

SOUTH HOLLAND DISTRICT COUNCIL

Report of: Development Manager

To: Planning Committee - 13 February 2019

(Author: Mark Simmonds - Planning Officer)

Purpose: To consider Planning Application H16-1202-18

Application Number: H16-1202-18

Date Received: 04 December 2018

Application Type: LISTED BUILDING

Description: Internal and external works to Ayscoughfee Hall

Location: Ayscoughfee Hall Church Gate Spalding

Applicant: South Holland District Council **Agent:** South Holland District Council

Ward: Spalding St Marys **Ward Councillors:** Lord Porter
Cllr H T Drury

You can view this application on the Council's web site at

<http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H16-1202-18>

1.0 REASON FOR COMMITTEE CONSIDERATION

- 1.1 Application is by South Holland District Council and under the Council's constitution and scheme of delegated powers is required to be presented to Planning Committee for determination.

2.0 PROPOSAL

- 2.1 The application is for internal and external works to Ayscoughfee Hall. These proposed works have arisen as Ayscoughfee Hall is a public building managed by SHDC, therefore regular maintenance checks and risk assessments are carried out on the Hall. A fire risk assessment was carried out in July 2017 that identified a schedule of works that ought to be carried out to maintain the efficacy of the fire safety systems in the Hall, and to minimise any risk to the structure of the Hall in case of fire, also to ensure that SHDC complies with current legislation.
- 2.2 Following pre-application submissions and meetings, including with Historic England, a Listed Building Application has been submitted. The Listed Building Consent application also includes external works to benches, paths and housekeeping of features which are not directly related to the fire safety issue but which are to be considered at the same time.
- 2.3 A full set of documents, including a Heritage Statement and Design and Access Statement and plans/diagrams and specifications have been submitted with the application. These are available on the Council's web-site and have been the subject of consultation with the relevant bodies.

3.0 SITE DESCRIPTION

- 3.1 Ayscoughfee Hall Museum is a grade I listed house, set in 5.5 acres of Gardens that forms the

public park in Spalding. The Hall was built in the 1450s (the original roof timbers have been dated to 1451), and was continuously lived in as a family home until 1902. The Hall was designated as grade I listed by Historic England in 2012. The Hall was remodelled and developed by several of its owners, particularly between 1781 and 1808 and again c1834. The Hall opened as Spalding's town museum in 1987.

- 3.2 The main fabric of the Hall is red brick, which was presumably sourced locally. The original roof timbers survive, and have been identified as English oak.
- 3.3 Since 1902 Ayscoughfee Hall & Gardens have been in public ownership as a registered charity and are now managed by South Holland District Council (SHDC).
- 3.4 The site is within Spalding Conservation Area and the gardens are also listed.

4.0 RELEVANT PLANNING POLICIES

4.1 The Development Plan

South Holland District Local Plan, July 2006

The South Holland Local Plan 2006 was formally adopted on 18 July 2006. Following a direction from the Government Office for the East Midlands under paragraph 1(3) of Schedule 18 to the Planning and Compulsory Purchase Act 2004, as of 18 July 2009 only certain Local Plan policies have been extended and continue to form part of the development plan. In the context of those saved policies referred to below, it is considered that the Local Plan was adopted in general accordance with the Planning and Compulsory Purchase Act 2004 (albeit under the transitional arrangements). Those policies referred to below are considered to accord with the thrust of guidance set out in the National Planning Policy Framework, and in the context of paragraph 215 of the NPPF should therefore continue to be given substantial weight in the decision making process.

If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

The Local Plan currently contains no 'saved' policies relating to Heritage as these were superseded by national planning guidance and policy.

National Guidance

National Planning Policy Framework (NPPF), July 2018

Section 16.

Paragraphs 193, 194 and 196.

Planning Practice Guidance

5.0 RELEVANT PLANNING HISTORY

- 5.1 There have been a number of Listed Building Consent applications regarding works at Ayscoughfee Hall and Gardens - none are directly relevant to these proposals.

6.0 REPRESENTATIONS

6.1 Historic England

"Historic England were invited to engage in pre-application advice with the museum and attended a site visit on 21 March 2018. During this meeting we advised that careful consideration should be given to the scheme and that some of the proposals had the potential to cause harm to the listed building's significance. The scheme has been reduced in scope

since our visit and the most harmful elements have been omitted, this includes the introduction of fire measures to the lift, we welcome this omission. We are pleased to see that a minimal intervention approach has been taken for these works and support the making good elements of the proposals

Historic England's Position

The submitted application is consistent with our pre-application discussion and takes a minimum intervention approach. We understand the need to upgrade the buildings fire risk and are satisfied that this would not be intrusive or cause harm to the listed buildings significance and therefore meets the requirements of paragraphs 193, 194 and 196 of NPPF."

