

## **Sites/Buildings that are of Concern within and adjacent to the designated Stamford Conservation Areas**

**A Discussion paper prepared by [Stamford Civic Society](#) and  
supported by [Stamford Town Council](#)**

# Index

Objectives	3
Introduction	4
Conservation	6
Site 1: East Street	9
Site 2 Derby & Joan Club	11
Site 3 North Street & 5-8 Broad Street	13
Site 4: Red Lion Street	19
Site 5: 20-21 All Saints Street	21
Site 6: 19 St Mary's Street	24
Site 7: 4 St Mary's Street	27
Site 8: Conduit Road	29
Reference Documents	30
Appendix Possible Actions	31

# Objectives

## **In producing this document Stamford Civic Society is seeking to:**

Raise awareness of the necessity to ensure that buildings and structures are maintained to an appropriate standard for Listed Buildings status (where applicable)

Promote the sensitive and beneficial maintenance of premises within the Conservation Areas or that affect buildings within the Conservation Areas.

Support the enhancement of the town central area aesthetics

Promote the concept that each building is considered as part of the overall architectural composition of the Town Centre.

Encourage the viable development of derelict or vacant premises, and derelict sites to the benefit of the owner as well as the wider community.

Encourage constructive dialogue between the building owners, occupiers (where appropriate), the local authorities and the Stamford Civic Society.

# Introduction

[1] ix 7. “The town of Stamford has survived to a large degree undamaged by incongruous modern intrusions. The tallest buildings are still the church towers, so preserving a traditional skyline which is becoming an increasingly rare feature in our towns. The modern by-pass road and the introduction of vehicle-free precincts have allowed the town’s ancient buildings to be seen to better advantage than (*sic*) hitherto. Although a great number of houses have remained without alteration, several have been mutilated by their conversion into shops and the introduction of discordant shopfronts; it is hoped that further destruction of this nature will be prevented.”

Reading the above paragraph taken from the Royal Commission Survey on Historical Monuments. The Town of Stamford; one could imagine that it was written yesterday. In fact, it was written nearly fifty years ago in 1977.

[5] p1 Martin Smith writes in his book Stamford Now and Then: “In 1697, a travel writer Celia Fiennes described Stamford’ as fine a built town all of stone as may be seen’ and, nearly three hundred years later, Stamford is still recognised for its architectural integrity. Its preservation is due largely to the town’s lack of industrialisation in the nineteenth and twentieth centuries. It has not suffered the destruction that has blighted the centre of Peterborough or marred other nearby market towns such as Grantham and Kettering. In 1967, the historic core of Stamford was declared the first Conservation Area in the country, and in the 1970s, the Royal Commission on the Historical Monuments of England took the unusual step of choosing Stamford as the subject of a complete town inventory”.

Stamford Civic Society was formed in 1962 to lobby for the conservation and preservation of the town, while also looking to its future prosperity. This Society ethos still rings true today and is uppermost in all our work for the town, its residents and businesses.

It is for this reason that we have taken time to prepare this discussion document. We are concerned that a few of the buildings and sites within the town are showing signs of neglect or abandonment. In some instances, this process has been going on for a number of years. This we think could in part be addressed by talking with the owners, the local authorities and others, in order to accurately understand the situation pertinent to each individual property and its owner, and to seek a way forward.

To meet with this objective the Society has compiled a list of buildings and sites which have lain undeveloped and, in some instances, allowed to deteriorate for a considerable length of time (a number in excess of 10 years). The Society considers action needs to be taken by the relevant agency to encourage and implement change that will improve the visual amenity of the surrounding area.

The properties have been identified and information has been compiled from various verifiable sources. The remedies will vary depending on the nature of the site and any buildings on them. In all cases the Local Planning Authority has statutory powers to remedy the situation (some of these are listed in the appendix). However, this is a consultation document, and we hope that land and building owners will engage with the Society to remedy the situation on a mutually beneficial basis.

The Society is acutely sympathetic to the uncertain trading position that some businesses are facing, often through no fault of their own, The Society is conscious of the fact that poorly maintained areas can detract from the general ambiance, visual effect and feeling of prosperity within an area. This can ultimately result in adverse comments by local residents and tourists combined and can act as a drag on the economic prosperity of the town. We have also suggested possible actions that the local government have powers to undertake.

