal. Space for waste bins related to the 2 no. dwellings is allocated within the Appellant's site. Collection of waste does not impact in any way the Town Hall.</p> <p>On collection day bins will be presented in the same manner as other residential dwellings in the town centre with the additional benefit that there is space to store these off the footway.</p> <p>Refuse collection and deliveries related to the residential dwellings will form part of existing routes and may result in an additional drop/collection, as part of the existing routes, incurring a slightly longer stop, but will not require nor generate new trips, and the increased wait cannot be considered severe in highway terms.</p> <p>As deliveries for the residential unit will occur in the same manner as existing dwellings located in the town centre this is the most sustainable location for new development. Bin stores are identified on both the refused planning drawings and the proposed</p>

<p><i>Removal of the fence and tidying up the area around would be a benefit to the visual look of the area but will still impose significant restrictions on access to the shop for delivery vehicles, some of which are large lorries which struggle now to manoeuvre safely. Here is an example of a large lorry entering the Market Place, unable to reach the shop for its delivery and attempting to reverse into High Street where there are more parked cars. In doing so it comes close to the Town Hall - a Grade II Listed Building which has already suffered harm on a number of occasions. Any development which makes this situation worse is a problem.</i></p>  <p><i>These modern views (taken just a few days ago) show the extension to the Town Hall (completed 2010) and its proximity to the shop.</i></p>  	<p>development of the design illustrated on page 20 of 26 planning Appeal – Full Statement of Case.</p> <p><b>Servicing</b></p> <p>As in any urban situation deliveries to the store are currently conducted using either the area between the store and the PRow, with a vehicle waiting or manoeuvring on High Street or to the front.</p> <p>For the avoidance of doubt, the function and use of the shop at the ground floor does not form part of this proposal and will remain as existing.</p> <p>There is no proposed change to this and therefore this cannot form part of an objection to the development proposed.</p> <p>This is a small C-Store, and deliveries are limited to week.</p> <p>Again, service vehicle generation and potential intensification will not be impacted on by this planning application for two first floor flats above No 11 High Street.</p> <p>There are no Traffic Regulation Orders in place preventing loading or parking on street as none are required to protect the safe operation of the highway.</p> <p>These are of no bearing to this application. The applicant is only developing land owned by him and this has little or no impact on this extension.</p> <p>The proximity has been acknowledged within the planning. We also note that these recent photographs illustrate that there is no overlooking issued with this extension as there are no first-floor windows.</p> <p>This is a town centre (Market Place / High Street), operating with no issues, accommodating the needs of a variety of users (pedestrians, cyclists, car parking, service vehicles, etc), all sharing the space as intended.</p> <p>As such it is likely that an additional delivery occurring on the highway (not interfering with the footway) is a better solution. Refuse is collected privately, with bins being wheeled to the collection vehicle.</p> <p>This has occurred throughout the operation and is typical of a town centre store.</p>
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The next two views show the area to be fenced (red lines) in the original applications.



### 3rd Party Access

The title plan shows the land ownership controlled by & related to the Appellant.

This is defined on-site as including the area between the store wall and the concrete fence posts, which follows the same surface type to the footway on High Street, with a separate surface showing a route to a third-party site.

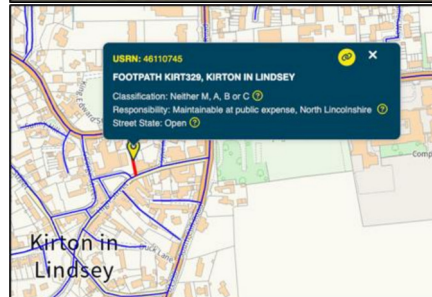


Figure 1 – Boundary Delineation (Source; Google Earth 2025). Figure 2 – Adopted Highway (Source; findmystreet 2025)

The existing road crossover is retained.


There are no rights of way (permissive or otherwise) over the land controlled by the applicant.

Access to the third-party land appears to be in part over Footpath Kirt 329 a Public Right of Way (PRoW) adopted by Lincolnshire County Council.

The proposed boundary detail leaves sufficient width for a private vehicle to enter and exit using the Public Right of Way (PRoW) as that which exists and appears to be accepted practice by the Local Highway Authority.

This does not appear to be a relevant planning matter for this appeal.

