



Planning Committee

27 November 2025

S25/1083

Proposal:	Listed building consent for the conversion of the infirmary and casualty ward together with associated demolition and external alterations to form 11no. dwellings (Use Class C3)
Location:	Stamford And Rutland Hospital, Ryhall Road, Stamford, PE9 1UA
Applicant:	Grey Friars Development
Agent:	Planning Insight
Application Type:	Listed Building Consent
Reason for Referral to Committee:	Accompanies application for major development which requires a Section 106 Agreement .
Key Issues:	Impact on heritage assets
Technical Documents:	Design and Access Statement Heritage Impact Assessment Heritage Appraisal Archaeological Desk Based Assessment Archaeological Evaluation Report

Report Author

Miranda Beavers, Senior Planning Officer



01476 406080 ext 6302



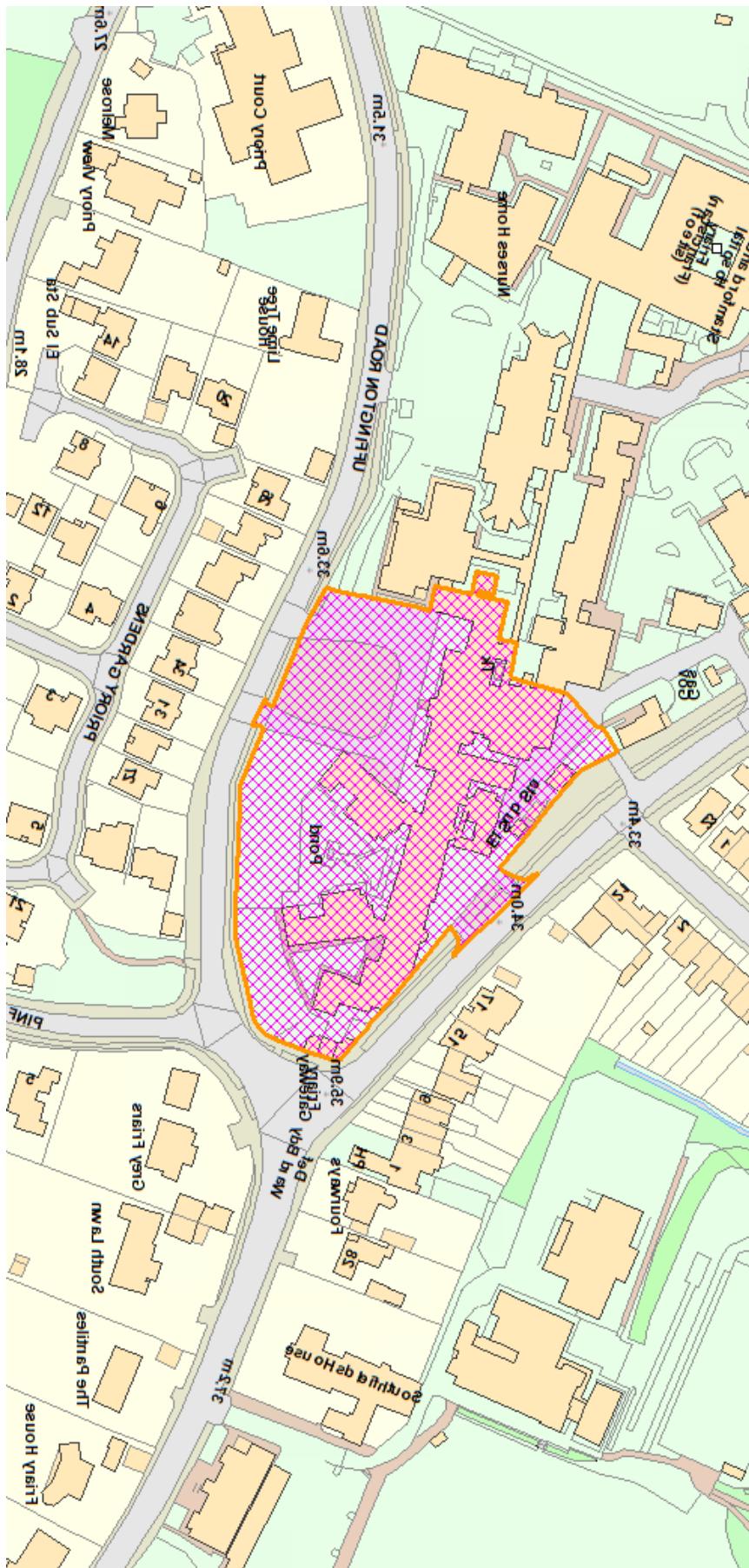
Miranda.beavers@southkesteven.gov.uk

Corporate Priority:	Decision type:	Wards:
Growth	Regulatory	Stamford St Mary's
Reviewed by:	Adam Murray – Principal Development Management Planner	19 November 2025

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning & Growth to GRANT listed building consent, subject to conditions

S25/1083 –Stamford and Rutland Hospital, Ryhall Road, Stamford



Key

Application
Boundary



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. © South Kesteven District Council (2015) - Licence No. 100018562



1 Description of Site

- 1.1 The proposed development site comprises an area of approximately 0.87 hectares (2.16 acres) of irregular shaped land situated to the south of Ryhall Road and north of Uffington Road; to the east of Stamford Town Centre. The site currently forms the western disused part of the Stamford and Rutland Hospital campus, and includes the Grade II Listed General Infirmary building, adjacent Casualty building and the more recent ward buildings to the west, as well as the Gatehouse at the junction of Ryhall Road and Uffington Road.
- 1.2 The site is bound to the north and west by Ryhall Road (A6121), beyond which lies residential properties fronting onto Ryhall Road and Melbourne Road; as well as the grounds of Stamford College and the Stamford Endowed School; to the south by Uffington Road, with the rear gardens of residential properties fronting Priory Gardens opposite; and to the east by the remainder of the Stamford and Rutland Hospital.
- 1.3 The site benefits from clearly defined boundaries to the north, east and south which are marked by a stone capped wall, and includes Whitefriars Gate (Scheduled Ancient Monument), which was a former gateway to the original Friary on the site..
- 1.4 As referenced above, the site contains the Grade II Listed General Infirmary, and the Whitefriars Gate (Scheduled Ancient Monument), and the site is also located immediately adjacent to the eastern boundary of the Stamford Conservation Area, which extends along the northern boundary of the site and includes the Friary Gatehouse. The site is not subject to any other planning policy constraints.

2 Description of proposal

- 2.1 The current application is for Listed Building Consent for the conversion of the infirmary and casualty ward buildings together with associated demolition and external alterations to form 11no. dwellings (Use Class C3), including demolition of curtilage buildings.

