



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

19 March 2026



S25/2462

Proposal:	Repair 4 Oak supporting posts to the roof canopy after stripping off existing Collyweston roof slates. The slates are to be cleaned and reinstated once the works to the timber structure have been completed.
Location:	Land Off Of Elm Avenue, Witham On The Hill
Applicant:	South Kesteven District Council
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:	Design and Access Statement, Methodology of Works, Photos

Report Author

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Corporate Priority:

Decision type:

Wards:

Growth

Regulatory

Glen

Reviewed by:

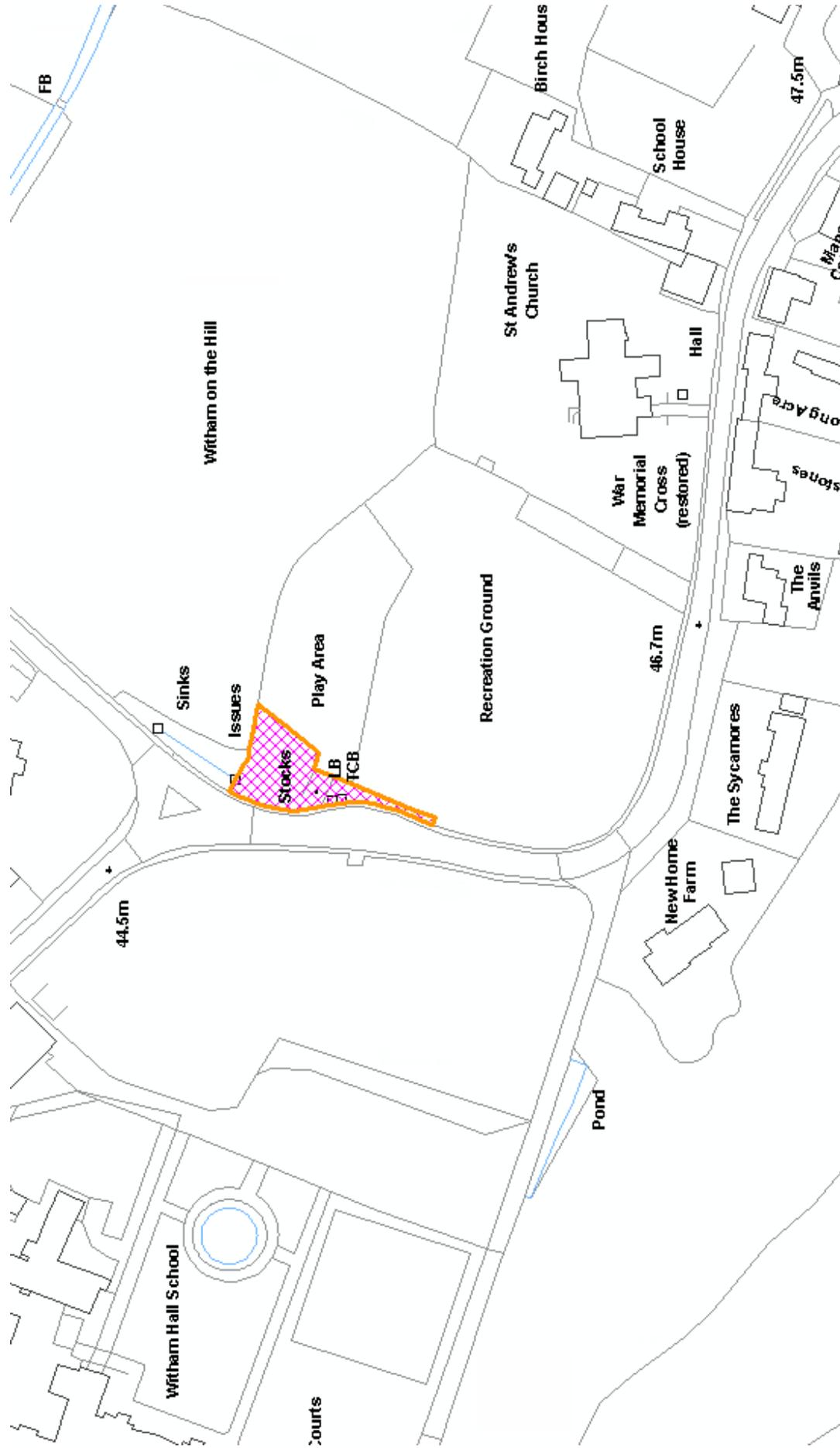
Adam Murray – Principal Development Management Planner