<p><i>The second picture shows a car parked in the area and the driver has gone into the shop to buy goods. This is the area that has been accessible since the 1960s and is used regularly by the delivery lorries bringing stock to the store.</i></p>	<p>The site is located in the town centre, in highway terms this is an existing retail unit that has traded for several years, with service &amp; customer vehicles reversing from the highway or unloading on the highway, this is the base position.</p> <p><b>Parking</b> The area between the building and Public Right of Way (PRoW) Kirt329 is within the ownership of the Appellant and is currently used for outdoor storage, cages and bins associated with the retail unit.</p> <p>These have been allocated a formal space within the proposed layout. Customers and staff are not encouraged to park in this operational area.</p> <p>This is a town centre site, 1 no. vehicle parking bay has been allocated for each residential unit, which is agreed with the Highway Authority.</p> <p>The 2 no. parking spaces would operate in the same way as a standard large dwelling driveway, all parking bays can be accessed from the highway, whether the other 2 no. bays occupied or not.</p> <p>Residents' vehicles will follow the highway code and reverse from the highway into their parking bay if they are unable to turn within the site. This is identical to any dwellings across the county and the UK, which has a dropped kerb and typical driveway.</p>
<p><i>As a final comment we would like to point out that, throughout the Application and Appeal process the housing gain continues to be exaggerated. The proposal is for two times one-bedroom flats which will 'potentially be occupied by members of staff working in the food store' (p4). This is only a slight increase in housing yet could increase the parking pressure in the Market Place by up to four vehicles. As can be seen from the photographs, parking is a problem all the time and a casual conversation with local businesses will tell you that their business is suffering because potential customers cannot park so go somewhere else.</i></p>	<p>There is a serious housing shortage in the United Kingdom.</p> <p>As part of planning policy, 'windfall sites' such as these are noted as being a significant contributor to any council meeting their housing needs.</p> <p>Residential parking has been provided as part of the proposal.</p> <p>The servicing and parking proposals have been reviewed by The Highways Authority and deemed acceptable therefore we do not believe they have any weight with regards to the refusal.</p> <p>This proposal was also about improving the appearance of the site within the historic centre.</p> <p>Government Guidance encourages residential development on brownfield sites within Town centres of this nature.</p> <p>This contributes to that at a scale that is relevant to the town centre.</p> <p>The adjacent first floor residential permission was granted and therefore these developments are and should be encouraged.</p>

	<p>There is a strong presumption in favour of this type of proposal.</p> <p>Refer to above for residential car parking, no further comments.</p>
<p><i>Finally, thank you for the opportunity for us to be able to make a submission to this Appeal and we hope it has helped to provide background for your final decision and to help you understand why we are so concerned.</i></p>	<p>Some of the comments raised by this objector are relevant and pertinent, especially with respect to improving the public realm in this part of the Market Place and support our case for the development.</p> <p>Further improvements could have been considered if the Planning Case Officer had properly engaged with the Conservation Officer, as we requested, rather than move direct to Delegated Refusal we consider this matter could have been resolved satisfactorily for all parties</p>
 <p><i>Aerial photograph of Market Place 2024.</i></p>	<p>This photograph provides further positive supports our client's argument that in order to create the complete urban integrity and enclosure of the Market Place the single storey food store should be extended up by another floor pitched roof.</p> <p>We fail to see how this harms the Conservation context of Market Place, particularly as we have used the prescriptive details/materials advised by the Conservation Officer that had been previously approved on our earlier refused planning application PA/2023/1069.</p> <p>Our client's site lies within the Kirton in Lindsey Conservation Area and has been identified by the local authority together with adjacent land to the east between Acacia Court and the site as having the potential for redevelopment and enhancement.</p> <p>North Lincolnshire Council decision to refuse this application is unnecessarily 'blighting' the redevelopment of this site.</p>

**SECTION TWO**

APPEAL OBJECTORS COMMENT	RESPONSE
<p><i>Appeal comment: APP/Y2003/W/25/3363840 – 11 High Street, Kirton in Lindsey, DN21 4LZ 27th May 2025</i></p>	
<p><i>Kirton in Lindsey Town Council, The Town Council Office, Diamond Jubilee Town Hall, High Street, Kirton in Lindsey, North Lincolnshire, DN21 4LZ. T: 01652 648978 / 07518 284173</i></p>	
<p><i>Kirton in Lindsey Town Council has previously submitted comments throughout the different applications related to this proposed development and continues to object to the application in its current form.</i></p>	
<p><i>The Town Council notes that the applicant has put forward potential changes to their plans following the refusal of the application by North Lincolnshire Council. If this constitutes material changes then this should go through the official planning process of public and statutory consultation.</i></p>	<p>North Lincolnshire Council have identified in their response to this appeal should the Planning Inspectorate decide to reverse the decision that it will need to be managed the official planning process.</p> <p>The proposal is acceptable to the Appellant.</p>
<p><i>The dominant concerns remain the impact on the conservation and heritage of the small Market Place in this small rural historic town.</i></p>	<p>We are firmly of the view that our proposal will not harm but enhance the small Market Place</p>

