

SOUTH HOLLAND DISTRICT COUNCIL

Report of: Lead Development Management Planner (Interim) - BBC & SHDC

To: Planning Committee - 07 May 2025

(Author: Greg Watkinson - Planning Conservation Officer)

Purpose: To consider Planning Application H16-0345-25

Application Number: H16-0345-25

Date Received: 04 April 2025

Application Type: LISTED BUILDING

Description: Proposed conservation works to all elements of the Temple of Remembrance of the Spalding War Memorial including cleaning & repairs

Location: Ayscoughfee Hall Museum & Gardens Church Gate Spalding

Applicant: South Holland District Council **Agent:** Oglesby and Limb Ltd

Ward: Spalding St Marys **Ward Councillors:** Cllr M E Le Sage
Cllr D R Ashby

You can view this application on the Council's web site at

<http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H16-0345-25>

1.0 REASON FOR COMMITTEE CONSIDERATION

1.1 South Holland District Council is the applicant.

2.0 PROPOSAL

2.1 This Listed Building Consent is for proposed conservation / restoration works to all elements of the Temple of Remembrance, including cleaning and repair at the Spalding War Memorial, Ayscoughfee Hall Museum & Gardens, Church Gate, Spalding.

2.2 For the sake of clarity, each individual aspect of the proposed works is listed below, sorted by general section of the building:

2.3 Roof Covering

- Remove the roof coverings and remove the moss gently with a natural bristle brush.
- Inspect and treat the existing tiling battens and introduce a breathable membrane before relaying existing pantiles on mortar bedding.
- Replace any unusable tiles with reclaimed to match.

2.4 Eaves

- Replace all broken / missing tiles.

2.5 Roof structure and Ceiling

- Rake out and fill cracks in ceiling.

- 2.6 Walling - corning
- Rake out and fill cracks in ceiling.
- 2.7 Walling - Render
- Removal of all render and application of new using traditional lime render. Depending upon further investigation consider limewash decorative finish.
- 2.8 Walling - String Courses
- Leave as is.
- 2.9 Walling - Arches
- Fill cracks to east arch.
- Remove fixings from keystones and make good.
- 2.10 Walling - columns
- Cut out damaged corner and piece in new stone.
- 2.11 Walling - Plinth bases
- Chop out failed stonework and piece in new.
- 2.12 Floor
- Rake out plant growth etc and re-point using lime mortar.
- DOFF cleaning of stonework.
- 2.13 Memorial Panels
- Carefully remove dirt, algae etc and DOFF cleaning.
- Re-cut lettering where required.
- Depending upon further investigation re-instate black paint to lettering.
- 2.14 Flags
- Re-instate missing laurel wreath.
- Rub and re-paint flags.
- Depending upon further investigation consider gilding the pinnacles and wreaths.

3.0 SITE DESCRIPTION

- 3.1 The proposal site is the Grade I listed Spalding War Memorial. The memorial is situated within the Gardens of the separately Grade I listed Ayscoughfee Hall, and the gardens themselves are listed as a registered Historic Garden. This means that the site and its surroundings form such a concentration of extremely important listed property, that it likely forms the most sensitive and significant heritage setting within the South Holland Area.
- 3.2 The architect, Edwin Lutyens was responsible for some 58 war memorials in both the UK and abroad, including the Cenotaph in Whitehall. The Spalding War Memorial is an outlier in Lutyens' works in that its Tuscan pavilion design is a precursor to the shelter buildings built in the cemeteries of the Western Front by the then Imperial (now Commonwealth) War Graves Commission for whom Lutyens was one of the principal architects. The principal elements of the memorial, the Tuscan pavilion and the Stone of Remembrance, stand within a memorial garden - an exceptional departure for Lutyens among his English memorials, marking the Spalding War Memorial as a unique and therefore extraordinarily important piece of nationally significant architecture.

