SOUTH HOLLAND DISTRICT COUNCIL

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**Planning (Listed Buildings and Conservation Areas) Act 1990**

# Refusal of Listed Building Consent

**Reference:** H16-0956-14 **Received:** 12th November 2014 **Type:** LISTED BUILDING

Name: Spalding Constitutional Club
The Manor House
Broad Street
Spalding
Lincolnshire
PE11 1TB

Agent: Weston Design Ltd
2 Austendyke Road
Weston Hills
Spalding
Lincolnshire
PE12 6BX

Description: Removal of internal wall (retrospective) and erection of internal draught lobby

Location : SPALDING CONSTITUTIONAL CLUB LTD THE MANOR HOUSE
11 BROAD STREET SPALDING

**South Holland District Council hereby give notice that CONSENT HAS BEEN REFUSED for the works for the following reason(s):**

1 The demolition of the internal wall has an unacceptably harmful impact on the special architectural and historic character of this Grade II listed former Georgian residence. The change to the character of the building as a consequence of the effective loss of the entrance hall as a separate entity is particularly significant and damaging. In terms of the proposed draught lobby, it is apparent from the submission that the character and appearance of the hallway and how it functions will be compromised by it. The works of demolition as undertaken and the proposed internal porch are contrary to national guidance set out in Section 12 of the National Planning Policy Framework 2012.

The Local Planning Authority has acted positively and proactively in determining this application in as timely a manner as possible. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory solution and due to the harm which has been clearly identified within the reason for the refusal, approval has not been possible.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx

Note(s):

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The determined plans are: The determined plans are: Dwg No's WES/1686/14/00, WES/1686/01 and Design and Access Statement including and Heritage Impact Assessment and Photographic Study (ref WES/1686/14).

**Paul Jackson**
**Planning Manager**

**4th February 2015** **H16-0956-14**

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation.