

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H16-0693-25 **Applicant:** Spalding Gentlemens Society

Proposal: Demolition of rear flat roof extension including making good existing building

Location: Spalding Gentlemens Society 9a Broad Street Spalding

Terminal Date: 24th October 2025

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

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

National Guidance

National Planning Policy Framework December 2024

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

Planning (Listed Buildings and Conservation Areas) Act 1990

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0
HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This Listed Building Consent Application is for the demolition of the rear, Mid C20th flat roofed extension at the Spalding Gentleman's Society, 9a Broad Street, Spalding. The works include the making good of the rear of the property.

Site Description

The Spalding Gentleman's Society, 9a Bond Street is one of Spalding's most historic and significant heritage structures. It is listed at a grade II level and makes extensive use of exemplar architecture from the turn of the 20th century. Historic England describes the building like so:

"Dated 1910. Architect, J B Corby and Sons. 2 storeys in red brick with ashlar dressings and hipped Welsh slate roof. Gabled centre section breaks forward. 1 window of 16 lights, mullion and transom, beneath rectangular dripmould with shield with coat of arms above. Also 3 labels with legends 'Literature' 'Art' and 'Science'. 2 plaques with monograms to sides and centre plaque with frieze of figures above door. Moulded string between storeys. The ground floor of this centre section has 2 windows of 4 lights under rectangular dripmoulds. Doorway in stone with carved spandrels and panelled door with mask in rectangular fanlight. The side sections have one 4-light window to each storey to the left, and 1 window of 2 lights to each storey to the right. 2 labels dated 1710 and 1910 respectively. Nos 8. 9 and the Museum of the Spalding Gentlemens' Society form a group"

Not included in the above listing was/is the 1960 rear extension to the museum, constructed using a completely mismatching, grey brick, utilising a near-brutalist style which is at unquestionable odds with the design of the remainder of the property. It is neither sympathetic to the original property, nor a particularly good example of its own architectural style.

The site is situated in a relatively central location within the Spalding Conservation Area (SCA). Numbers 8 and 9 Broad Street, as well as the Constitutional Club (and associated wall) and the Methodist Church on the opposite side of the road to the site are all similarly Grade II listed and within visual range, making this site an area of substantial concentration of characterful assets and therefore contribution to the conservation area. The immediate setting can be characterised as being mainly consisting of C19th and beyond architecture, comprising a mix of commercial, ecumenical and residential uses.

History

H16-0219-09 - Proposed railings and gates - Approved

H16-0220-09 - Proposed railings and gates - Approved

H16-0459-09 - Details of sample of hoop railing and stanchion supports (Conditions 2 and 3 of H16/0220/09) - Approved

H16-0460-09 - Details of sample of hoop railing and stanchion supports (Conditions 2 and 3 of H16/0219/09) - Approved

H16-0090-16 - Proposed mounted cast metal plaque - Approved

H16-0698-21 - Remove leaded light windows to front and side elevation to repair, clean etc and enlarge internal door opening to allow wheelchair access and make good - Approved

H16-0932-22 - Demolition of rear flat roof extension including making good existing building - Approved

H16-0933-22 - Demolition of rear flat roof extension including making good existing building - Approved

H16-0283-24 - Erection of external security camera - Retrospective - Currently Undecided

H16-0563-24 - Remove leaded light windows to front and side elevation to repair and enlarge internal door opening to allow wheelchair access - Approved

H16-0252-25 - Details of photographic building recording & written scheme of archaeological investigation (Conditions 3 & 4 of H16-0933-22) - Approved

H16-0255-25 - Details of photographic building recording & written scheme of archaeological investigation (Conditions 3 & 4 of H16-0932-22) - Approved

Consultation Responses

Lincolnshire County Council Historic Places

Thank you for consulting us on this application.

It is noted that the applicant has provided an assessment of the archaeological or heritage potential of the site, as outlined in the NPPF (paragraph 207).

The proposed site is located within an area of high archaeological potential, particularly relating to the medieval and post-medieval periods. According to the Historic Environment Record (HER), the site falls within Monument Record MLI23602, which pertains to the Medieval Settlement of Spalding. It is also situated within Monument Record MLI23604, associated with the Post-Medieval Settlement of Spalding.

The proposed development comprises 'Demolition of rear flat roof extension including making good existing building'. The submitted heritage, design and Access Statement section 3.12 includes states "The structural engineer's preliminary underpinning and piling proposals are included within this application, which will require development following completion of borehole and ground investigation trials. The structural engineers final design to include any associated Builders Works in Connection, will be forwarded to the Conservation Officer for information." The proposed development groundworks and any temporary works associated with the development will have a significant impact on any surviving archaeological remains, resulting in total or partial loss, if present.

As mentioned above, there is potential for development on this site to have an impact on buried remains that should be recorded prior to their destruction - NPPF (paragraph 218). We recommend that if permission is granted, there be an archaeological condition for a mitigation strategy to effectively deal with this site.