The intention is to review and update this discussion document at regular intervals over the coming years in order to keep it relevant to the current situation in Stamford.

However, we are hopeful that this discussion document may enable focused discussions to take place to the ultimate benefit to all involved. We also hope that the wider public, Societies and organisations in the Town and elsewhere who have an interest in the built environment of this historically important Town will contribute to the debate.

## Conservation

[7] “Stamford was the first town in Britain to have a designated conservation area, established in 1967, following the introduction of the Civic Amenities Act, which promoted the preservation of areas of special character. Stamford’s conservation area includes hundreds of Grade 1,II\* and II listed buildings, and scheduled monuments. A second conservation area has since been designated to the north of the town centre encompassing an area of largely 19<sup>th</sup> century terraced housing in Northfields. Stamford has 95 Grade II\* listed buildings and 303 Grade II listed buildings dating to the post-medieval period.”

### [7] “Historic Urban Character

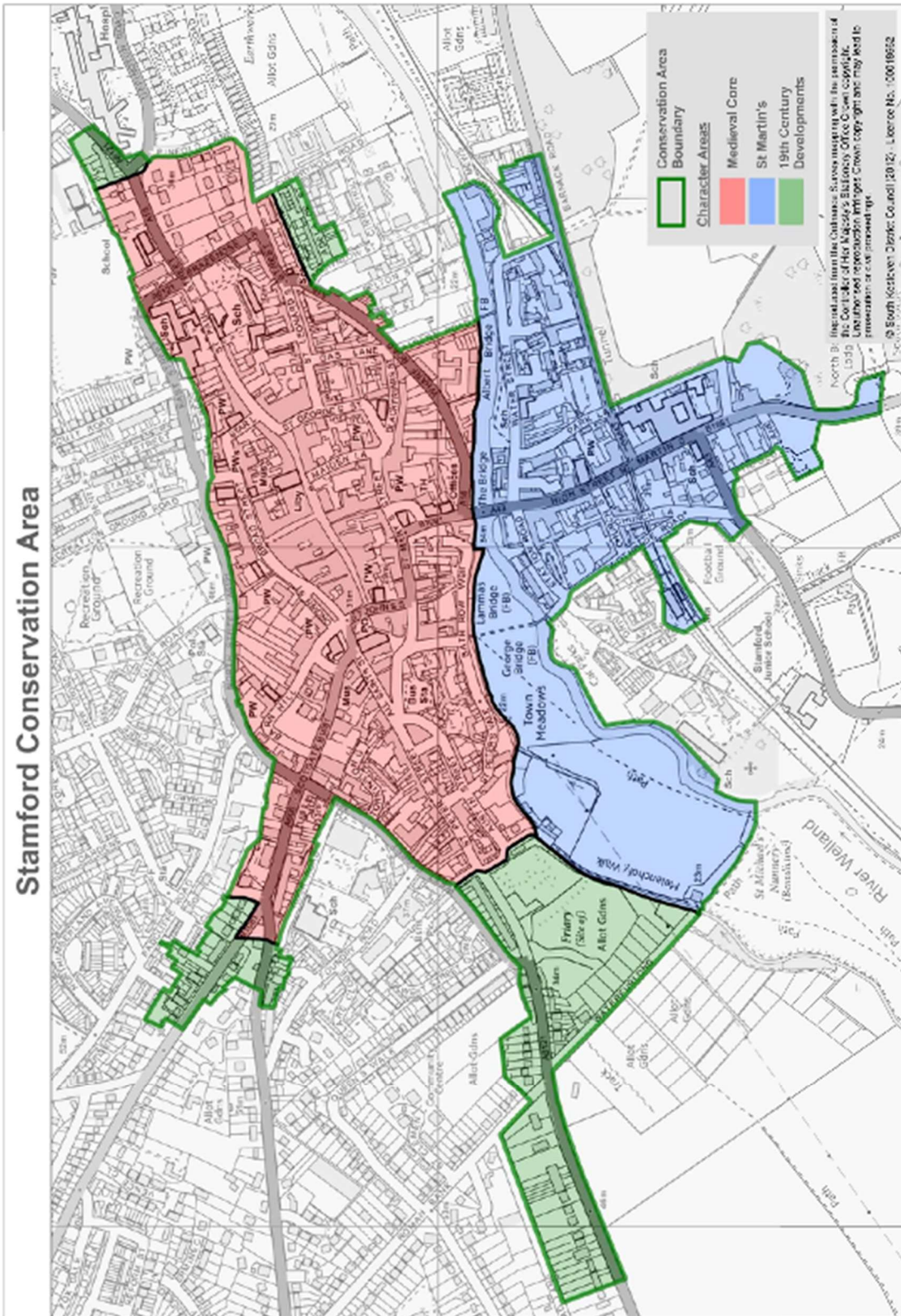
**Evidential Value:** “The majority of Stamford’s history took place in the Historic Urban Character area, which did not expand outside of its medieval boundaries until the 19<sup>th</sup> century. The character area contains hundreds of assets of national importance including Britain’s first Conservation Area., scheduled monuments and Grade I, II\*, and II listed buildings.”