	<p>and the most important listed building in the Market Place, the Diamond Jubilee Town Hall.</p> <p>Comments on a previous scheme from the Conservation Officer formed the basis of this design therefore we believe that this proposal will not harm but enhance these surroundings. Should an initiative-taking engagement between the Planning Officer, Conservation Officer and the applicant been forthcoming, this could have been confirmed or amended to satisfy all parties.</p>
<p><i>The proposed application which was refused would have a material adverse impact on the small Market Place and the most important listed building in the Market Place, the Diamond Jubilee Town Hall.</i></p>	<p>This assertion is refuted in its entirety., As set out in our Planning Appeal - Full Statement of Case Planning Application PA/2024/997 11, High Street, Kirton in Lindsey - Appeal Statement</p> <p>This is subjective and does not align with our understanding of priorities of the Conservation Officer – refer to Full Statement of Case.</p>
<p><i>The adverse impact the proposed development would have on the vista of the listed building cannot be rectified or mitigated for at a later date if works are approved to go ahead as outlined.</i></p>	<p>This assertion is refuted in its entirety set out in our Planning Appeal - Full Statement of Case Planning Application PA/2024/997 11, High Street, Kirton in Lindsey - Appeal Statement.</p> <p>Refer to Full Statement of Case.</p>
<p><i>It is the opinion of the Town Council that there will be a high level of impact and harm to the heritage aspects of the area.</i></p>	<p>This assertion is refuted in its entirety.as set out in our Planning Appeal - Full Statement of Case Planning Application PA/2024/99711, High Street, Kirton in Lindsey - Appeal Statement</p> <p>This is single storey food store, 11 High Street, has been identified by the North Lincolnshire Council of poor architectural quality and of need of enhancement, with the site zoned for potential redevelopment or enhancement.</p> <p>This is contradictory to Conservation area appraisal Map where it is identified as the only site in Kirton-in-Lindsey suitable for redevelopment/enhancement.</p> <p>Please refer to the Conclusion point one. Page 18-16 of the Planning Appeal - Full Statement of Case Planning Application PA/2024/997 11, High Street, Kirton in Lindsey - Appeal Statement</p>
<p>It is the opinion of the Town Council that there will be a high level of impact and harm to the heritage aspects of the area. The importance of the heritage aspects of this area of Kirton in Lindsey cannot be underestimated.</p>	<p>The minor comments raised by the Conservation Officer could have been resolved with minor revisions to the application as per the approach adopted in previous application.</p> <p>As identified by T by the North Lincolnshire Council, this site is of poor architectural quality and of need of enhancement.</p> <p>This statement is also contradictory to Conservation area appraisal Map where it is identified as the only site in Kirton-in-Lindsey suitable for redevelopment/enhancement.</p> <p>Please refer to The Conclusion point one. Page 18-16 of the Planning Appeal - Full Statement of Case Planning Application PA/2024/997 11,</p>

	<p>High Street, Kirton in Lindsey - Appeal Statement</p> <p>Attached to this appeal are illustrations of the prime elevations and images that have been developed further in line with the minor comments raised by the conservation officer.</p> <p>Drawing have been included to illustrate these proposals. The development includes:</p> <ul style="list-style-type: none"> <li>• Introduction of new painted timber 'conservation' shopfront.</li> <li>• Introduction of ground floor display windows on the east elevation and the removal of the boundary fence between No 11 and the Town Hall to activate this edge.</li> <li>• The introduction of further glazing bars to the first-floor windows.</li> <li>• Revised proposal for bicycle and bin storage.</li> <li>• Simplification of the elevation treatment, removal of the pre-cast stone lintels.</li> <li>• These drawings can be substituted if required.</li> </ul>
<p>The proposal provides for new dwellings within the small Market Place, and it is clear that there is not sufficient space available for up to four additional vehicles from this development to park in close vicinity of the proposed new dwellings.</p>	<p>The planning application has been reviewed by the highways authority who have no negative comment regarding the proposed parking arrangements.</p> <p>The Planning Appeal - Full Statement of Case Planning Application PA/2024/997 11, High Street, Kirton in Lindsey - Appeal Statement determines that this location is a very sustainable site</p>
<p>Kirton in Lindsey Town Council has concerns about the proposed construction for this extension and requests that evidence of engineering and archaeological investigations are required.</p>	<p>A Planning Condition can cover these.</p>
<p>Archaeological surveys will be required due to the historic nature of this site within the towns centre and conservation area, and engineering investigations will be required to ensure that any proposed works would not weaken the foundations of the historic Diamond Jubilee Town Hall and surrounding existing buildings.</p>	<p>There is no justification from this objector that this a 'real' concern and can be dealt with by a standard planning condition and the compliance with the necessary building regulations</p> <p>It should be noted; the ground floor of the site is already developed and earthworks to create the upper floors is dominimous, twelve columns around the existing perimeter of the exciting food store building.</p> <p>It is intended to connect to existing foul and surface water system, which will avoid the disturbance on the ground.</p>
<p>The existing dwellings to the rear of the proposed development will suffer from loss of light and loss of privacy as shown in the plans for this proposed development.</p>	<p>Shadowing is normal within an urban environment during different times of the year.</p> <p>However, it does not occur every day of the year.</p> <p>The proposed development is consistent in height with its surroundings, and it is inevitable that in tight urban sites such as this, the building will shadow other buildings during various times of the year.</p>

	<p>Windows in the proposed first floor of 11 High Street have been positioned judiciously to avoid overlooking and ensure the neighbours privacy.</p> <p>It is worth noting that there have been no objections from the owners of these adjacent properties.</p>
<p>In 2016 the NPPF introduced the 'Agent of Change' principle. New development should not have adverse effect on the operation of existing sites or uses, including commercial or industrial. The proposed development may have a detrimental impact on use of the Diamond Jubilee Town Hall in several respects including noise generated by live music or other events. The Town Council support the response from Environmental Protection for a Noise Impact Assessment in order to protect potential future residents of the proposed development.</p>	<p>There is no justification from this objector that this a 'real' concern and can be dealt with by a standard planning condition and the compliance with the necessary building regulations</p>
<p>Kirton in Lindsey Town Council note that the electric catenary wiring loop which forms the infrastructure for the Kirton in Lindsey seasonal decorations display attaches to the current roof of this building. Due to the requirements for the installation and maintenance of seasonal decorations and lighting, Kirton in Lindsey Town Council request that any conditions imposed on this planning application include the requirement for the retention of this functioning community infrastructure.</p>	<p>Whilst we are not entirely convinced this is a planning matter, we are content to accept a planning condition if necessary.</p>
<p>The development is contrary to the requirements of the National Planning Policy Framework and North Lincolnshire Core Strategies and Local Plan. Due to the level of harm caused to the conservation area and listed heritage assets of the Market Place, and the requirements under the NPPF and relevant local planning documentation, Kirton in Lindsey Town Council continues to raise its objection to this application and calls for open public consultation on any proposed changes to the application.</p>	<p>This comment is refuted in its entirety.</p> <p>The Kirton Lindsey Town Council bases its assertion on inaccurate information or a failure to grasp the difference between planning and ownership issues.</p> <p>The development is entirely consistent with the general thrust of Central Government advice and also the Local approach adopted by the Council.</p> <p>The principle of the use and suitability of the site for redevelopment are set out in the appeal.</p> <p>We are confident any minor issues can be dealt with via the imposition of a suitable planning conditions (s).</p> <p>We consider our response Planning Appeal - Full Statement of Case Planning Application PA/2024/997 11, High Street, Kirton in Lindsey - Appeal Statement has addressed more than adequately to these comments/objections.</p>

