

SOUTH HOLLAND DISTRICT COUNCIL

Report of: Development Manager

To: Planning Committee - 20 July 2022

(Author: Greg Watkinson - Planning Conservation Officer)

Purpose: To consider Planning Application H16-0624-22

Application Number: H16-0624-22

Date Received: 22 June 2022

Application Type: LISTED BUILDING

Description: Repair and redecoration of the gates to the north of Ayscoughfee Hall at the east end of The Chestnut Avenue

Location: Ayscoughfee Hall Museum & Gardens Church Gate Spalding

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

Ward: Spalding St Marys **Ward Councillors:** Lord Porter
Cllr H T Drury

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

<http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H16-0624-22>

1.0 REASON FOR COMMITTEE CONSIDERATION

1.1 South Holland District Council is the Applicant.

2.0 PROPOSAL

2.1 This Listed Building Consent application is for the repair and redecoration of the gates to the North of Ayscoughfee Hall, at the eastern end of Chestnut Drive.

2.2 The works as proposed are separated into two schemes, for both the South and North gates.

2.3 The works to the Southern gate proposed are as follows;

1. South gate to be carefully removed from hinge points to allow transfer to workshop.
2. Existing paint finishes to be removed using controlled media blasting. Media to be selected to minimise surface damage to iron.
3. Historic repair strapping to be removed.
4. Distorted, cracked outer frame member of gate to be carefully cut away from central lattice and ring ironwork.
5. Existing lock box to be assessed for damage and reused if repairable. Should this not be the case then new to be fabricated to match existing in all respects.
6. Existing lattice and ring ironwork to be brought back into flat alignment and repaired locally by installing pins tapped and died. Lock edge of gate (lattice work etc) to be cut back nominally 20mm in readiness to attach new perimeter frame. This as an allowance to move the meeting stiles apart slightly to allow the gate to close properly (distortion currently prevents this).
7. New steel perimeter frame to be measured and constructed to replace former.
8. New steel perimeter frame to be attached ensuring that original details within centre of gate and along top are retained in situ.

9. Gate to be prepared and redecorated
10. Gate to be returned to site and rehung using adjustable hinges in place of existing fixed hinges within pillar brickwork.
11. Any disturbed brickwork to be made good reusing existing bricks set in lime mortar to match existing in all respects.
12. Gates to be adjusted and lubricated on site to ensure correct and full operation.

2.4 The works to the Northern gate proposed are as follows;

1. North gate to be carefully removed from hinge points to allow transfer to workshop.
2. Existing paint finishes to be removed using controlled media blasting. Media to be selected to minimise surface damage to iron.
3. Historic repair strapping to be removed.
4. Distorted, cracked outer frame member of gate to be carefully cut away from central lattice and ring ironwork.
5. Existing lock box to be assessed for damage and reused if repairable. Should this not be the case then new to be fabricated to match existing in all respects.
6. Existing lattice and ring ironwork to be brought back into flat alignment and repaired locally by installing pins tapped and died. Lock edge of gate (lattice work etc) to be cut back nominally 20mm in readiness to attach new perimeter frame. This as an allowance to move the meeting stiles apart slightly to allow the gate to close properly (distortion currently prevents this).
7. New steel perimeter frame to be measured and constructed to replace former.
8. New steel perimeter frame to be attached ensuring that original details within centre of gate and along top are retained in situ.
9. Gate to be prepared and redecorated.
10. Gate to be returned to site and rehung using adjustable hinges in place of existing fixed hinges within pillar brickwork.
11. Any disturbed brickwork to be made good reusing existing bricks set in lime mortar to match existing in all respects.
12. Gates to be adjusted and lubricated on site to ensure correct and full operation.

2.5 Both gates are to be redecorated via the removal of all existing paint and primer layers, and application of Rust-oleum Zinsser Metal Primer and Zinsser AllCoat Exterior Gloss (water-based). In so doing, matching the historic black with grey primer that paint analysis has identified was the original paintwork on these gates.

