

KING'S LYNN AREA COMMITTEE - PLANNING SUB-GROUP

**Wednesday, 25th February, 2026 at 3.30 pm in the Council Chamber, Town Hall,
Saturday Market Place, King's Lynn PE30 5DQ**

AGENDA

1. **APOLOGIES FOR ABSENCE**

2. **DECLARATIONS OF INTEREST** (Page 2)

3. **URGENT BUSINESS**

To consider any business in which, by reason of special circumstances, the Chair proposes to accept as urgent business under Section 100(b)(4)(b) of the Local Government Act 1972.

4. **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

5. **CHAIR'S CORRESPONDENCE**

6. **ITEMS FOR CONSIDERATION** (Pages 3 - 12)

To view the planning application visit; [Simple Search](#) and quote the planning reference number:

25/01733/FM

Proposed alteration, extension and conversion of upper floors to provide residential apartments at 21 - 22 High Street King's Lynn Norfolk

7. **ANY OTHER BUSINESS**

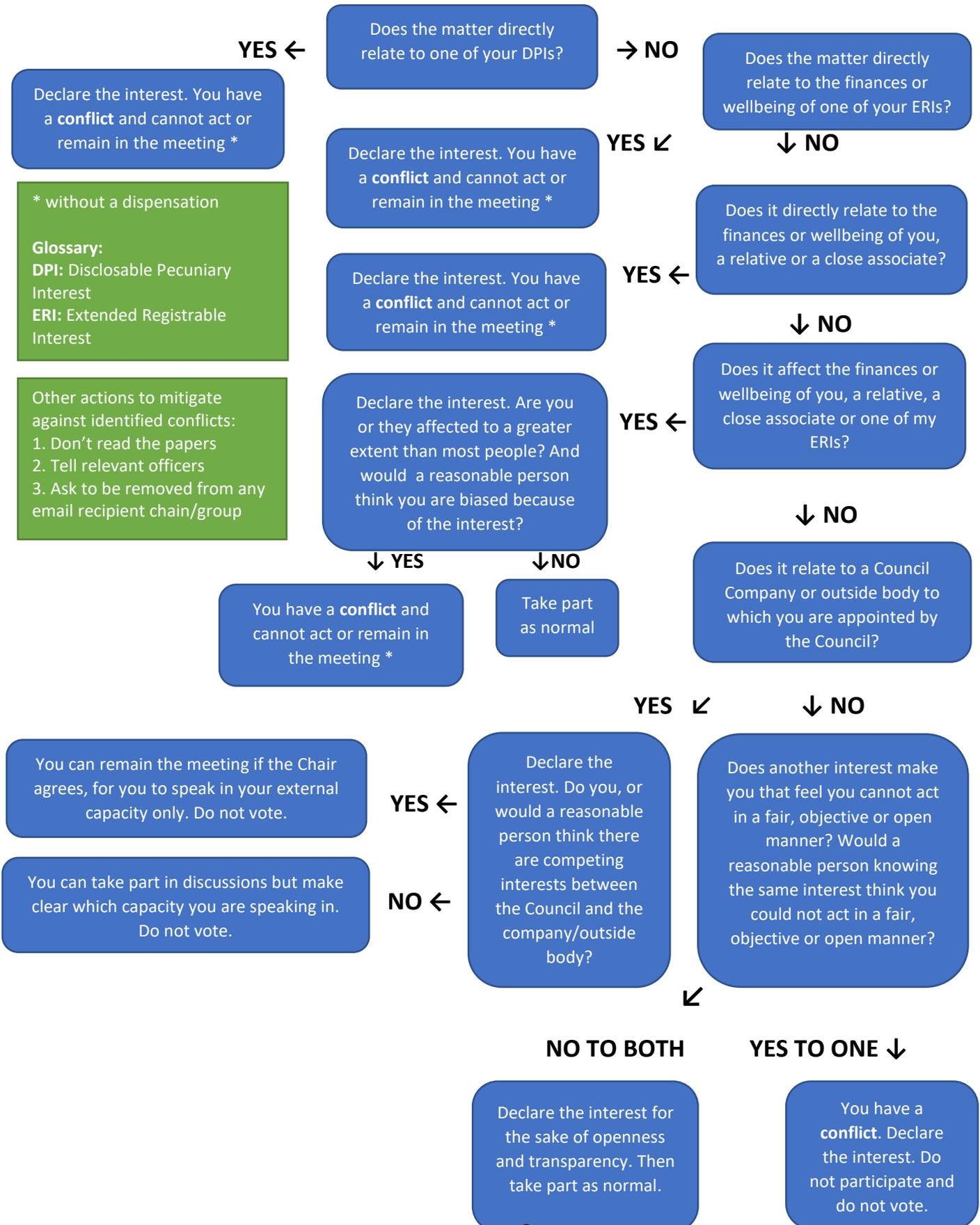
8. **DATE OF NEXT MEETING**

To be arranged when required.

DECLARING AN INTEREST AND MANAGING ANY CONFLICTS FLOWCHART



START



Declare the interest. You have a **conflict** and cannot act or remain in the meeting *

* without a dispensation

Glossary:

DPI: Disclosable Pecuniary Interest

ERI: Extended Registrable Interest

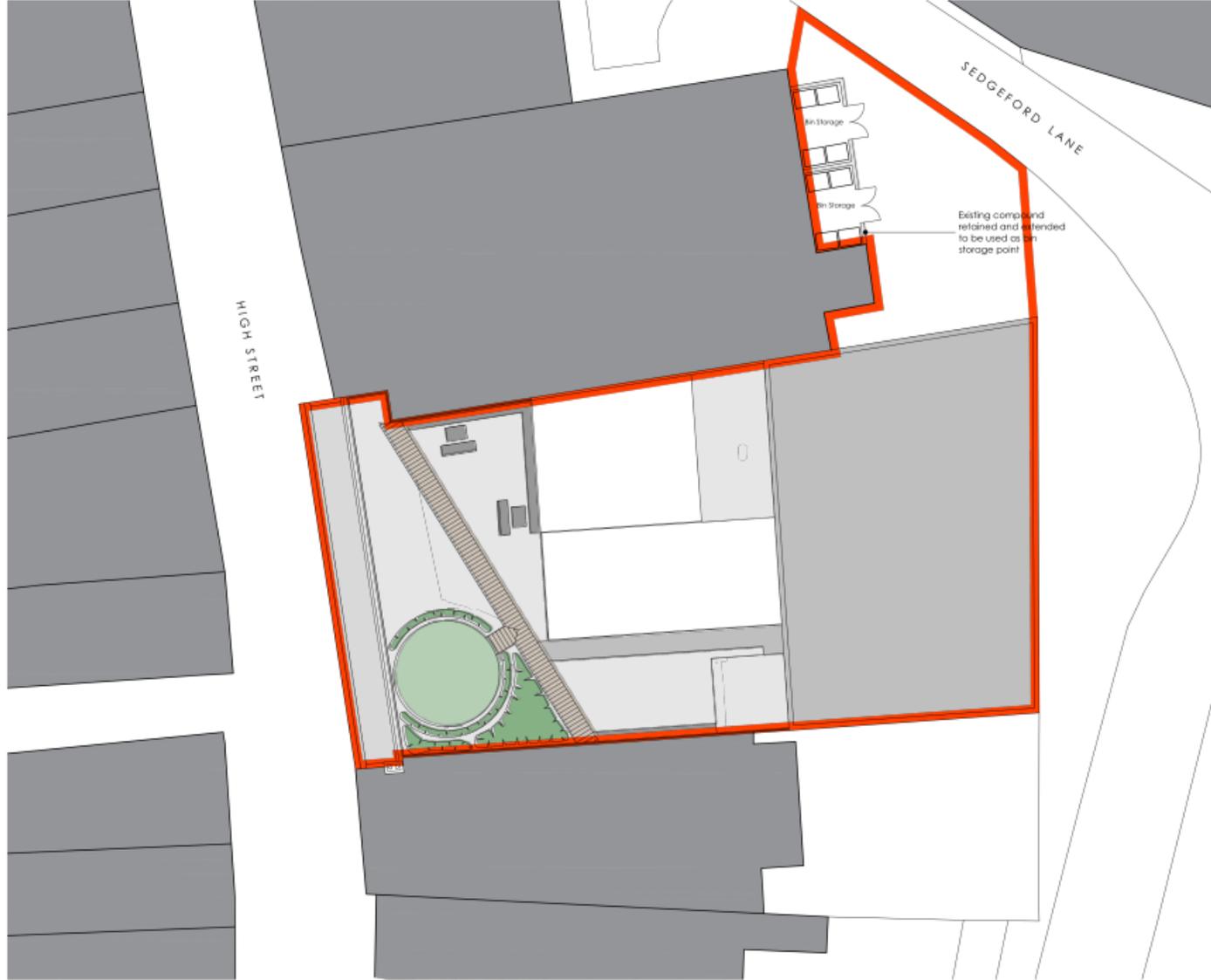
Other actions to mitigate against identified conflicts:

1. Don't read the papers
2. Tell relevant officers
3. Ask to be removed from any email recipient chain/group

25/01733/FM

21-22 High Street, Kings Lynn

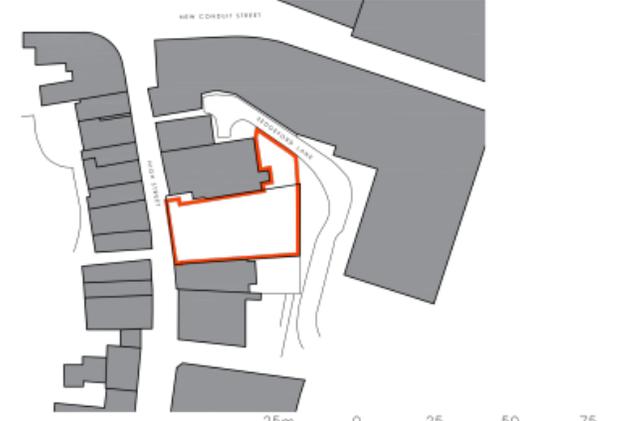
Proposed alteration, extension and conversion of upper floors to provide residential apartments.



Site Layout



All discrepancies are to be brought to the attention of the below office.
The copyright to this drawing is owned by Studio 11 Architecture.



Location Plan



B	13.11.2025	EG	Revised to include bin storage areas.
A	09.04.2025	EG	Revised to include roof top gardens.
REVISION	DATE	DRAWN	DESCRIPTION

ISSUE STATUS

PLANNING



KING'S LYNN INNOVATION CENTRE,
INNOVATION DRIVE, KING'S LYNN,
PE30 5BY

T: 01553 970033
E: design@studio11architecture.co.uk
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CLIENT	Bespoke Construction Group	
PROJECT	Proposed conversion of retail unit to apartments at the former Poundstretcher, High Street, Kings Lynn	
DRAWING	Site Layout and Location Plan	