### SECTION THREE

APPEAL OBJECTORS COMMENT	RESPONSE
<p><i>Town and Country Planning Act 1990 Appeal Statement Appeal By Mohan Palanisamy Against The Refusal by North Lincolnshire Council to Grant Planning Permission to Erect a First Floor Extension Above Existing Shop to</i></p>	

<p><i>Provide Two Flats, Two Storey Side Extension, Vehicle Parking, Cycle Parking and Bin Storage (Amendment To Previous Refusal Ref. Pa/2023/1752)</i></p>	
<p><i>North Lincolnshire Council, Church Square House, 30-40 High Street, Scunthorpe, North Lincolnshire. DN15 6NL</i></p>	
<p><b>1. INTRODUCTION</b></p>	
<p><i>1.1. This appeal relates to the refusal of planning permission to erect a first-floor extension above existing shop to provide two flats, two storey side extension, vehicle parking, cycle parking and bin storage (Amendment to previous refusal Ref. PA/2023/1752) at 11 High Street, Kirton in Lindsey, Gainsborough, DN21 4LZ.</i></p>	
<p><i>1.2. The application was refused on 17/10/2024 for the following reasons:</i></p> <p><i>1. The proposed development, by reason of its siting, scale and design would have an unacceptably harmful impact on the living conditions of occupiers of neighbouring properties by way of loss of outlook, loss of light, overshadowing and overbearing impact. For these reasons, the proposed development is contrary to the requirements of saved policies H5 and DS1 of the North Lincolnshire Local Plan (May 2003), policy CS5 of the North Lincolnshire Core Strategy (June 2011) and guidance at paragraph 135(f) of the National Planning Policy Framework.</i></p> <p><i>2. The proposed development, by reason its scale, form, and detailed design, would not preserve the appearance of the conservation area, or the setting of the adjacent Grade II listed Town Hall. Consequently, the proposals conflict with sections 66 and 72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, Policy HE2 of the North Lincolnshire Local Plan (May 2003), policy CS6 of the North Lincolnshire Core Strategy (June 2011) and guidance at chapter 16 of the National Planning Policy Framework.</i></p>	<p>This is unfortunate decision issued by North Lincolnshire Council is totally refuted in full in the Planning Appeal - Full Statement of Case Planning Application PA/2024/997 11, High Street, Kirton in Lindsey - Appeal Statement.</p> <p>The planning application drawings and the proposed redesign illustrated in the planning application ensure that there is NO harmful impact on the living conditions of occupiers of neighbouring properties by way of loss of outlook, loss of light, overshadowing and overbearing impact.</p> <p>It should be noted the development for both the first planning application and the second was discussed with the owner of No 13 High Street who advised that they had NO OBJECTION to original design, when the wall was much closer to the windows in the No 13. The introduction of the courtyard and lowering the height of the proposed No 11 first-floor extension improves this situation.</p> <p>This is also refuted in full in the Planning Appeal - Full Statement of Case Planning Application PA/2024/997 11, High Street, Kirton in Lindsey - Appeal Statement.</p>
<p><b>2. APPEAL SITE</b></p>	
<p><i>2.1. The site is within the development limits of Kirton in Lindsey as identified within the adopted Housing and Employment Land Allocations Development Plan Document Proposals Map - Insert Map 27. The site is within SFRA Flood Zone 1 which is considered to be at minimal risk of flooding.</i></p>	<p>Agreed, no further comment</p>
<p><i>2.2. The application relates to an existing Morrisons daily store on the north side of the Market Place in Kirton in Lindsey town centre. The property is detached and sits at the end of a row of two storey 20th century buildings which are commercial at ground floor and a mix of commercial/residential at first floor. The surrounding area is also a mix of commercial and residential. The site also includes a service yard associated with the store. A public footpath/alley (known as Town Hall Passage) runs along the eastern boundary, connecting with King Edward Street to the north.</i></p>	