3 Planning History

- 3.1 The proposed development site has not been subject to any relevant previous planning application history

4 Relevant Planning Policies & Documents

- 4.1 **SKDC Local Plan 2011 – 2036 (Adopted January 2020)**
Policy EN6 – The Historic Environment
- 4.2 **National Planning Policy Framework (NPPF) (updated December 2023)**
Section 12 – Achieving well-designed and beautiful places
Section 16 – Conserving and enhancing the historic environment

5 Representations Received

5.1 Heritage Lincolnshire

- 5.1.1 A Heritage Impact Assessment submitted with the application contains an assessment of the impact of the proposals upon the setting of the Scheduled Monument and Listed buildings and on buried archaeological remains.
- 5.1.2 It is clear, from earlier investigations, that significant archaeological remains including a number of burials, are present at the site, although the condition, character, date and extent of those remains across the site has not been established. Therefore, a programme of archaeological evaluation is required to inform an appropriate archaeological strategy to mitigate the impact of the development.
- 5.1.3 Archaeological evaluation through trial trenching targeting the area of proposed development is recommended. The trial trenching should take into account ground impacts from drainage, landscaping, access and services, based on the submitted layout and associated plans. The trial trenching can be undertaken following demolition of the standing buildings to ground or slab level. A phase of mitigation should follow the trial trenching and should be based on the results of the trial trenching. The final report on the trial trenching should be available in order for accurate decisions to be made on the nature of the mitigation. Appropriate recording of the standing buildings should be undertaken prior to demolition.

5.2 Historic England

- 5.3 The proposed development site is highly sensitive. Stamford Hospital is a Grade II listed building, the former Friary gate is a scheduled monument (designated under S1 of the 1979 Ancient Monuments and Archaeological Areas Act on the basis of its national importance) and the site is in close proximity to Stamford Conservation Area. The hospital was developed from the mid nineteenth century on the site of the former Greyfriars (Franciscan) house. The scheduled gateway is designated under the name 'Whitefriars' (Carmelite) this reflects an historic misinterpretation corrected by research in the 1970's (after the designation). It appears from historic newspaper accounts that the Friary church underlay the Gandy wing with remains of the east end of the church and burials uncovered during construction.
- 5.4 The archaeological potential on site and the aesthetics of any new built form are settings considerations in relation to the scheduled monument and listed building. We recommend that the LPA is confident that the approach to new buildings on site is archaeologically informed, as outlined in the Prospect report, and that through robust conditions for reserved matters, any archaeological impacts can be assessed. We recommend that archaeological work is required by condition to inform the appropriate design of the proposed new buildings, including layout, form, massing, and detail. Footing and servicing details for proposed new buildings should be informed by archaeological investigation, in particular regarding monastic buildings and human remains. We also refer you to the archaeological expertise of your Conservation Officer and Archaeological Advisor.

5.5 SKDC Conservation Officer

- 5.5.1 Demolition:

5.5.2 It should be acknowledged that the final position of the buildings would likely be dependent on the results of the archaeological interventions, which have the potential to reveal remnants of the monastery once set on this site.

5.5.3 Infirmary Building:

5.5.4 The proposed demolition works would affect structures dating from between 1900-1929, as well as the late 20th century. This would bring the infirmary back into the focus of the site, by removing slightly inappropriate later extensions. While extensive works are required for the conversion of the interior of the infirmary, it has been noted during the site visit that the majority of these works would be affecting mid to late 20th century alterations. While some historic fabric would be affected, it is acknowledged that the applicant is striving to keep this to a minimum, and re-use historic fabric where possible, such as the repositioning of fire surrounds. A full Building Recording (to a 2/3 Level at minimum) of the building should be undertaken prior to the proposed alterations.

5.5.5 Exterior: The works proposed to the exterior of the building are predominantly comprising restoration works, and minor alterations such as blocking windows/doors or changing their size, a focus for which is to the sides and rear of the building. It is also proposed to install a 1.8m high railing upon the dwarf wall fronting the building. These works proposed are considered to be beneficial to the building. Care should be taken that any stone works repairs or alterations are matching the existing masonry. Lime mortar should be utilised for any pointing. Detailed drawings for any joinery proposed should be provided, e.g. windows and doors. These should be of timber, although metal windows could be considered acceptable where they match the existing metal windows. It is noted that existing windows of historic significance, such as the timber and metal windows, are proposed to be restored, and secondary glazing is proposed to be installed. The secondary glazing should be appropriately scaled to the existing fenestration, to not interfere with the external appearance of the building. Any areas abutted by the structures to be demolished should be made good with appropriate matching masonry and mortar, and a record produced for any features uncovered during the demolition works.

5.5.6 Based on the requirements noted, works proposed are therefore considered to be acceptable

5.5.7 Basement: The basement is well maintained, with a fairly expansive amount of rooms with vaulted ceilings, and small windows providing light. The works proposed to the basement are very minor, comprising only of the blocking off some existing doorways to provide a store area for all proposed flats. The use of tanking or other means of invasive damp proofing should be avoided to maintain the breathability of the exposed masonry. The use of lime-render may be considered appropriate if required. There are no concerns regarding the works proposed.

5.5.8 Ground Floor: The ground floor is proposed to be separated into four separate units (Units 1, 2, 5 and 6), all of which are two-bed units. A series of walls are proposed to be removed. Most of these are of modern origin. A number of doorways are also being proposed to be blocked off or altered. These works, while partially affecting historic fabric, would overall be considered a minor loss of historic fabric. These alterations are therefore considered to be acceptable. An elevator is proposed to be installed within the entrance hall. This would slightly interrupt the symmetry of the staircase, which is framed by four centred aches, matching the front doorway design. It is however noted that the staircase itself would remain

unaffected, beyond changes to the landing at first floor level. A high quality design for the elevator should be chosen, to minimise visual impact upon the entrance hall.

- 5.5.9 The modern lowered ceilings are proposed to be removed. A record should be provided if any historic features are being discovered during the course of these works. It is noted as mitigating factors that the currently boarded off windows are to be re-opened and restored. Unsuitable uPVC windows are to be replaced with timber windows. Historically valuable fireplaces are to be retained or reused within the structure. Built-in cupboards of historic origin are also proposed to be retained. Any doors of historic value should also be retained or reused where possible.
- 5.5.10 First and Second Floor: The works proposed to the first floor are of similar character as on the ground floor. In total, six units are to be created, four of which are 2-bed units, two are to be 1-bed units. One unit is set across the first and second floor. A number of internal walls are proposed to be removed and new partitions are proposed. A number of doorways are also being proposed to be blocked off or altered. These works, while partially affecting historic fabric, would overall be considered a minor loss of historic fabric. The modern lowered ceilings are proposed to be removed. This will have no impact on historic fabric.
- 5.5.11 A record should be provided if any historic features are discovered during the course of these works. Decorative features such as coving, picture or dado rails should be retained. Any doorways to be move or altered should retain their historic architraves where existing. Consideration and justification for the moving of a doorway and architraves should be provided; where architraves are kept in situ, details should be provided on how this is incorporated as a feature into the design of the room. It is noted that some rooms retain historic timber flooring, this should be retained. Restoration of the timber flooring would be a positive improvement. These alterations are therefore considered to be acceptable, based on the implementation of the conditions noted.
- 5.5.12 **Casualty Building:** The Casualty Building is a small structure currently interconnected with the infirmary by the 1929 structure. Once these are demolished, the building is to remain detached, as a single dwelling. Any areas abutted by the structures to be demolished should be made good, and a record produced for any features uncovered during the demolition works. The building is considered curtilage listed. The building retains a Collyweston tile roof, which is proposed to be retained. New dormers and conservation roof lights are proposed to be installed, and the existing large dormer on the north elevation is to be retained. The new dormers and rooflights are to be set lower along the east, west and south roof pitches, which would reduce the visual interruption to the roofscape.
- 5.5.13 All later extensions to the building, with the exception of the small hallway and utility area to the north of the building, are proposed to be demolished, restoring the historic appearance of the building.
- 5.5.14 A new floor is proposed to be installed, creating a first floor, which is to create three bedrooms, an ensuite and a bathroom. This would intrinsically change the internal layout of the building. It is, however, appreciated that the building would otherwise be of limited available space. A full Building Recording (to a 2/3 Level at minimum) of the building should be undertaken prior to the proposed alterations. Joinery details of all new windows, dormers, skylights, doors and the staircase should be provided.
- 5.5.15 Based on the conditions recommended above, the proposed works are considered to be acceptable.