3.0 SITE DESCRIPTION

- 3.1 Ayscoughfee Hall is a Grade I listed Manor House, originally built by Sir Richard Aldwyn dating back to the 1450s (according to dendrochronological survey of the roof timbers). The building has historically been remodelled on several occasions throughout its history, most recently in 1845, by architect William Todd, who was also responsible for the design of Gamlyn's Almshouses (to the north of Ayscoughfee, along Church Street). The Property sits on roughly 5.5 acres of protected park and garden, which is itself listed to a grade II level, and contains the also-separately, Grade I listed Lutyens War Memorial.
- 3.2 Ayscoughfee Hall was upgraded from Grade II* level of listing to Grade I (most important) in 2012, and has been in the ownership of the Local Government since 1902, when it was donated to the people of Spalding by the Bonner family as a celebration of the coronation of George VI, since operating as a school, and a museum. The site was most recently refurbished 2003-2006.
- 3.3 The Northern set of gates is set within a pair of brick pillars topped with stone ball finials. The gates themselves are a mixture of lattice, stripe and ring patterns with ornamental scrolled finials. Currently painted black, paint analysis carried out by Lincoln Conservation shows that the paint has always been black oil paint with grey primers, with a brief period of the scrolled finials being painted gold. Paint analysis dated the original paint layers to the early C19th. This roughly matches with documentary evidence which shows that the earliest known reference to these gates is from an anonymous 1821 painting of the rear of Ayscoughfee Hall. It is known that Chestnut Avenue was once the carriage entrance to the hall servicing a long-since removed stables and coach house to the rear of the Hall.
- 3.4 The gates are currently in a visually poor condition. They do not meet correctly when closed and are substantially bent and warped. It is clear from visual inspection that intervention is required

if they are to be preserved as a functional feature.

3.5 The Historic England listing description describes the external elements of Ayscoughfee like so:

"the entrance front (west elevation) has a five-bay, two-storey central range with advanced gables to the north and south cross-wings. Linking the cross-wings at the front of the central range is a five-bay loggia with pointed arch-headed openings and arcade piers with shallow stepped buttresses. These extend upwards through a shallow ashlar parapet pierced by quatrefoils to form low domed pinnacles. Behind the loggia are tall pointed arched windows which flank a centrally-placed doorway with slender attached columns to its surround and two-panelled double doors beneath an arched head. Above are five, two-light Y-traceried windows with cusped heads to the lights, set below a corbelled string course. Above this is a low crenellated parapet with a wide shallow broken pediment to its centre which supports a coat of arms surmounted by a stone eagle. The crenellated parapet is returned along the inner side walls of the advanced cross-wings which have elaborate Dutch gables. These have full-height canted bays incorporating mullioned windows with ogee-headed lights and shallow crenellated parapets. To the north of the north cross-wing is a substantial C15 tower which is square in plan and of three storeys, with a much taller stair turret at its south-west corner. The turret, extended in the C19, has a crenellated parapet set above machicolations. The tower's west elevation has a tall transomed C19 two-light window to each of the upper floors below a deep parapet. Its north wall has a wide projecting chimney breast supported by stone corbels. The rear (south) elevation is more representative of the building's many phases of development. The steeply-pitched gables of the cross-wings are plainly detailed, that to the north end now partially hidden behind mid-C19 extensions to the east of the cross-wing and to the tower further to the north. The gable has a first-floor three-light mullioned window set beneath a hood mould. To the left is a section of the rear wall of the former open hall and a much-restored medieval canted oriel window which originally lit the upper 'high' end of the open hall. The surrounding medieval brickwork here rises from a shallow and now much-decayed stone plinth and C19 crenellations have been added to the wall head and to the oriel. Further to the left is an advanced C19 extension to the hall with an ashlar turret to the right-hand corner, a ground floor doorway and an upper floor two-light mullioned window. To the left of this is a wide Tudor-arch-headed doorway with a three-pane rectangular over-light. The east gable of the south cross-wing has a ground floor Venetian window with narrow side lights and intersecting glazing bars to the central section and an enlarged and altered window opening at first-floor level which retains elements of the surrounds to two earlier openings, including a hood mould. The south elevation to the seven-bay two-storied section of the south cross-wing rises from a much earlier low stone plinth. It has late-C19 two-pane sash windows to the five western ground-floor bays and C19 two-light mullion and transom windows with hood moulds to the upper floor, all beneath a crenellated parapet. The remaining two-bay section has no visible openings, a single-storey garden room having been built against the east end of the cross-wing in the late C19."

