



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

5 September 2024



S24/1191

Proposal:	Removal of existing passenger lift to be replaced with new lift in the same location
Location:	Stamford Arts Centre, 27 St Mary's Street, Stamford, Lincolnshire, PE9 2DL
Applicant:	Mr Neil Smith
Application Type:	Listed Building Consent
Reason for Referral to Committee:	SKDC are Owner and Applicant
Key Issues:	<ul style="list-style-type: none"> Impact on the character of the Conservation Area Impact on the special interest of the Listed Building
Technical Documents:	Heritage Statement

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Stamford St Mary's

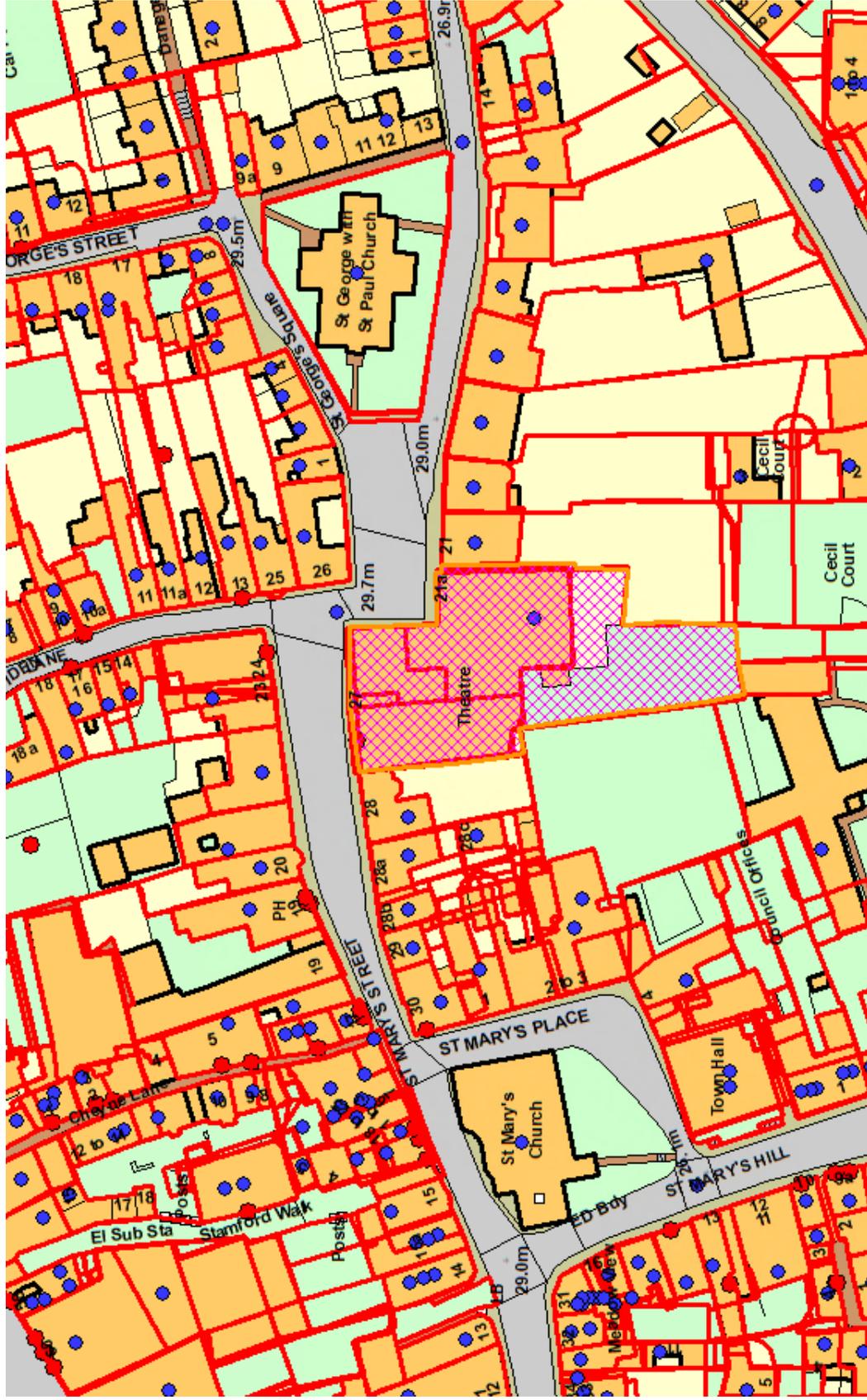
Reviewed by:

Adam Murray – Principal Development Management Planner

23 August 2024

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 is Stamford Arts Centre, 27 St Mary's Street, Stamford. The building is a Grade II* listed building (NHLE 1062976) dating from 1766. The property, consists of two storeys and is constructed in ashlar with a hipped old slate roof with an arrow vane at the peak. There are 5no. windows, 4no. windows have shouldered stone surrounds and large triple keystones and moulded cills. The listing description states that the interior has been gutted and the building has been used as a club. Only one fine interior doorcase has been retained which is in Roman Ionic style and has elaborate mouldings.
- 1.2 The Medieval Core Character Area of the Stamford Conservation Area is characterised by the street pattern and burgage plots remaining intact, the predominant material is Lincolnshire limestone with coursed rubble masonry or ashlar for the higher status buildings.

2 Description of Proposal

- 2.1 It is proposed to remove the existing lift that is currently inoperable and replace it with a new lift in the same location. The replacement of the lift requires the strip out of the existing lift and control box and radiator near the lift.

3 Relevant History

- 3.1 None

4 Policy Considerations

4.1 SKDC Local Plan 2011 – 2036

Policy DE1 - Promoting Good Quality Design

Policy SD1 - The Principles of Sustainable Development in South Kesteven

Policy EN6 - The Historic Environment

4.2 Stamford Neighbourhood Plan (Made July 2022)

4.3 National Planning Policy Framework (NPPF)

Section 12 - Achieving Well-Designed & Beautiful Places

Section 16 - Conserving and Enhancing the Historic Environment

5 Representations Received

- 5.1.1 Stamford Town Council stated "No objection, defer to Conservation Officer" on 5th August 2024.
- 5.1.2 Historic England declined to comment on the application.
- 5.1.3 Stamford Civic Society commented that the proposal is a necessary and positive enhancement

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 letters of representation have been received.

7 Evaluation

- 7.1 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.
- 7.2 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.
- 7.3 Policy EN6 (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.
- 7.4 The proposal will result in no harm to the significance of the listed building. The proposals make use of the already existing lift shaft. The control box is to be moved from its current position, which is currently hard to access for maintenance and repair in the position where a radiator is currently located. The control box will be finished in a similar cover to the radiator, which will reduce the visual impact.
- 7.5 As the lift has been condemned on health and safety grounds, a new lift is required to ensure that the building is accessible for all.
- 7.6 The proposed lift requires minor alterations to the layout of the property, in particular the shaft in the basement which is constructed out of breeze blocks so there are no concerns regarding loss of historic fabric. The installation of a new lift in this space will not cause substantive harm to the fabric.
- 7.7 Overall, the proposal is in line with South Kesteven District Council's Local Plan Policy EN6: The Historic Environment and Chapter 16 of the NPPF..

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, subject to the imposition of conditions, it is considered that the proposed scheme would not result in the loss of any historic fabric, and the proposed works secure the optimum viable use of the building. The proposed scheme would not alter the overall character and appearance of the building, and therefore, would preserve the setting and significance of the Grade II* Listed Building. As such, the application proposals are considered to accord with Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990, Policy EN6 of the adopted South Kesteven Local Plan, and Section 16 of the National Planning Policy Framework.

