



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

14 July 2022



S22/0928

Proposal: Insertion of structural timber supports around the existing ceiling joists
Location: Stamford Arts Centre, 27 St Marys Street, Stamford, PE9 2DL
Applicant: South Kesteven District Council
Agent: N/A
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: Planning, Design and Access Statement

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Stamford St Mary's

Reviewed by:

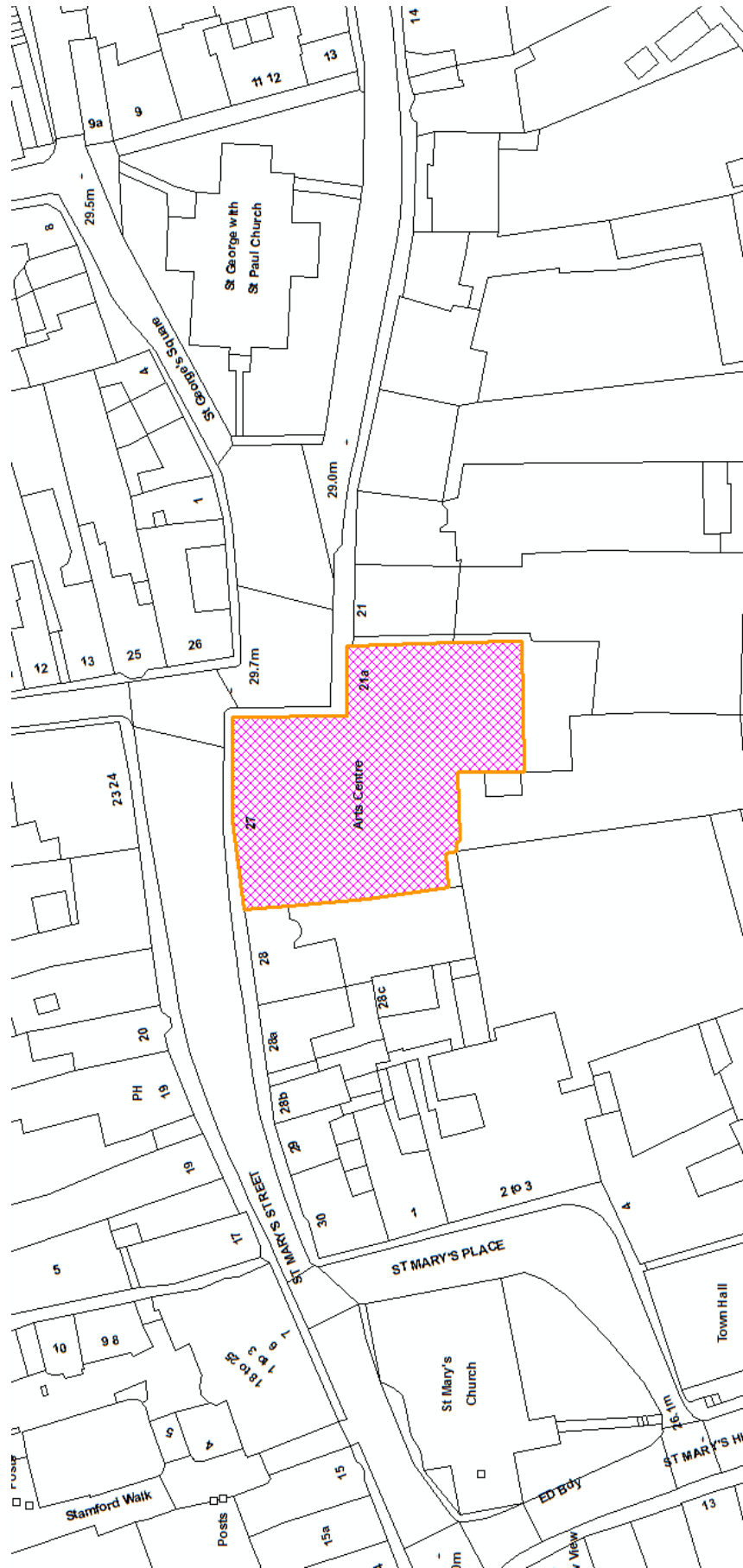
Adam Murray, Principal Planning Officer

1 July 2022

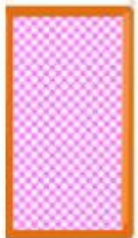
Recommendation (s) to the decision maker (s)

To authorise the Assistant Director for Planning to APPROVE listed building consent subject to conditions

S22/0928 – Stamford Arts Centre, 27 St. Mary's Street, Stamford



Key



Application
Boundary



1 Description of Site

- 1.1 The application site hosts a Grade II* Listed Building that currently is used as Stamford Arts Centre. The building hosts a box office, café and tourist information centre. The site is located within the Stamford Town Centre on St Marys Street, which falls within the Stamford Conservation Area.

