



**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

## Planning Committee

11 June 2026



### S26/0584

Proposal:	Repair works to the truncated conical timber roof structure that supports the bell turret along with repair works to the adjacent duo pitch roof ridge components.
Location:	Guildhall Arts Centre, St Peter's Hill, Grantham, Lincolnshire, NG31 6PY
Applicant:	South Kesteven District Council
Agent:	Steve Saunders of William Saunders
Application Type:	Listed Building Consent
Reason for Referral to Committee:	South Kesteven District Council is the applicant
Key Issues:	Impact on listed building
Technical Documents:	Heritage Statement, Design and Access Statement, Photographic Record

#### Report Author

Ariane Buschmann, Conservation Officer



01476 406 521



Ariane.buschmann@southkesteven.gov.uk

**Corporate Priority:**

**Growth**

**Decision type:**

**Regulatory**

**Wards:**

**Grantham St Wulfram's**

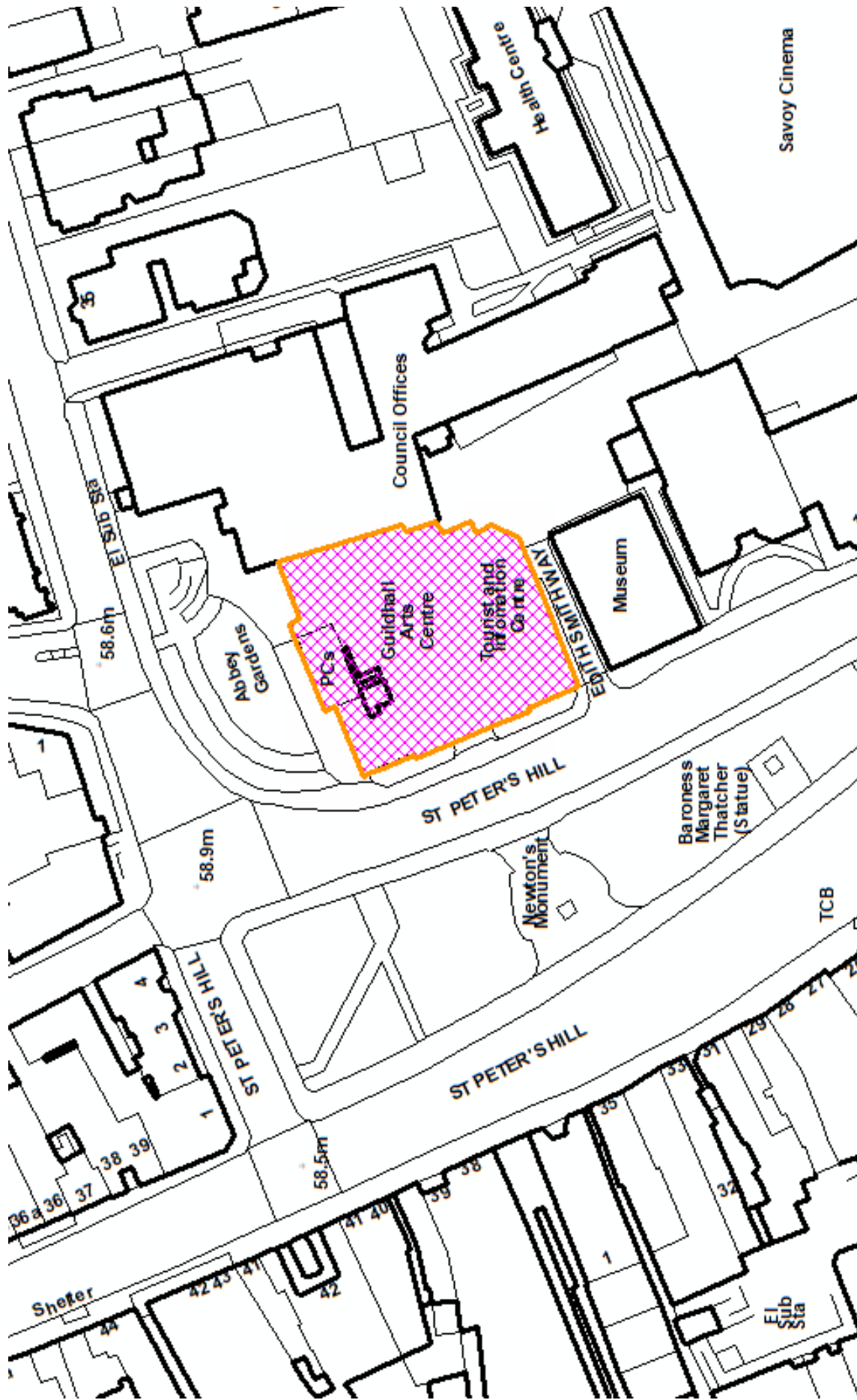
**Reviewed by:**

Adam Murray, Principal Development Management Planner

1 June 2026

#### Recommendation (s) to the decision maker (s)

To authorise the Assistant Director - Planning to GRANT listed building consent subject to conditions



Key



Application  
Boundary



## **1 Description of Site**

- 1.1 The application site comprises a Grade II Listed Building (NHLE 1360282) that currently is operated as Guildhall Arts Centre, and is run by South Kesteven District Council as part of the cultural services. The site is located within the Grantham town centre, which falls within the Civic Centre Character Area of the Grantham Conservation Area.

