



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**



Planning Committee

6 March 2025

S25/0069

Proposal: Removal of a modern stud partition to enlarge an existing office and provide additional means of access/escape to the Mayor's Parlour within the Guildhall.

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:

Growth

Decision type:

Regulatory

Wards:

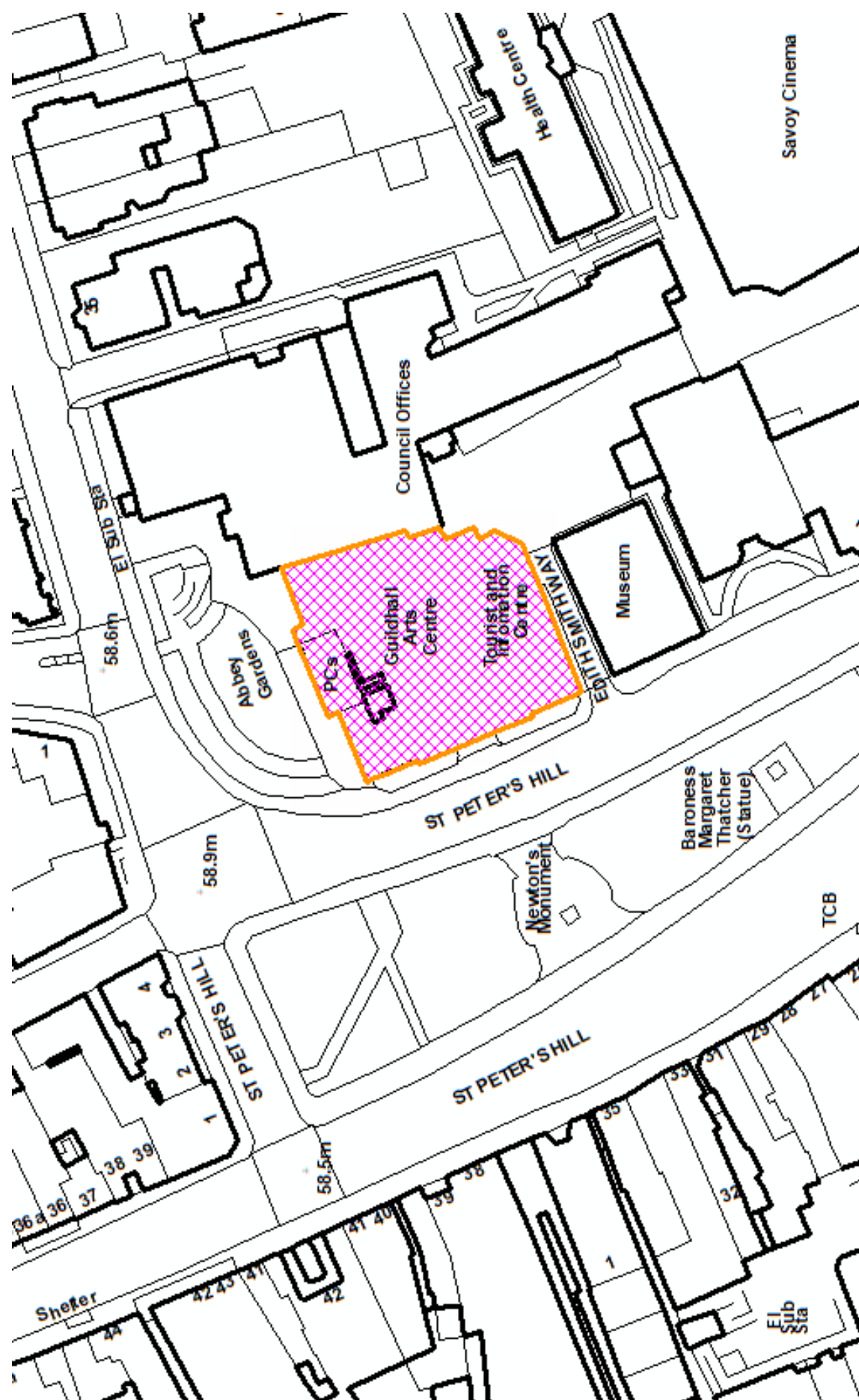
Grantham St Wulfram's

Reviewed by:

Phil Jordan, Development Management & Enforcement Manager 26 February 2025

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). The area affected by the proposed works is associated with the Mayors Parlour, at the north-western corner of the building. 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

- 2.1 This application is seeking Listed Building Consent for the removal of a modern stud partition wall to create a larger office space, and to provide an additional means of access and egress to and from the office within the Mayor's Parlour. The proposed works would remove a modern studwork wall which currently separates the office and storeroom. The former storeroom door opening would be maintained and utilised to provide an additional means of access and escape to the office area.

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 2024)**
Section 16 – Conserving and enhancing the historic environment

4 Representations Received

- 4.1 **Grantham Town Council**
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 **Impact on heritage assets**
- 6.2 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.

