

Officers Report

Planning Application No: 145770

PROPOSAL: Listed building consent for alterations and refurbishment of an existing internal door.

LOCATION: Trinity Arts Centre Trinity Street Gainsborough Lincolnshire DN21 2AL

WARD: Gainsborough South West

WARD MEMBER(S): Cllr Mrs J A Rainsforth and Cllr T V Young

APPLICANT NAME: Ms Liz Gabey on behalf of West Lindsey District Council

TARGET DECISION DATE: 21/12/2022 (Extension of time to 6th January 2023)

DEVELOPMENT TYPE: Listed Building - Alter/Extend

CASE OFFICER: Holly Horton

RECOMMENDED DECISION: Grant Listed Building Consent subject to conditions

Description:

This application for Listed Building Consent has been referred to the planning committee as the applicant is an employee of West Lindsey District Council and is applying on behalf of West Lindsey District Council.

The application site is located in the town of Gainsborough, on the eastern side of Trinity Street and the western side of Sandsfield Lane. The site is bounded to the north by residential properties and their garden areas as well as a 'Kwik-Fit' garage and associated parking. The building is a Grade II Listed Building. The Historic England record describes the site as follows:

*'The (former) church of Holy Trinity, Gainsborough is designated at Grade II for the following principal reasons: * Redundant church of 1841-3 by T Johnson of Lichfield, ashlar faced in a plain, pre-archaeological Gothic style. * Chancel enlarged in 1871, with further work in 1911 and in 1982-4 following conversion to an arts centre. * Tall W tower and spire form an important landmark.'*

The application seeks listed building consent for the alteration and refurbishment of an existing internal door to include the renewal of ironmongery including a door closer, replacement of the fire door seals, redecoration and the re-fixing of existing signage, in order to meet the fire safety requirements of the building. Please note, approximately forty internal doors that are either damaged or otherwise deficient would be renewed however this application is solely for one door which is thought to be a feature of the church pre-conversion to the Trinity Arts Centre.

Relevant history:

145568/145640 – Planning application and Listed Building Consent to rebuild section of boundary wall – Granted time limit plus conditions – 01/12/2022

143385/143386 – Planning application and Listed Building Consent to rebuild section of boundary wall – Withdrawn by applicant – 23/09/2021

132837/132906 – Planning application and Listed building consent for replacement of existing slate roof covering, replacement of downpipes and miscellaneous rainwater goods, local repairs to stonework, infilling of several existing clerestory windows and provision of solar panels – Granted with conditions – 09/09/2015

130542 – Planning application for installation of pole mounted satellite dish in car park – Granted with conditions – 19/11/2013

128813/128386 – Planning application and Listed Building Consent for replacement and relocation to ground floor of 3no. gas boilers and replace existing flue with 3no. 150mm diameter flues through roof at the rear – Granted time limit cond only – 30/08/2012

M04/P/1038 - Planning application to form a new disabled wc and changes to entrance – Granted with conditions - 5/11/04

M02/P/0010 Planning application to construct disabled ramp, boundary treatment, railings and copings and tree works - Granted with conditions - 3/4/02

M00/P/0189 - Consent to display name sign, two poster display boards and free standing sign. Granted with conditions - 17/4/00

Various applications in the late 1970's and 1980's relating to the conversion of Holy Trinity Church to an arts centre together with signage.

Representations:

Chairman/Ward member(s): No representations received to date.

Gainsborough Town Council: Have no comments to make on the application.

Local residents: No representations received to date.

Conservation Officer: 14/12/2022 – Verbal consultation in regards to proposed ironmongery. Conservation Officer commented that they have no objections to the proposed ironmongery.

28/11/2022 - *'The Listed Building Consent application is for a replacement of all modern internal fire doors and refurbish the older style door labelled D2 between the reception and office on the ground floor.'*

The property is the Grade II listed Trinity Arts Centre (Formerly Church of the Holy Trinity). The church was built in 1841-3 and illustrates the style of the gothic revival for the time.

The internal layout is predominantly modernised with new fire doors and fixings. For the majority of works for this listed building consent, I have no concerns.

My main review regards door D2 between the reception and office on the ground floor. This door is old in appearance and retains the gothic revival style suggesting it is a feature of the church pre-conversion to the Trinity Arts Centre.

That being said, it has clearly had some modernisation to be retained in situ as a fire door. The hinges and ironmongery are newer, although the handles are made to look older, these are “off the peg” traditional style handles. The rear of the door has been covered with a modern fireproofing and a modern code lock has been added. The edges of the door have already been notched and a fireproof strip has been applied.