This will comprise a phased programme of archaeological mitigation work including but not limited to a continuous archaeological monitoring (watching brief) to enable any remaining archaeology which currently survives on this site to be properly recorded prior to its alteration or destruction.

This should be secured by South Holland District Council's standard conditions AR01, 02 and 03 and is in accordance with National Planning Policy Framework paragraphs 207 and 218 and the South East Lincolnshire Local Plan (Policy 29).

With respect to the attached archaeological conditions, please contact the Historic Places team at Lincolnshire County Council, Lancaster House, 36 Orchard Street, Lincoln, LN1 1YL, 07386 656079, email ruben.lopez@lincolnshire.gov.uk to discuss the requirements and request preparation of a brief for the works.

It is recommended the resulting mitigation strategy and Written Schemes of Investigation are approved by the LCC Historic Environment Officer prior to formal submission to the Local Planning Authority. Ten days' notice is required before commencement of any archaeological works.

Finally, considering the proposal is for a development within the Spalding Conservation Area, the SHDC Conservation officer must be consulted before a decision is made.

Historic England

Thank you for your letter of 4 August 2025 regarding the above application for listed building consent.

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

South Holland District Council Conservation Officer

I have examined the details provided.

I am not satisfied that the supplied stair detail would be sufficient to allay my concerns here. It is noted that the application in question can be considered a betterment in the sense that it includes the removal - wholesale - of the later extension that can be considered to be heavily inappropriate, visually, to the setting of the site, as well as obviously structurally harmful. However, given the listed status of the site, and the particular importance of this site, it still remains the case that such works should be carried out in a manner which is respectful of the character of the building.

The proposed staircase appears to be quite non-descript and therefore commercial/utilitarian in nature. With non-decorative, standard box-section railings and a basic mop stick style handrail and coated footboards. It is appreciated that in function, this is a utilitarian aspect that would serve a functional purpose and as such, a degree of pragmatism is to be expected, however, this elevation, via the demolition of the extension would become effectively the primary rear elevation of the site, prominently visible from what would become a rear courtyard. This effect is considered in conjunction with the proposed blocking-in of the extant interior window openings.

Read in conjunction, the application is effectively seeking the demolition of the mid century extension - which is most strongly supported - but to reveal a blank, slab-sided elevation formed of the original building with no discernible attractive features retained, and a commercial-style fire exit staircase and blocked-in windows. I would suggest at a minimum, blanked niches could be incorporated - although my heavy preference would be for the reincorporation of functional windows and reveals such that use of these openings for windows would be easily possible in the future. the proposed staircase rethought and presented at condition stage to offer a much more sympathetic approach.

Without these steps, the risk is that this scheme could be considered significantly more harmful and, in effect, worse than the consented 2022 permission.

If all of these aspects are addressed or incorporated, I will be happy for the proposal to be approved.

Comments After Amendment and Discussion with Agent

Satisfied with this (Amended Plans etc). Please proceed to a decision with conditions as discussed.

Planning Considerations

Evaluation

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.

The adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019 (SELLP), is the development plan for the district, and is the basis for decision making in South Holland. The relevant development plan policies are detailed within the report above.

The policies and provisions set out in the National Planning Policy Framework, 2024 (NPPF) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

Heritage and Conservation

Policy 29 of the SELLP, alongside Section 16 of the NPPF, relates to the preservation of the historic environment. Both outline that all applications within the Conservation Area or which effect heritage assets, such as listed buildings, should preserve or enhance these assets.

Section 16 of the NPPF 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".

Paragraph 213 of the NPPF outlines that "any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification." In other words, should a proposal result in harm to an asset, this should be weighed against the public benefits arising from the proposal. Paragraph 215 expands upon this, stating that "where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

The above assessment of harm should be informed by the submission of an appropriate Heritage Impact Assessment (HIA). On this point, Paragraph 207 of the NPPF outlines that in "determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary".

Policy 29 of the SELLP outlines that all proposals shall conserve and enhance the character and appearance of designated heritage assets. Section A of Policy 29 outlines criteria which applications relating to listed buildings should conform to. These are as follows:

- "1. Proposals to change the use of a Listed Building or to alter or extend such a building will be granted where the Local Planning Authority is satisfied that the proposal is in the interest of the building's preservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting.
2. Proposals involving the demolition of Listed Buildings will not be permitted, unless in an exceptional case, or wholly exceptional case (depending on their grade) where a clear and convincing justification is made in line with national policy
3. Proposals that affect the setting of a Listed Building will be supported where they preserve or better reveal the significance of the Listed Building."

Historic England were consulted on this application and raised no objection, nor wished to provide any detailed comments. They stated that they '*provide advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application*'. Ultimately, it was suggested that the LPA seek the views of the Conservation Officer and archaeological advisers, in this case LCC Historic Places.