- 6.3 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.
- 6.4 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.
- 6.5 The proposed works would remove a very modern plasterboard partition wall, which currently separates a larger room into an office and storeroom. The proposal would maintain the ceiling duct leading to an external vent, installed in 2001 in the course of previous works (S01/LB/5691). The proposed works would restore the previous planform of the room, which would be beneficial to the appreciation of the building. The works would not impact any historic material. There would therefore be no harm to the significance of the designated heritage asset.
- 6.6 As the works are interior only, the proposed works would not impact upon the Grantham Conservation Area.
- 6.7 The works would preserve the heritage asset, by removing a modern partition, and restoring a more accurate floorplan of the building. There would be no loss of historic fabric, and therefore there would be no harm to the significance of the building. 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.

7 Conclusion

- 7.1 Taking the above into account, it is considered that the proposal would preserve the character and appearance of the listed building in accordance with 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 14 January 2025
 - ii) Proposed Ground Floor Plan, Drawing No 12903-WMS-ZZ-00-D-A-10401-S8-P1 received 14 January 2025
 - iii) Heritage Statement received 14 January 2025
 - iv) Design and Access Statement received 14 January 2025

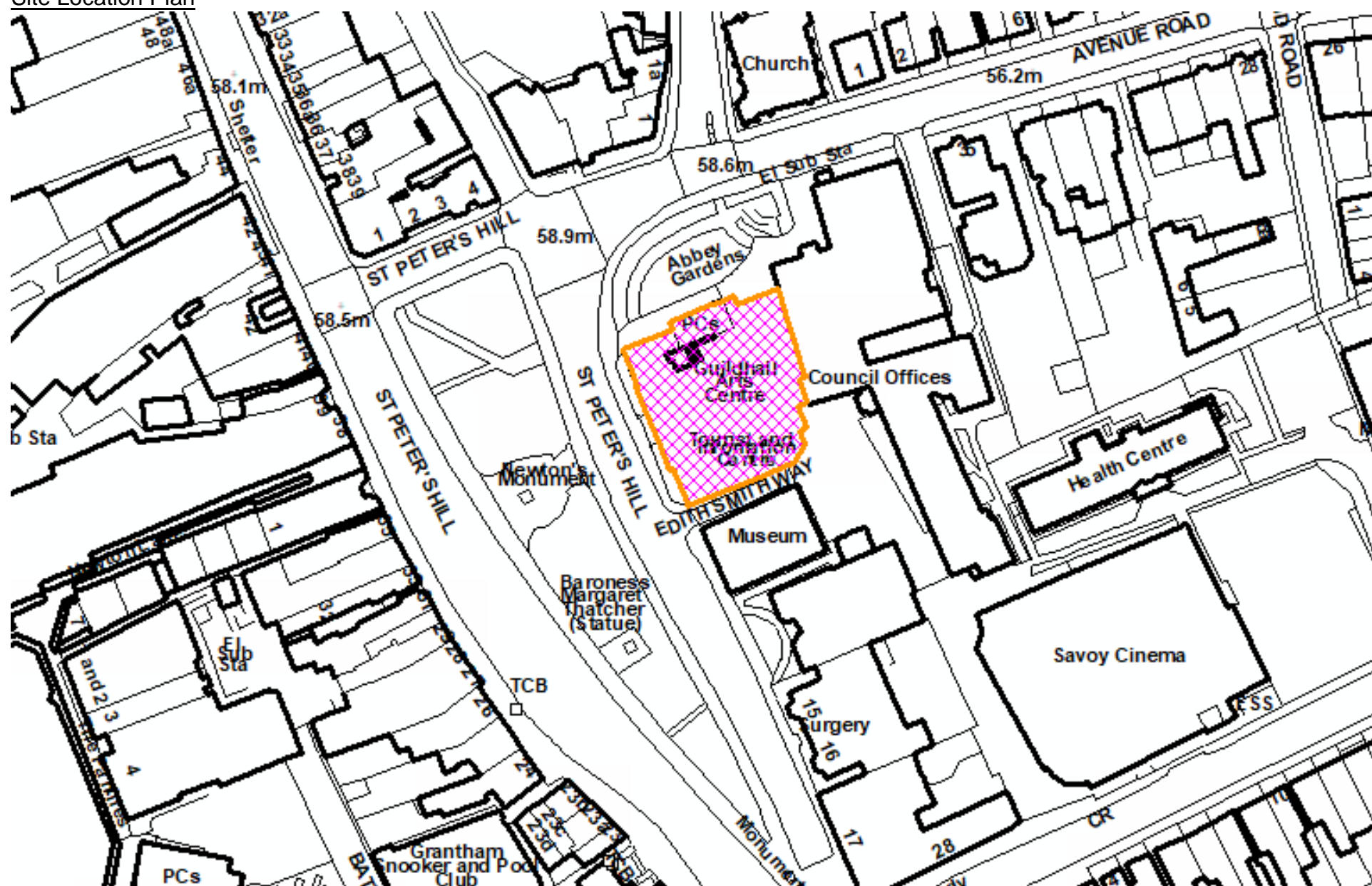
Unless otherwise required by another condition of this permission.

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



Proposed Works