5.6 **The Georgian Group**

5.6.1 Proposed Works of Demolition: The proposed works of demolition relate to buildings which date from beyond our statutory date remit and therefore the Group wishes to defer to the Victorian and Twentieth Century Societies over their future.

5.7 **Stamford Local History Society**

5.7.1 We welcome in principle the proposal to develop the site for residential use, including the sensitive conversion of the Infirmary Building and the Casualty Ward to residential use, which will ensure their long-term survival.

5.7.2 We also welcome the proposed demolition of all existing buildings on site with the exception of the Friary Gate House (a Scheduled Monument), the original infirmary building (Grade II Listed) and the Casualty Ward (locally listed). We set out below our main concerns, the reasons for those concerns and our recommendations to the SKDC Planning Committee.

5.7.3 Our recommendations are that whilst we support the principle of the proposed development, the current application be refused on the following grounds:

5.7.4 Given the national significance of the site and the risk of destruction of important archaeological remains. In the Society's view, the analysis of the archaeological remains by the applicants are inadequate and their proposals do not provide sufficient protection or detail of the scheme of archaeological excavation required.

5.7.5 The application does not include an application for Scheduled Monument Consent for the works to the Scheduled Gate House, which forms an integral part of the site and should be included in any application, in order to protect its future. (see paragraph 7.2.2 c) of the HIA) and reference to Historic England's At Risk Register above).

5.7.6 In our view the proposed application does not comply with the requirements of the NPPF. However, we would ask the planning authority to encourage the developers to submit a re-application for the currently proposed work required to convert the Infirmary Building and the Casualty Ward Building, and for the demolition of the remaining buildings (except the Gate House) which we urge the Planning Committee to grant as soon as a revised application is submitted.

5.7.7 This course of action would enable the Developer to proceed with the conversion of the Infirmary Building and The Casualty Ward. It would also enable the developer to submit an application for Scheduled Monument Consent setting out how they intend to repair, restore and preserve the Gate House which we consider integral to the whole development. It would also enable a detailed excavation strategy plan for an archaeological dig on the areas of the site which would now be available to be prepared and approved by the planning authority as part of a re-application for a detailed consent for the new build development proposed for the site.

5.8 **Stamford Civic Society**

5.8.1 The Stamford Civic Society formally objects to the current planning application. Had the application related solely to the Gandy building, we would have supported it. The proposed scheme in that regard appears sensitive, eliminates unsightly 20th-century additions, and promises to deliver a high-quality restoration of this historically significant structure. However, the inclusion of proposals for 17 new residential properties-presented only in outline form-raises significant concerns, particularly due to the sensitivity of the site in question. The historical and archaeological importance of this area is well established. It

constitutes one of the most critical yet largely unexplored archaeological locations within Stamford. The gateway remains the only surviving architectural feature from the mendicant friars' presence in the mid-13th century. Behind it lies the former friary site, much of which is beneath the Gandy building, alongside a potentially extensive burial ground, cloisters, and associated monastic structures extending to the south and west-precisely where the new residential development is proposed. Evidence from limited excavations already undertaken, notably in "Trench 5," strongly suggests a high likelihood of further significant archaeological remains beneath the proposed development area. It is wholly inappropriate to defer archaeological investigations to a post-approval condition. The findings could render the proposed development impractical or entirely unfeasible. The construction works necessary for the new houses, including foundations, service trenches, and infrastructure, would likely cause extensive disruption to any underlying archaeological remains.

5.8.2 The Society firmly contends that comprehensive archaeological assessments must be completed prior to any determination of the site's suitability for development. Only with a full understanding of the archaeological context can an informed and responsible planning decision be made. We therefore recommend that either:

5.8.3

1. The proposal be revised to exclude the new-build housing, allowing the Gandy building restoration (and demolition of later hospital additions) to proceed independently; or
2. The entire application be withdrawn, allowing a more considered and phased approach, beginning with thorough archaeological investigation before any new development proposals are brought forward. The applicant must be made explicitly aware of the site's exceptional archaeological significance. Proper investigation, documentation, and preservation may require considerable time and resources, and could necessitate substantial amendments to the current development concept. Moreover, the proposed density of 17 dwellings on such a constrained and sensitive site, appears excessive. While the Society supports appropriate and respectful redevelopment in principle, due process must be followed. Archaeological work should precede design, ensuring that future proposals are informed, context-sensitive, and feasible. The outline nature of the application provides no substantive details regarding the design of the proposed housing. Such information is critical, given the need to preserve the setting of adjacent historic structures, particularly the gatehouse, and to avoid visual and spatial overdevelopment. The site layout currently suggested, points to excessive infill that compromises the open character that currently allows the Gandy and former fever ward buildings to maintain their architectural prominence and integrity. In conclusion, this application in its current form is premature, inadequately informed, and risks irrevocable harm to a site of outstanding archaeological and historic value. We urge the planning authority to reject or defer the application until the necessary preliminary work has been completed.

5.9 **The Victorian Society**

5.9.1 The Proposed Redevelopment: The hospital lies on the very edge of the Stamford Conservation Area, which is noted for its Mediaeval buildings, but more pertinently, its 'elegant examples' of C19th architecture (Stamford Conservation Area Appraisal, 2011). Any change to this highly sensitive and characterful setting will undoubtedly have an impact on the wider context of the hospital (a listed building) and the conservation area. The proposed design is mostly unsympathetic to the historic setting of the hospital. The massing of the blocks is large and overbears on the historic buildings it would share a space with. The floorplan of the proposed does go some way to reinstating the early C19th planform of the site but negates the late C19th and C20th story of the hospital. The Society recommend

a scheme that would reflect this history, architecture and wider site. The material palette for the proposed redevelopment is also not as sympathetic as it otherwise could be and would have an impact on views to (and from) the conservation area. It also would struggle to enter a sustained dialogue with the historic fabric of the remaining buildings, impacting the setting and significance of the listed building.

