

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H16-0698-21 **Applicant:** Spalding Gentlemen's Society

Proposal: 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.

Location: The Museum Broad Street Spalding

Terminal Date: 31st August 2021

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 2021

Sections 12 and 16 of the National Planning Policy Framework (2021)

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This Listed Building Consent application is for the widening of an internal doorway at the ground floor level from 600mm to 850mm to allow disabled access, and also the removal of the leaded light windows on front and side elevations to allow their repair and cleaning, followed by reinstallation.

Site Description

The Museum, Broad Street is an early C20th, Grade II listed museum and headquarters of the Historic Spalding Gentleman's Society. The Historic England Listing description reads;

"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"

The area in general is characterised by historic commercial and residential development and is a highly prominent portion of the Spalding Conservation Area.

History

H16-0219-09

Proposed railings and gates. Approved on 22-05-09.

H16-0220-09

Proposed railings and gates. Approved on 22-05-09.

H16-0460-09

Details of sample of hoop railing and stanchion supports (Conditions 2 and 3 of H16/0219/09). Approved on 07-02-12

Consultation Responses

Lincolnshire County Council Historic Environment Officer

No archaeological input required.

Planning Considerations

Heritage Impact

The Local Planning Authority does not consider there to be any risk presented to the value or significance of the site. Whilst the windows will be temporarily absent, this is necessary to facilitate the process of refurbishment and repair, which is now desperately needed, with the windows appearing likely to have not been fully repaired or reconditioned since their installation in 1910. The windows will be returned to their current position in like-for-like pattern, but refreshed condition. In addition, the proposed alteration of the interior doorway is somewhat regrettable due to loss of original material, including a historic door. However, the practicalities of the proposal (allowing disabled access as well as the easier movement of exhibits), outweigh any negatives, this is because it allows the better revealing of the historic purpose of the site to those with disabilities and also enhances the function of the museum. In addition, it is proposed that the historic door will be replaced with a design-matched equivalent made by a local carpenter to fit the larger opening.

For the above reasons, by reconditioning the appearance of the front and side windows in a sensitive manner and also the enhancement of public access, it is determined that this proposal helps to enhance the heritage asset.

Conclusion

For the reasons listed above, it is determined that this application is in accordance with Sections 12 and 16 of the National Planning Policy Framework (2021) as well as Policies 1, 2, 3 and 29 of the South East Lincolnshire Local Plan (2019). Therefore, this application is recommended for approval.

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.