3.3 Historic England describes the war memorial like so:

"At the head of the memorial garden is the Temple of Remembrance, a brick pavilion with three Tuscan stone arches to the front and a single arch to each side; it has a solid rear wall. The roof is hipped, and clad in red pantiles. The floor has panels of red herringbone brickwork with stone surrounds. On the rear wall are two painted stone flags - the Union Flag (left) and White Ensign (right). The tops of the flagpoles are ornamented with pinnacles and encircled by laurel wreaths. The bases of the flagpoles are currently (2015) missing; these should rise from the shallow corbels set against the wall for that purpose. Three panels are set on the inner rear wall: the central one with the dedication and names added in 2015, the outer panels with the names of the fallen in the First World War.

The principal dedication incised on the central panel, between the two flags, reads IN LOVE AND HONOUR/ OF THOSE WHO/ GAVE THEIR LIVES/ FOR THEIR COUNTRY/ IN/ THE YEARS OF WAR/ MCMXIV - MCMXIX/ THIS MEMORIAL IS RAISED/ IN THEIR HOME/ BY THE MEN AND WOMEN/ OF/ SPALDING. This panel also bears names added in 2015. The 224 names originally inscribed on the memorial are listed on the two panels either side of the flags. Around the frieze inside the pavilion is carved ETERNAL REST GRANT TO THEM O LORD AND LET LIGHT PERPETUAL SHINE UPON THEM.

In front of the pavilion, raised on a platform of three steps, stands a Stone of Remembrance (designed by Lutyens for the Imperial (now Commonwealth) War Graves Commission). The inscription on the north face reads THEIR NAME LIVETH/ FOR EVERMORE with 1914/ 1918 to the left and 1939/ 1945 to the right.

Extending from the Stone of Remembrance, and at a slightly lower level, is the axial canal approached by stone steps. The canal, which appears on the John Grundy map of 1732, was re-worked by Lutyens to act as a reflecting pool for the memorial with ashlar side walls and a flagged surround. Three low but elaborate stone fountains stand along the length of the canal; photographic evidence suggests these are a later installation. Square beds at the south-west and south-east corners of the canal contain mature yews, and the garden is surrounded by mature yew hedging.

Asphalt paths that lead around the garden perimeter, and iron-work arches of circa 1994, which lead through the eastern yew hedge to the contemporary Peace Garden beyond, are not of special interest and are excluded from the listing."

4.0 RELEVANT PLANNING POLICIES

4.1 The Development Plan

4.2 South East Lincolnshire Local Plan, March 2019

If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

4.3 National Guidance

4.4 The Planning (Listed Buildings and Conservation Areas) Act, 1990

4.5 National Planning Policy Framework (NPPF), 2024

4.6 Planning Practice Guidance (PPG)

5.0 RELEVANT PLANNING HISTORY

5.1 H16-0335-24

Cleaning, repointing & stone repair works to the Stone of Remembrance (War Stone) & steps.
Approved 28-06-24

- 5.2 H16-0248-24
Installation of French Drain and associated works to Spalding War Memorial. Approved 21-05-24
- 5.3 H16-0826-23
Proposed rebuild of damaged gate pillar and boundary wall. Approved 15-11-23.
- 5.4 H16-0705-22
Installation of historic stone drinking fountain together with protective railings and surround base etc within Ayscoughfee Hall Gardens - re-submission of H16-0388-22. Approved 06-10-22.
- 5.5 H16-0704-22
Installation of historic stone drinking fountain together with protective railings and surround base etc within Ayscoughfee Hall Gardens - re-submission of H16-0387-22. Approved 06-10-22.
- 5.6 H16-0624-22
Repair and redecoration of the gates to the north of Ayscoughfee Hall at the east end of The Chestnut Avenue. Approved on 09-08-22.
- 5.7 H16-0495-22
Emergency repair works to the boundary wall between Ayscoughfee Hall Museum & Gardens and 12 Church Gate including reducing the height of the wall locally - retrospective. Approved on 26-07-22.
- 5.8 H16-0496-22
Emergency repair works to the boundary wall between Ayscoughfee Hall Museum & Gardens and 12 Church Gate including reducing the height of the wall locally - retrospective. Approved on 26-07-22.
- 5.9 H16-0494-22
Repair works to shelter and demolition of dwarf walls adjacent to former paddling pool - retrospective. Approved on 26-07-22.
- 5.10 H16-0493-22
Repair works to shelter and demolition of dwarf walls adjacent to former paddling pool - retrospective. Approved on 26-07-22.
- 5.11 H16-0497-22
Demolition of C20 greenhouse, erection of timber fencing, erection of timber pergola & replacement door to gardeners store building - retrospective. Approved on 26-07-22.
- 5.12 H16-0498-22
Demolition of C20 greenhouse, erection of timber fencing, erection of timber pergola & replacement door to gardeners store building - retrospective. Approved on 26-07-22.
- 5.13 H16-0084-22
Removal of sliding timber gate, 20th Century timber door & panelling, repairs to brickwork & installation of new gates to boundary wall on east side of site. Approved on 10-03-22.