<p><i>The Town Hall sits further to the east. Immediately to the south is High Street which splits into two carriageways either side of the Market Place which is now dominated by car parking</i></p> <p><i>2.3. The applicant seeks Planning permission for a first-floor extension above the existing shop to provide two 2-bed flats, a two-storey side extension housing the stairs and lift, vehicle parking, cycle parking and bin storage.</i></p> <p><i>2.4. A previous application PA/2023/1752 was refused which was for three flats with another permission PA/2023/1069 withdrawn prior to determination which was also for three flats.</i></p>	
<p><b>3. PLANNING POLICY AND GUIDANCE</b></p>	
<p><i>3.1. Policies H5, HE2 and DS1 of the North Lincolnshire Local Plan and policies CS5 and CS6 of the adopted Core Strategy are the most relevant in relation to the current appeal proposal.</i></p> <p><i>The development plan for North Lincolnshire comprises three parts.</i></p> <p><i>These are those policies of the North Lincolnshire Local Plan (2003) (LP) which were saved by a direction of the Secretary of State in September 2007, the North Lincolnshire Core Strategy DPD (2011) (CS), and the Housing and Employment Land Allocations DPD (2016) (HELAP).</i></p> <p><i>The details of the relevant policies have been provided with the appeal questionnaire.</i></p>	<p>In preparing the planning application Policies H5, HE2 and DS1 of the North Lincolnshire Local Plan and policies CS5 and CS6 of the adopted Core Strategy that are most relevant in relation to this application have been reviewed detail and their requirements included in to the design proposals as evidenced by our Full Statement of Case Planning Application PA/2024/997 11, High Street, Kirton in Lindsey - Appeal Statement.</p> <p>Policy H5 - New Housing Development Policy - DS1 – General Requirements Policy – CS5: Delivering Quality Design in North Lincolnshire Policy - CS6: Historic Environment</p> <p>In Architects Dyer over 50 years of experience, as qualified and experienced designers and urban designers delivering heritage and conservation projects throughout a number major conservation and heritage sites through the United Kingdom, we are extremely confident that the planning application design and proposed revised design, that have been developed from the valuable information provided by the North Lincolnshire Councils' Conservation Officer is complying fully with the planning policies identified by the Cas Officer</p>
<p><b>4. STATEMENT OF CASE</b></p>	
<p><i>4.1. The reasons for refusal relate to the proposed development by reasons of its siting, scale and design would have an unacceptably harmful impact on the living conditions of occupiers of neighbouring properties by way of loss of outlook, loss of light, overshadowing and overbearing impact.</i></p> <p><i>The proposed development due to its scale, form and detailed design would not preserve the appearance of the conservation area, or the setting of the adjacent Grade II listed Town Hall. This Appeal Statement will address each matter in turn:</i></p> <p><i>Amenity of the Area</i></p>	<p>Planning Appeal - Full Statement of Case Planning Application PA/2024/997 11, High Street, Kirton in Lindsey - Appeal Statement has thoroughly addressed these issues and provides an extremely satisfactory urban design solution for the proposed development based on the sound advice provided by the North Lincolnshire Conservation Officer.</p>
<p><i>4.2. Policy H5 of the Local Plan requires that new housing does not result in overlooking or a loss of privacy to existing developments, or any other loss of amenity to existing dwellings.</i></p>	<p>The existing dwellings are NOT overlooked the proposed for first floor flats, no privacy to these adjacent properties is lost.</p>
<p><i>4.3. Policy DS1 of the Local Plan states that there should be no unacceptable loss of amenity</i></p>	<p>Point 17. Of the Design, Access &amp; Heritage Statement responds to this issue.</p>

<p><i>to neighbouring land uses through the effects of overlooking or overshadowing.</i></p>	<p>There is no loss of existing amenity.</p>
<p><i>4.4. Policy CS5 of the Core Strategy requires new development to consider the relationship between any buildings and the spaces around them and how they interact with each other as well as the surrounding area.</i></p>	<p>If the updated proposals are adopted as illustrated in the Planning Appeal - Full Statement of Case Planning Application PA/2024/997 11, High Street, Kirton in Lindsey - Appeal Statement the provision of the extensive 'public realm' between the Town Hall and No 11 High Street create a greater amenity opportunity which would be of great advantage to the Market Place.</p>
<p><i>4.5. Considering the proposal the impact of neighbouring residential dwellings at no. 13 High Street and no. 5 and no. 7 King Edward Street to the rear of the property.</i></p>	<p>This has been addressed in Planning Appeal - Full Statement of Case Planning Application PA/2024/997 11, High Street, Kirton in Lindsey - Appeal Statement</p>
<p><i>4.6. In considering the proposal in relation to properties to on King Edward Street, The Design and Access Statement submitted with the application explains that windows have been avoided on the rear elevation to prevent overlooking.</i></p> <p><i>It is also argued that because the proposal uses the existing footprint of the store and the rear section of the proposal steps down, and there would be no overbearing impact.</i></p> <p><i>The width of the proposed rear elevation has been reduced by half compared to the previous scheme, and its redesign is clearly an improvement in this respect. Nevertheless, the two-storey element as proposed would be 4.5 metres from the common boundary with No.7 King Edward Street which has a small garden between this boundary and the rear wall of the main block of the house which is nine metres from the proposed rear elevation. No 7 also has a conservatory on the rear which brings the property to within approximately five metres of the proposed rear wall of the upward extension. Given this relationship it is considered that the impact of the proposals on the living conditions of the occupiers of No.7 King Edward Street has been underplayed, and there would be harm by way of overbearing impact and overshadowing of the garden of that property. Overshadowing of No.7 is clearly demonstrated on the solar diagrams provided on the application, which also show that there would be some overshadowing of the first-floor windows on the rear of that property from November to February</i></p>	
<p><i>4.7. In considering the proposal in relation to properties to on High Street, the planning statement refers to planning permission PA/2020/1869 which permitted the change of use of the first floor of No. 13 to provide flats. A key element of this extant scheme is the outlook and natural light provided by windows on the east elevation of No.13 which overlook the existing single-storey flat roof building on the current application site. These windows provide the only outlook from the living/kitchen area of Flat 2 in the neighbouring scheme, and a bedroom and the living/kitchen area of Flat 1.</i></p>	

