



Planning Committee

22 January 2026

S25/1881

Proposal:	Various remedial works to restore the external facades and remove previous works that are not in-keeping with the building's heritage. Retrospective permission for internal works to divide the property into two dwellings, and for a small side extension as well as various rear extensions.
Location:	16 And 18 Market Place, Folkingham, NG34 0SFL
Applicant:	Mr Phil Reynolds
Agent:	Miss Lucy Best
Application Type:	Listed Building Consent
Reason for Referral to Committee:	Council managed property
Key Issues:	<ul style="list-style-type: none">Impact on the character of the Conservation AreaImpact on the special interest of the Listed Building
Technical Documents:	Heritage Statement

Report Author

James Adams, Conservation Officer

01476 406415

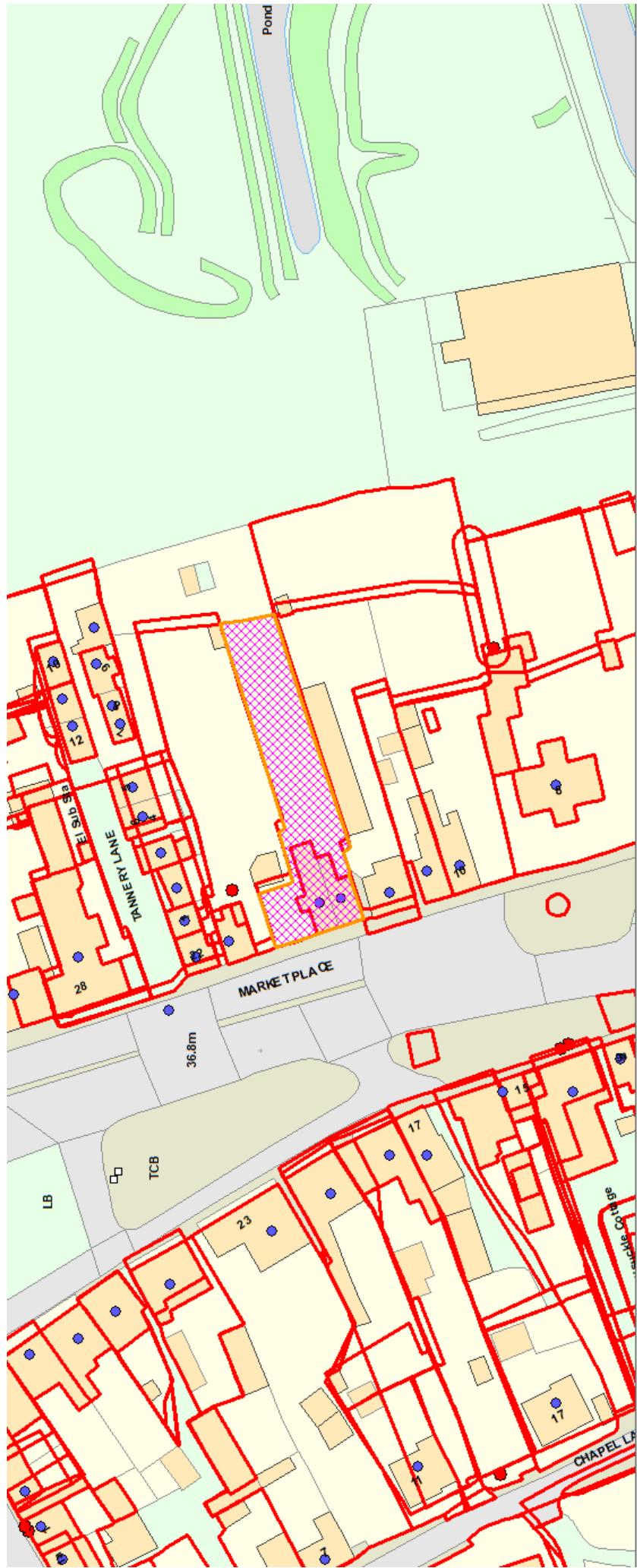
james.adams@southkesteven.gov.uk

Corporate Priority:	Decision type:	Wards:
Growth	Regulatory	Toller

Reviewed by: Adam Murray – Principal Development Management Planner | **9 January 2026**

Recommendation (s) to the decision maker (s)

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



Key

Application
Boundary



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1 Description of Site

1.1 The application site relates to Nos. 16 and 18 Market Place, Folkingham. The building is a Grade II listed building (NHLE 1360149) designated as No. 16 Market Place dating from the late 18th century. The property, consists of two storeys and an attic and is constructed in a red brick English Garden Wall bond with painted ashlar dressings. The property has a mansard pantile roof with stone coped gables and gable chimney stacks. The front of the property is the most striking and has traditional Georgian detailing and proportions with a central doorway with semicircular headed doorcase with a raised keystone, a fanlight and deep set panelled door. The property has three bays with 20th century Georgian bar casement windows on the ground and first floor. In the attic there are 2no. six-light sash windows. On the northern elevation a single storey lean-to side porch has been constructed in red brick with a monopitch pantile roof. The porch was built to create access to No. 18 Market Place when the property was split in two and is not in keeping with the existing dwelling. Nos. 16 & 18 Market Place are located in the Folkingham Conservation Area.