4.0 RELEVANT PLANNING POLICIES

4.1 The Development Plan

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) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Policies:

- 01- Spatial Strategy
- 02 - Development Management
- 03 - Design of Development
- 29 - The Historic Environment

National Guidance

National Planning Policy Framework (NPPF), 2021

Section 12 - Achieving well-designed places
Section 16 - Conserving and enhancing the historic environment

Planning Practice Guidance (PPG)

5.0 RELEVANT PLANNING HISTORY

5.1 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. Undecided.

5.2 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. Undecided.

5.3 H16-0493-22

Repair works to shelter and demolition of dwarf walls adjacent to former paddling pool - retrospective. Undecided.

5.4 H16-0494-22

Repair works to shelter and demolition of dwarf walls adjacent to former paddling pool - retrospective. Undecided.

5.5 H16-0497-22

Demolition of C20 greenhouse, erection of timber fencing, erection of timber pergola & replacement door to gardeners store building - retrospective. Undecided.

5.6 H16-0498-22

Demolition of C20 greenhouse, erection of timber fencing, erection of timber pergola & replacement door to gardeners store building - retrospective. Undecided.

5.7 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

5.8 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

5.9 H16-0058-20

Gazebo style seating area for cafe. Approved on 30-11-20

5.10 H16-1202-18

Internal and external works to Ayscoughfee Hall. Approved on 15-02-19

5.11 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

5.12 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

- 5.13 H16-0471-08
Dismantle and rebuild of gate pillar at Ayscoughfee Hall. Approved on 04-07-08
- 5.14 H16-0280-04
Details for supporting vaulted undercroft below room F13 (Condition 2 of H16/1034/02).
Approved on 10-03-04.
- 5.15 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.
- 5.16 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 None received to date.
- 7.0 CONSIDERATIONS**
- 7.1 **Planning Considerations**
- 7.2 Heritage Impact
- 7.3 The Local Planning Authority does not consider there to be any risk presented to the value or significance of this section of the heritage asset by this proposal. From visual analysis of the gates, it is obvious that should these gates be preserved as a functioning feature, then intervention, including intervention of a structural nature is required owing to the warped, bent and generally poor condition of the gates as extant.
- 7.4 Therefore, the proposed works are seen as a positive in that they will restore to good condition a historic asset, in a manner which is fully informed by investigative research and evidence and which prioritises re-use and refurbishment over replacement wherever possible and will result in a fully restored, corrected and like-for-like outcome. Furthermore, the proposed removal of original material is only suggested where it would be absolutely necessary and the final, completed finish is supported by the paint analysis which has been conducted on-site.
- 7.5 By virtue of restoring an historic feature of the protected Ayscoughfee Hall to good condition and doing so in a fully informed and sensitive manner, this proposal is considered to assist in enhancing the wider historic environment in accordance with the requirements of Section 16 of the National Planning Policy Framework (2021).
- 7.6 Planning Balance
- 7.7 Whilst the loss of original historic material is always regrettable, it is visually obvious in this case that intervention is required and the works proposed have been fully justified by their informed and sensitive nature and by necessity. Therefore, it is considered that in this instance, there are no negative aspects of this proposal against which to balance a recommendation to approve.
- 7.8 Conclusion
- 7.9 For the reasons listed above, this application is considered to be in accordance with Policies 1, 2, 3 and 29 of the South East Lincolnshire Local Plan (2019) as well as Sections 12 and 16 of

the National Planning Policy Framework (2021).

7.10 Additional Considerations

7.11 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.