*The submitted Planning Statement explains that the scheme has been revised following the previous refusal and seeks to address the previous refusal as follows:*

*3.35 In order to address the impact upon No. 13, the first floor now includes a stepped in rear extension, which is set off the adjoining building by approximately 5m.*

*This revised design approach significantly reduces any impact of the development upon the amenities of the neighbouring property.*

*The proposed development has been reduced significantly since the previous application, and this resolves some of the concerns.*

*Nevertheless, the current proposals would introduce a gable wall at first floor level which would be in very close proximity to the southern-most window serving the living area of Flat 2 at No.13.*

*This would be overbearing and significantly reduce the amount of light reaching that window as clearly demonstrated by the solar diagrams submitted with the application.*

*As explained above, all of the windows included in the east elevation of the development at No.13 are the only windows allowing natural light into the rooms that they serve.*

*The setting back of the return element of the first-floor proposals would mean that each of those windows would look directly out to a blank wall (with pitched roof above) at a distance of less than 6m, this would result in unacceptable outlook for occupiers of those properties.*

*The submitted "Solar Diagrams" report purports to illustrate the shadow cast by the proposed developments at different time of year.*

*The study has been expanded following the previous refusal and indicates the shadowing effects expected post development at 9am and midday on the first day of each month in the first two columns. The third column is a little confusing as it also refers to midday – it is assumed this should be a later time and that various images are blacked out because there would be no sunlight at those times of year at whatever time it is supposed to represent. In any event, the third column is irrelevant for the assessment of the impacts of the proposed development.*

*The Planning Statement states that the solar diagrams report "...demonstrates that the revised design would not adversely impact No.13 with regards to a loss of light and overshadowing, especially between March and September each year."*

*It is not clear why the applicant thinks it is acceptable to adversely impact the light enjoyed by the flats at No.13 high street, where the windows on the east elevation are the only source of natural light to them, is acceptable for the rest of the year. Indeed, it is not so, and the occupiers would suffer from the loss of natural light and overshadowing resulting from the first-floor extension. For these reasons it is considered that the conclusions in the Planning Statement and DAS significantly underplay the*

<p><i>potential harm to the living conditions of occupiers of the neighbouring property, and the evidence submitted in fact demonstrates that there would be unacceptable loss of light to the flats at No.13 High Street.</i></p>	
<p><b>Heritage</b></p>	
<p><i>4.8. Policy HE2 of the Local Plan relates to development in Conservation areas, with all development proposals within Conservation Area should preserve or enhance the character and appearance of the area and its setting</i></p>	<p>As stated in Planning Appeal - Full Statement of Case Planning Application PA/2024/997 11, High Street, Kirton in Lindsey complies with Policy HE2 - Appeal Statement details our strong argument to support the approach to the three bullet points.</p>
<p><i>4.9. Policy CS6 of the Core Strategy states that the council will seek to protect, conserve and enhance North Lincolnshire historic environment, as well the character and setting of areas of acknowledge importance. All new development must respect and enhance the local character and distinctiveness of the area in which it would be situated.</i></p>	<p>Planning Appeal - Full Statement of Case Planning Application PA/2024/997 11, High Street, Kirton in Lindsey - Appeal Statement has thoroughly addressed these issues</p>
<p>4.10. In the context of No's 13, 15 and 17 High Street, the Conservation Officer (CO) considers that the smaller scale now proposed for No 11 does little to reduce its disconnected appearance within the High Street and is visually less coherent in the modern context of the north side of High Street compared to the previous proposal. This disconnected appearance is further exacerbated by the disassociation between the front and return range, which is set back from the frontage.</p> <p>Other concerns are raised about the detailing and materials of the proposed scheme including the height of the connecting wall in the gap between No's 11 and 13 High Street; the stone lintel (indicated as no. 7 on materials key). the boundary treatment to Town Hall Passage; and the door to the ground floor entrance on the east elevation.</p> <p>Overall, the CO considers that the current scheme does not assimilate well into the proposed location and the scale, form and design would need to be addressed.</p> <p>As submitted, the proposals would not preserve the appearance of the conservation area, or the setting of the adjacent Town Hall.</p> <p>It is also not clear where the commercial waste would be housed. Currently this is housed in the service yard to the east of the store however the plans indicate this would no longer be available and it does not appear that the pedestrian gate shown to the west of the front of the store would be wide enough to cater for commercial waste bins.</p> <p>The displaced bin storage could therefore have a harmful impact on the Conservation Area. In light of the above, the proposals would not preserve the appearance of the Conservation Area, nor the setting of the listed Town Hall, failing to meet the statutory duties set out at sections 72 and 66 of the Town and Country Planning (Listed Buildings and Conservations Areas) Act 1990, nor the provision of the Development Plan in this respect.</p>	<p>Planning Appeal - Full Statement of Case Planning Application PA/2024/997 11, High Street, Kirton in Lindsey - Appeal Statement clearly demonstrates how this achieved. The ability, if the redevelopment elevation, and introduction, through a legal agreement could further enhance Market Place with further public realm between No 11 High Street and the listed Town Hall to assist them facilitate their operations safely and legally.</p> <p>These points only arise due to the disappointing approach adopted to the application. And swift move to a 'delegated' refusal. These are not material and can all be covered by condition if required</p> <p>The updated elevations provided in the Planning Appeal - Full Statement of Case Planning Application PA/2024/997 11, High Street, Kirton in Lindsey - Appeal Statement demonstrates clearly how this achieved.</p> <p>The updated elevations provided in the Planning Appeal - Full Statement of Case Planning Application PA/2024/997 11, High Street, Kirton in Lindsey - Appeal Statement demonstrates clearly how this achieved.</p> <p>We refute the approach adopted; the proposed scheme enhances the Conservation area and makes full and proper use of an underutilised urban site in the town centre.</p> <p>Planning Appeal - Full Statement of Case Planning Application PA/2024/997 11, High Street, Kirton in Lindsey - Appeal Statement demonstrates clearly how this achieved.</p>
<p><b>5. COMMENTS ON THE APPELLANT'S CASE</b></p>	

