SOUTH HOLLAND DISTRICT COUNCIL

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 3

Suffix:

Property Name:

Address Line 1: Victoria Mews

Address Line 2:

Address Line 3: Lincolnshire

Town/city: Spalding

Postcode: PE11 1XL

Description of site location must be completed if postcode is not known:

Easting (x): 524574

Northing (y): 322587

Description:

Applicant Details

Name/Company

Title

Mrs

First name

Katy

Surname

Singh

Company Name

Address

Address line 1

3 Victoria Mews

Address line 2

Address line 3

Town/City

Spalding

County

Lincolnshire

Country

England

Postcode

PE11 1XL

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

The Old Police Station in Spalding was converted into a house in 1997. At that time, three of the windows facing the The Crescent and the Sheep Market were bricked up. This application is to reinstate the windows with three new single glazed timber sash windows that will match the existing windows in terms of glazing bar profile, glazing proportions and RAL colour.

The reinstating of the windows within the pre-existing openings within the Old Police Station will have no detrimental impact on the Grade II listed asset or that of the nearby Grade II assets.

This will be done by:

1.1 Carefully supporting the window opening prior to removing any brickwork within existing opening. Check existing window surround for structural stability prior to starting work.
1.2 Carefully Remove new brick infill to existing openings. Taking close care around connection to existing original brickwork & stone head/Cill.
1.3 Remove internal insulation & plasterboard within existing opening & therefore where new window frames are to be located to reveal existing opening.
1.4 Install new timber sash window (RAL colour to match existing) in accordance with manufacturer instructions into position and fix to walling, with appropriate screws (e.g. masonry screws, timber screws) including new internal window board and make good.

Has the development or work already been started without consent?

◯ Yes
⊘ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

◯ Don't know
◯ Grade I
◯ Grade II*
⊘ Grade II

Is it an ecclesiastical building?

◯ Don't know
◯ Yes
⊘ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

◯ Yes
⊘ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

◯ Yes
⊘ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

◯ Yes
⊘ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

⊘ Yes
◯ No

If Yes, do the proposed works include

a) works to the interior of the building?

⊘ Yes
◯ No

b) works to the exterior of the building?

⊘ Yes
◯ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

⊘ Yes
◯ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

◯ Yes
⊘ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

The application involves the removal of the bricks in the bricked up windows and installing new box sash windows to replicate the other windows on site.

This will involve:
1.1 Carefully Support window opening prior to removing any brickwork within existing opening. Check existing window surround for structural stability prior to starting work.
1.2 Carefully Remove new brick infill to existing openings. Taking close care around connection to existing original brickwork & stone head/Cill.
1.3 Remove internal insulation & plasterboard within existing opening & therefore where new window frames are to be located to reveal existing opening.
1.4 Install new timber sash window (RAL colour to match existing) in accordance with manufacturer instructions into position and fix to walling, with appropriate screws (e.g. masonry screws, timber screws) including new internal window board and make good.

Materials

Does the proposed development require any materials to be used?

- [x] Yes
- [ ] No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:
Windows

Existing materials and finishes:
There are no windows in place at the moment as they are bricked up. The new windows will mimic the other windows within the property.

Proposed materials and finishes:
Scandinavian Redwood is to be used throughout, except for the sill sections & glazing beads, which are to be hardwood. Engineered timbers are to be used to manufacture the sashes. The frames are to be glazed with 18mm. energy efficient, double-glazed units, toughened in the bottom panes.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

Historic Impact Statement and Schedule of Works

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- [x] Yes
- [ ] No

If Yes, please provide details

Contact has been made with the owners of The Sessions House and they are happy for the work to proceed as it will enhance their view and restore the original look of the Old Police Station. They have also granted permission to access the area.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Date (must be pre-application submission)

24/09/2024

Details of the pre-application advice received

Mr Watkinson's advice was, "I can confirm that the LPA would be very likely to support a proposal to reinstate windows into historic openings, provided that the style and materials of the windows are sympathetic to the historic nature of the building and its setting (bearing in mind that due to the prominence and density of important character listed properties in the immediate area, this should be considered to be amongst the principle heritage settings in Spalding). This will mean that It would be a general expectation that the new windows would seek to replicate the remaining traditional frames in terms of design, materials and methods of construction.

Furthermore, because of the lesser quality of the bricks used to seal the openings, the restoration of the openings to use as windows would likely be considered to be an enhancement of the historic environment.

Should you therefore wish to proceed, you will need to seek Listed Building Consent (LBC). You can apply for LBC via the Planning Portal."

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

⊘ Yes
◯ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

⊘ The Applicant
◯ The Agent

Title

Mrs

First Name

Katy

Surname

Singh

Declaration Date

30/01/2025

☑ Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Ron Singh

Date

30/01/2025