5.10 The Demolition: The Society is less concerned by the principle of the proposed demolition, as this appears to be confined primarily to historic fabric of the 1920s and later. This lies outside of the Society's remit, but we always argue for a considered and careful approach to demolition of any listed building in order to preserve as much historic fabric as possible. The National Planning Policy Framework is very clear that demolition (i.e. harm) of any part of a listed building should be wholly exceptional (2024, paras. 212-215).

5.11 The Society strongly urges your Authority to request further information on this application, and to consider it and its impacts very carefully. I would be grateful if you could inform the Victorian Society of your decision in due course

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 0 letters of representation were received.

7 Evaluation

7.1 Heritage Impact

7.1.1 The proposed works are affecting the grade II listed Stamford and Rutland General Infirmary (NHLE 1062264), which was built in 1826 to the design of JP Gandy, with extensions dating from 1879, and modern alterations. It is also set in the wider proximity of the Whitefriars Gate, a Scheduled Monument (NHLE 1005006), dating from the 14th century. The hospital was developed on the site of the former Greyfriars house, thus hold a high level of archaeological potential. The works are also set within 100 metres of the Stamford Conservation Area. The proposed works therefore have the potential to impact upon the significance and setting of these heritage assets, but especially the listed building.

7.1.2 The Planning (Listed Buildings and Conservation Areas) Act, 1990, requires special regard for listed buildings, therefore, consideration needs to be given to the potential impact of the proposed works on the significance of this listed building. As the site is located within 100 metres of the Stamford Conservation Area consideration also needs to be given to the contribution of this site to the significance of this conservation area. Under the Planning (Listed Buildings and Conservation Areas) Act, 1990, special attention should be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

7.1.3 Policy EN6 (The Historic Environment) is the primary development plan policy through which the Council exercises its statutory functions. This policy states 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, and proposals will be expected to take Conservation Area Appraisals into account, where these have been adopted by the Council. Development that is likely to cause harm to the significance of a heritage asset or its setting will only be granted planning permission where the public benefits of the proposal outweigh the potential harm.

7.1.4 Similarly, Policy 8 (The Historic Environment) of the Neighbourhood Plan identifies that development will be supported where it conserves or enhances the significance of designated and non-designated heritage assets and their setting, through high quality and sensitive design, taking into consideration appropriate scale, materials and siting in relation to historic views identified within the Stamford Conservation Area Appraisals.

7.2 This application is for the demolition of a series of buildings and conversion of the existing Infirmary and Casualty building. The Councils Conservation Officer, Historic England, The National Amenities Societies and Stamford Civic Society were consulted as part of the application process: -

7.2.1 Stamford Civic Society have not objected to the conversion works to the listed buildings; however, they have expressed concern regarding the demolition works and the potential archaeological significance of the site. The Civic Society has stated that "had the application related solely to the Gandy building, we would have supported it. The proposed scheme in that regard appears sensitive, eliminates unsightly 20th-century additions, and promises to deliver a high-quality restoration of this historically significant structure. The historical and archaeological importance of this area is well established. It constitutes one of the most critical yet largely unexplored archaeological locations within Stamford."

7.2.2 SKDC's Conservation Officer was consulted and has commented on the application in detail (see SKDC Conservation Officer comments above). The application has been accompanied by a Heritage Impact Assessment and further information on the impact of the proposal on the historical fabric of the listed building. The Conservation Officer undertook an extensive site visit to ascertain the extent of the proposed works to the listed buildings historic features.

7.2.3 The Conservation Officers view that "the works proposed to the exterior of the building are predominantly comprising restoration works, and some minor alterations such as blocking windows/doors or changing their size. It is proposed to install a 1.8m high railing upon the dwarf wall fronting the building. These works are considered to be beneficial to the building." Further to this, the proposed demolition works would affect structures dating from between 1900-1929, as well as the late 20th century. This would bring the infirmary back into the focus of the site, by removing slightly inappropriate later extensions. While extensive works are required for the conversion of the interior of the infirmary, it has been noted during the site visit that the majority of these works would be affecting mid to late 20th century alterations. While some historic fabric would be affected, it is acknowledged that the applicant is striving to keep this to a minimum, and re-use historic fabric where possible, such as the repositioning of fire surrounds. A full Building Recording (to a 2/3 Level at minimum) of the building should be undertaken prior to the proposed alterations."

7.2.4 The Conservation Officer has identified that the works would result in less than substantial harm to the significance of the buildings. However, this harm could be mitigated by the submission of additional information (required by condition) including precise details of materials, joinery details, construction/demolition methodology, schedule of features to be retained/removed and full building recording prior to any demolition works. Historic England deferred the assessment of the proposal to the expertise of the Councils Conservation Officer.

7.2.5 Heritage Lincolnshire as Archaeological consultees for the Council have commented that the . "The site for the proposed development lies in an area of archaeological interest at the site of the medieval friary of Greyfriars. The sites' of the religious houses of White Friars, Black Friars and St. Leonards Priory lie to the west and south.

7.2.6 The Franciscan friary (Greyfriars) was established prior to 1230. The 14th century friary gatehouse at the western end of the hospital complex and is a Scheduled Monument. The gatehouse is the only upstanding element of the Friary which would have comprised a range of buildings. An archaeological evaluation was carried out at the hospital site in 2015, including trenches located within the area of the current proposal. The investigations revealed archaeological remains and the presence of inhumations, suggesting a cemetery associated with the friary.

7.2.7 Stamford and Rutland General Infirmary is a Grade II Listed Building. The centre piece of the hospital is by JP Gandy and was built between 1826- 28 with later additions.”

7.2.8 The proposed demolition works are quite extensive and would make way for the construction of 16no new dwellings within the demolition area. Heritage Lincolnshire have stated that “A Heritage Impact Assessment submitted with the application contains an assessment of the impact of the proposals upon the setting of the Scheduled Monument and Listed buildings and on buried archaeological remains. It is clear, from earlier investigations, that significant archaeological remains including a number of burials, are present at the site, although the condition, character, date and extent of those remains across the site has not been established. Therefore, a programme of archaeological evaluation is required to inform an appropriate archaeological strategy to mitigate the impact of the development.

7.2.9 The Stamford Civic Society, supported by the Stamford Local History Society firmly contends that a comprehensive archaeological assessment must be completed prior to any determination of the site’s suitability for development.

7.2.10 Given the above concerns, further advice on this was sought from Heritage Lincolnshire (as the Councils Archaeological advisors), and they stated that “archaeological evaluation through trial trenching targeting the area of proposed development is recommended. The trial trenching should take into account ground impacts from drainage, landscaping, access and services, based on the submitted layout and associated plans. The trial trenching can be undertaken following demolition of the standing buildings to ground or slab level. A phase of mitigation should follow the trial trenching and should be based on the results of the trial trenching. The final report on the trial trenching should be available in order for accurate decisions to be made on the nature of the mitigation. Appropriate recording of the standing buildings should be undertaken prior to demolition.”