<p>5.1. <i>The appellant considers the key issues to be:</i></p> <ul style="list-style-type: none"> <li>• <i>There is not a significant impact on the neighbouring properties and the benefits of the residential development out ways the potential harm to these properties.</i></li> <li>• <i>The loss of light shown in the sun path diagrams is minimal due to the shape and form of the proposed development. Window locations have been carefully considered to ensure no loss of privacy.</i></li> <li>• <i>The approval of planning application PA/2020/1869 without taking account of the pre-application advice and fully assessing the implications on the potential future of the only site in Kirton in Lindsay identified for redevelopment / enhancement.</i></li> <li>• <i>Not having the opportunity to make minor revisions to the scheme to address any concerns raised. With redesigned plans submitted within the appeal statement.</i></li> </ul>	<p>There is not a material impact on the surrounding properties.</p> <p>The site was always allocated for development ergo there would be an element of change.</p> <p>The scheme does not unduly overshadow nor overlook the surrounding properties.</p> <p>As stated in Planning Appeal - Full Statement of Case Planning Application PA/2024/997 11, High Street, Kirton in Lindsey - Appeal Statement details our argument to support these three bullet points.</p>
<p>5.2. <i>It is noted that the appellant states that is not a significant impact on the neighbouring properties and the benefit of the residential development outweighs the potential harm to these properties. As addressed in the delegated assessment of the application. It is not clear why the applicant thinks it is acceptable to adversely impact the light enjoyed by the flats at No. 13 High Street, where the windows on the east elevation are the only source of natural light to them, with the occupiers of these flats suffering from a loss of natural light and overshadowing resulting from the first-floor extension. The evidence provided does demonstrate that there would be an unacceptable loss of light to the flats at No.13 High Street as stated as part of the refusal.</i></p>	<p>It is inevitable that in tight urban sites such as this, the building will shadow other buildings during various times of the year, but NOT all the year.</p> <p>Windows in the proposed first floor of 11 High Street have been positioned judiciously to avoid overlooking and ensure the neighbours privacy.</p> <p>It is worth noting that there have been no negative objections from the owners of these properties referred to and they in fact they advised that they supported the scheme.</p> <p>The owners of No 13 High Street were spoken to during the development of the first application and confirmed that they were not at all a concerned at the juxtaposition of the wall forming the enclosure for No 11 flats at the No 11 causing unacceptable nuisance in the No 13 flats.</p> <p>This situation has been positively addressed with the introduction of the courtyard and lowering the mass of the No 11 high Street first floor roof.</p> <p>This is refuted.</p> <p>Firstly, the windows in No 13 were granted without either any regard to the future development at 11 or with no regard to the Development Plan.</p> <p>Secondly, it is a legal fact, that the new windows have/cannot acquire any rights to light by virtue of the fact they have only been installed in the last 9 months.</p> <p>The adjacent site and the planning authority were aware that no 11 could be developed at some point in the future Our client was never asked to provide evidence to demonstrate that there would be an unacceptable loss of light to the flats at No.13 High Street.</p>