**Historical Value:** “The character area is the most important area of the town in terms of strong associations between the heritage asset (both tangible and intangible) which are imperative to the history of Stamford. The assets illustrate the town’s historic narrative; how it became an important settlement in the early medieval period, its growth and decline during the medieval period, its post- medieval growth as well as the changing nature of the town centre in the 20<sup>th</sup> and early 21<sup>st</sup> centuries.”

**Aesthetic Value:** “ The completeness and integrity of the extant historical townscape is significant. The built environment, including the historic use of stone creates continuity across the area. Furthermore, the medieval street layout, with interconnecting alleys, burgrave plots, and irregular roads has largely been preserved creating visual interest and denoting the antiquity of the town”

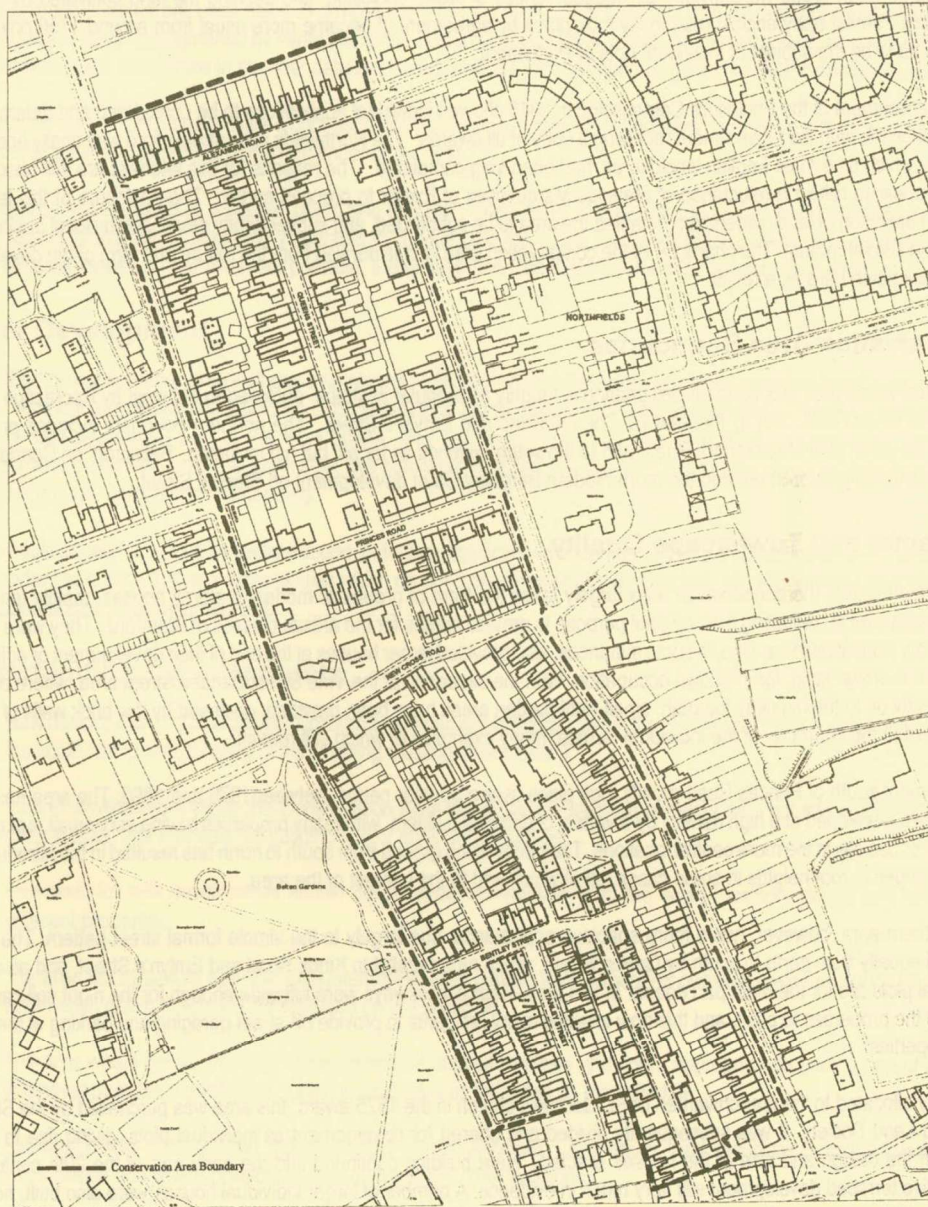
It is these values that the Civic Society is striving to preserve and promote. The sites and buildings mentioned within this discussion document are ones that it is felt are now actively detracting from the aesthetic value of the town and the overall character and historic well-being of the area.

