



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**



Planning Committee

31 July 2025

S25/1158

Proposal:	Remove the bell turret from the building intact using a crane and to take it off site to a suitable joinery workshop facility to be deconstructed, assessed, repaired and then remounted on the building at a later date.
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, Photographic Record

Report Author

Ariane Buschmann, Conservation Officer



01476 406 521



Ariane.buschmann@southkesteven.gov.uk

Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Grantham St Wulfram's

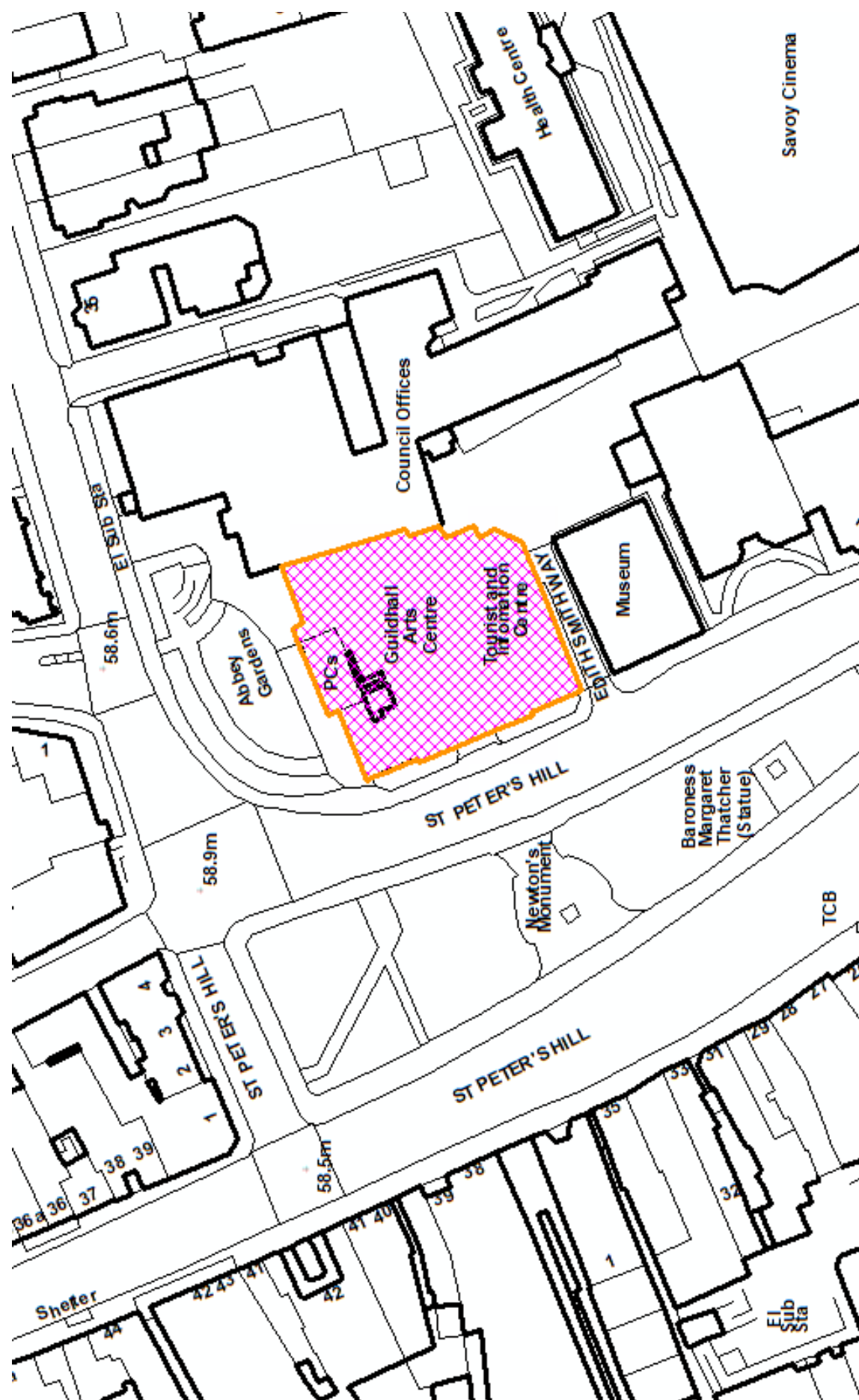
Reviewed by:

Phil Jordan, Development Management & Enforcement Manager

22 July 2025

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director for Planning & Growth to APPROVE 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 its cultural services. 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 the removal, dismantling, repair and reinstatement of the bell turret at the Guildhall. This is necessary due to the substantial deterioration of the timber structure, as well as general aging and weathering of the features affected. As summarised by the applicant, it is proposed to:

- Take off and store the decorative curved metalwork to the lower part of the bell turret and the decorative metalwork to the adjacent duo-pitch ridge which is connected to and takes partial support from the bell turret.
- Disconnection and removal of the bell turret from the building as a single unit by crane to transport it to a joinery workshop for inspection, assessment and deconstruction.
- Remove bell and set aside for later reinstallation.
- Remove existing lead covering to conical roof and assess for re-use.
- Remove and set aside timber sarking boards to conical roof and presumed timber rafter arrangement to conical roof.
- Remove upper circular timber ring beam, lower two-layer circular timber ring beam and circular bracketed detail.
- Expose upper part of structural columns by careful removal of modern plywood, timber laths, resin and filler infill, with all fabric being recorded and tagged as the deconstruction progresses to ensure correct later reassembly. Assess the fabric to determine the extent of any renewals, aiming to retain as much existing fabric as possible.
- Produce matching replacements for all features too decayed for re-use.
- Apply primer to all new timber items, reconstruct the bell turret to original form, apply undercoat to all existing and new timber elements, clean and paint decorative metalwork.
- Transport the bell turret back to Grantham and lift as single unit back to original position and secure in place.
- Final decoration to all timber elements, with paint colour scheme to match the existing.
- Install leadwork to bell turret roof, reinstate decorative metalwork to lower part of bell turret and adjacent ridge, and replace the associated existing lead flashings where required
- Install suitable bird netting/mesh within the completed bell turret to prevent pigeons roosting on the bell structure/bell and fouling the base of the turret.
- To facilitate the re-fixing of the bell turret by enabling access beneath the turret base, strip and set aside existing slates and remove sarking and battens to the conical frustum roof beneath and the adjacent duo-pitched roof linking the bell turret to the main front roof pitch.

- Provide new vapour permeable underlay, battens and replace any defective set aside slates with new matching Welsh slate to the stripped roof.

3 Relevant History

S24/0606: Maintenance and repair works to the clock lantern, pitched roofs, stone parapet copings and bracketed stone cornice

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 December 2023)

Section 16 – Conserving and enhancing the historic environment

5 Representations Received

5.1 Historic England

5.1.1 No objections.

6 Representations as a Result of Publicity

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 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 February 2025) 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 In the course of the previous approved works of application S24/0606, it was discovered that the bell turret showed substantial levels of deterioration, which resulted in the submission of this application to restore the bell turret. These would require removal, splice repair or full replacement to match. It is acknowledged that there would be some loss of historic fabric, due to the current condition of the timber forming bell turret. Evidence has been provided, documenting the condition of the existing timber and providing justification for the works. A site visit was undertaken to assess the condition of the bell turret, and options for its repair were discussed. It is noted that in-situ refurbishment works had been undertaken in 2011, which is further supported by the presence of modern plywood, which has deteriorated away in many places. An off-site repair of the bell turret would allow for specialist contractors to fully assess the condition and provide high quality repairs to the structure.
- 7.9 As the full condition of the fabric cannot be ascertained until the structure has been dismantled, conditions regarding the proposed material and methodologies cannot be provided pre-commencement of works. An estimated schedule of works has been provided, which evidences the aim of the works to retain as much of the historic fabric as possible. A record of the structure while being dismantled, a methodology of works and type of material should be provided in the course of the works. The works would be necessary to preserve and enhance the building, and secure the buildings architectural and aesthetic values. The works are not considered to result in harm to the significance of the building. There would be a temporary change in the buildings appearance while the bell turret is removed, however this would be mitigated by the positive impact of the works to preserve the bell turret for the future.

- 7.10 It is also proposed to strip the roof of the conical frustum roof below the turret, setting aside existing slates. This is to facilitate the re-instatement of the turret. 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.
- 7.11 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 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 Act, 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 & Growth 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) Site Location Plan received 23 June 2025
 - ii) Heritage Statement received 23 June 2025
 - iii) Design and Access Statement received 23 June 2025Unless otherwise required by another condition of this permission.

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

During Building Works

- 3 Within 3 months of any alterations to the bell turret, a record of the dismantled bell turret shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a full record of the fabric of the turret is maintained and appropriate methods are utilised in replacing fabric in accordance with Policy EN6 and DE1 of the adopted South Kesteven Local Plan.

- 4 Prior to any repairs to the bell turret, a methodology for the proposed replacement of deteriorated material shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that appropriate methods are utilised in replacing fabric in accordance with Policy EN6 and DE1 of the adopted South Kesteven Local Plan.

