



**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

## Planning Committee

13 June 2024

### S24/0606

**Proposal:** Maintenance and repair works to the clock lantern, pitched roofs, stone parapet copings and bracketed stone cornice  
**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

#### Report Author

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**Corporate Priority:**

**Decision type:**

**Wards:**

**Growth**

**Regulatory**

**Grantham St Wulfram's**

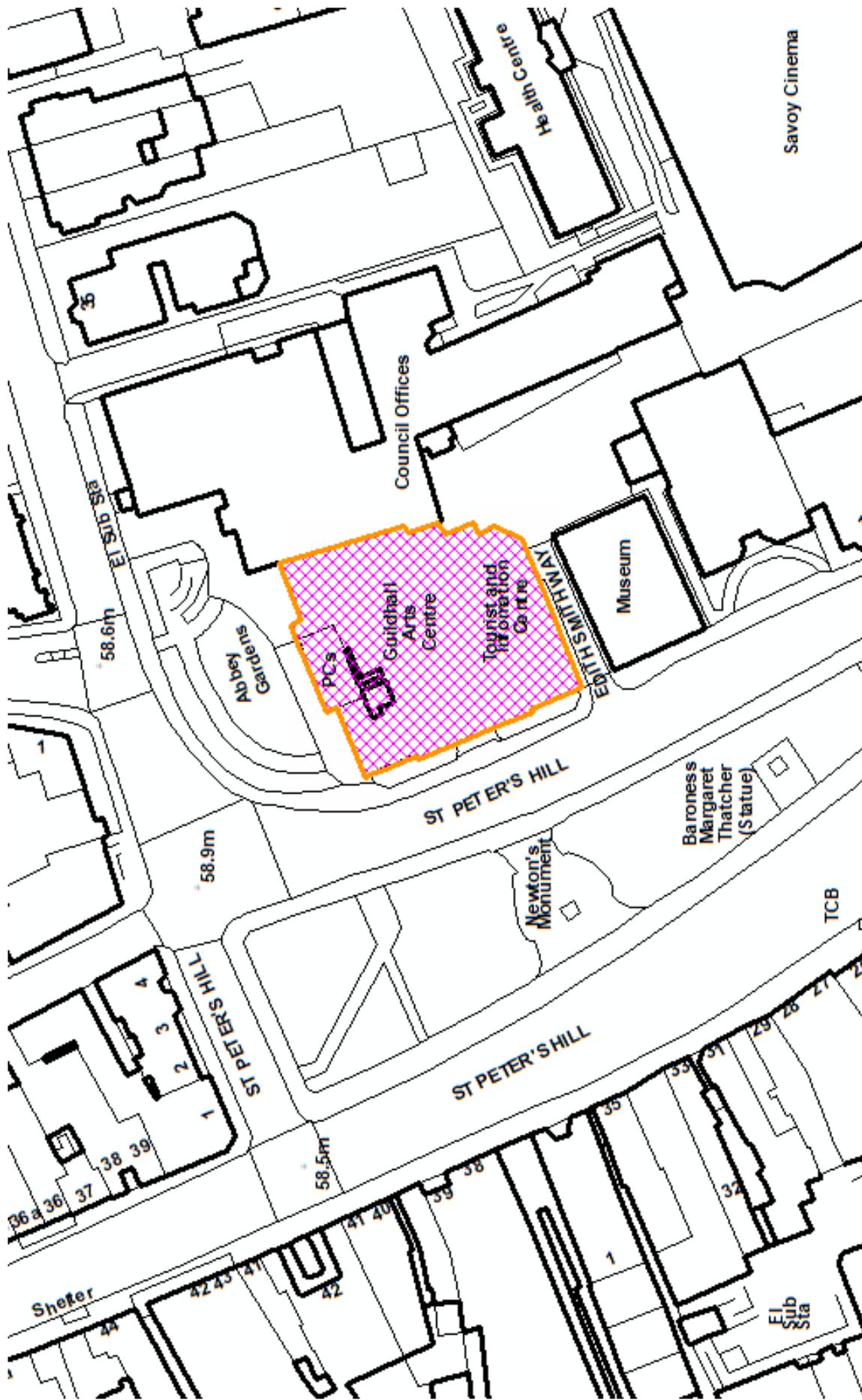
**Reviewed by:**

Phil Jordan, Development Management & Enforcement Manager

5 June 2024

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

To authorise the Assistant Director for 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 operates as Guildhall Arts Centre, and is run by South Kesteven District Council as part of the Council's cultural services offer. 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 Listed Building Consent for a variety of maintenance and repair works to the clock lantern, pitched roofs, stone parapet copings and bracketed stone cornice. This is due to the deterioration of the exposed timber as well as general aging and weathering of the features affected. As summarised by the applicant, it is proposed to:

- 'Piece in' timber repairs to the Clock lantern to various locations of decay, to match existing.
- Undertake general external decoration works to the Clock lantern.
- Strip and set aside existing slates and remove sarking and battens to various pitches locally adjacent to the Clock lantern, including over the Ballroom.
- To stripped roof pitches – provide new vapour permeable underlay, battens and replace any defective set aside slates with new matching Welsh slate.
- Undertake timber repairs to the Bell Turret timber mouldings, capital details.
- Undertake decorations to Bell Turret, with paint colour scheme to match the existing.
- Replace the existing lead flashings where required. Weight, thickness, size and shape to match existing flashing arrangements.
- Decoration of all clock faces, numerals, hands and cylindrical dormer scrolls, with paint colour scheme to match the existing.
- Specialist stone repairs and full cleaning of the parapets in their entirety.

## **3 Policy Considerations**

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

Policy EN6 – The Historic Environment

Policy DE1 – Promoting Good Quality Design

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

### **3.3 National Planning Policy Framework (NPPF) (Adopted December 2023)**

Section 16 – Conserving and enhancing the historic environment

## **4 Representations Received**

### **4.1 Historic England**

- 4.1.1 No objections.

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

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

## **6 Evaluation**

6.1 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.

6.2 In addition, the South Kesteven Local Plan and the Design Guidelines Supplementary Planning Document (Adopted November 2021) are material considerations.

6.3 The policies and provisions set out in the National Planning Policy Framework (NPPF) ("the Framework") (Adopted December 2023) are also a relevant material consideration in the determination of planning applications.

### **6.4 Impact on heritage assets**

6.4.1 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.

6.4.2 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.

6.4.3 There will be some loss of historic fabric due to the current condition of the timber forming the clock lantern and bell turret mouldings. This would require removal and splice replacement to match. Substantial evidence has been provided documenting the condition of the existing timber and providing justification for the works. Areas of significant deterioration have also been noted in the stonework (delamination, disintegration, and vegetation growth), which will require specialist repair and cleaning. This confirms that works would be necessary to preserve the building and secure the wider historic fabric of the building. The works are not considered to result in harm to the significance of the building.

6.5 It is also proposed to strip the roof pitches, setting aside existing slates. It is expected that a number of slates will be defective and require replacement, which is proposed to be made with matching Welsh slate. A new vapour permeable underlay, and replacement of the

defective battens is also proposed. A low loss of fabric would be expected for this, however the proposed works are to the benefit of the overall structure, preserving the wider historic fabric. Roofs also have a limited lifespan, and refurbishments are expected due to continuous deterioration of material. The proposed works would therefore not be considered to result in harm to the significance of the building.

- 6.6 It is proposed to repaint the clock face and the tower and turret to match existing. This would be a positive impact upon the building.

## **7 Conclusion**

- 7.1 The works are considered to preserve the heritage asset by enabling its continued use and preserving the historic fabric with the splice replacement of the substantially deteriorated sections. 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 Recommendation**

- 8.1 To authorise the Assistant Director for Planning to GRANT 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 10 April 2024
  - ii) Schedule of Works received 4 December 2023
  - iii) Paint Specification received 4 December 2023
  - iv) Design and Access Statement received 10 April 2024

Unless otherwise required by another condition of this permission.

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

### **During Building Works**

- 3 Before any of the works on the external elevations for the building(s) hereby permitted are begun, samples of the materials (including colour of any slates, stonework, or paintwork) to be used in the construction of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority.

The works must only be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policies EN6 and DE1 of the adopted South Kesteven Local Plan.

Proposed Remediation Works



Typical timber decay



Typical timber decay



Typical stone loss



Typical stone loss



Photograph 7



Photograph 11



Photograph 22



Photograph 103



Photograph 108