1.2 Market Place in the Folkingham Conservation Area is characterised by the unity of design on Market Street and the construction material being mainly brick interspersed with coursed limestone with a combination of pitched roofs some featuring dormer windows or mansard roofs with either clay pantile or Collyweston slate or Welsh slate coverings.

2 Description of Proposal

2.1 It is proposed to undertake remedial work to the external facades and remove previous works that are not in keeping with the listed building. This includes but is not limited to, replacing the existing windows, rendering the porch extension, replacing the existing UPVC guttering with cast-iron and repointing the property. It is also proposed for retrospective consent for the subdivision of the property and the erection of extensions to the rear and side.

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 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 The Folkingham Parish Council were consulted on the application and no response was received.
- 5.1.2 The Big Six Amenity Societies were consulted and no response was received.

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 one letter of representation have been received.
- 6.2 The comments were in relation to the reintroduction of obscured glazing to the upstairs windows of the extension for the privacy of No. 14 Market Place, concerns over scaffolding blocking access to No. 14's rear driveway during the repointing works and concerns over any protruding items in the passageway between Nos. 14 & 16 Market Place.
- 6.3 The applicant was consulted regarding the reintroduction of obscured glazing to the upstairs windows of the extension and have not responded to the case officer. The introduction of obscured glazing and privacy is not a matter for listed building consent. Notwithstanding, there are no concerns from a heritage perspective as to whether the obscured glazing is or is not installed. Window details will be conditioned and these could be submitted as part of the condition.
- 6.4 Access is not a consideration for listed building consent and it is recommended that the applicant is in communication with the neighbour throughout the scheme of works to ensure that impediment to the access is kept to a minimum.

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 an enhancement to the significance of the listed building as the works will improve the visual appearance of the property.
- 7.5 The repointing of the property with lime mortar will remove the inappropriate cementitious mortar resulting in an improved appearance and reduce the likelihood of moisture build up.

Further details regarding the specification of the mortar will be conditioned to ensure that the mix is appropriate for the listed building.

- 7.6 The rendering of the porch extension will improve the appearance as the clashing red brick from the extension will be rendered in a cream render enhancing the Georgian red brick façade. Further details regarding the specification and colour of the proposed render will be conditioned to ensure that the render and colour are appropriate for the listed building.
- 7.7 The replacement of the windows to the property with Georgian style timber box timber sash windows to the front elevation on the ground and first floor and Georgian style timber casement windows to replace the UPVC windows to the rear and side all in slimline double glazing no wider than 14mm with full glazing bars will enhance the elevations of the building and reinstating the lost design features introducing the windows. Further detailed drawings of the windows are to be conditioned to ensure that they are appropriate for the listed building. In the attic, it is proposed to repair the existing sash windows which will not result in the loss of historic fabric.
- 7.8 Similarly, it is also proposed to replace the doors to the property, replacing the front and rear doors of Nos. 16 and 18 with four panelled doors. This is more in keeping with the Georgian panelled door that would have originally been installed. Further detailed drawings of the new doors will be conditioned to ensure that they are appropriate for the listed building.
- 7.9 The replacement of the existing UPVC guttering with cast-iron guttering will also result in an improvement to the character and appearance of the listed building, enhancing the building's significance.
- 7.10 Internally the application is for retrospective permission for the introduction of a new staircase to allow access up to the first floor from No. 18 and internal wall to form an enclosure around the staircase. The introduction of the staircase is acceptable, the floor plan of the property has been altered significantly with the division of the property into 2no. dwellings, however the original plan form is still legible. The introduction of a staircase in this location does not erode the plan form further and as such there are no concerns with this aspect of the proposal.
- 7.11 Overall, the proposal is in accordance with South Kesteven District Council's Local Plan Policy EN6: The Historic Environment and Chapter 16 of the NPPF. The proposal will enhance the character of the listed building and the amenity of the Folkingham Conservation Area.