- 5.14 H16-0085-22
Removal of sliding timber gate, 20th Century timber door & panelling, repairs to brickwork & installation of new gates to boundary wall on east side of site. Approved on 10-03-22.
- 5.15 H16-0058-20
Gazebo style seating area for cafe. Approved on 30-11-20.
- 5.16 H16-1202-18
Internal and external works to Ayscoughfee Hall. Approved on 15-02-19.
- 5.17 H16-0540-13
Removal of existing storage, panel and tube heaters and installation of new energy efficient electric oil filled radiators in their place. Approved on 06-01-14.
- 5.18 H16-0199-09
Details of new stonework, use of hand tools, replacement bricks, details of mortar, bonding, mortar colour and pointing style and photographic record of gate pier before dismantling (Conditions 2,3,4,5,6 and 7 of H16/0471/08). Approved on 16-04-09.
- 5.19 H16-0471-08
Dismantle and rebuild of gate pillar at Ayscoughfee Hall. Approved on 04-07-08.
- 5.20 H16-0280-04
Details for supporting vaulted undercroft below room F13 (Condition 2 of H16/1034/02). Approved on 10-03-04.
- 5.21 H16-1034-02
Demolition of 2 single storey additions, internal alterations, new lead roofs and new doors to garden room. Approved on 20-12-02.
- 5.22 H16-0771-01
Reinstatement of passage link between garden Education Room & Main Hall (south wing). Approved on 21-11-01.

6.0 REPRESENTATIONS

- 6.1 At the time of preparing this report, it should be noted that the consultation for this application had not expired. To date, the following representation(s) had been received:

- 6.2 Cllr Ashby - Local Ward Member
Fully supports the proposed works.

7.0 CONSIDERATIONS

7.1 Planning Considerations

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to have special regard to the desirability of preserving listed buildings, their setting, or any features of special architectural or historic interest which they possess.