<p><i>5.3. In terms of the comment regarding the pre-advice application that the applicant sought in 2019, this is informal advice which advises whether the council is likely to support your proposal, before committing to any further expense.</i></p> <p><i>By submitting a pre-application this just provide advice and does not grant permission, the advice will also be based on the current situation at the time of the application. In this instance an application for No.13 High Street was received in 2020 with all decisions made on a case-by-case basis and assessed on its own merits.</i></p> <p><i>For this application, the planning office will have assessed the application based on No. 11 been a single storey building.</i></p> <p><i>The fact that a pre-application has taken place does not mean that the development will be given priority or safeguard the proposal. It is also noted that no application was received until 2023 and no further pre-advice sought prior to this application especially with the application PA/2020/1869 granted permission in February 2021 and how this might impact on any development at No. 11. In this instance this would have considered the development at No. 13 which had not been granted permission. Whilst it is acknowledged that the applicant feels that this impacts the future of the site, the decision made has been based on the evidence of the time and how the proposed development would impact the character and amenity of the area, which now needs to consider the residents of No. 13 High Street.</i></p>	<p>Pre-advice is pre-advice it must have a value otherwise it lacks value.</p> <p>The Appellant was encouraged to come forward with a scheme for development on the site which was encouraged.</p> <p>Th approach adopted by North Lincolnshire is less than can be expected of a reasonable authority in this instance.</p> <p>Throughout the processing of the second application, we were never advised that the advice we have been provided on the previous application was 'null &amp; void.' Consistency in advice is expected from North Lincolnshire Council.</p> <p>This no change from the first application – what has changed.</p> <p>This is refuted and s disingenuous.</p> <p>Due to internal resourcing problems North Lincolnshire Council did not process the planning application within the agreed timescale.</p> <p>When finally, a Case Officer was found an excellent service was received and a scheme was prepared that satisfied their requirements, including the Conservation Officer.</p> <p>This application was refused on other grounds which have argued earlier in this report.</p> <p>The development of the second application used the useful information learnt from the refused first application as the basis.</p> <p>As stated in Planning Appeal - Full Statement of Case Planning Application PA/2024/997 11, High Street, Kirton in Lindsey - Appeal Statement details our convincing argument and confirms we do not agree with this statement.</p>
<p><i>5.4. In terms of the comment regarding not having the opportunity to make amendments to the scheme. It is at the discretion of the Local Planning Authority whether to accept changes to a planning application under consideration.</i></p> <p><i>As set out in the decision notices there were different elements to that meant the application was refused, if an amendment to the scheme is not addressing all the reasons it would be considered futile for further consultation to take place which would not alter the decision of the Local Planning Authority on the application.</i></p> <p><i>It is noted that revised plans have been submitted within the statement of case, it is considered that these should not be considered within this appeal as this would constitute new evidence with the appeal based on the plans for the refusal of PA/2024/997</i></p>	<p>North Lincolnshire Council approach is not one we should expect form an LPA acting reasonably. In our view, it is an inappropriate stance to take Its primary purpose is to ensure that development is encouraged and occurs in a way that is sustainable, benefits the community, and aligns with national and local policies. Planning Appeal - Full Statement of Case Planning Application PA/2024/997 11, High Street, Kirton in Lindsey - Appeal Statement outlines the reasons why this appeal should be granted.</p> <p>North Lincolnshire Council attitude on the processing of the second planning application was materially different from the processing of the first one when the Case Officer encouraged engagement with the Conservation Officer to resolve the design issues causing concern were resolved.</p>

	<p>The Conservation Officer approved the first application design. The appellant extended time to allow them to deal with the application. The second application using the same components and use a similar form and scale to the adjacent buildings. The design comments on the second application are incomprehensible.</p> <p>Our clients have offered further alternative design to assist the consideration of the design question which all follow faithfully the conservation officers' comments.</p> <p>Noted and agreed.</p>
<p><b>6. CONCLUSION</b></p>	
<p><i>6.1. The Council ask the Inspector to use this statement as an expansion to the reasons for refusal stated presented on the decision notice. Notwithstanding the above case and the local authority's view that the appeal should be dismissed, should the Inspector be minded allowing the appeal and grant planning permission it is requested that the conditions in appendix 1 are attached to any approval granted,</i></p>	<p>Our client considers s that North Lincolnshire Council errored in its consideration of this application) s).</p> <p>The application is consistent with National &amp; Local Guidance in all respects, and they have failed to place the correct weight on that guide.</p> <p>In addition, the design proposed is a positive enhancement to the Conservation Area in all respects and will unify the square and is consistent in scale with the surrounding buildings.</p> <p>Furthermore, there are no matters that have bene in refusing this application and has not taken due cognisance of the implications of this decision.</p> <p>We have serious concerns about the handling of the applications the approach adopted. The Council have if the refusal area upheld potentially blighted the site with a failure to consider the development its shape and form on an allocated adjacent site.</p> <p>Planning Appeal - Full Statement of Case Planning Application PA/2024/997 11, High Street, Kirton in Lindsey - Appeal Statement details our convincing argument.</p>
<p><i>6.2. The local planning authority is of the opinion that the decision to refuse planning permission is reasonable in this case and the reasons for refusal are valid. The Planning Inspector is respectfully requested to dismiss the appeal.</i></p>	<p>This is refuted. Our client believes that North Lincolnshire Council did not act reasonably in processing either application. These are potentially matters for another forum.</p> <p>North Lincolnshire Council's decision to refuse this application has effectively 'blighted' 11 High Street site from any further development or enhancement which is needed. It is our belief that this would be a great loo for the local community of Kirton in Lindsey.</p> <p>Planning Appeal - Full Statement of Case Planning Application PA/2024/997 11, High Street, Kirton in Lindsey - Appeal Statement details our convincing argument.</p> <p>The Planning Inspector is respectfully requested to reconsider the refusal decision and reverse to retrospective permission with appropriate planning conditions.</p>
<p><b>APPENDIX 1 – PROPOSED CONDITIONS</b></p>	

The proposed planning conditions listed by North Lincolnshire Council are acceptable to our client.

Thank you for the opportunity to submit this final case to reverse the North Lincolnshire Council unfortunate decision to issue a refusal for this planning application. We hope our argument and planning appeal documentation is compelling enough to reverse North Lincolnshire Council decision and grant detailed planning consent for the project.

Yours sincerely

[Redacted signature]

Tim Hampson  
Director

**Architects Dyer**

E: [Redacted]

T: [Redacted]

M: [Redacted]