It is for this reason that the Civic Society feels that meaningful discussions could result in these buildings being repaired and better maintained and the vacant plots of land could be developed in a sympathetic manner. This in the Civic Society’s view would result in benefits not only for their owners but for the community of Stamford as a whole.



Northfields Conservation area

# STAMFORD NORTHFIELDS CONSERVATION AREA



DESIGNATED 5th OCTOBER 2005

# Properties of Concern

## Site 1: Site of the former Salvation Army Citadel, East Street, Stamford PE9 1QD



### Site Description

This cleared site is outside, but between the boundaries of both conservation areas, in a prominent and elevated location on the main inner traffic circulation route (A6121) in the town.

### Architectural Significance

The building which was previously situated on the site was relatively modern, but whilst not in either conservation area, the site links the two. It is a site which also links the northern

19<sup>th</sup> Century town expansion with Stamford's central core. Its prominent and elevated situation requires urgent development to a sensitive and bold design.

### Planning History

Reference	Application	Decision	Date
S12/3181	Erection of hotel (including 36 bedrooms and 18 parking spaces)	Withdrawn	14/03/2013
S14/0033	Erection of hotel (including 36 bedrooms & 18 parking spaces)	Refused	06/01/2014
S17/2384	Erection of 6 no. dwellings	Approved conditionally	19/10/2018
S21/1426	Submission of details reserved by condition 3 (Written Scheme of Archaeological Investigation) of planning permission S17/2384 (Erection of 6 no. dwellings)	Condition(s) discharged ALL	06/08/2021
S24/1990	Application for variation of condition 2 (approved plans) of planning permission S17/2384 (Erection of 6 no. dwellings)	Approved conditionally	27/02/2025

### Concern

The existing buildings on the site (a Salvation Army Hall) was demolished over 10 years ago. Since then, the site has had hoardings around it to prevent unauthorised access. Even these are beginning to look tired.

In the Society's view it is essential to take urgent action to ensure that development commences as soon as possible, particularly given the national imperative for new housing. Planning permission for reserved matters was granted in 2021 and development did not proceed. In February 2025 planning permission for a variation was also granted, so there should be no impediment in this regard, to development proceeding in the near future.

## Site 2: Former Derby and Joan Club, North Street, Stamford PE9 1EL



### Site Description

This building is located on the north side of North Street at the junction of Recreation Ground Road, locating it just between the two conservation areas. It is in a prominent and elevated position. The building comprises a former converted stone cottage (with a Welsh slate roof) at the east end, with a large brick-built hall to the west with a corrugated asbestos roof. The site has a large stone retaining wall to the North Street frontage.

### Site History

Stamford's Darby and Joan Club was formed in 1946, being only the second one in the country. The building was part erected and part converted to form the Derby and Joan Club which opened as a social meeting place for the elderly in the mid 1950's. It rapidly became a very popular venue for parties, wedding receptions, local theatre groups, and schools. In particular the Shoestring Theatre Group used it for many years as a venue for their plays until the town's Arts Centre was opened in the 1970s.