DRAWN	PROJECT DESIGNER	PROJECT DIRECTOR
EG	EG	KB
DATE	SCALE	PAPER SIZE
13.01.2025	1:200 & 1:1250	A1

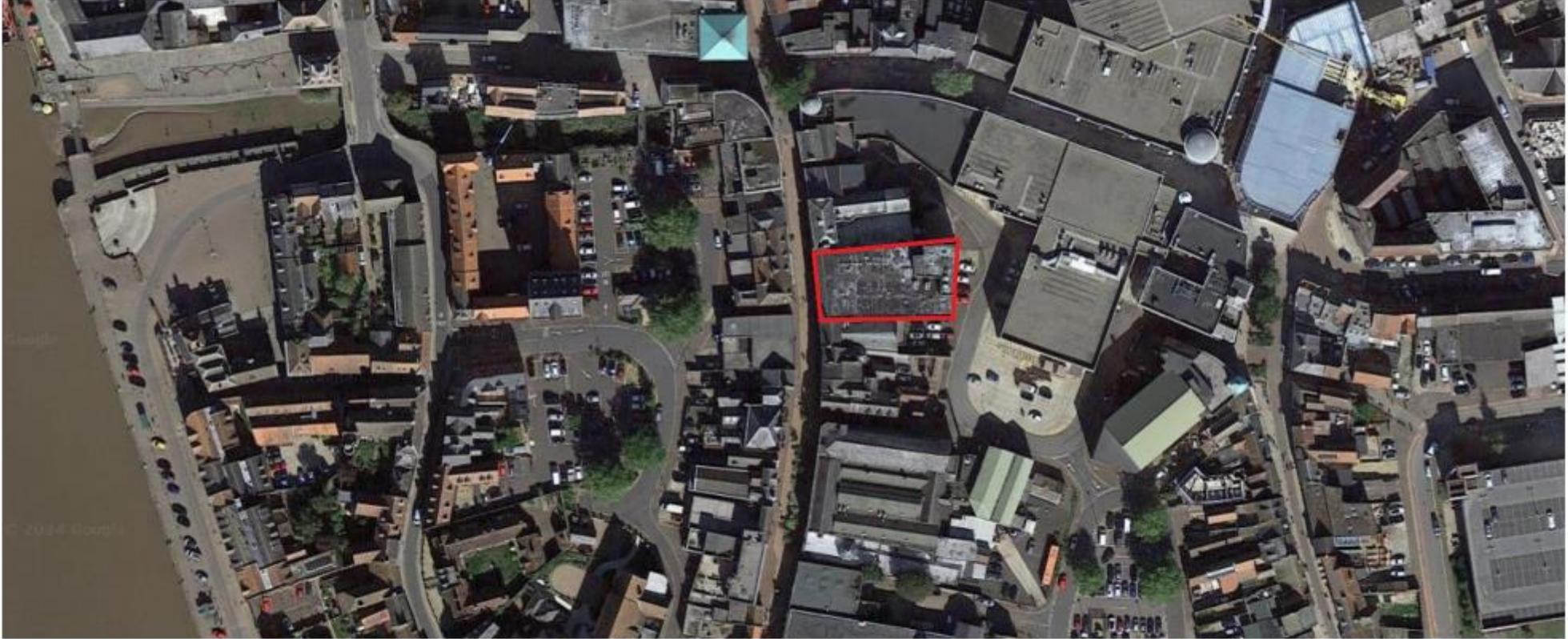
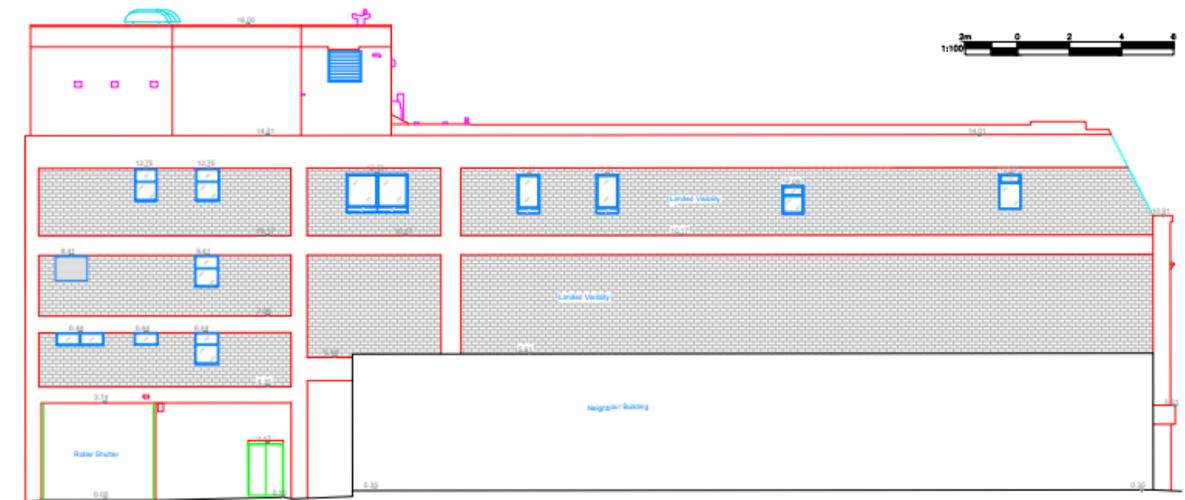