7.2.11 Based on the above, it is considered that should the development be recommended for approval that appropriately worded conditions, as advised by Heritage Lincolnshire, could be applied to both the Outline Planning Permission and Full Planning Permission parts of the scheme that allows for the following sequence of events:

- 1) Specific building recording to take place (according to a programme of archaeological building recording and in accordance with a written scheme of investigation)
- 2) Demolition works (to slab level)
- 3) Archaeological evaluation, including trial trenching, in accordance with a written scheme of investigation.
- 4) The building works shall only then be carried out in accordance with the approved details in accordance with a written scheme of archaeological mitigation investigations.
- 5) Final report upon completion/occupation

7.2.12 Heritage Lincolnshire have requested conditions in order to mitigate concerns regarding the demolition works that form part of this application. These conditions would be placed upon the accompanying Full Planning Permission, in the event that it is approved, and so it is not considered necessary to repeat them on the Listed Building Consent. Notwithstanding, the proposed archaeological conditions are set out in the recommended schedule of conditions for Planning Application S25/1082. It is the officer assessment that any impacts upon the archaeological interest and significance of the site by the proposed development can be appropriately recorded and mitigated against in accordance with Policy EN6 of the SKLP and Section 16 of the NPPF.

7.2.13 Taking the above into account, it is considered that the proposal would preserve the character and appearance of the listed building as required by Policy EN6, and would be in accordance with Policies EN6 and DE1 of South Kesteven Local Plan, and NPPF Sections 12 and 16.

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 Planning Balance and Conclusions

10.1 The application is for Listed building consent for the conversion of the infirmary and casualty ward together with associated demolition and external alterations to form 11no. dwellings (Use Class C3).

10.2 The application site is a listed building, and the proposals would result in numerous alterations to the listed buildings, including minor interventions to historic fabric to facilitate the conversion to residential use. As such less than substantial harm to the significance of the listed building has been identified. A benefit of the conversion is that it would bring the disused building back into a viable economic use and in doing so, preserve the heritage assets for future generations. The proposal would provide multiple units of housing provision in this area of Stamford, and this would be of public benefit.

10.3 To conclude, the change of use would be in accordance with Policy EN6, and it would preserve the character and appearance of the listed buildings and would result in changes to the listed building with less than substantial harm identified to the significance of the buildings from the works. The public benefits of the multiple units of small housing provision together with bringing the building back into a viable use would outweigh any remaining concerns regarding the harm to the historic buildings. Therefore, the proposal is in accordance with the Act Policy EN6 of the Local Plan and Section 16 of the NPPF.

11 Recommendation

To authorise the Assistant Director of Planning & Growth to GRANT listed building consent, subject to 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:

Drawing No.2140-01 Location Plan

Drawing No.2140-04 Proposed Site Plan

Drawing No.2140-06 Construction Management Plan – Demolition Phase

Drawing No.2140-07 Construction Management Plan Infirmary Works Phase

Infirmary Building:

Drawing No.2140-14A Proposed Ground Floor and Basement Plan

Drawing No.2140-15A Proposed First and Second Floor Plan

Drawing No.2140-16B Proposed Elevation Plan

Drawing No.2140-17B Proposed Section Plan

Casualty Building:

Drawing No.2140-19 Proposed Floor Plans, Sections, Elevations

Unless otherwise required by another condition of this permission.

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

Before the Development is Commenced

3. Before the development hereby consented is commenced, a scheme of archaeological building recording to a Level 2/3, according to a written scheme of investigation, must have been submitted to and approved in writing by the Local Planning Authority. The programme must include a provision for recording the buildings historic assets prior to their alteration/destruction. The works must then be carried out in line with the written scheme of investigation.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policies DE1 and EN6 of the adopted South Kesteven Local Plan and Paragraph 215 of the NPPF.

4. Prior to the commencement of works, a detailed schedule of all features of historic significance must be produced. The schedule must highlight the features to be retained in situ or moved within the site.

Reason. To ensure the preservation of historic features which contribute to the significance of the designated heritage asset within the site, in line with EN6 and NPPF 215.

During Building Works

5. The works hereby consented, including any demolition, works, shall be carried out in strict accordance with the Schedule of Proposed Works to Infirmary Report (Grey Friars Developments Ltd) (23 May 2025) and the Schedule of Proposed Window Changes

(Greyfriars Developments Ltd) 13 November 2025), unless otherwise agreed in writing by the Local Planning Authority.

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

6. During demolition works, bricks should be carefully removed, cleaned and stored appropriately for re-use within the site.

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

7. Before any of the works on the external elevations for the building(s) (external walls and roof coverings) hereby permitted are begun, samples of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces 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.

8. Before the installation of any of the new external windows and/or doors hereby consented, full details of all proposed joinery works for those windows/doors, including 1:20 sample elevations and 1:1 joinery profiles, shall have been submitted to and approved in writing by the Local Planning Authority.