However, with an ageing membership and the failure to acquire new members the hall closed in 1968. It remained empty. In 2007 was put up for sale by its trustees Age Concern, who had merged with the Darby and Joan Charitable group.

### Architectural Significance

The western part of the building is approximately seventy years old. The converted cottage at the east end close Recreation Ground Road is of older construction, probably C19th. This part of the structure, although extensively altered internally, should be retained.

The site is fronted by a traditional Lincolnshire style stone wall. This wall contributes to the architectural style of the area of the town and should also be retained

## Planning History

Reference	Application	Decision	Date
S08/0103	Demolition of former social club and shop and erection of 14 flats	Refused	23/04/2008
S08/1043	Demolition of former social club and second-hand shop and erection of 14 dwellings with associated basement parking	Approved conditionally	30/11/2009
S12/1809	Change of Use to Retail (A1) and a dwellinghouse; plus external alterations	Refused	21/09/2012
S13/1705	Change of Use to Retail (A1) and a dwellinghouse; plus external alterations	Granted subject to conditions	21/08/2013

## Concern

The building is in a poor state of repair and there appears to have been no protective maintenance since it was vacated. It has remained out of use for over 20 years. Whilst the building is secure with steel shutters over the entry points, the building fabric continues to deteriorate. This site is not only be visually unacceptable, but the building could pose a risk to public safety. The condition of the interior is unknown. The planning permission granted in 2013 may have expired.

**Site 3: Former Welland Motor Factors Site North Street PE9 1EH and 5 to 8 Broad Street Stamford PE9 1PG.**



Site view inside hoarding from North Street

## Broad Street 5 – 8



Frontage views of 5 to 8 Broad Street



### Site Description

The site comprises three ashlar stone faced three storey buildings on Broad Street, with a rear area which has a frontage to North Street where it is protected by a wooden hoarding/fence. This means that apart from a view through a split in the fence (see above photo on Page 13) it is not possible to ascertain the condition of the rear of the stone buildings. A steel frame structure has been erected to the North Street frontage, but there has been no recent activity (see Page 18 below).

The ground floor units on Broad Street are currently leased to two independent traders. As far as can be ascertained, the upper floors are unoccupied (see Page 18 below)

### Site/Building History

This was the site of Nag's Head public house dating from the late C16, although it was known as the Three Tuns from 1781 to c1813. The name survives in the adjacent Nag's Head Passage from Broad Street to North Street. It was bought by Lowe, Son & Cobbold, brewers

and wine merchants, and rebuilt in 1846 to designs by Stamford architect Charles Richardson. In c1892 parts of nos 6-7 were converted into a brewery and the whole block extended back to North Street. In 1935 the firm was taken over by James Hole & Co of Newark, but it operated under the original name until the end of the Second World War. In 1948 the property was split; the west half became a wine merchant and off-licence, and the east half became the Lincolnshire Poacher public house

[6] in 1895 Lowe Son & Cobbold Ltd was registered as a limited liability company. To cope with growing demand, a new brewery was built in the area behind the malting office, backing on to North Street. The new brewery was steam powered and had a tall chimney to the boiler..... in 1935 after the death of Mr Cobbold the brewery was taken over by James Hole & Co Ltd of Newark.....In 1948 Hole's converted no7 into a wine and spirits off-licence and no 8 became The Lincolnshire Poacher public house. The brewery buildings were demolished in 1962.

This part of the property was subsequently used as a motor repair/tyre garage.

### **Architectural Significance**

[1] Houses including The Lincolnshire Poacher Nos 5-8, three storeys, brick, barrel-vaulted cellars, course rubble walls faced on S in ashlar, have slated roofs. They were built for Charles Lowe, wine merchants, in 1846 to designs by Charles Richardson who applied in that year to the Improvement Commissioners for permission to set forward the W end of the house (mercury 17 Apr) The long range formerly comprised three houses of which the central and western were of three bays with central entrances, the eastern of two; the central house is set slightly forward. The range terminates with narrow, recessed bays, that on the W, being curved. The doorways have round heads and fanlights, and the elevation is fenestrated, triple sashes predominating on the ground and first floor, and single sashes or blind recesses on the top floors. An upper projecting bay window with rounded sides is original. A broad platband has been partly mutilated to receive trade boards, since removed, below a shallow parapet moulded cornice. Inside, some plaster cornices of 1846 remain, particularly on in the Grecian taste in the W house. Late in the 19C, much of the interior was converted into a brewery.