9 March 2026

Recommendation (s) to the decision maker (s)

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

S25/2462– Land Off Of Elm Avenue, Witham On The Hill



Key



Application
Boundary



1 Description of Site

- 1.1 The application site comprises a Grade II Listed Building (NHLE 1261196), comprising the 17th century stocks and 20th century canopy. The site is located within the Witham on the Hill Conservation Area.

2 Description of proposal

This application is seeking Listed Building Consent for the repair of the 4No oak posts of canopy by splice repair, and the removal of the Collyweston roof slates, cleaning of the tiles and re-tiling. The current canopy structure is tilting, as such the entire structure will be assessed and straightened where possible. These works are necessary due to the substantial deterioration of the lower section of the timber posts, as well as deterioration of the roof structure.

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 2023)**
Section 16 – Conserving and enhancing the historic environment

4 Representations Received

- 4.1 **Historic England**
4.1.1 No objections.
- 4.2 **Witham on The Hill Parish Council**
4.2.1 The Council has no objections to this application. They have asked me to say that they fully support this application as the work is necessary.

5 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.

6 Evaluation

- 6.1 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.

6.2 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.

6.3 The policies and provisions set out in the National Planning Policy Framework (NPPF) (“the Framework”) (Published February 2025) are also a relevant material consideration in the determination of planning applications.

6.4 **Impact on heritage assets**

6.5 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.

6.6 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.

6.7 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.

6.8 The proposed works would principally affect the 20th century timber canopy structure, which has deteriorated due to the exposure to the elements. This especially affected the bottom section of the timber which are more susceptible to the exposure and rising damp from the ground. In principle, this structure is of lower historic significance, however it does form an intrinsic part of the stocks since its listing. As such, the canopy contributes to the significance of the 17th century stocks as part of their setting. The retention of the canopy in a sound condition is therefore strongly encouraged. The works proposed would result in the minor loss of fabric, however it is noted that this fabric is already negatively compromised and retention of it would not be possible at this stage. The refurbishment of the roof may result in the loss of some percentage of Collyweston slate tiles, however it is noted that these are to be replaced with matching reclaimed Collyweston slate tiles. As such, the loss of fabric would be considered to be very minor. A low loss of fabric would be expected for this, however the proposed works are to the benefit of the overall structure, and preserving the historic fabric of the stocks, which the canopy protects. The proposed works would therefore not be considered to result in harm to the significance of the structure.

6.9 The works are considered to preserve the heritage asset by restoring the canopy for its continued use and thus preserving the historic fabric protected by the canopy. Care should

be taken that no damage is caused to the stocks during the works. 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 the Act, the NPPF Section 16, and Policies DE1 and EN6 of South Kesteven's Local Plan. There would be a minor loss of 20th century fabric, which would not result in any harm to the significance of the listed building.

8 Recommendation

- 8.1 To authorise the Assistant Director for Planning & Growth 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 28 January 2026
 - ii) Witham on the Hill Design and Access Statement, received 28 January 2026
 - iii) Methodology of Works received 03 February 2026Unless 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 commencement of any of the joinery works hereby consented, full details of all proposed joinery works for the splice repair and any additional joinery required, including 1:20 sample elevations and 1:2 joinery profiles, shall have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development must be carried out 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.

Before the Development is Occupied

- 4 Before the part of the building being altered is first occupied/brought into use, the repair of the canopy 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.

