



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

## Planning Committee

14 July 2022



### S22/0353

Proposal: Repairs and refurbishment, including repointing of and repairs to external walls, replacement of drip mouldings on front elevation, new render on front dormers, re-plastering of interior walls.

Location: Reedmans Court, 9-10 St Georges St, Stamford

Applicant: H D Bisnauthsing

Agent:

Application Type: Listed Building Consent

Reason for Referral to Committee: Applicant is Councillor

Key Issues: Heritage

Technical Documents: Design & Access Statement

#### Report Author

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Corporate Priority:

**Growth**

Decision type:

**Regulatory**

Wards:

**Stamford St Mary's**

Reviewed by:

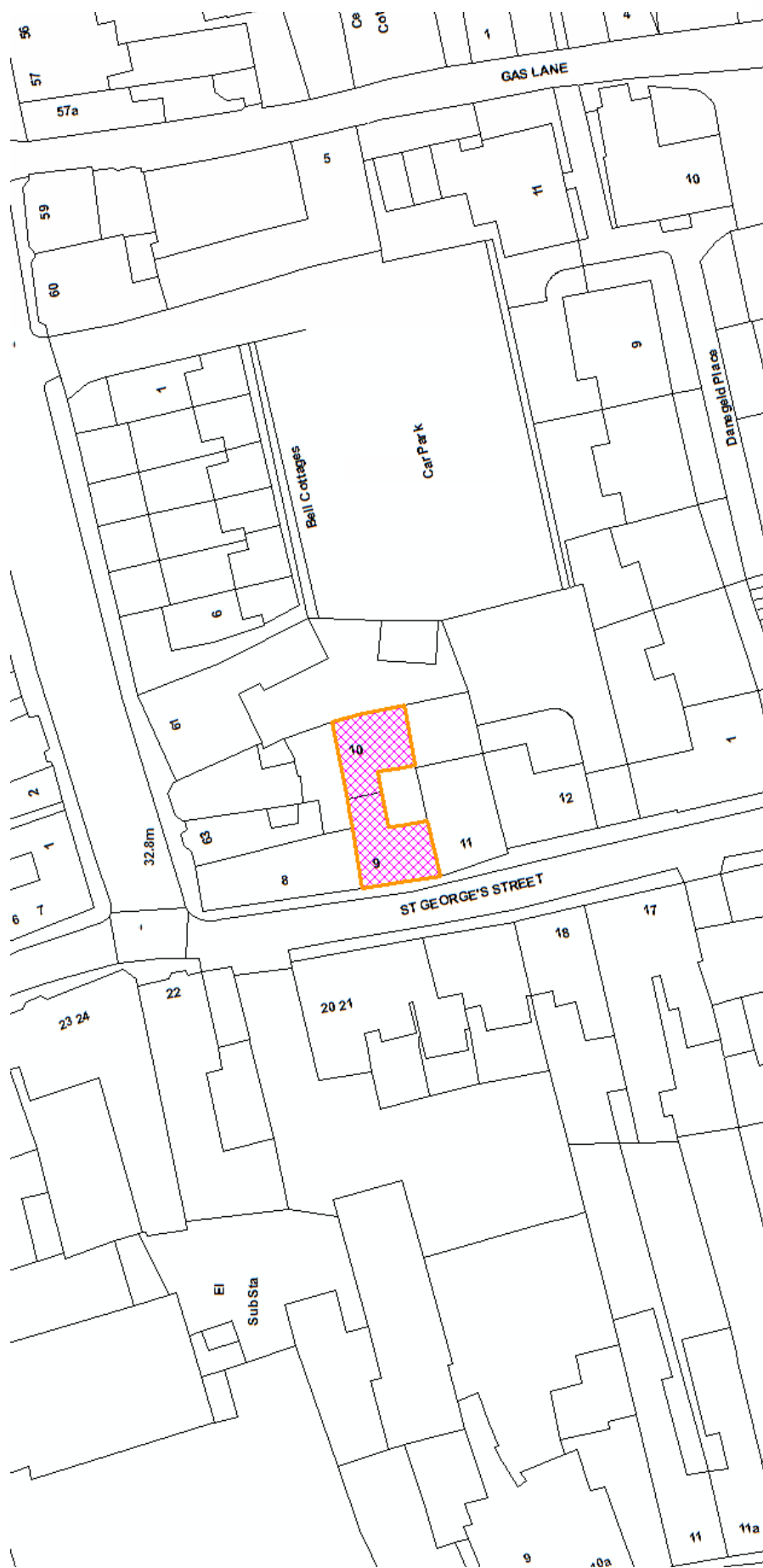
Adam Murray – Principal Planning Officer

1 July 2022

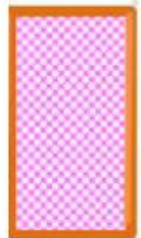
#### Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning to APPROVE Listed Building Consent subject to conditions.