[4] BROAD STREET (North Side) Nos 5 to 8 (consec) TF 0207 1/55 TF 0307 1/55 22.5.54. II GV 2. Early C19. 3 storeys in ashlar. Blocking course conceals roof with 4 moulded stone chimney stacks. 8 windows, 2 blocked, the others double-hung sashes with glazing bars, 1 window on corner to left is curved. Centre section of 3 windows breaks forward, and right-hand section of 2 lights breaks forward again. 1st floor windows are one curved window, 1 3-light window with moulded wood mullions, 1 early C19 oriel, 2 1-light windows, 1 single-light window, from left to right. Doors with fielded panels under glazed semi-circular fanlights with tracery alternate with 3-light windows. 2 windows to left of centre are modern versions of C19 shop front, with glazing bars. Moulded cornice and blocking course.

No 1, Railings and terrace to No 1, No 2, Wall and gates to No 2, No 3, 4, Warden's House to No 4 and Nos 5 to 11 (consec) form a group.

Historic England reference - Listed Entry Number 1360370  
Legacy System Number 193497

### Planning History – Former Welland Motor Factors Site North Street

Reference	Application	Decision	Date
S07/0021	Erection of 38 bedroom hotel	Approved conditionally	04/04/2007
S09/2108	Residential development (14 flats)	(Withdrawn)	14/12/2009
S10/0669	Residential development (13 flats)	Approved conditionally	21/07/2010
S10/0969	Residential development (13 flats)	Approved conditionally	21/07/2010
S13/1323	Approval of details of conditions 6 (contamination) and 8 (archaeology) required by S10/0969/MJRF	Approved without conditions	08/07/2013
S13/1806	Approval of details reserved by Condition 4(stone details) Condition (window details) & Condition 10 (foul & surface water) of S10/0969	Approved without conditions	04/06/2014
S13/1876	Non material amendment of S10/0969 (alteration to fenestration on east elevation)	Approved conditionally	17/09/2013
S16/2801	Non material amendment to S10/0969 including the reduction of size and floor area of building	Approved without conditions	18/01/2017

S17/0743	Approval of details reserved by Condition 3 (sample panel of materials) of S10/0969	Condition(s) discharged ALL	21/07/2017
----------	---	-----------------------------	------------

#### Planning History – 5 to 8 Broad Street

Reference	No.	Application	Decision	Date
S10/1831	The Pear Tree House	Internal and external alterations to listed building	Approved conditionally	07/10/2010
S10/0661	The Wine Cellar 7 Broad Street	Licensing Consultation	Decided	07/04/2010
S11/1197	The Pear Tree 7 & 8 Broad St.	Change of use of highway to mixed use of highway and outdoor area ancillary to public house (A4)	Approved conditionally	19/07/2011
S12/0593	The Pear Tree Public House	Licensing application	Decided	27/03/2012
S13/2934	5 & 6 Broad Street	Change of use from shop (A1) to Amusement Arcade (Sui Generis)	Withdrawn	13/12/2013
S13/3388	5 & 6 Broad Street	Change of use from shop (A1) to Licensed Betting Office (A2)	Withdrawn	06/01/2014
S17/1084	7 Broad Street	Premises Licence	Withdrawn	08/06/2017
S17/1198	The Pear Tree	Premises Licence	Decided	03/07/2017
S18/0415	The Pear Tree, 7 broad St.	Review of premises licence	Decided	15/03/2018
S19/0194	The Pear Tree, 7 Broad St.	Change of use from A4 retail (Public House) to A1 retail (retail shops)	Approved conditionally	03/05/2019
S20/0802	6 Broad Street	Change Of use of former wine shop (A1)	Withdrawn	09/07/2021

		retail) to takeaway (A5 retail)		
S20/1093	6 Broad Street	Internal alterations to Listed Building to convert existing retail premises into takeaway	Withdrawn	09/07/2021
S21/1538	5 Broad St	Listed building consent for the installation of signage and painting of shopfront	Approved conditionally	11/10/2021
S21/1542	5 Broad St	Installation of signage and painting of shopfront	Approved conditionally	11/10/2021
S21/1543	5 Broad St.	Advertisement consent for the erection of kitchen showroom signage	Approved conditionally	11/10/2021
S24/0824	The Pear Tree, 7 Broad St.	Application for a pavement café licence	Decided	03/06/2024
S24/1737	The Pear Tree, 7 Broad St	Application for a pavement café licence – public notice	Decided	13/11/2024