Image Showing the Position of the Proposed Site in Relation to the Settlement of Kings Lynn

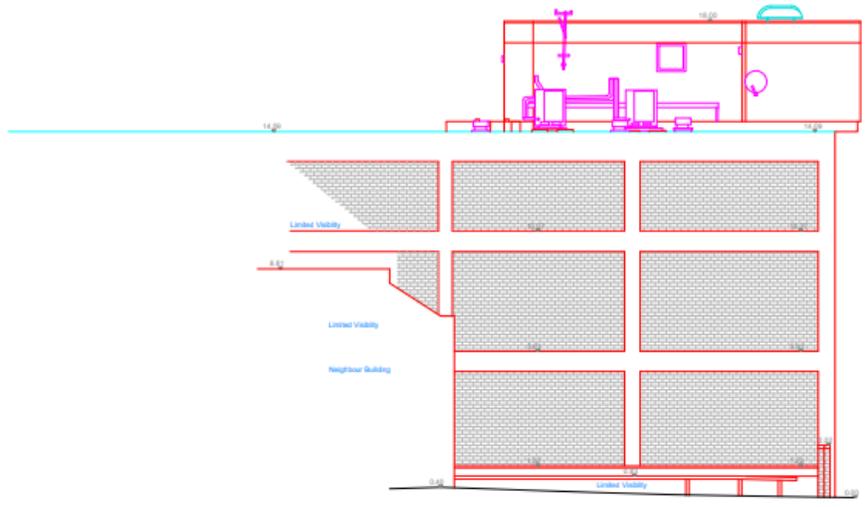


Front Elevation

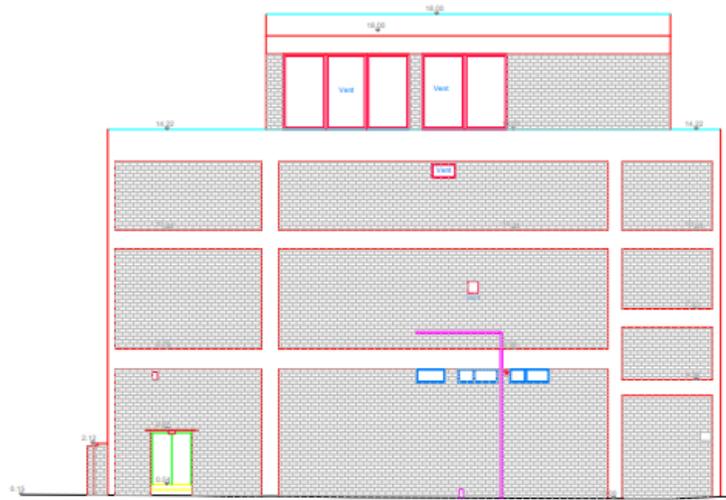


Side Elevation

9



Side Elevation



Rear Elevation

NOTE: Existing drawings undertaken by Mija Survey Ltd

REVISED	DATE	DRAWN	DESCRIPTION
ISSUE STATUS			
SURVEY			
 STUDIO 11 ARCHITECTURE KING'S LYNN INNOVATION CENTRE, INNOVATION DRIVE, KING'S LYNN, P.E.30 3DT			
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CLIENT: Bespoke Construction Group			
PROJECT: Proposed conversion of retail unit to apartments at the former Poundstretcher, High Street, Kings Lynn			
DRAWING: Survey - Elevations			
DRAWN	PROJECT DESIGNER	PROJECT DIRECTOR	
-	EG	KB	
DATE	SCALE	PAPER SIZE	
31.10.2025	1:100	A1	
DRAWING NUMBER			