11 RECOMMENDATION:

11.1 To authorise the Assistant Director – Planning to GRANT listed building consent subject to the recommended schedule of 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 development hereby permitted shall be carried out in accordance with the following list of approved plans:

- i. 206 P01 – Location & Site Plan received 31 May 2024
- ii. 206 P02A – Proposed Ground Floor Plan [received 31 May 2024]
- ii 206 P03 – Proposed South & East Elevation [received 31 May 2024]

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

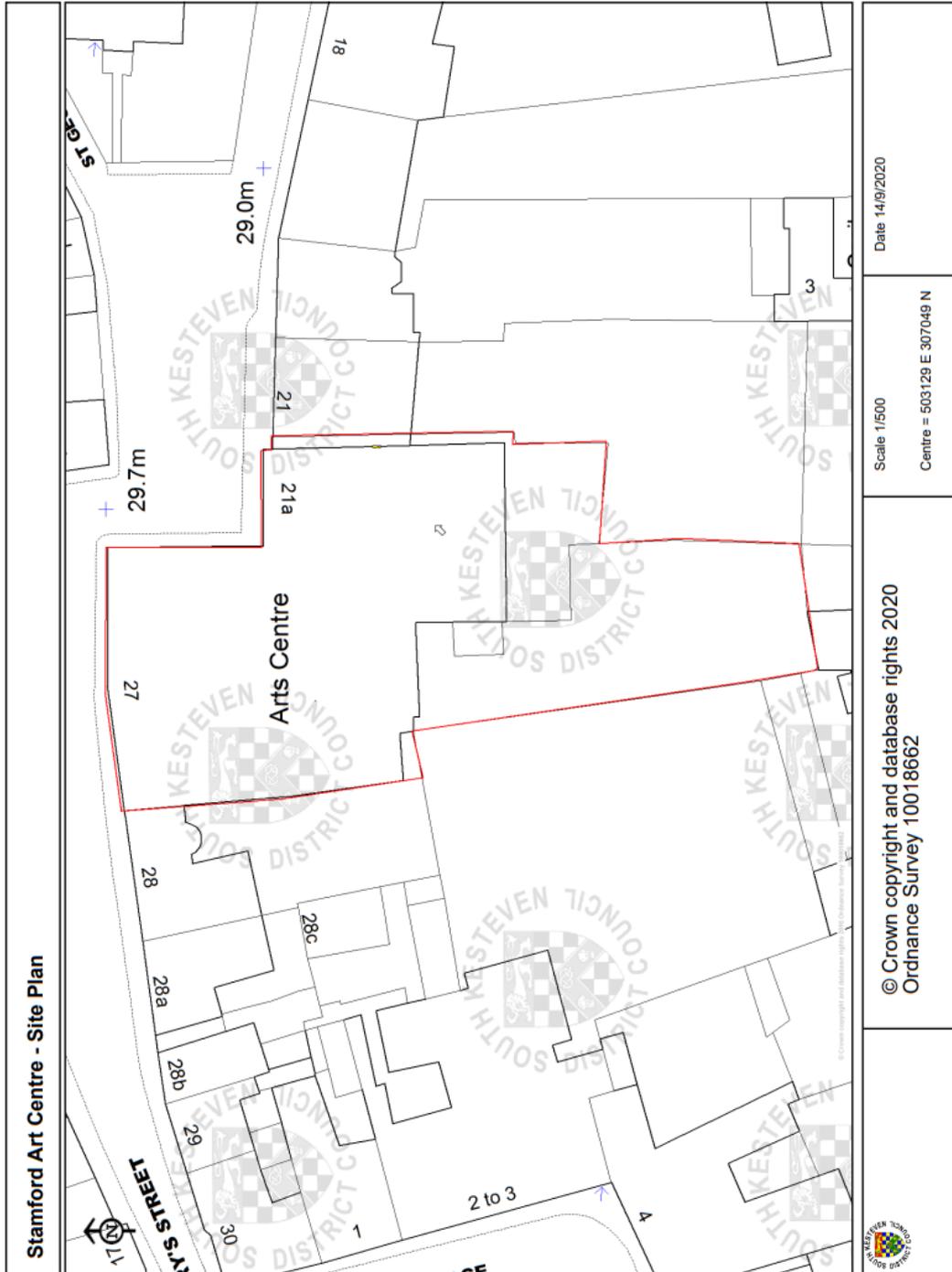
3) Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 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 paras 38 of the National Planning Policy Framework

SITE LOCATION PLAN



Stamford Art Centre - Site Plan

Date 14/9/2020

Scale 1/500

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Ordnance Survey 10018662

Centre = 503129 E 307049 N



PROPOSED LIFT PLAN & ELEVATIONS