2 Description of proposal

- 2.1 This application is seeking Listed Building Consent for the insertion of structural timber supports adjacent to existing ceiling joists in the female toilet vestibule. This is due to the deterioration of the ceiling joists due to wood-boring insects. In addition to the reinforcement proposed by the timber supports, the existing beams are proposed to be treated for insect infestation.

3 Relevant History

- 3.1 S21/2059 - Listed Building Consent for refurbishment of Art Centres toilet provision. – Approved Conditionally
- 3.2 S22/0478 - Approval of details required by Condition 3 of S21/2059 – Details Approved.

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) (Adopted July 2021)**
Section 16 – Conserving and enhancing the historic environment

5 Representations Received

- 5.1 **Stamford Civic Society**
- 5.1.1 No Objections.
- 5.2 **SKDC Conservation Officer**
- 5.2.1 No Objections to the Proposed Works
- 5.3 **Stamford Town Council**
- 5.3.1 No objections subject to conservation and listed building regulations being adhered to.

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 recently 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") (Adopted July 2021) 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 is no removal of historic fabric proposed to enable the works, with the proposed supporting beams aiming to aid the retention of the existing ceiling joists. Evidence has been provided documenting the condition of the existing joists and providing justification for the works. This confirms that works would be necessary to secure these structural joists to enable the continued use of this section of the building.

7.9 The works are considered to preserve the heritage asset by enabling its continued use and supporting the historic fabric with the addition of structural timber supports rather than

proposing removal and replacement of the existing joists. As such, the proposed works would 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 would 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 APPROVE listed building consent subject to the following conditions:

Time Limit for Commencement

- 1 The works hereby consented shall be commenced before the expiration of three years from the date of this consent.

Reason: In order to ensure that the works are commenced in a timely manner, as set out in Sections 18 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Approved Plans

- 2 The works hereby consented shall be carried out in accordance with the following list of approved plans and reports:
- i) Location Plan received 5 May 2022
 - ii) Remedial Sketches received 5 May 2022

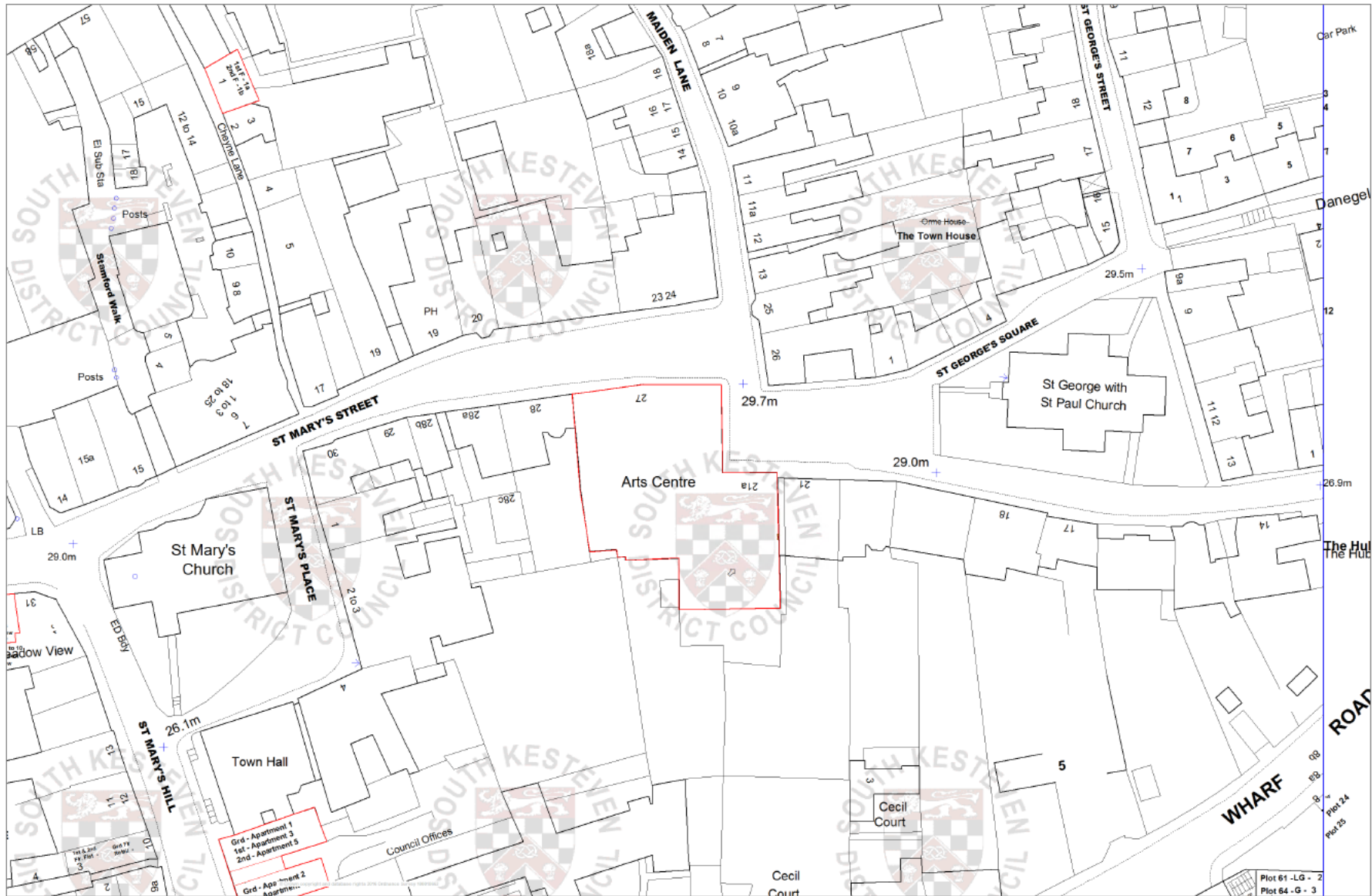
Unless otherwise required by another condition of this permission.

