

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H16-0926-22 **Applicant:** Hall School Ltd
Proposal: Repair to wall
Location: Ayscoughfee Hall School Welland Hall London Road
Terminal Date: 15th November 2022

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

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

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This listed building consent application is for the repair and rebuild of part of the listed boundary wall to Ayscoughfee Hall School, London Rd, Spalding.

Site Description

Ayscoughfee Hall School (Formerly Spalding School for Girls, formerly Welland Hall) is a Grade II listed, mid C19th house and exists as a fine exemplar of its type within Spalding and the associated Conservation Area. It features a number of C18th characteristics in particularly good order for the area. Included within the curtilage is an original garden wall (which is the subject of this application). The specific area of the wall that is subject of this application contained a filled in archway. This segment collapsed in a storm in 2019, exposing iron railings which had been encased within the

wall, when the archway was filled in.

The Historic England listing description describes the property like so:

"Large mid C18 house of 3 storeys in brick with moulded stone modillion cornice and pediment in brick parapet with stone panels. 5 windows, centre breaks forward with 1, in moulded stone frames, hung sashes with glazing bars. Centre window on 1st floor has cornice. Good projecting porch in Roman Ionic and elaborate wood doorcase with unusual type of lintel with modillions and cherubs' heads. Side panels ornamented with frieze and capitals. Glazed door. Modern ship weathervane. Interior has staircase of the period and good plaster ceilings and doorcases. Gate piers in rusticated stone with ball finials."

The wider surroundings form part of the highly characterful and well preserved river front portion of the Spalding Conservation Area (SCA), and the site is within visual range of many important features and other listed buildings, such as the grade II listed West Lodge, directly opposite on the other side of the Welland. The area otherwise can be characterised as being primarily and historically residential in nature, featuring a range of historic architectural styles spanning from the C18th through to early-mid C20th. London Road is also considered to be one of the main and therefore most character routes into and out of Spalding and the associated conservation area.

History

H16-0925-07

Part demolition of existing boundary wall and re-build with identical replica. Re-pointing to existing wall and replacement stone copings. Approved on 23-01-08.

H16-0485-12

Proposed Totem Sign. Approved 05-10-12.

H16-0659-13

Proposed Playground Improvements. Approved on 10-09-13.

H16-0078-14

Details of overall height and finish/colour of gazebo (part condition 3 of H16-0659-13). Approved on 10-02-14.

H16-0567-17

Recladding and replacement of windows to C20 pre-fab classroom block, together with erection of new single-storey infill extension and link covered way. Approved on 09-08-17.

H16-0568-17

Recladding and replacement of windows to C20 pre-fab classroom block, together with erection of new single-storey infill extension and link covered way. Approved on 09-08-17.

H16-1149-17

Recladding and replacement of windows to C20 pre-fab classroom block, together with erection of new single-storey infill extension and link covered way (re-submission of H16-0567-17). Approved on 09-01-18.

Consultation Responses

None received.

Planning Considerations

Heritage Impact

The Local Planning Authority does not consider there to be any risk presented to the character or significance of the Heritage Asset. The application proposes to partially restore the open nature of the original archway, leaving an opening, exposing the historic railings which were revealed in the collapse. It is proposed to use reclaimed and matching brickwork where possible as well as a matching stone coping and appropriate Lime mortar pointing. The proposed design reveals historic features of the wall which had previously been masked by another rebuild, therefore, the application can be said to assist in better revealing the history and significance of the heritage asset, and by introducing an additional character feature, helps to enhance the character of this portion of the Conservation Area as is a requirement of the NPPF (2021).

Conclusion

For the reasons listed above, this application is deemed to be in accordance with Policies 1, 2, 3 and 29 of the SELLP (2019) as well as Sections 12 and 16 of the NPPF (2021). 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.