- 7.2 Sections 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require decision makers to have special regard to the desirability of preserving listed buildings or their settings or any features of special architectural or historic interest which they possess as well as the desirability of preserving or enhancing the character or appearance of conservation areas. Any adverse effect on a heritage asset, even if slight or minor, would not preserve the asset or its setting.
- 7.3 Furthermore, the importance of considering the impact of development on the significance of designated heritage assets is expressed in the National Planning Policy Framework (2024) (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.
- 7.4 Section 16 of the National Planning Policy Framework (2024) states that "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance".
- 7.5 Finally, Policy 29 of the South East Lincolnshire Local Plan (2019) (SELLP) confirms that in order to respect South Holland's historical legacy all proposals shall conserve and enhance the character and appearance of designated heritage assets. Additionally, Section A of that policy confirms that proposals that affect the setting of a Listed Building will only be supported where they preserve or better reveal the significance of the Listed Building, and that proposals that seek to alter a listed building shall be granted where the LPA is satisfied that the proposal is in the interest of the building's preservation and does not involve alterations that are prejudicial to the special architectural or historic interest of the Listed Building or its setting.
- 7.6 Taking the above into account, and assigning this site the appropriate assessment of significance, as the Spalding War memorial is a grade I listed, comprising a highly unique example of architecture of one of the most prominent British architects of the C20th, denoting a particularly poignant and important context socially and culturally, in this case, extreme weight must be given to the preservation and conservation of the asset.
- 7.7 The proposed works are all of a restorative nature, following an extensive period of research and investigation into the necessary works to restore this highly important structure to good condition, so that it may continue to be used - with dignity - by the local community. It is important to note that this structure is currently in a poor state, and has been so for some time, highlighting the need for intervention to take place before irreparable damage could occur, and to restore the site to a condition befitting its community value and the respect it deserves.
- 7.8 The case includes many individual elements. However, for the purposes of assessment these can be grouped into a few broad categories, which are given their proper assessment below.
- 7.9 Cleaning - the proposal largely seeks to utilise DOFF cleaning as a method. DOFF cleaning is widely considered to be the safest, most appropriate form of intensive cleaning of historic stonework and involves the cleaning of stonework using pressurised steam. The proposal should result in a rejuvenated appearance, without placing the integrity and condition of any stonework fascia at risk. Other cleaning methods proposed exclusively utilise hand cleaning which presents an absolute minimum of risk.
- 7.10 Replacement of stonework and tiles - the proposal seeks to 'chop out' stonework in various locations, particularly upon the base of the monument. It has been identified that some replacement of existing roofing materials and other tiling may be required in a limited fashion. Both aspects of this are proposed in aid of repairing damage to the existing building fabric and so, sensitive replacement should be considered to be in the interests of the preservation of the asset. It will be ensured, by means of appropriately worded conditions, that the proposed materials will be appropriate.
- 7.11 Re-rendering and repointing - as above, are restorative works which assist in sealing the structure from weather related damage, and prevent harm caused by previous use of

inappropriate materials which can lead to damp related damage and brick spalling via the freeze-thaw process. Provided that appropriate materials are used, these works should be viewed as being in the interest of the conservation of the asset and therefore as an enhancement of the condition of the asset. It should be noted that extensive scientific and methodical research has been conducted into the extant renders and mortars and proposed that for preservation purposes, the best replacement would be NHL 2 lime based render, completed with a permeable lime wash where appropriate. It shall be ensured that the materials to be used are of an appropriate nature both visually and structurally by means of appropriately worded conditions.

7.12 Repainting - It is proposed that the 'flags' and the lettering of the memorial stones shall be repainted. The need for the flags to be repainted is evident by their condition and should clearly be considered to be a positive aspect should it proceed. The repainting of the lettering is a more complex case, as it has not yet been established whether the black painted lettering is original to the site. However, extensive historic evidence appears to suggest that, if not original, this was implemented very soon after the construction of the site. In essence, this proposal is supported by historic evidence and nevertheless shall assist in enhancing legibility of the wording of the memorial, and therefore can be considered to be a positive aspect of the restoration. Other decorating proposed is in a permeable limewash, considered fully appropriate to the sorts of materials present on site.

7.13 Works to the 'flags' - As discussed above, repainting is required and is a restorative process. Additionally, it is proposed to reinstate the lost decorative laurel wreath, cast from the remaining, and also to potentially gild the pinnacles and wreaths. The reinstatement of the wreath is of clear benefit. However, the gilding is accepted in principle, but pending the satisfactory receipt of supportive evidence.

7.14 In summary, the proposed works are deemed to be proposed in the interest of the preservation of this most important asset. All works are presented following an extensive and thorough research programme and are considered to be supported by the opinion of suitably qualified individuals. What little risk is associated with the works is fully mitigated by the public interest inherent to the restoration of this most extremely valued public asset.

7.15 Other Matters

7.16 The Local Planning Authority must consider the impact/harm the proposal has on the significance of the heritage asset as outlined above. It is not the requirement of the Local Planning Authority to assess other matters, such as residential amenity impacts or highway safety within a Listed Building Consent submission or matters that do not relate to the host listed buildings.