S22/0353 – Reedmans Court, 9-10 St. George's Street, Stamford



**Application  
Boundary**



**Key**

## **1 Description of Site**

- 1.1 The site is a 1 ½ storey stone-built cottage, which has been listed at Grade II. It is located on the eastern side of St Georges Street, within the Stamford Conservation Area. There are a number of other Listed Buildings nearby, including no. 8 (to the immediate north) no. 11 (to the immediate south) and nos. 16,17 and 18 (on the opposite side of the street to the south). All of these have been listed at grade II.

## **2 Description of proposal**

- 2.1 This application seeks retrospective consent for a number of repair and refurbishment works to the building. These works have already been completed and therefore the current application is retrospective and seeks to regularise the works through a formal application for listed building consent.
- 2.2 The completed works comprise of the following: external stonework has been repaired and repointed. The drip mouldings on the front elevation have been replaced. New render has been applied to the front dormers, and parts of the interior have been re-plastered.

## **3 Relevant History**

- 3.1 No relevant planning history

## **4 Policy Considerations**

- 4.1 **SKDC Local Plan 2011 - 2036**  
Policy EN6 – The Historic Environment
- 4.2 **National Planning Policy Framework (NPPF)**  
Section 16 - Conserving and enhancing the historic environment

## **5 Representations Received**

- 5.1 **Stamford Civic Society**
- 5.1.1 No objection. Retrospective application. Though this work jumped the gun and was carried out before permission was granted, as completed it is a model of how work on modest stone listed buildings should be carried out.
- 5.2 **Historic England**
- 5.2.1 No comments
- 5.3 **Stamford Town Council**
- 5.3.1 No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge or kerbing associated with this development
- 5.4 **SKDC Conservation Officer**

- 5.4.1 There are no objections to the proposal (works already carried out) as they are considered to have been done in a sympathetic manner with the appropriate materials.
- 5.4.2 The works are considered not to cause harm to the significance of the listed building nor to the character of the conservation area.
- 5.4.3 Conclusion – that the application complies with the relevant heritage policy.

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

- 6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and no responses have been received.

## **7 Evaluation**

### **7.1 Impact on the Listed Building and its Setting**

- 7.1.1 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent for any works, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Any adverse effect on a listed building, even if slight or minor, would not preserve the asset or its setting.
- 7.1.2 Case law has established that considerable importance and weight must be attached by the decision maker to the desirability of preserving the character and setting of listed when balancing harm against public benefits.
- 7.1.3 Local Plan Policy EN6 seeks to protect and enhance heritage assets and their settings in keeping with the policies in the National Planning Policy Framework.
- 7.1.4 The NPPF is very clear that great weight should be given to the conservation of designated heritage assets and the more important the asset, the greater the weight should be. If harm is identified, there are two policy tests in the NPPF:
- i. Para. 195 -Proposals which would result in substantial harm should be refused unless it can be demonstrated that it is necessary to achieve substantial public benefits that outweigh the harm.
  - ii. Para. 196 - Where a proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. Although substantial and less than substantial harm are a matter of judgement the NPPG advises that substantial harm is a high test and is most likely to be applicable where a fundamental element of a heritage asset's special interest is seriously compromised.
- 7.1.5 The majority of the works which have been carried out could be characterised as maintenance on a like-for-like basis, and as such neither planning permission nor listed building consent would be required for these.

- 7.1.6 Google Street View images dating from October 2015 show two minor changes to the property which are more extensive than like for like maintenance and, therefore, are the subject of the current retrospective listed building consent. The render to the front dormers has a slightly darker hue at this time, something which may well result from the effects of weathering (and indeed the weather conditions on the day the image was captured).
- 7.1.7 There has also been a minor change to the drip-moulding part-way up the front wall of the building, at its northern side. In this earlier image the drip moulding has a slight overhang while following the refurbishment works there is no overhang.
- 7.1.8 These works to the building have already been completed, and it should be noted that Listed Building Consent should not be sought retrospectively due to the potential to harm the heritage asset by removal of or works to the significant historic fabric. Notwithstanding the above, in this instance, the Council's Conservation Officer has been consulted on the current application and has confirmed that they have no objections given that the works are considered to have been carried out in a sympathetic manner and using appropriate materials.
- 7.1.9 Taking the above into account, the completed works have not caused any harm to the Listed Building or its setting and, similarly, none of the works that have been carried out are of sufficient scale to harm the character of the surrounding area or any other listed buildings. As such, the works are in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy DE1 and EN6 of the adopted South Kesteven Local Plan and Section 16 of the National Planning Policy Framework.