## Concern

### *5 – 8 Broad Street*

This is a listed building which apart from the ground floor, is believed to be in extremely poor condition. The upper floors show no signs of use and items stacked against a window indicate some form of disrepair. It is thought that some of the interior fabric is not safe for use – floor timbers rotten and plaster work cracked with some dampness evident. These signs of neglect of a grade II listed building are a major cause of concern. There is believed to be a serious risk of partial structural failure. Given the historic significance of this listed building and the prominent contribution the building makes to the street scene, this should not be allowed to happen.

### *North Street*

It is not clear whether the existing planning permission for 13 residential units has been implemented, or that this permission may have been abandoned. There is a partly constructed steel frame which was erected between September 2014 and October 2015. The site is surrounded by Harras fencing and plyboard hoardings which has been in situ for many years and was in poor condition. More recently, in 2025, new ply hoarding has been erected on the North Street frontage (following complaints in the local paper). In 2017 the planning permission was granted with no conditions outstanding. The consent may have

been implemented, but there is no sign of any further development activity on site since 2015 (Google Maps) . The 13 residential units if built would be a welcome addition to available units in the town centre to meet the high demand. The property adjoins the public pedestrian way, known as Nag's Head Passage. There is a concern regarding the condition of the wall adjacent to the passage which forms the eastern boundary to the property

#### **Site 4: Entrance Doors between Nos 9 and 10 Red Lion Street, Stamford PE9 1PA**



Entrance to premises adjacent to 8 & 9 Red Lion Street and 10 Red Lion Street

#### **Site Description**

This rear entrance has a frontage to Red Lion Street which is formed by dilapidated wooded gates, with a roof structure over the entrance which has completely lost its roof covering. This is the street entrance to a yard area that has not been built upon in recent times. It appears to be adjacent to other smaller yard areas that are behind premises that face the High Street. The plot appears to be in use for bin storage and has a modern padlock on the doors.

### **Architectural Significance**

The doors are of some age, as are the window openings and what remains of the roof structure. It is believed that this may have formed the carriage access to the Red Lion Hotel which fronted onto Red Lion Square, from which the square was named.

The premises on either side of these gates are Grade II listed buildings

The street is within the conservation area.

#### **[4] Listing for 8 & 9 Red Lion Street (adjoining to north east of subject property)**

RED LION STREET (South Side) Nos 8 & 9 II GV2. Early C18. 2 storeys and attics. Rendered, Stone slate roof with 2 gabled dormers with leaded casements. 2 windows, one a double-hung sash with glazing bars in moulded flush frame, one sliding sash to the right in chamfered reveal. Ground floor has remains of small C19 shop fronts, modern glazing.

Nos 5 and Nos 7 to 10 (consec) form a group.

#### **[4] Listing for 10 Red Lion Street (adjoining to south west of subject property)**

RED LION STREET (South Side) No 10 TF 0207 1/151 II GV 2. C18, possibly earlier. 2 storeys. Cement rendered. Coursed rubble to side. Stone slate roof. Slightly projecting upper storey. Brick stacks. One window to each storey, a small sliding sash in the gable, a small C19 oriel with wood framed casement in the 2nd storey and modern shop window and door on ground floor. Loft door in painted brick and rendered later section to the left.

Historic England Reference

List Entry Numbers 1062216 & 1360394

Legacy System 193613 & 193614

### **Planning History**

None known.

### **Concern**

It is clear that the building is in an extremely poor state of repair. The roof covering has been lost in the last fifteen years (see Google Street View 2009). The remains of the structure including the doors are open to the elements and any architectural elements that have not already been lost will disappear in the immediate future unless remedial action is affected. According to the Historic England official entry the buildings on either side form a consecutive group (see **Architectural Significance** above). Therefore, this structure which is an important part of the street scene should be preserved. The structure could potentially collapse and may be a danger to the public. The Society is surprised that this structure has not been listed. Although, its situation in the Conservation Area should have afforded it protection.

