

THE METHODIST CHURCH

The Ecclesiastical Exemption (Listed Buildings and Conservation Areas) (England) Order 2010

Scheme considered under Section 98 of Standing Orders Report to the appropriate Connexional Authority (S.O. 909)

BROAD STREET METHODIST CHURCH, SPALDING – SPALDING (17/15)

Broad Street, Spalding, PE11 1TB

Reconfiguration of storage areas and refurbishment of toilet area (Project Ref. 53712)

27th May 2025

Grade II & Conservation Area (and Building at Risk)

Description of Building

Methodist church and attached Sunday school dates from 1887. They are constructed of red brick with ashlar dressings and Welsh slate roofs. The front elevation of the Chapel is symmetrical, the central section gabled and flanked by octagonal piers with stone spires. The central two doorways project slightly and have pointed arched surrounds. Above is a tall 4-light pointed arch window. To each side of the central section is a single storey stair wing with doorways with gabled ashlar surrounds. Above the doors is a pair of narrow lancets.

Proposal

The proposal seeks permission for a number of works including, a new wheelchair accessible shower and WC facility, reconfiguration of WCs to the rear of the church, alterations to the store area, and alterations to the staircase.

Consultations (see attached)

Historic England	Historic England raises concerns about the staircase demolition and the proposed extension due to insufficient information and justification. They seek assurance through a HIA, Elevations of the Proposed Extension and Statement of Need. The location of the staircase to be removed is unclear from the plans.
Historic Buildings & Places (formerly the AMS)	Raise no concerns.
The Georgian Group	No representation received.
The Victorian Society	Do not wish to comment.
Local Planning Authority (LPA)	No formal representation received.
Listed Building Advisory Committee (LBAC)	The LBAC wished to commend the church on their continual efforts to repair and improve this historic building. Members offered the following comments: a) Whether the recent decision in the Supreme Court on gender would lead the church to reconsider the W/C element of the proposal? Other members commented on how they felt the proposals would indeed reflect recent legislative decisions i.e. having ungendered designation or no gender designation is actually working with the decision that was recently made. b) Initial concerns had been satisfied by the Statement of Significance, which made it clear that the staircase has very little significance; the storage area extension will have minimal impact on how the right-hand side of the elevation will be seen and perceived from the street.
Other Representations	No representations received.

Recommendations

The new extension has been designed to minimise the impact on the character and appearance of the building and the details are considered to be acceptable. We should however, address the issues raised by Historic England regarding the lack of information and justification relating to the staircase; further information has been supplied by the professional advisor that clearly shows the staircase is of low significance. Elevations of the proposed extension clearly show that this will have minimal impact on how the right-hand side of the elevation will be seen and perceived from the street, as was pointed out by the LBAC. The Committee sought assurance from the church that they were not intending to make any alterations to the proposal following the recent decision in the Supreme Court concerning gender. No response has been received to this question, and therefore we presume that no changes are proposed.

We consider that the physical and visual impact of the proposal has been mitigated against and/or will not impact on areas of significance. We therefore recommend the application for conditional approval.

Conditions

1. No works to install the following shall take place until design (1/20 scale) details have been submitted to and approved by the Connexional Conservation Officer. The works shall then be carried out in complete accordance with the approved details and shall be retained thereafter:

- a) Extract Fans
- b) Internal Doors

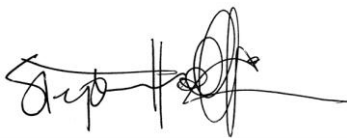
Reason: For the avoidance of doubt and to ensure the architectural and historic interest of the building is preserved and enhanced.

Plans and specifications schedule: -

Plan Type Reference	Drawing Ref.	Date
Outline Schedule of Works Revision	24003 Rev A	
Broad Street Methodist Church Mission Statement		
Images		
Coversheet from Architect		
Mission Statement		
Existing Plans and Sections	24003/01A	
Existing Elevations and Cross Section	24003/02A	
Existing Store	24003/03	
Existing Stair	24003/04	
Site Location Plan	24003/05	
Proposals	24003/06	
Proposed Elevation to Broad Street	24003/07	
Quinquennial Inspection Report		2022
Works to a Listed Building Checklist cover sheet		
Statement of Need	March 2025	
Statement of Significance	March 2025	

Decision

I am approving above.



Signature

Date 27/05/2025

Director of Property Support in pursuance of powers delegated by the Methodist Council as set out in SO 931(1(x) and SO 331(1)

Please note that this permission may be conditional and that all conditions will need to be discharged either pre-commencement (marked “) or when that aspect of work is due to commence. Failure to comply with this can have severe consequences and may bring into question the validity of the scheme.*