- 5 Before any of the works to the refurbishment of the turret and building hereby permitted are begun, samples of the materials (including type of timber and lead, colour of any paintwork) to be used in the construction shall have been submitted to and approved 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.

Before the Development is Occupied

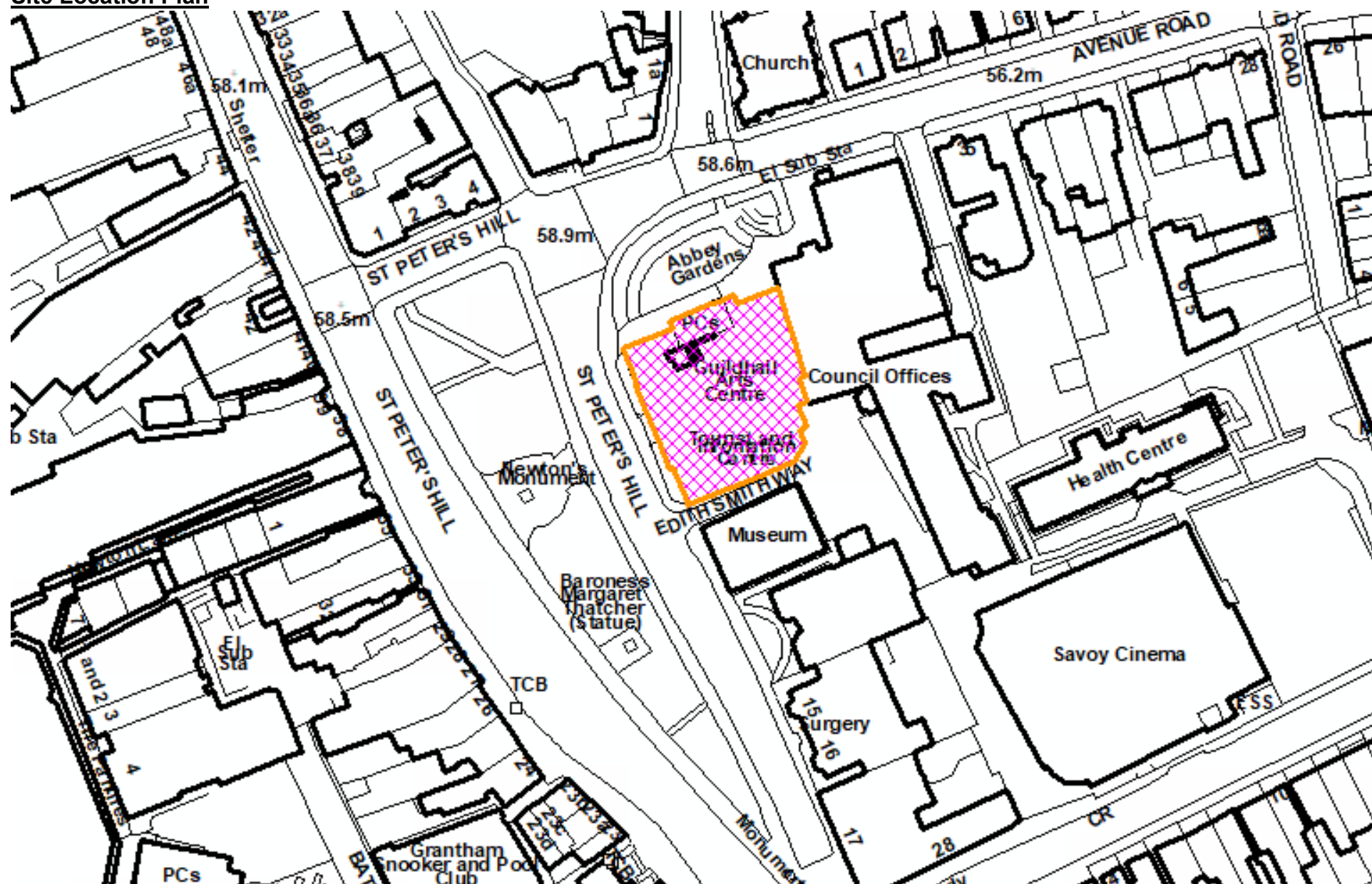
- 6 Before the part of the building being altered is first occupied/brought into use, the repair of the Bell Turret shall have been completed in accordance with the approved method statement and material.

Reason: To ensure the satisfactory preservation of this listed building and in accordance with Policy EN6 of the adopted South Kesteven Local Plan.

Standard Note(s) to Applicant

- 7 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



Existing photographs