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 improve 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. Location Plan [received 06 October 2025]
- ii. 12981-WMS-ZZ-ZZ-D-A-10201-S8-P01 – Proposed Works Building Plans [received 06 October 2025]]
- ii 12981-WMS-ZZ-ZZ-D-A-10601-S8-P01 – Proposed Works Building Elevations [received 06 October 2025]

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 rendering hereby permitted is undertaken, specification of the render (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.

The works shall be carried out 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.

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

The works shall be undertaken in accordance with the approved details.

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

5) Before the installation of any of the new external doors hereby consented, full details of all proposed joinery works for those 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.

The works shall be undertaken in accordance with the approved details.

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

6) Before any of the works on the external elevations for the building hereby permitted are begun, specification of the mortar to be used in the repointing of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority.

The works shall be undertaken using 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.

Standard Note(s) to Applicant:

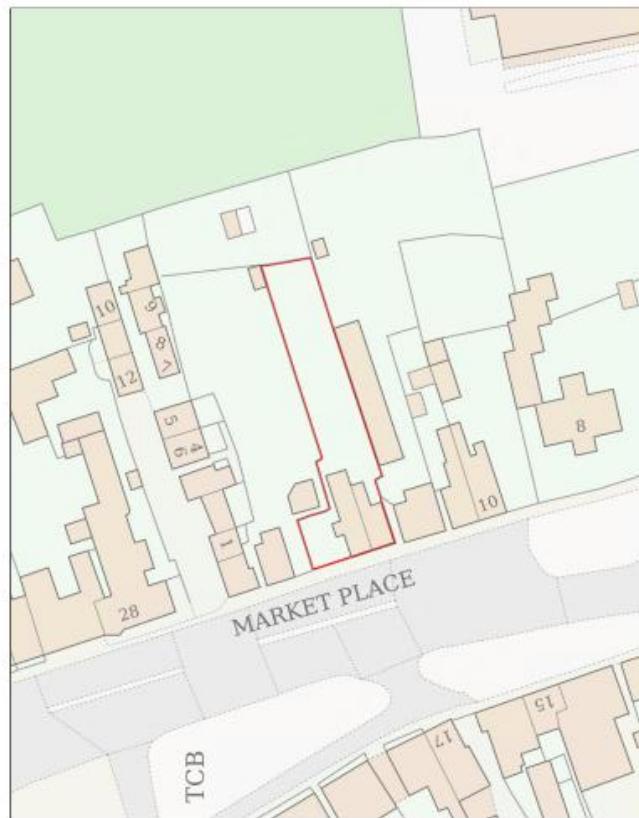
- 1) In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework

Location Plan
Site Address: Easting: 507266 Northing: 333603

Date Produced: 06-Oct-2025

Scale: 1:1250 @ A4

SITE LOCATION PLAN



N ↗

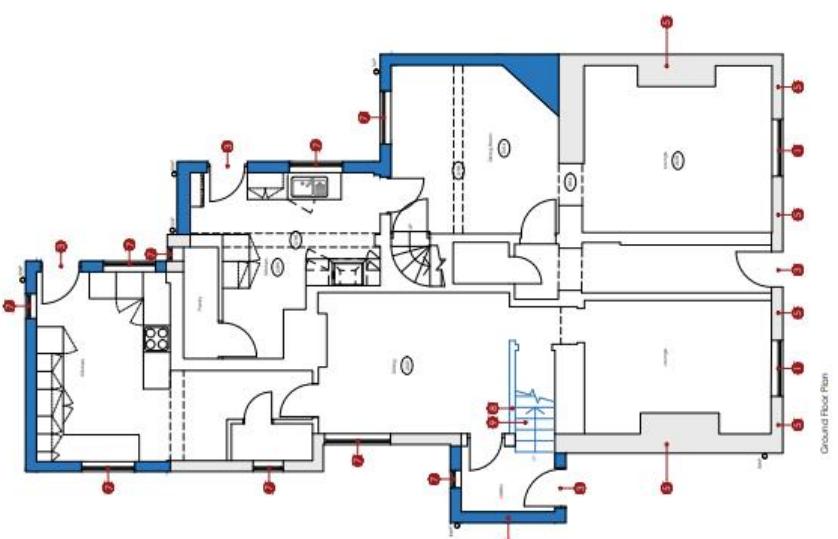
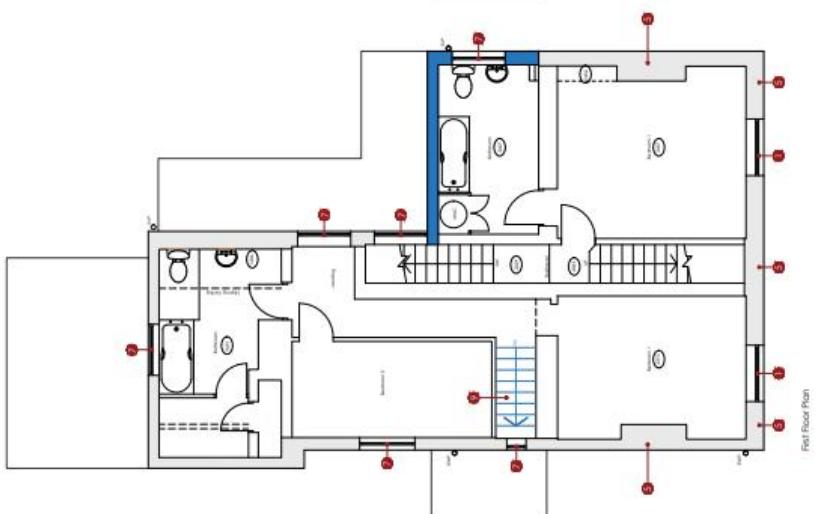
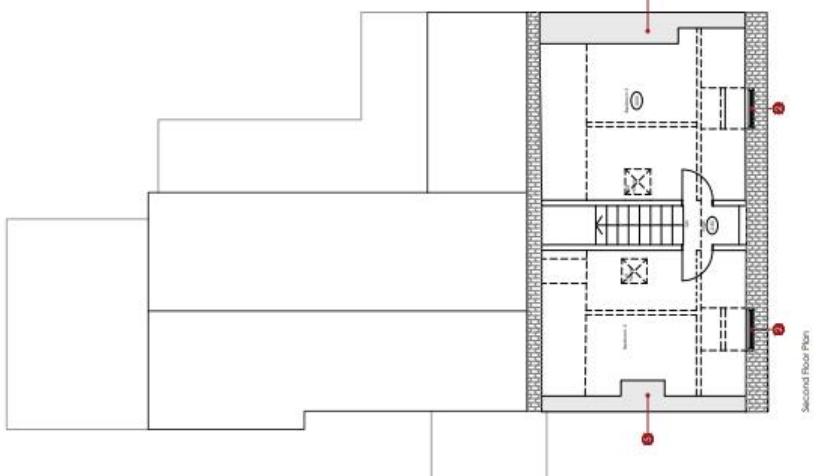
Planning Portal Reference: PP-14339412v1

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PROPOSED FLOOR PLAN & ELEVATIONS



- Excluding uPVC windows to side and ends of property to be replaced with Gullane style fibreside hinged operating casement windows. Gullane a gazing box to the tiered mowth and Nemo kitchen area 4m x 4m. As above window reveals to be recessed in ground, including plastering, pointing and rendering to match rendering.
- External wall to form side enclosure to no. 18
- Door to form vertical circulation in no. 18
- Walls forming modern extensions

KEY

1 Ending lumbar syndrome with front/locades of ground and feel floor
will be reenacted with Ganglion: the firmer the vertical sliding
extensor, the stronger. Ganglion: gliding bars to be retrieved/move and
then push. All gliding bars to be retrieved/move and then push.
Panting and stretching according to Panting and stretching.

2 Ending lumbar syndrome with front/locades of offic level to be
reinforced.

3 Reinforcement of Bodily/Bound and Feeling/becoming/reinforced.
Frontal bars, stand and sit as requested to be to a smooth
surface/line.

4 Panting and stretching operation works best.
Check that the weight of the front/locades for the sit/stand holds
onto a partner/door. I under used a Gato fresh
Denture. A partner door. I under used a Gato fresh
Panting and stretching operation works best, including
panting and stretching with match washing.

5 Ending plastic/gaffers to be replicated with Craft how on rail and
not brocken. Ending brocken to be Reused where in good
condition. Gaffers to be instructed to make a positive fit to the
down pipes.

6 Previous month a patient using lumbar in fluid painting style to be removed and
drewing subject to impinge and back/contortion once including
the front/locades of the back. The patient to be asked to draw the
front/locades of the back to the ground out of a minimum of 100m
of Scrum (Ball suspension to be used). Lower motor/motor/sit to be
reinforced by the work to be done to a minimum of 100m
and while the front/locades to be removed. The patient to be
instructed to draw up to 15 times/second. The patient to be
instructed to end with 50 strokes. The patient to be asked
to draw a circle/Monocle/ the word to be match examples in
different writing.

7 Ending patch structure (rectangle to No. 18) to be
drew/white colour a Monocle/ the word to be match examples in
different writing.

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