7.17 The assessment of these other matters and additional elements of a proposal would take place within the Full Planning Permission, should this be required.

7.18 Notwithstanding the above, legal acts independent from planning, serve to protect matters outside planning control. Any legal requirements or independent acts that governs these matters must still be followed and are not superseded by the Local Planning Authority grant of listed building consent.

7.19 **Additional Considerations**

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act

B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a

protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

8.0 RECOMMENDATIONS

- 8.1 Approve subject to the conditions laid out at section 9.0 of this report

9.0 CONDITIONS

1. The works must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and/or documents:

Application Form

A1660-01 WM Rev T1 - Site Location Plan & Proposed Site Block Plan

A1660-09 Rev T1 - Existing Site Block Plan

A1660-10 Rev T1 - Existing Floor Finishes Plan identifying works required

A1660-11 Rev T1 - Existing General Arrangement Plan identifying wall panels

A1660-12 Rev T1 - Existing Reflected Ceiling Plan identifying works required

A1660-13 Rev T1 - Existing Roof Finishes Plan identifying works required

A1660-14 Rev T1 - Existing Elevations identifying works required

A1660-15 Rev T1 - Existing Longitudinal Section 1 identifying works required

A1660-16 Rev T1 - Existing Longitudinal Section 2 identifying works required

A1660-17 Rev T1 - Existing Cross Sections identifying works required

A1660 WM HIA Rev P1 - Heritage Impact Assessment - Oglesby & Limb - December 2024

Mortar Analysis Report - Mark Hamblin

Condition Survey Report- Scorer Hawkins - May 2023

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to its application, details of the proposed render and mortar mixes to be used throughout shall be submitted to and approved in writing by the Local Planning Authority.

Note: The proposed renders and mortars should conform to the material recommendations laid out in the various supporting documents to this application, such that they should be fully appropriate in terms of permeability.

Reason: Reason: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this Listed building and the part of the Conservation Area in which it is set.

This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and Sections 12 and 16 of the National Planning Policy Framework, December 2024.

4. Prior to the gilding work proposed to the pinnacles and wreaths on the 'flags' inside the Temple of Remembrance, the results of the related and supporting research shall be submitted to and approved in writing by the Local Planning Authority. Those works shall only proceed should the Local Planning Authority find the submitted results of the investigative exercise to be sufficiently supportive, and if approved, the works shall only proceed in accordance with the findings of the investigation / research findings thereby approved.

Reason: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this Listed building and the part of the Conservation Area in which it is set.

This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and Sections 12 and 16 of the National Planning Policy Framework, December 2024.

5. All new and replacement stonework utilised in carrying out the development hereby permitted shall match as closely as possible that of the principal existing building on the site in terms of the type of brick(s), mortar mix and method of bonding.

Reason: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this Listed building and the part of the Conservation Area in which it is set.

This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and Sections 12 and 16 of the National Planning Policy Framework, December 2024.

6. The walls to be rendered shall be lime washed a final colour which shall be approved in writing by the Local Planning Authority before the lime washing begins, and thereafter so maintained.

Reason: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this Listed building and the part of the Conservation Area in which it is set.

This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and Sections 12 and 16 of the National Planning Policy Framework, December 2024.

7. The roof tiles utilised in carrying out the development hereby permitted shall match as closely as possible those of the principal existing building on the site.

Reason: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this Listed building and the part of the Conservation Area in which it is set.

This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and Sections 12 and 16 of the National Planning Policy Framework, December 2024.

8. The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and subsequently determining to grant planning permission.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at <http://planning.sholland.gov.uk/OcellaWeb/planningSearch>

Background papers:- Planning Application Working File

Lead Contact Officer

Name and Post: Nick Atkinson - Lead Development Management Planner (Interim) - BBC & SHDC

Email: nick.atkinson@sholland.gov.uk

Appendices attached to this report:

Appendix A - Plan A

MapThat Scale Print Title