The main significance of the door is the front facing timbers and detailed joinery. The moving of the sign and changing of the handle will have some harm to the original fabric of the door.

This would be considered less-than-substantial harm within the National Planning Policy Framework (NPPF, 2021) and under paragraph 202 this harm must be weighted against the public benefit. Considering this is to improve and update safety standards to the publicly used Trinity Arts Centre, I would consider the benefits to outweigh the harm.

This work would also be supported under LP25 of the Central Lincolnshire Local Plan (CLLP, 2017) which seeks to preserve the special architecture of listed buildings. I have no objections to the application subject to the following conditions (to relate to D2 only):

- 1) All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority.*

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2) The new ironmongery such as new hinges and handles shall be submitted for approval to the Local Planning Authority prior to installation.*

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.'

Idox: Checked on 14/12/2022

Relevant Planning Policies:

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Here, the Development Plan comprises the provisions of the Central Lincolnshire Local Plan (adopted in April 2017), the Gainsborough Neighbourhood Plan (adopted June 2021), and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016).

- ***National Planning Policy Framework (NPPF)***

The NPPF sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions.

The most recent iteration of the NPPF was published in July 2021. Paragraph 219 states:

"Existing [development plan] policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)."

- ***National Planning Practice Guidance***
- ***National Design Guide (2019)***
- ***National Model Design Code (2021)***

Other Guidance:

Section 16 of the Planning (Listed Building & Conservation Areas) act 1990.

Section 66 of the Planning (Listed Building & Conservation Areas) act 1990.

Main issues

- Impact on Listed Building

Assessment:

Impact on Listed Building

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that when considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it

possesses. This advice is amplified and added to by the NPPF which recognises heritage assets as an irreplaceable resource and that they should be conserved in a manner appropriate to their significance. The NPPF urges that where substantial harm or total loss of significance of a designated heritage asset local planning authorities should refuse consent.

This application seeks consent for the alteration and refurbishment of an existing internal door to include the renewal of ironmongery including a door closer, replacement of the fire door seals, redecoration and the re-fixing of existing signage, in order to meet the fire safety requirements of the building.

The Conservation Officer has been consulted and has commented that they have no objections to the proposal subject to the following conditions:

- 1) *All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority.*

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2) *The new ironmongery such as new hinges and handles shall be submitted for approval to the Local Planning Authority prior to installation.*

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.'

In response to the comments of the Conservation Officer, the ironmongery details have been provided within this application. A verbal consultation took place on 14th December 2022 with the Conservation Officer and they commented that the proposed ironmongery would be acceptable. It is therefore considered that condition 2 as above has been met and a condition would be added to the decision to ensure the ironmongery matches what has been agreed.

In accordance with paragraph 56 of the NPPF, which requires that conditions are precise and enforceable, condition 1 suggested by the Conservation Officer as referenced above has been amended and can be found at the end of this report.

Overall, subject to conditions requiring that the proposed works shall match the existing original work in respect of detailed execution and finished appearance, it is considered that the proposed works would preserve the special character and significance of the door, the listed building, and its setting. Consequently, it is considered that the proposed

works are in accordance with the statutory duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

Conclusion:

The proposed works have been considered against the duty contained within Section 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended), and the advice given in Chapter 16 of the National Planning Policy Framework. In light of this assessment, it is considered that the proposed works will respect the character and appearance of the historic fabric of the Listed Building. The proposal will therefore preserve the special character and significance of the listed building, its setting and the special architectural features or historic interest it possesses. Accordingly a grant of Listed Building Consent is considered acceptable.

Human Rights Implications:

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

Legal Implications:

Although all planning decisions have the ability to be legally challenged it is considered there are no specific legal implications arising from this report

Recommended Conditions:

Conditions stating the time by which the development must be commenced:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Conditions which apply or require matters to be agreed before the development commenced:

None.

Conditions which apply or are to be observed during the course of the development:

2. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings:

- RD:5029-01 Rev D dated 25/07/2022.
- RD:5029-03 Rev A dated 28/03/2022.
- RD:5029-04 dated September 2022.

The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the work proceeds in accordance with the approved plans in accordance with section 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

3. The ironmongery shall match those stated on 'Ironmongery details email' received 14th December 2022.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. All new internal works and finishes and works of making good to the retained fabric, shall match the existing original work in respect of detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.