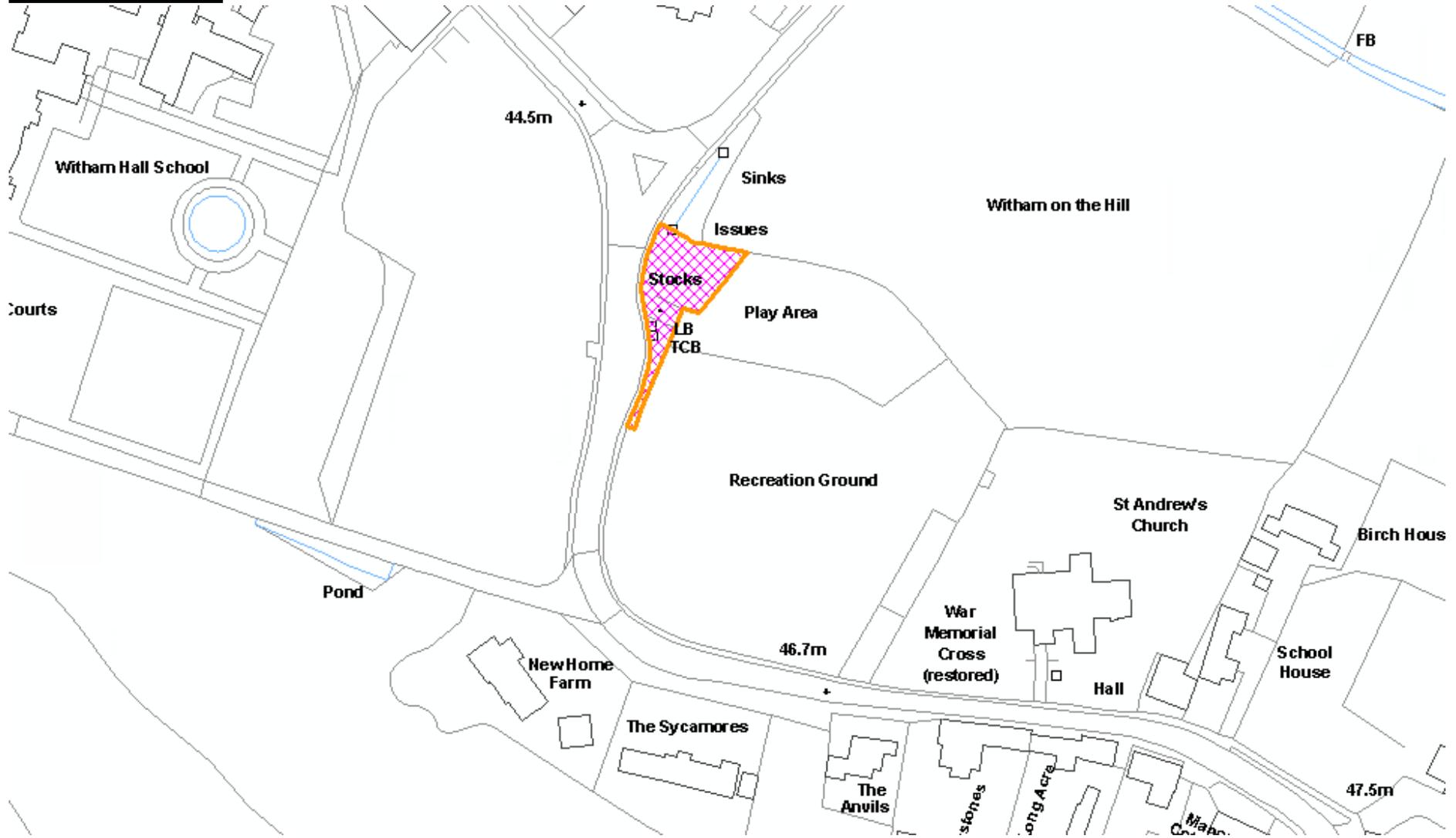
- 5 Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms and approved documents unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy EN6 of the adopted South Kesteven Local Plan.

Standard Note(s) to Applicant

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