## **2 Description of proposal**

This application is seeking Retrospective Listed Building Consent for the repair of the base of the bell turret as well as the projecting ridge board at the Guildhall. This is necessary due to the substantial deterioration of the timber structure, as well as general ageing and weathering of the features affected. As summarised by the applicant, the works comprised:

- Remove the segmental timber 'ring' from the top of the roof and the remains of the associated decorative timber cornice.
- Fully inspect the ring to determine the level of decay to all three layers with a view to salvaging and reincorporating any segments that are unaffected by decay.
- Provide matching size and profile timber elements where replacement is required due to extensive decay and reconstruct the ring and cornice arrangement.
- Remove the loosely fixed decorative ironwork panels and posts and set aside.
- Deconstruct the ridge components and inspect the timber elements for decay/insect attack.
- Provide matching size and profile timber elements where replacement is required due to extensive decay and reconstruct the ridge arrangement as before.
- Securely re-fix the ironwork posts and panels back into position on the ridge.

## **3 Relevant History**

S24/0606: Maintenance and repair works to the clock lantern, pitched roofs, stone parapet copings and bracketed stone cornice

S25/1158: Remove the bell turret from the building intact using a crane and to take it off site to a suitable joinery workshop facility to be deconstructed, assessed, repaired and then remounted on the building at a later date.

## **4 Policy Considerations**

### **4.1 South Kesteven Local Plan 2011-2016 (Adopted January 2020)**

Policy EN6 – The Historic Environment

Policy DE1 – Promoting Good Quality Design

### **4.2 Design Guidelines for Rutland and South Kesteven Supplementary Planning Document (Adopted November 2021)**

### **4.3 National Planning Policy Framework (NPPF) (Published February 2025)**

## **5 Representations Received**

### **5.1 Grantham Town Council**

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

## **6 Representations as a Result of Publicity**

6.1 The application has been advertised in accordance with the Council's Statement of Community Involvement and no letters of representation have been received.

## **7 Evaluation**

7.1 Section 36(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan unless material considerations indicate otherwise. The Council adopted the South Kesteven Local Plan 2011-2036 on 30 January 2020, and this forms the development plan for the District and is the basis for decision-making in South Kesteven.

7.2 In addition, the Local Planning Authority have adopted a Design Guidelines Supplementary Planning Document (Adopted November 2021) and this document is a material consideration in the determination of planning applications.

7.3 The policies and provisions set out in the National Planning Policy Framework (NPPF) ("the Framework") (Published February 2025) are also a relevant material consideration in the determination of planning applications.

### **7.4 Impact on heritage assets**

7.5 The Local Planning Authority is required to ensure that special regard to preserving the Listed Buildings and their settings in relation to Section 16 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.

7.6 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.

7.7 Policy EN6 of the SKDC Local Plan (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.

- 7.8 There will be some loss of historic fabric, but due to the current condition of the timber forming the turret base and ridge board this is necessary to preserve the building. The rotten parts required removal, splice repair or full replacement to match. Evidence has been provided, documenting the condition of the existing timber and providing justification for the works. An estimated schedule of works of some aspects of the works undertaken, such as the removal and replacement of the iron work and lead covering and retiling, has been previously provided under S25/1158, which evidences the aim of the works to retain as much of the historic fabric as possible.
- 7.9 Substantial further decay had been discovered during the previously approved works, which fell outside of the previously approved remit. A record of the affected sections of timberwork while being dismantled has been provided, as well as documentation of the replacement timberwork. The works were considered to be necessary to preserve and enhance the building and secure the buildings architectural and aesthetic values. The works are not considered to have resulted in harm to the significance of the building. It is acknowledged that the fabric would not have been possible to retain, and care has been taken for the replacement to be in a like-for-like appearance.
- 7.10 The works are considered to preserve the heritage asset by enabling its continued use and preserving the historic fabric with the replacement of the substantially deteriorated sections. As such, the proposed works is considered to preserve the character and appearance of the listed building and accords with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy DE1 and EN6 of the South Kesteven Local Plan, and Section 16 of the National Planning Policy Framework.

## **8 Conclusion**

- 8.1 Taking the above into account, it is considered that the proposal is considered to preserve the character and appearance of the listed building in accordance with the NPPF Section 16, and Policies DE1 and EN6 of South Kesteven's Local Plan.