Whilst no objections were raised by LCC Historic Places, a detailed comment was submitted with the recommendation to include a list of conditions. This was due to the site being located within an area of high archaeological potential in relation to the medieval and post-medieval periods, the HER sets out the site galls within Monument Record MLI23602 which pertains to the Medieval Settlement of Spalding. It is also situated within Monument Record MLI23604, associated with the Post-Medieval Settlement of Spalding. Should permission be granted, conditions should be attached for a mitigation strategy to effectively deal with this site comprising a phased programme of archaeological mitigation work with a continuous monitoring to enable any remaining archaeology to be recorded.

It is considered that the submitted HIA and plans sufficiently explore the significance of the asset and the impact upon the historic environment. As such, the requirements of Paragraph 207 have been met.

In relation to the relevant sections of Policy 29 which have been discussed above, the proposal can be assessed in some way that echoes the previous report and approval. The Local Planning Authority, with support from the Conservation Officer, is fully supportive of the principle to demolish

the rear flat roof extension due to the harm it currently creates and that it should improve the aesthetic of the listed asset as a whole.

Regarding the second point of this policy, given the fact that the property is Grade II listed, only an exceptional case is required to justify the partial demolition of this listed building. Whilst detailed structural plans and documents were provided under the previous application, these have not been submitted in this instance; in any case, the same justification can be made through various photos which show the cracks plus the information in relation to the necessary underpinning works etc. Furthermore, these works were approved before under an extant permission which currently remains in time. The LPA therefore consider the justification to be clear and convincing and in line with National Policy. the Local Planning Authority considers that in this circumstance a wholly exceptional case has effectively been made.

Finally, the LPA also have no concerns with point three in relation to the impact of the proposal upon the significance of the Listed Building. It is considered that the removal of the extension would appear more acceptable and better suited due to it being inappropriate in its own right currently. This would contribute to preserving the asset and would reveal the significance of the asset also as the removal will reveal the original scale and massing of the historic building. As such, the proposed demolition and making good are considered to be wholly acceptable.

It is important to note and discuss that the proposal does include some other internal and external alterations.

There would be a change of brick piers to steel frame with 'Maples Gallery' alongside the introduction of an Air Source Heat Pump and omission of PV Cells. There will also be introduction and replacement of an external fire escape staircase to the rear elevation, this has been discussed already in the report with the potential issues and justification being raised. To accommodate this, there would also be a change to the ground floor rear double doors and new fire escape doors at the first floor. There would be the infilling of some historic openings as well new internal lime plaster lining. The side gallery floor and buttress wall would also be demolished as well as a demolition of non-original infill glazed roof and flat roof over Side Gallery whilst there would be the addition of roof tile vents to the roofscape following new insulation being fitted to the ceiling. Moving on from this, there would be some rearranging to the Accessible WC for improved head room. A new loft access hatch would be installed within the Lecture Room and all fascias, soffits and rainwater goods would be replaced on a like for like basis.

Externally, the Strong Room extension and Cadas Room would also be demolished whilst the door for the Strong Room is to remain in-situ with the opening being blocked up. A dividing gate/walls in the side passage is to be removed whilst a new 1.8m high boundary wall is proposed. Asbestos floor tiles and doors are also to be removed as well as some radiators and pipework. Finally, there would be door/window, repair, apply blackout film to glazing and internally construct partition over surround retain and all single-glazed windows would become secondary glazed.

These internal alterations are considered to be relatively minor and thus acceptable with no concerns being raised by any relevant consultee consulted on this application. It is therefore considered to be in the best interests of the listed property to permit these relatively minor and insubstantial alterations.

The proposal also makes reference to the need to underpin the building to ensure its safety and that it would remain in place for the rest of its existence. During the officers site visit, a large crack on the first floor was pointed out, if the underpinning works are not carried out, this will continue to be worsened and could eventually lead to the actual loss of the listed asset itself. This is something the LPA would wish to avoid and therefore deem the underpinning works to be acceptable in this instance.

Planning Balance

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.

It is considered that the proposed alterations to the building would have less than substantial harm and would therefore not detrimentally impact upon the significance of the heritage asset. The demolition of the flat roof would see an overall improvement due to the poor quality and impact this

currently possesses. The historic fire place would be retained on site and all other internal alterations are considered to be suitable. Finally, it is considered that although the proposed staircase is not of a high quality design, the degree of harm is justified through the other parts of the proposal with the conditions attached further helping the recommendation.

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.

Conclusion

Taking the above considerations into account, the proposal is considered to be in accordance with Policy 29 of the South East Lincolnshire Local Plan (2019), along with the identified sections contained within the National Planning Policy Framework (December 2024) and the Planning (Listed Buildings and Conservation Areas Act) 1990. There are no significant factors in this case that indicate against the proposal and outweigh the consideration in favour of the proposal and the policies referred to above.

Recommendation

Based on the assessment detailed above, it is recommended that the proposal should be approved under Delegated Authority.