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

Before the Development is Occupied

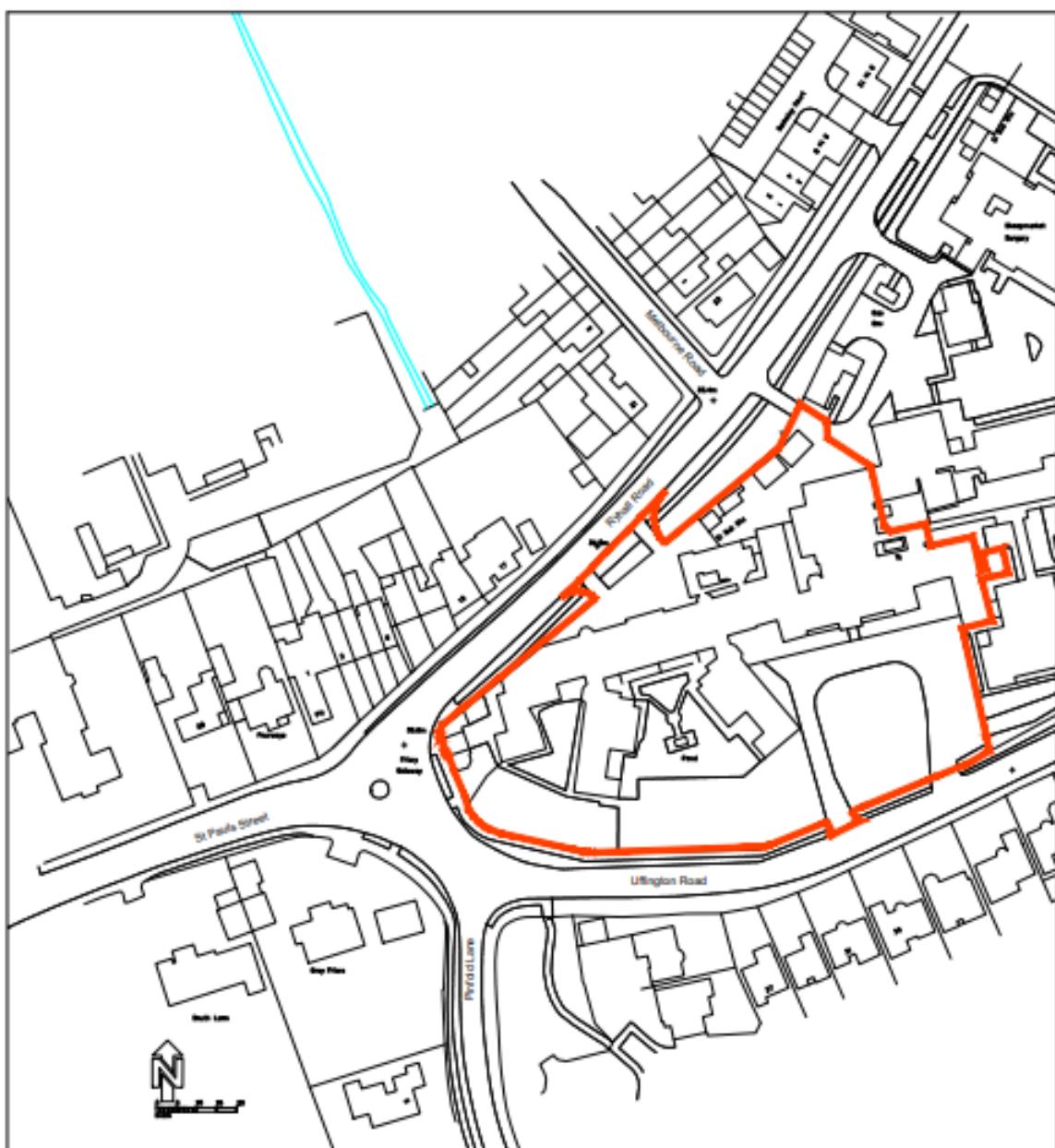
10. Before any part of the development hereby permitted is occupied/brought into use, the external surfaces shall have been completed in accordance with the approved details.

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

11. Before the part of the building being altered is first occupied/brought into use, the joinery works shall have been completed in accordance with the approved joinery details.

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

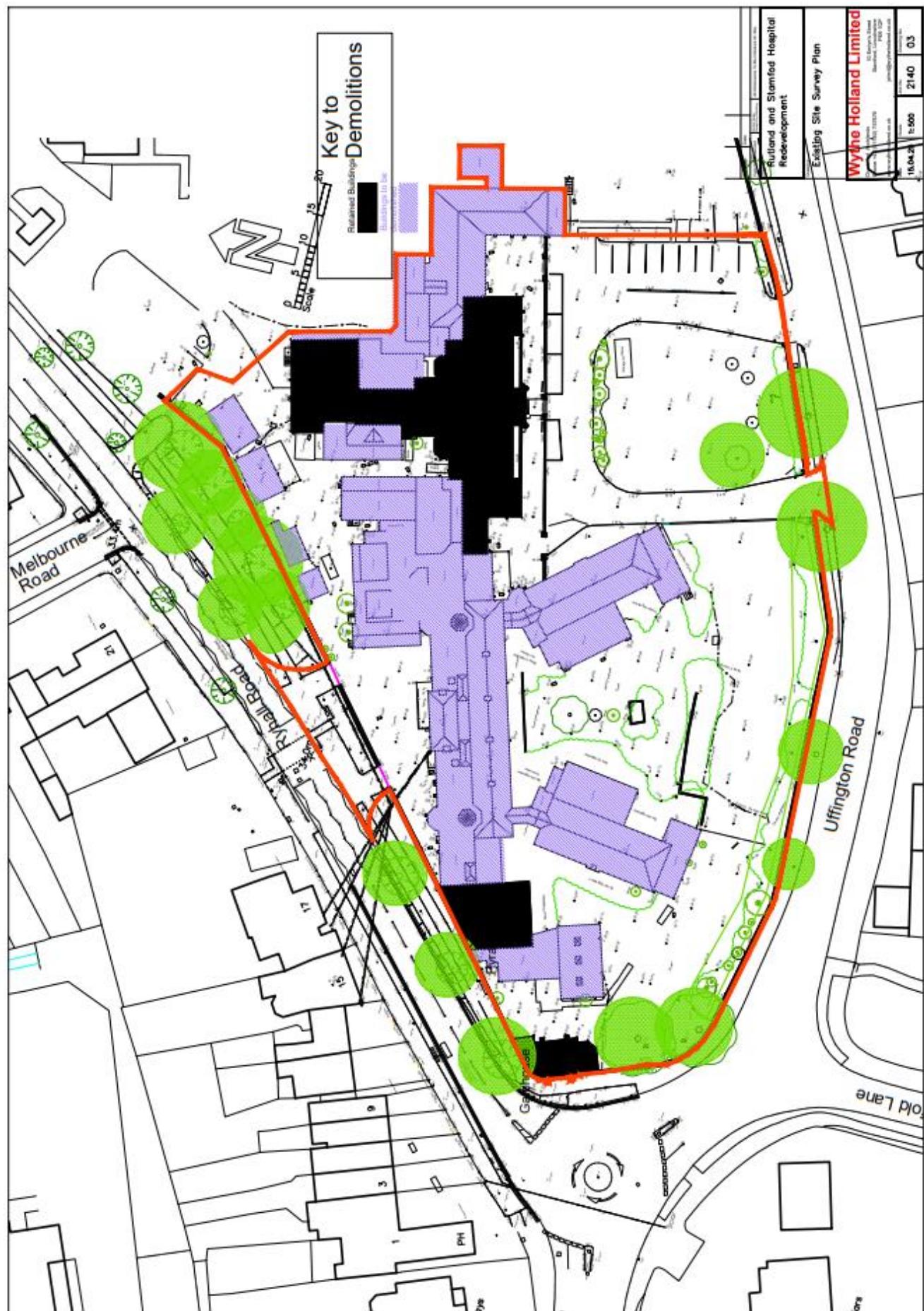
SITE LOCATION PLAN



Ordnance Survey (c) Crown Copyright 2024.
All rights reserved. Licence number 100022432

Project:	Site	Address:	Postcode:	Telephone:	E-mail:
Rutland and Stamford Hospital Redevelopment					
O S Location Plan					
Wythe Holland Limited					
Chartered Architects		10 Design's Street	Bramford, Lincs	PE8 1QP	
Phone +44 (0)1800 707878					
www.wytheholland.co.uk					
E-mail:					
jones@wytheholland.co.uk					
Date:	Date:	Page No:	Drawing No:		
06.04.25	11:1250	2140	01		