6.2 Spalding & District Civic Society

Support - concur with the statement of Historic England and are happy with the proposed works.

6.3 LCC Historic Environment Officer

Following a site visit to see the affected areas and details of the proposed works, recommend that these alterations do not require archaeological input.

6.4 Public

No representations received.

7.0 **MATERIAL CONSIDERATIONS**

7.1 The key material issues for considerations in this application are:

- Policy and Guidance;
- The impact of development upon the Heritage Asset that is the Grade I Listed Building.
- Impact on the Conservation Area;
- Any other issues;

7.2 Policy and Guidance

7.3 The relevant Legislation, Policy and Planning Guidance are;

The 1990 Planning (Listed Building and Conservation Areas) Act and Government policy and guidance provided in Section 16 of the National planning Policy Framework (NPPF) and the Planning Practice Guidance, also the Historic Environment Good Practice in Planning - Notes 2 and 3. It is a legal requirement that any decisions relating to listed buildings and conservation areas must pay special regard to the desirability of preserving a listed building, its setting or features of special interest (Sections 16(2) and 66(1) of the 1990 Act) and to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area (s.72(1) 1990 Act).

It is considered that the proposed works are essential, and justified and would comply with the above policy, guidance and legislation.

7.4 The impact of development upon the Heritage Asset that is the Grade I Listed Building.

7.5 The works are justified and necessary and will enhance fire safety inside the building and will improve and preserve the visual qualities of the exterior and grounds and will have a minimal impact upon the fabric of the listed building. It should be noted that Historic England do not object on any grounds.

7.6 For clarity the full schedule of works are set out here:

The works will consist of the following:

Works to doors to ensure fire rating - Doors to be included within the works are:

- First floor door to Geometric staircase - Fitting of Intumescent fire and smoke seals
- Tower room door to rear staircase - Fitting of Intumescent fire and smoke seals
- Tool Store - Fitting of Intumescent fire and smoke seals
- Costume Store - Fitting of Intumescent fire and smoke seals
- Secondary door to main hall, Rear staircase door to hallway
- Fitting of Intumescent fire and smoke seals

Geest Gallery:

- Clear coating of cupboards and internal door in Geest Gallery with Environgraf clear intumescent paint to provide 30 minute fire resistance. The clear coating will not visually detract from their heritage significance.
- Door to electrical cupboard to be replaced with FD30 door fitted as per manufacturer's instructions. This door has no historical significance.

Replacement of the Perspex ceiling used for viewing. - The works will consist of the removal of existing Perspex panel and replacement with a certified clear glass panel offering 1 hour fire resistance approx. 1000x1200mm incorporated within a plasterboard ceiling and including a fire rated ceiling hatch to allow access for ongoing maintenance.

The Viewing panel is not in keeping with the original aesthetics of the building, it was an addition in order to showcase the historical significance of the wooden rafters within the roof space of Ayscoughfee Hall. The proposed new viewing panel will allow the continuation of this but will also be more aesthetically pleasing on the eye, provide adequate fire safety and aid in the ongoing maintenance of the roof space.

Other Works:

Under drawing of the Victorian cellar

- The Victorian cellar has exposed joists and floor boards and requires under drawing achieving a 1 hour fire resistance. The works required are to under draw cellar using Fermacell boarding on a metal hanging system.

The path leading to the ice house

- The path measures 11m X 2m. The current block paved edges will be left but will be relayed on a concrete bed to give a clear edging to the path and also to allow the gravel to have a solid edge to push up to. The remaining blocks will all be removed from site and the base re set using a compacted lime stone this will have a small camber on it to help shed water from the top layer. A golden self-binding gravel (This is commonly used across English Heritage sites) will be laid next to the manufactures guidelines. Giving a compacted and formal stone pathway that wheel chairs can be used on. The current red block pavers are not in keeping with the historical significance of the site. The proposed self-binding gravel is commonly used across English Heritage sites and will provide a flat surface without trip hazards.

Replacing the broken tarmac around various trees

- There are 8 trees which run along the outskirts of the tennis court. A strip of tarmac around the trees will be removed (and removed from site). The base will be re set using a compacted lime stone and a golden self-binding gravel will be laid next to the manufactures guidelines.

Removal of the circular bench

- The brick bench around the tree outside of the pavilion is in a dangerous condition. The proposal is to remove the brick bench, remove the tarmac up to an area of around 2m around the tree, re set the base using a compacted lime stone this will have a small camber on it to help shed water from the top layer. A golden self-binding gravel will be laid next to the manufactures guidelines. The current bench has no historical significance.