## **8 Crime and Disorder**

- 8.1 It is considered that the proposal would not result in any significant crime and disorder implications.

## **9 Human Rights Implications**

- 9.1 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.

## **10 Conclusion**

- 10.1 Taking the above into account, the completed works appropriate preserve the character and appearance of the listed building, in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy DE1 and EN6 of the adopted South Kesteven Local Plan and Section 16 of the National Planning Policy Framework. There are no material considerations to indicate that Listed Building Consent should be withheld and the works are therefore considered to be acceptable.

## **11 Recommendation**

11.1 To authorise the Assistant Director for Planning to APPROVE listed building consent, subject to the following conditions:

**Approved Plans**

1 The works hereby consent shall be carried out in accordance with the following listed of approved plans and reports:

a. Design and Access Statement received 04 April 2022.

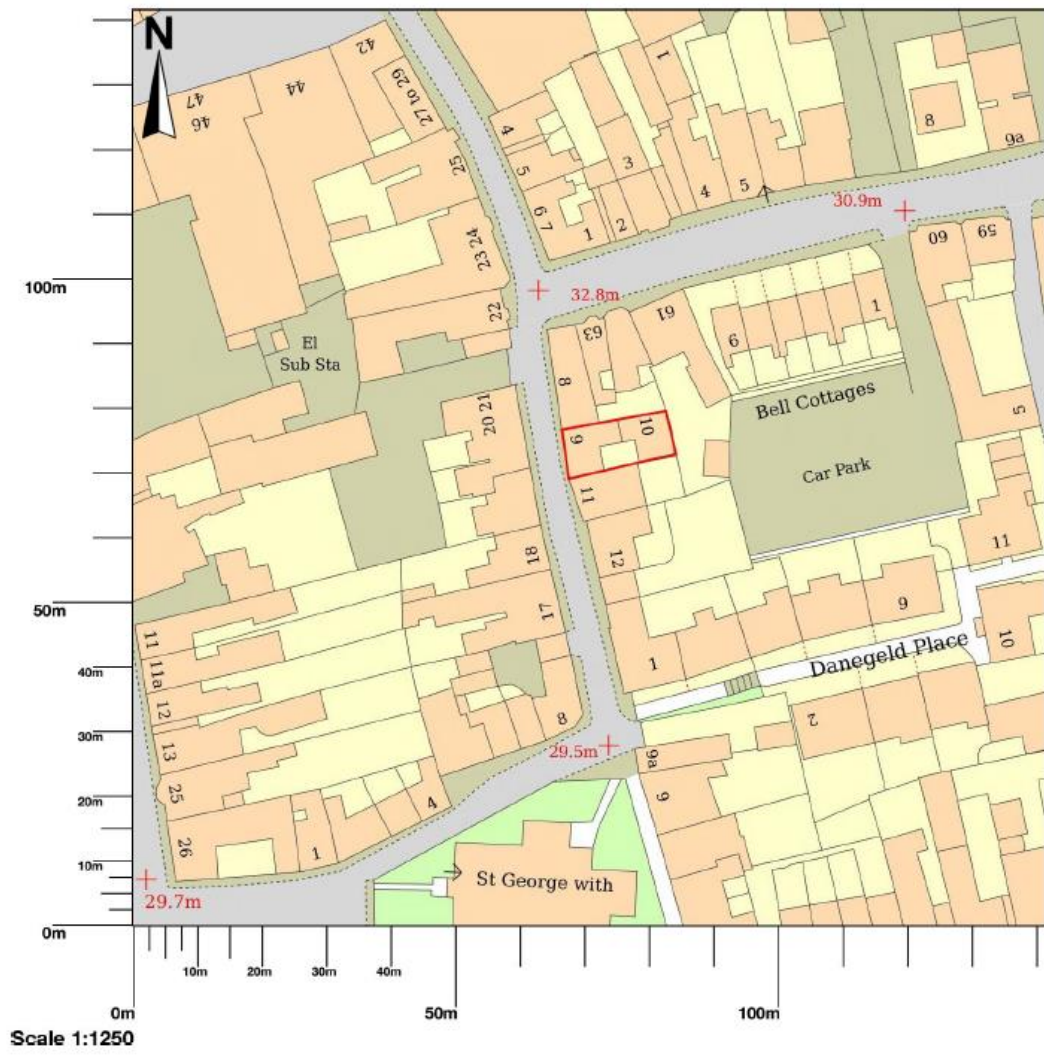
Unless otherwise required by another condition of this permission.

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

**Standard Note(s) to Applicant**

2 In reaching this 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





Google Street View Image, Oct 2015





Frontage 9-10 St Georges Street, Photo taken 10<sup>th</sup> March 2022



Interior, 9-10 St Georges Street, photo taken 10<sup>th</sup> March 2022.