## **9 Recommendation**

- 9.1 To authorise the Assistant Director for Planning to GRANT listed building consent subject to the following conditions:

### **Approved Plans**

- 1 The works hereby consented shall be carried out in accordance with the following list of approved plans and reports:
  - i) Location Plan received 02 April 2026
  - ii) Block Plan received 02 April 2026

- iii) Heritage Statement received 02 April 2026
- iv) Design and Access Statement received 02 April 2026
- v) Photographic Record received 02 April 2026

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**

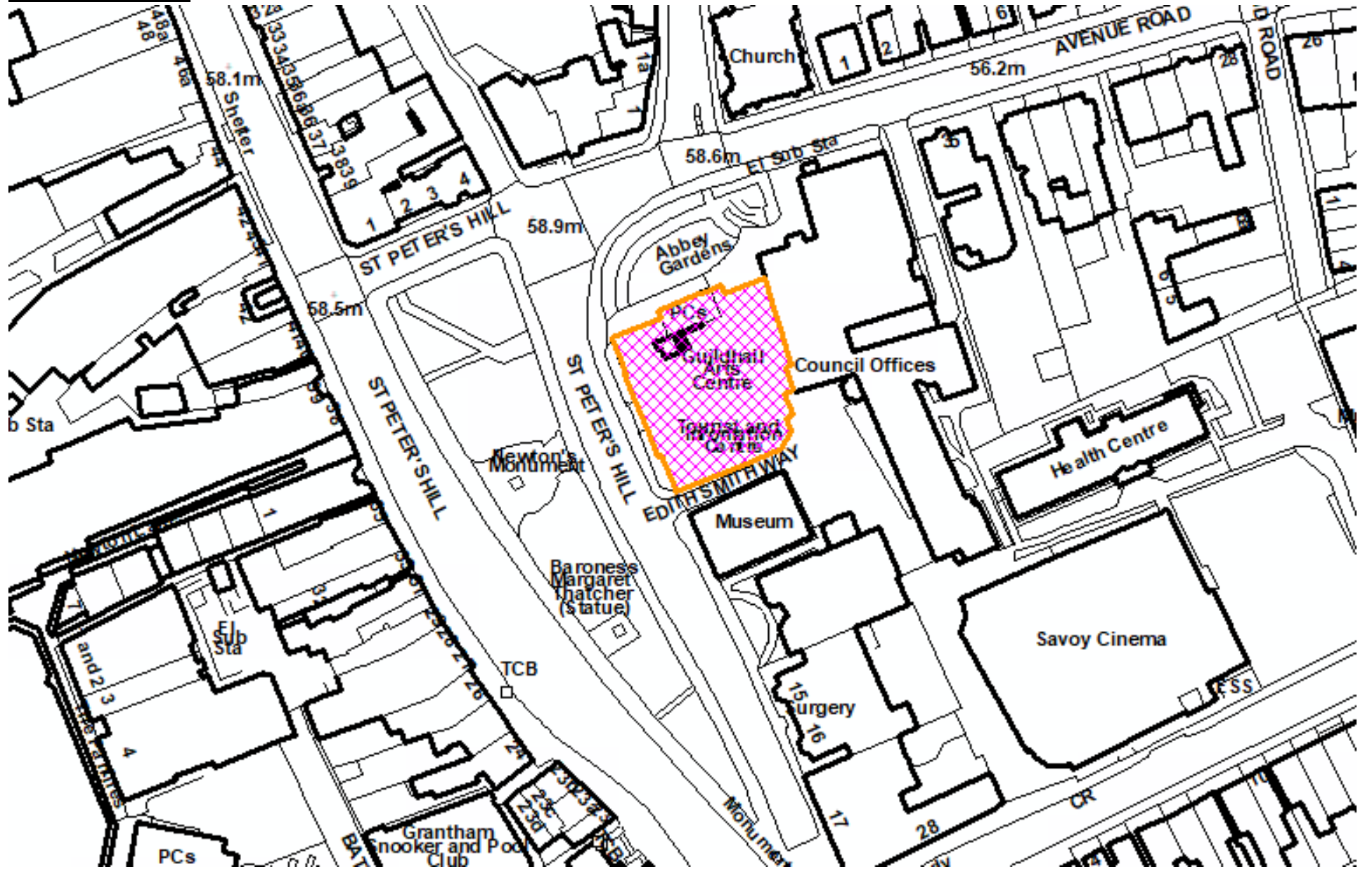
- 2 Before the part of the building being altered is first brought into use, the repair of the conical roof and ridge board shall have been completed in accordance with the approved details and material to match.

Reason: To ensure the satisfactory preservation of this listed building and in accordance with Policy EN6 of the adopted South Kesteven Local Plan.

### **Standard Note(s) to Applicant**

- 1 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 Paragraph 38 of the National Planning Policy Framework.

Site Location Plan



Proposed Works