Repainting of various windows, frames and shutters internal and external to Ayscoughfee Hall

- The decoration to the window, frames and shutters at the following locations within the hall are:

- Medieval History Room
- Kitchen, Gallery
- Fens Room
- South Holland People Room
- Library, Spalding Gentleman's Exhibits

The internal works will consist of preparing the windows and applying 1 coat of Farrow and Ball undercoat primer, and 2 coats of Farrow and Ball Estate Eggshell. The materials specified are

in keeping with the current materials used and the age of the building.

The external works will consist of Metal Windows - Prepare surfaces, spot prime bare areas and apply 2 coats of Dulux Metal Shield. Wood Windows - Prepare surfaces, spot prime bare areas and apply 1 coat of Farrow and Ball undercoat primer and 2 coats of Farrow and Ball Exterior Eggshell. The materials specified are in keeping with the current materials used and the age of the building.

Exterior decoration to the pavilion:

The south side of the pavilion has extensive areas of rotten wood; it is advised that that area is to be fully replaced as a patch and repair job will look visually unpleasing. Other aspects can be patch repaired and re painted. The works will consist of the following:

North, West and East Elevations

- Replace approximately 10% of timbers where rotten with matching profile timber

South Elevation

- Replace 100% of timber and replace with matching profile timber
- All new bare timber - Prime all new and bare timber

-Existing Timber Cladding

- Power wash all existing timber cladding

All new and existing Cladding

- Apply 2 coats of Dulux Ultimate Opaque to match existing colour

Windows, doors and frames

- Prepare and apply 1 undercoat and 1 coat of gloss

The pavilion/cafe is a 1970's addition to Ayscoughfee Hall gardens and has no historical significance. The works to be carried out will improve the aesthetical appearance of the building.

Pointing around the back door- Significant gaps have appeared where the pointing has cracked and come away due to the use of concrete previously to re point. Not only does this look visually distracting it is compromising the integrity of the building. The area will be re-pointed in lime mortar. Lime Mortar is in keeping with the materials used on a property of its era.

- 7.7 All works carried out will be by a conversation-accredited contractor, and will be carried out with reference to Historic England guidance on best practice.
- 7.8 Overall the approach is sympathetic to the sensitivity of the building as a listed building. Although the internal alterations in respect of enlarging the kitchen area result in harm to the significance of the building, the alterations reflect the expectations of family life in the 21st century. In this way it could be said that they will add to the overall tapestry of the evolution of the house. The proposal overall comprises a comprehensive scheme of repair, the impact of which will secure preservation of this building for a significant number of years.
- 7.9 Impact on the Conservation Area.
- 7.10 The proposal has undergone pre-application consultation with SHDC (Conservation) and Historic England, it is considered that the new development will not impact negatively upon the setting of the Listed Buildings or the character or amenity of Spalding Conservation Area.
- 7.11 Any other issues including the impact of development upon neighbouring amenity
- 7.12 There is not considered to be any adverse or material impacts upon the amenity of any neighbouring properties or any other interests of acknowledged importance.
- 7.13 Conclusion
- 7.14 The works are justified and necessary and will enhance fire safety inside the building and will

improve and preserve the visual qualities of the exterior and grounds and will have a minimal impact upon the fabric of the listed building. It is recommended that Listed Building Consent is granted:

8.0 RECOMMENDATIONS

8.1 Grant Listed Building Consent subject to those Conditions listed at Section 9.0 of this report.

9.0 CONDITIONS

1. The works must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents submitted with the application and amended as noted below;

- Amended Block Plan - Amendment received 21-01-19
- Typical Liteflam Unit Section
- Plan of Works
- Flooring & Ceilings
- Proposed Fire Rated Vision Panel and Hatch
- Block Plan
- Site Plan
- Design and Access Statement
- Heritage Statement

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The development shall be constructed in accordance with the materials and methodologies set out in the submitted Heritage Statement and Design and Access Statement and supporting plans and documents submitted with the application and hereby approved.

Reason : In the interests of protecting the fabric, integrity and setting of the Grade I listed building, and the character and visual amenity of this part of the Conservation Area in which it is set.

This Condition is imposed in accordance with national guidance contained in Section 16 of the National Planning Policy Framework, 2018.

4. The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at <http://planning.sholland.gov.uk/OcellaWeb/planningSearch>

Background papers:- Planning Application Working File

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Appendices attached to this report:

Appendix A

MapThat Scale Print Title