Image of Existing Western Elevation



Image of Existing Eastern and Northern Elevations



Image of Existing Eastern and Southern Elevations

7



Internal Image of Existing Ground Floor



Internal Image of Existing First Floor



Internal Image of Existing Second Floor



West Elevation



North Elevation



South Elevation



East Elevation

Materials Key

- ① Existing Brickwork painted - Colour TBC
- ② Dark Grey Standing Seam
- ③ Corten Steel Cladding
- ④ Grey UPVC Windows
- ⑤ Glazed Balcony

R	22.04.2022	RS	Revised elevation elevations
D	22.04.2022	RS	Submit for peer review (contract) 22/04/2022
C	13.03.2022	RS	Revised materials
A	14.04.2022	RS	Revised 4.4.2022 contracts
A	03.04.2022	RS	Revised elevations and materials schedule
REVISION	DATE	BY	DESCRIPTION

ISSUE STATUS

PLANNING

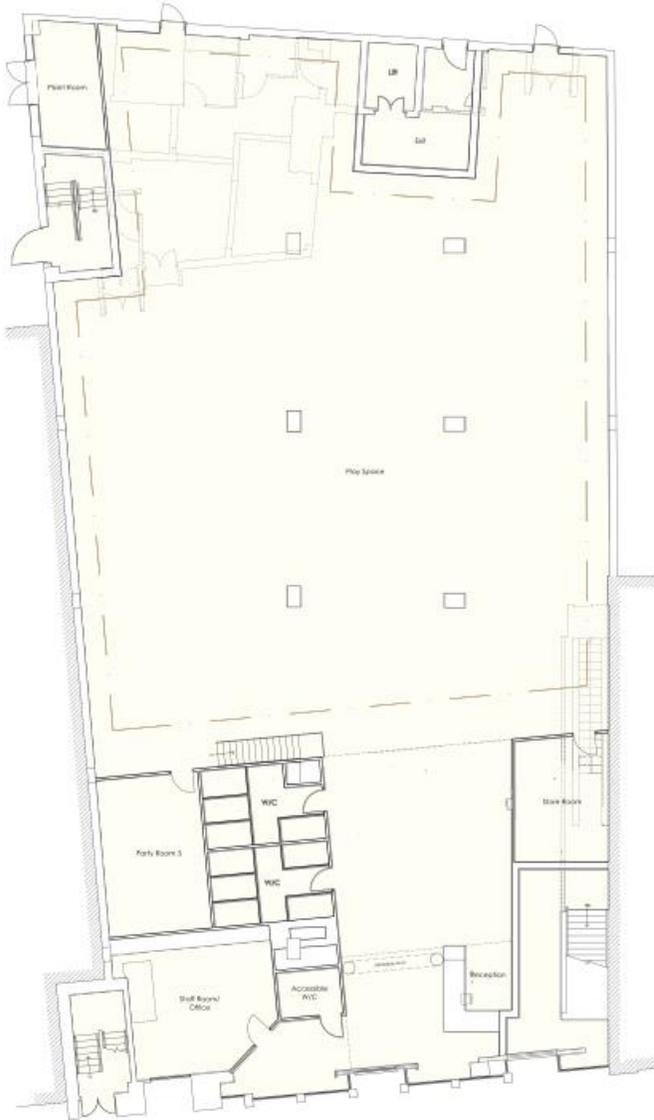


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PE30 3EQ

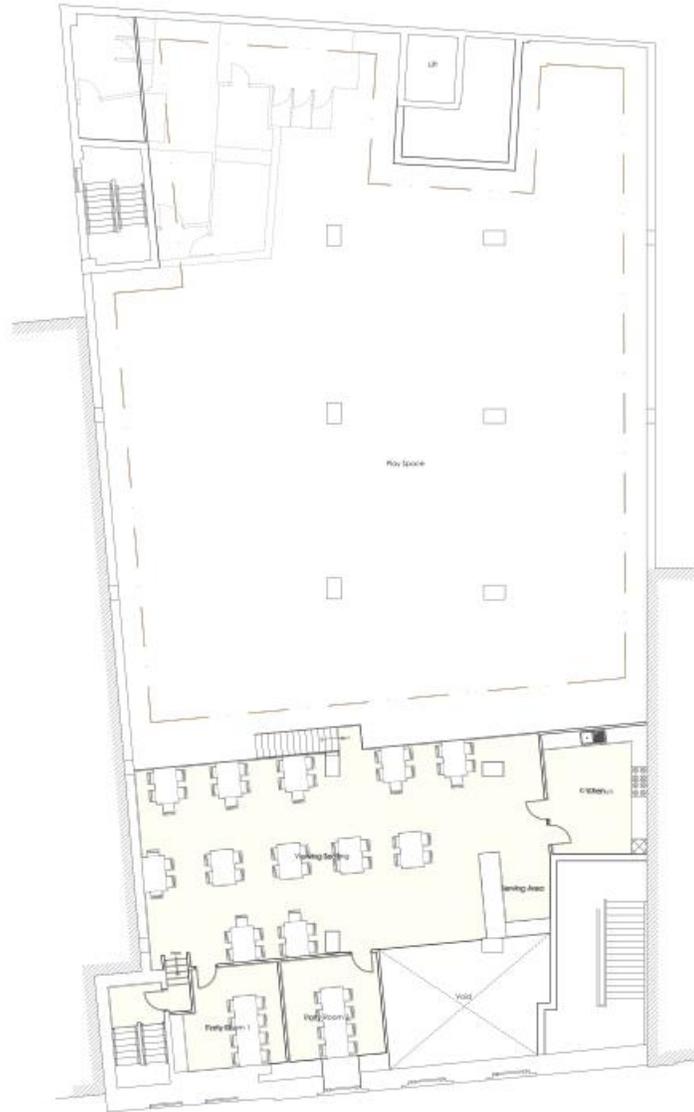
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CLIENT Bespoke Construction Group
PROJECT Proposed conversion of retail unit to apartments at the former Poundstretcher, High Street, Kings Lynn
DRAWING Elevations

DRAWN	PROJECT DESIGNER	PROJECT DIRECTOR
EG	EG	KB



Ground Floor Plan



Mezzanine Floor Plan



10/24/2025 EG Approved for contract from planning with notes
20/01/2025 EG Approved for planning with comments from 23/1/25
Revised DATE 13/01/2025

EDGE STATUS **PLANNING**



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PE30 2BY

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CLIENT Bespoke Construction Group
PROJECT Proposed conversion of retail unit to apartments at the former Poundstretcher, High Street, Kings Lynn
DRAWING Ground Floor and Mezzanine Floor Plan

DRAWN EG	PROJECT DESIGNER EG	PROJECT DIRECTOR KB
DATE 13.01.2025	SCALE 1:100	PAPER SIZE A1
DRAWING NUMBER 632.PD.01		



First Floor Plan



Second Floor Plan

A 03.04.2025 EG Revised scheme for L1 & L2 (11.03.2025 updated)
 04/2024 Date Drawn (EG) 03/04/2024

04/2024

PLANNING



STUDIO 11
 ARCHITECTURE

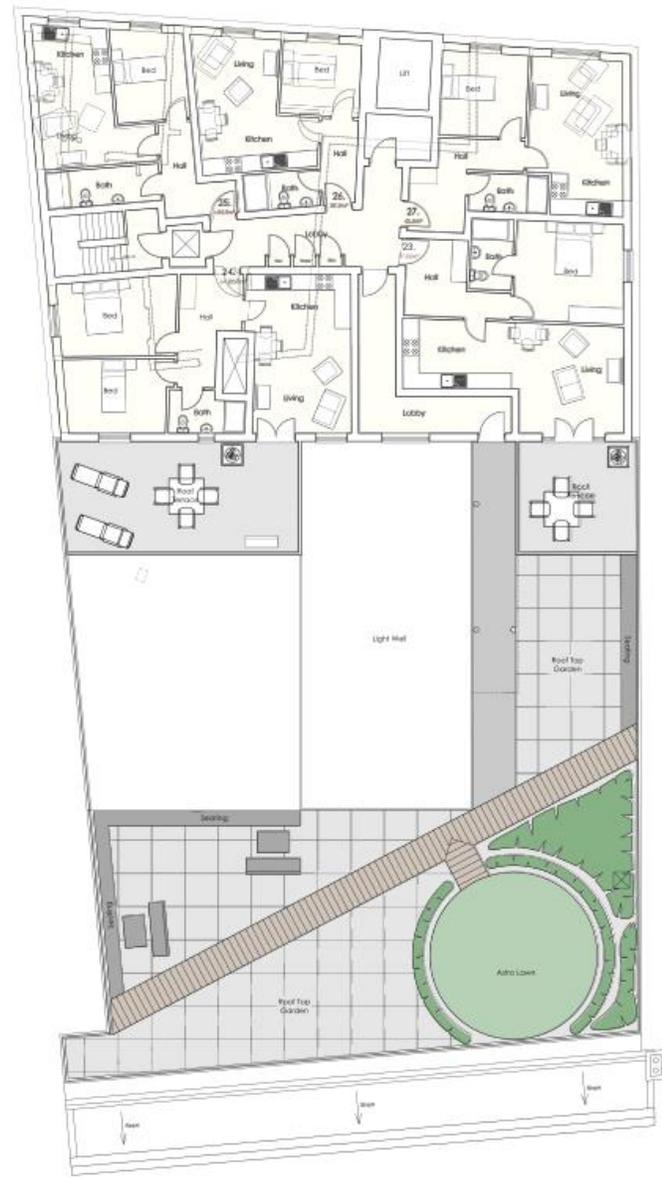
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CLIENT Bespoke Construction Group
PROJECT Proposed conversion of retail unit to apartments of the former Poundstretcher, High Street, Kings Lynn
DRAWING First Floor and Second Floor Plan

DRAWN	PROJECT DESIGNER	PROJECT DIRECTOR
EG	EG	KB
DATE	SCALE	PAPER SIZE
13.01.2025	1:100	A1
DRAWING NUMBER	430.P0.02	





Third Floor Plan



REV	DATE	BY	DESCRIPTION
ISSUE STATUS			
PLANNING			
 STUDIO 11 ARCHITECTURE KING'S LYNN INNOVATION CENTRE, INNOVATION COURT, KING'S LYNN, P20, SBT T 01553 550003 E design@studio11architecture.co.uk W www.studio11architecture.co.uk			
CLIENT	Bespoke Construction Group		
PROJECT	Proposed conversion of retail unit to apartments at the former Poundstretcher, High Street, Kings Lynn		
DRAWING	Third Floor Plan		
DRAWN	PROJECT DESIGNER	PROJECT DIRECTOR	
EG	EG	KB	
DATE	SCALE	PAPER SIZE	
13.01.2025	1:100	A1	

Key consultation responses received to date (as of 13/02/26) [full comments are available via Public Access](#)

The majority of key consultation responses (Environment Agency, Conservation Team etc) are pending and will be reported at the meeting.

- **BCKLWN Regeneration Team** – supportive of proposed addition of residential units at first floor, contributing to vitality of town centre
- **NHS Estates** – raised concern over RAAC concrete
- **Environmental Quality (Contaminated Land)** – No objection, Asbestos informative recommended due to age of property