PROPOSED DEMOLITION PLAN



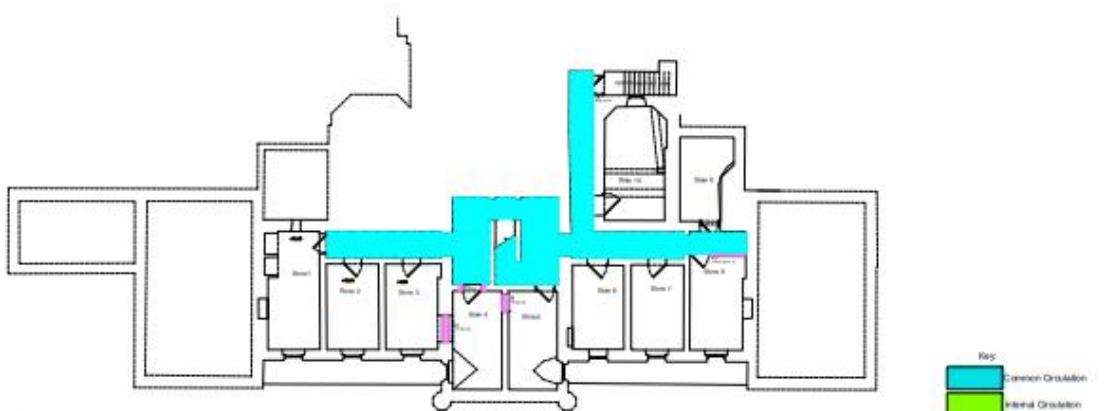
PROPOSED SITE PLAN



PROPOSED FLOOR PLANS (BASEMENT AND GROUND FLOOR) – INFIRMARY BUILDING

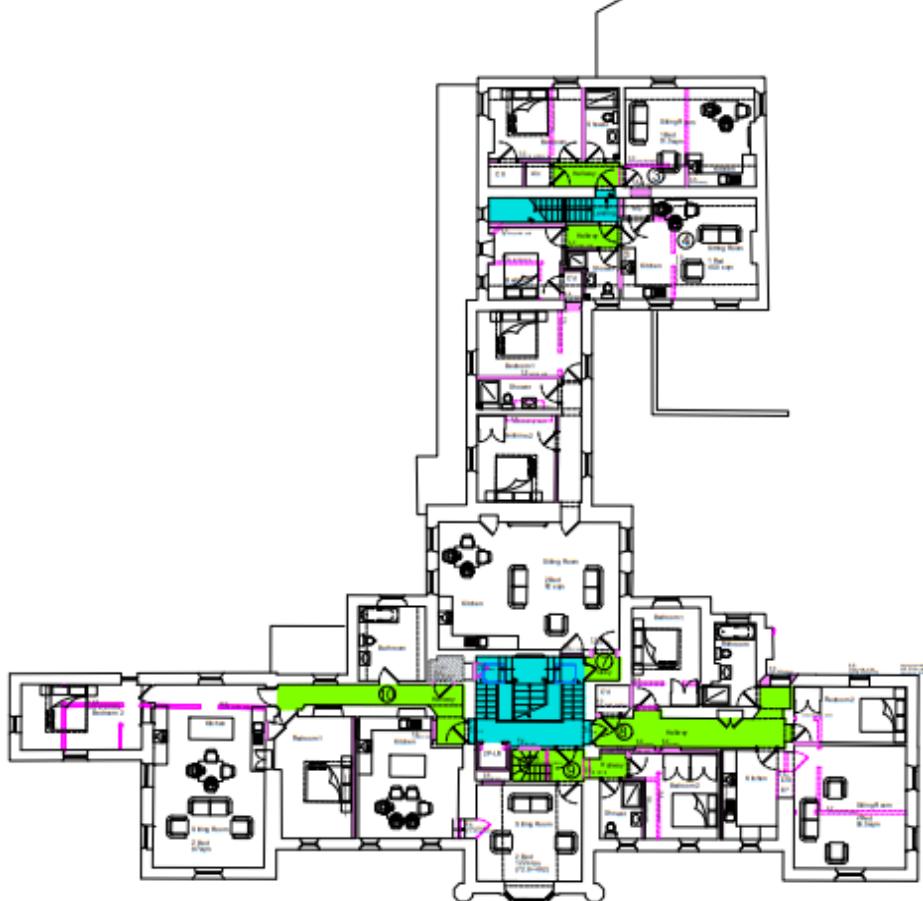


Proposed Ground Floor Plan

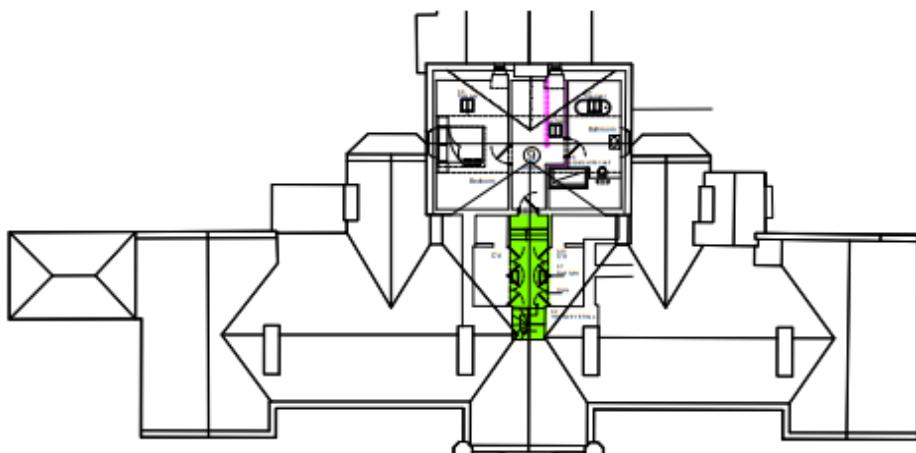


Proposed Basement Floor Plan

PROPOSED FIRST FLOOR PLAN – INFIRMARY BUILDING



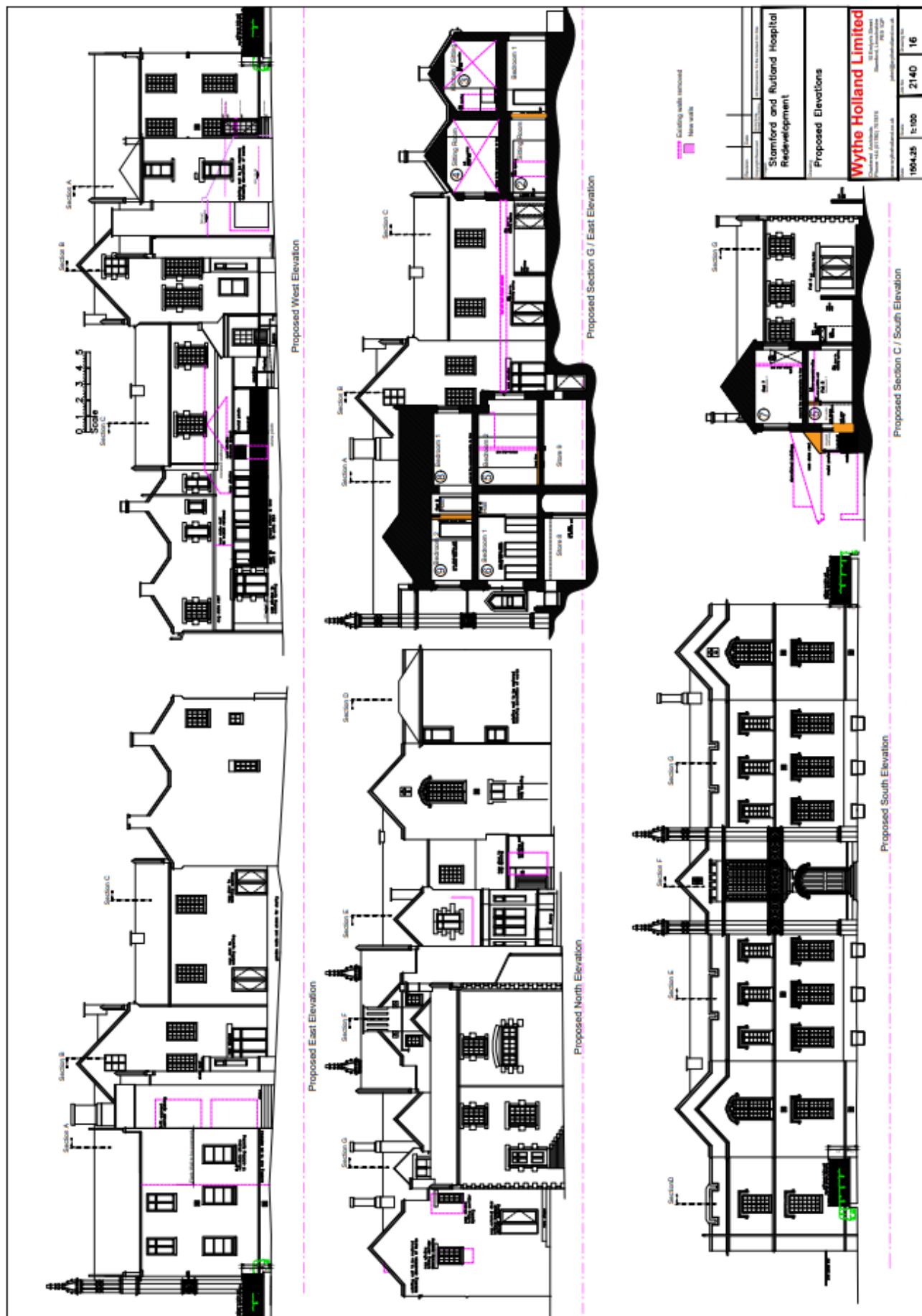
Proposed First Floor Plan



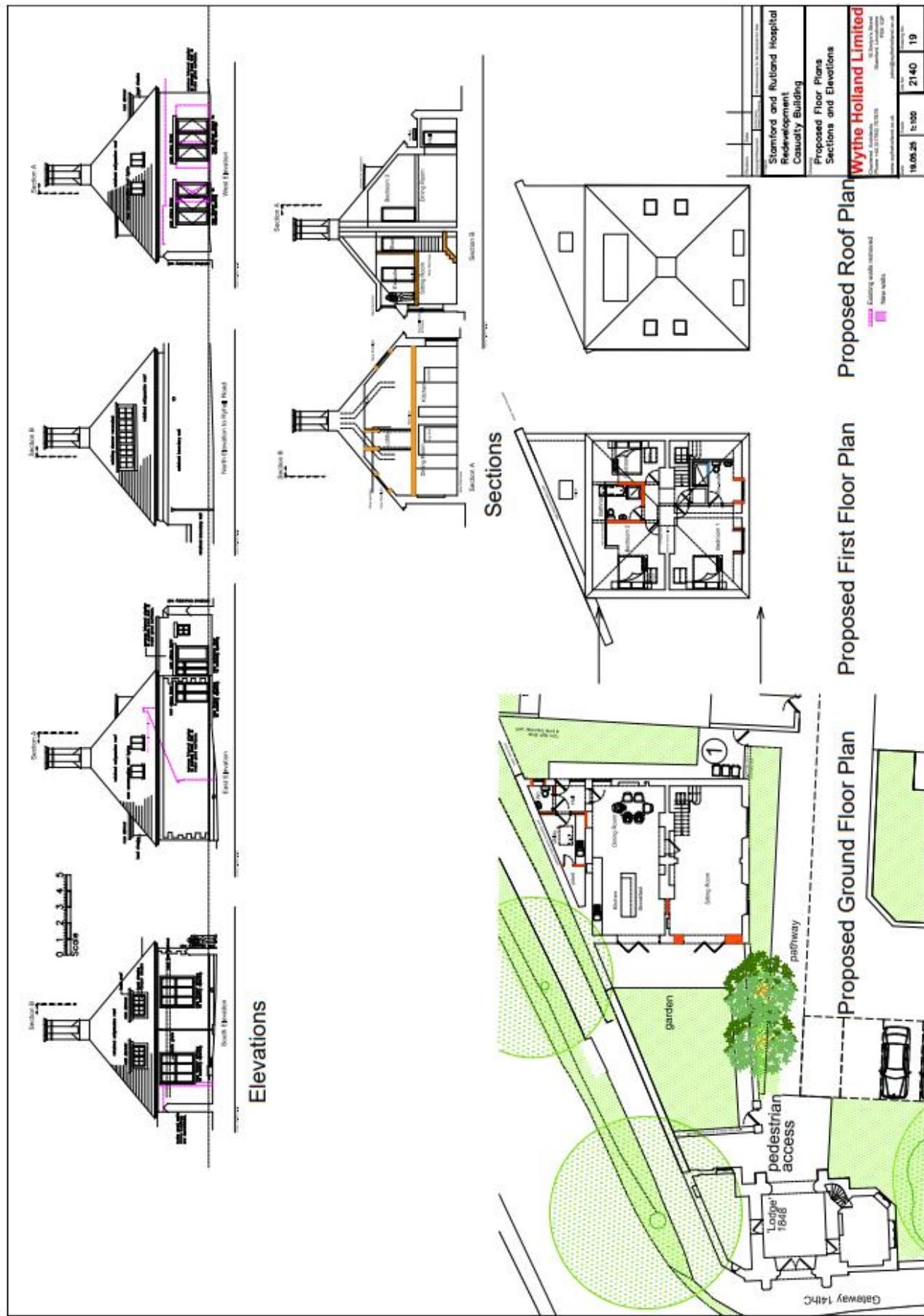
Proposed Second Floor Plan

16.04.25	10:00	2140	15
Wythe Holland Limited			
Chartered Accountants	Chartered Surveyors	Planning & Development	Proposed First and Second Floor Plan
01622 801000 01622 703333	01622 801000 01622 703333	01622 801000 01622 703333	Stamford and Rutland Hospital

PROPOSED ELEVATION PLAN – INFIRMARY BUILDING



PROPOSED ELEVATIONS AND FLOOR PLANS – CASUALTY BUILDING



Financial Implications reviewed by: Not applicable

Legal Implications reviewed by: Not applicable