DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H16-1078-25**	**Applicant:**	**Spalding Gentlemen's Society**
Proposal:	Details of written scheme of archaeological investigation (WSI), intention of commencement and written scheme of investigation final report (Conditions 6 and 7 of H16-0693-25)		
Location:	Spalding Gentlemen'S Society Museum 9a Broad Street Spalding		
Terminal Date:	29th December 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
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a condition compliance application seeking permission to discharge Conditions 6 and 7 of H16-0693-25.

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

H16-0684-25 - Demolition of rear flat roof extension including making good existing building - Approved

H16-0693-25 - Demolition of rear flat roof extension including making good existing building - Approved

Consultation Responses

Lincolnshire County Council Historic Places

Thank you for consulting us on this.

The submitted archaeological WSI meets the required standards, and we can recommend discharge in full of Conditions 6 and 7 of H16-0693-25 (Details of written scheme of archaeological investigation and start of works notice).

Planning Considerations

Archaeological Scheme

Condition 6 of H16-0693-25 states that:

No development shall take place until a written scheme of archaeological investigation (WSI), for the archaeological evaluation phase, has been submitted to and approved in writing by the Local Planning Authority.

This scheme should include the following and should be in accordance with the archaeological brief supplied by the Lincolnshire County Council Historic Environment advisor on behalf of the Local Planning Authority:

1. An assessment of significance and proposed strategy for evaluation
2. A methodology and timetable of site investigation and recording
3. Provision for site analysis
4. Provision for publication and dissemination of analysis and records
5. Provision for archive deposition
6. Nomination of a competent person/organisation to undertake the work
7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook.

The archaeological site work shall only be undertaken in accordance with the approved written scheme of archaeological investigation (WSI).

Note: This WSI applies solely to the evaluation phase. If evaluation identifies the need for mitigation, a separate WSI covering mitigation works will be required under Condition 8.

Reason: To ensure and secure the appropriate preparation and archaeological evaluation, prior to development, in compliance with Section 16 of the National Planning Policy Framework, December 2024. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019 and Section 16 of the National Planning Policy Framework, December 2024.

The comments received from LCC Historic Places confirm that the details submitted within the application are acceptable, Condition 6 can therefore be discharged in full.

Notification of Archaeology Works Commencing

Condition 7 of H16-0693-25 states that:

The applicant shall notify the Lincolnshire County Council Historic Environment Department in writing of the intention to commence at least fourteen days before the start of archaeological work required in connection with Conditions 6 above in order to facilitate adequate monitoring arrangements.

Reason: To ensure satisfactory archaeological investigation and retrieval of archaeological finds in compliance with Section 16 of the National Planning Policy Framework, December 2024.
This Condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019 and Section 16 of the National Planning Policy Framework, December 2024.

The comments received from LCC Historic Places confirm that the details submitted within the application are acceptable, Condition 7 can therefore be discharged in full.

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

Conditions 6 and 7 of H16-0693-25 can therefore be discharged.