7.12 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 Grant listed building consent subject to those conditions listed 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:

Application Form
Lincoln Conservation - Paint Analysis
A157NG-HIA Rev P01
A1572-50 Rev P01
A1572-51 Rev P01
A1572-52 Rev P01
A1572NG-01 Rev P01

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

3. 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

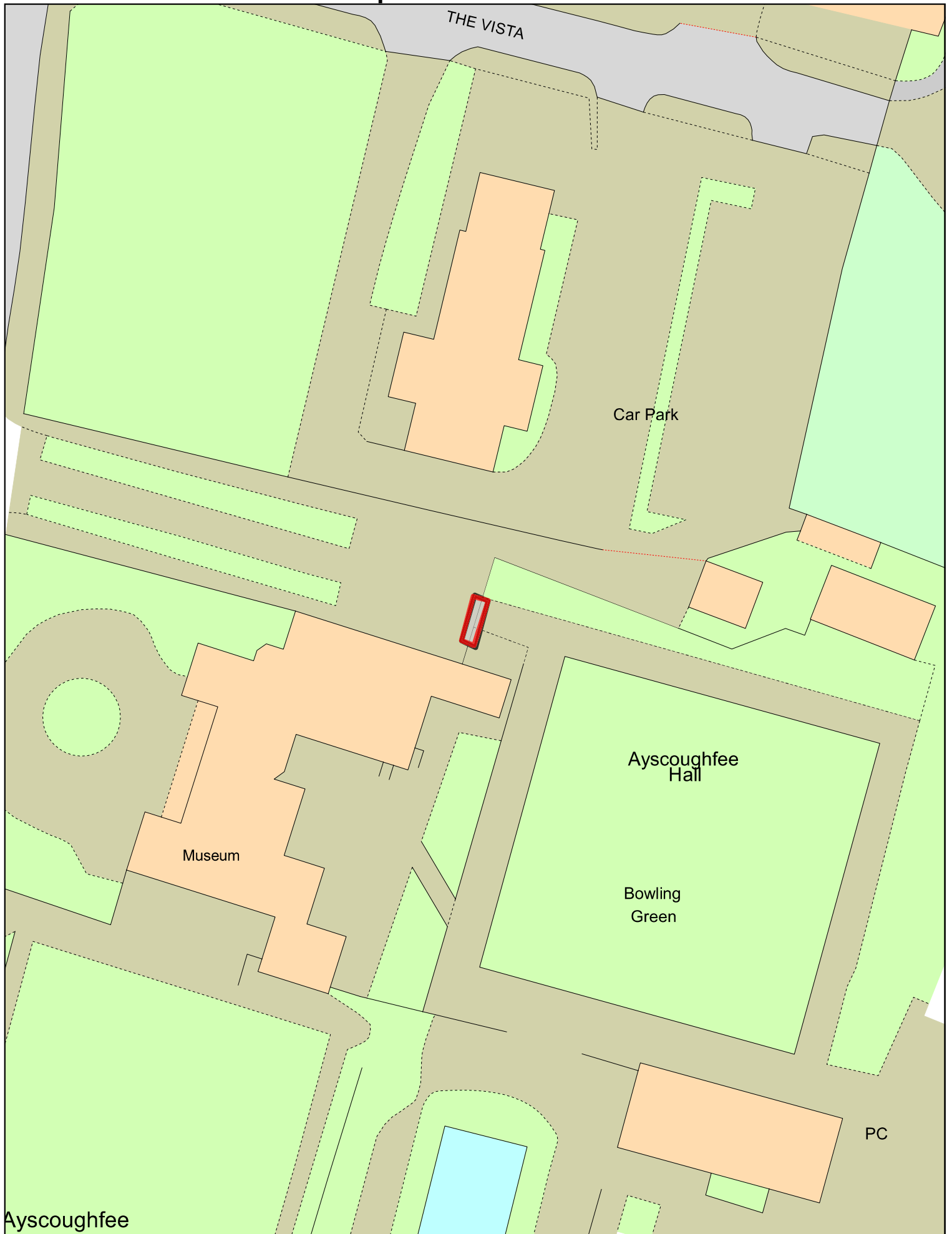
Lead Contact Officer

Name and Post: Richard Fidler , Development Manager
Telephone Number: 01775 764428
Email: rfidler@sholland.gov.uk

Appendices attached to this report:

Appendix A Plan A

MapThat Scale Print Title



Ayscoughfee