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

Standard Note(s) to Applicant

- 3 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

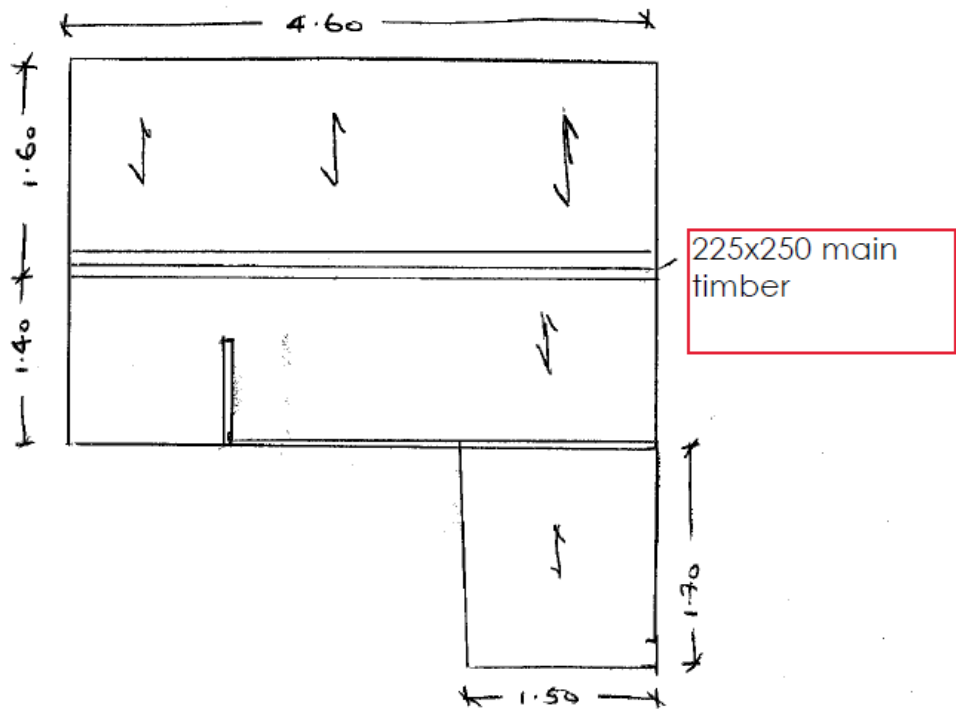
Site Location Plan



Stamfor Art Centre - Location Plan

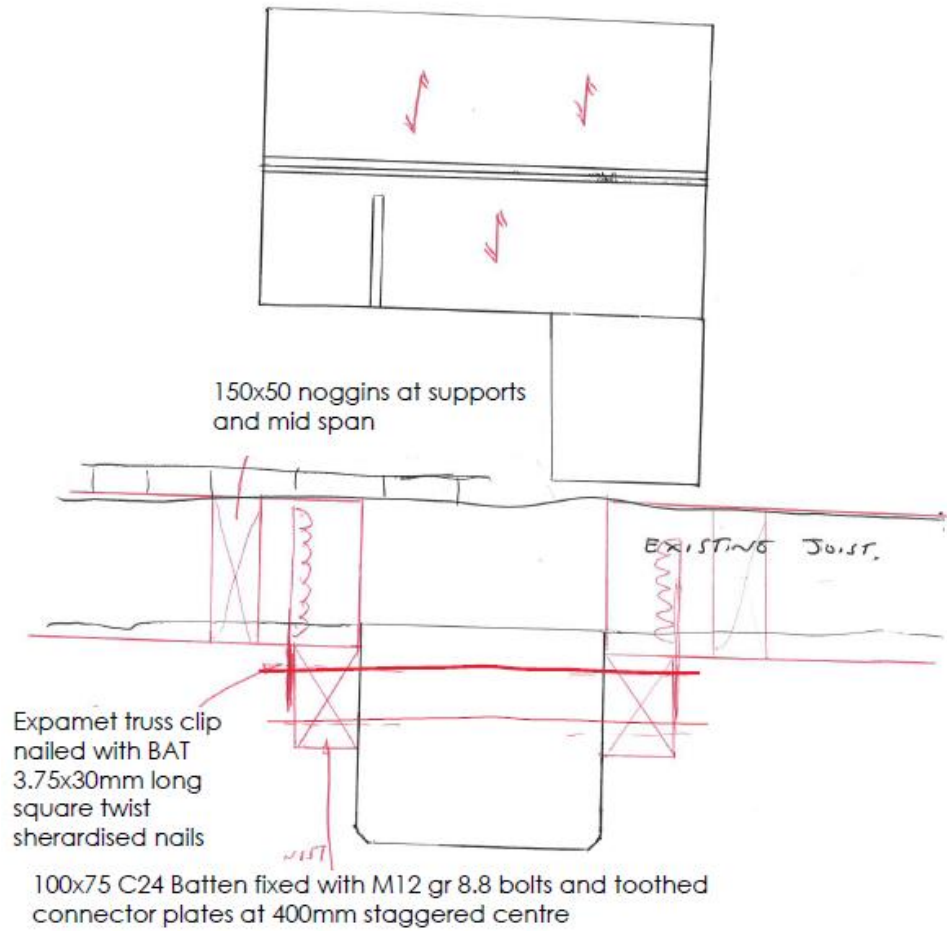
Proposed Remediation Works

↪ Approx 120x90 timbers at 400c/c,
but insect attack has reduced
structural size to 80x90

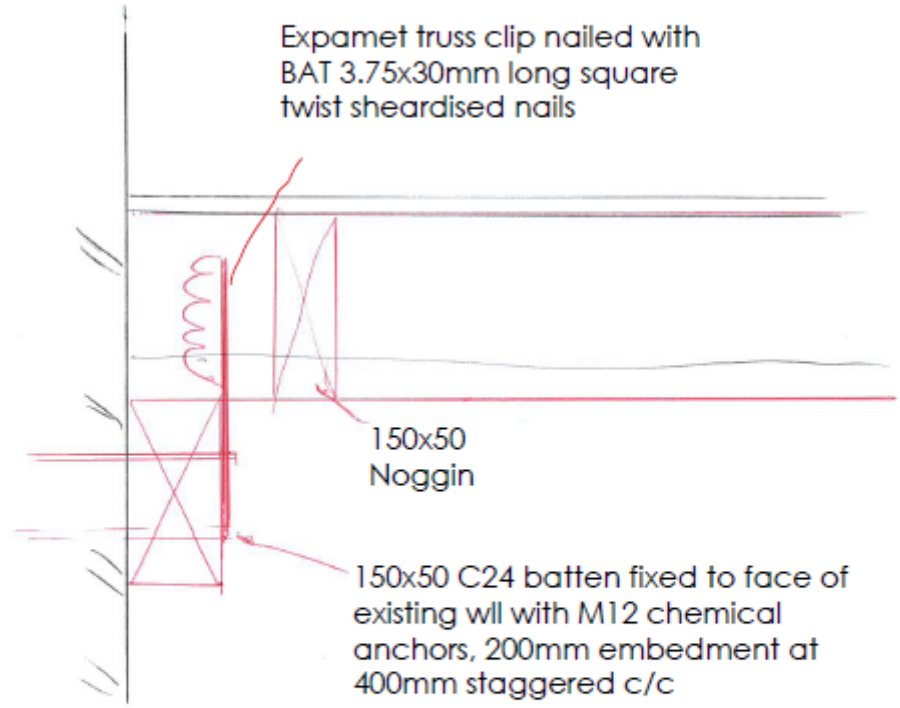


Existing

↔ Additional 150x50 C24 floor joists at 400c/c with noggins at supports and mid points fixed between new joists and existing floor joists



Proposed Strengthening - Beam Connection



Expamet truss clip nailed with
BAT 3.75x30mm long square
twist shear nails

150x50
Noggin

150x50 C24 batten fixed to face of
existing wall with M12 chemical
anchors, 200mm embedment at
400mm staggered c/c

Proposed Strengthening - Wall Connection