## Site 5: 20- 21 All Saint's Street, Stamford, PE9 2PA



### Description/History

These premises formed part of the Melbourne's brewery, mainly the offices. In the 1980s the whole brewery complex was turned into a museum which has since closed. From 1999 the brewery was used for making specialised fruit beer. This part of the brewery complex (no. 21) was originally offices and off-sales but was converted to a public house known as Melbourne's in the early 21<sup>st</sup> century. Since 2022 the public house has also been closed.

### Architectural Significance

#### [4] Listing 20 All Saints Street

ALL SAINTS' STREET (North Side) Melbourn Brothers Brewery TF 0207 1/405 II GV 2. Late C19. 2 storeys and basement in coursed rubble. Stone dressings and quoins. Moulded cornice and parapet. 4 paired windows, slightly pointed round arches, chamfered mullion, scarved lintel on top storey. Band with carved name 'Melbourn Brothers' between storeys. Similar windows on ground floor, chamfered mullion and lintels. Band between ground and paired basement grilles.

#### [4] Listing 21 All Saints Street

Nos 20 to 22 (consec) with Melbourn Brothers Brewery form a group. ALL SAINTS' STREET (North Side) No 21 TF 0207 1/17 22.5.54. II GV 2. Part of a mediaeval hall. 2 storeys in coursed rubble. Stone slate roof with central brick chimney stack. Modern stone quoins. 4-light mullion window and one single light window. On ground floor, windows of 4-1-4 lights, Modern door to left in modern reveal with stopped chamfer. Much C19 reconstruction and glazing.

Nos 20 to 22 (consec) with Melbourn Brothers Brewery form a group.

#### [4] Listing 22 All Saints Street

ALL SAINTS' STREET (North Side) No 22 TF 0207 1/18 22.5.54. II GV 2. Probably early C17. 2 storeys and attics in coursed rubble, Modern slate roof with 2 gabled dormers

with leaded lattices. Moulded wood eaves cornice. 2 modern casements. Modern door. Modern shop window. Roof continues on over No 12 ALL SAINTS' PLACE (qv). Nos 20 to 22 (consec) with Melbourn Brothers Brewery form a group Also forms a group with No 12 All Saints' Place.

Historic England Reference

List Entry Numbers: 1062273 (No. 20);1062274 (no21) 1360384 (no22);

Legacy System numbers: 193456;193457 & 193458

### Planning History

Reference	Application	Decision	Date
SK95/0143	Change of use of museum to brewery	Approved conditionally	28/03/1995
95/LB/4602	Replacement of asbestos roof with welsh slate	Approved without conditions	02/05/1995
95/LB/4655	Alteration & extension to a listed building	Approved conditionally	25/08/1995
96/LB/4811	Partial demolition & rebuild	Approved without conditions	16/07/1996
96/LB/4842	Partial demolition and rebuilding front wall	Approved without conditions	08/10/1996
S08/LB/7052	Internal alterations	Approved conditionally	24/10/2008
S12/1256	Taking down and repositing of gate piers and gates	Approved conditionally	12/07/2012
S12/1257	Taking down and repositioning of gate piers and gates	Approved conditionally	12/07/2012
S14/3043	Discharge of conditions 3, 4, 5 & 6 of planning permission S12/1257	Approved without conditions	23/03/2015
S15/0235	Discharge of conditions 3, 4, 5 & 6 of planning permission S12/1256	Approved without conditions	23/03/2015
S16/0731	Replacement roof	Approved conditionally	19/05/2016
S16/0732	Works to roof, to include new structural timber and re-claimed Welsh Slate roof covering and cleaning and making good exterior wall	Approved conditionally	19/05/2016

### **Concern**

Whilst other parts of the brewery complex remain in use, the ground floor windows show a neglected premises, no sign of a thriving public house. The longer the building remains unoccupied and unused, the more the structure is at risk of deterioration. It is noticeable that no planning applications have been made for works to this Listed Building since 2016. This stretch of buildings is one of the striking features on All Saints Street, it would be good to see it brought back into full commercial or residential use.

## Site 6: 19 St Mary's Street, Stamford, PE9 2DG



### Description

This is a large and prominent historic building within the central core of Stamford's main conservation area. The property comprises a three-storey range fronting onto St. Mary's Street, a coach entrance and rear yard with ranges at the rear.

### Architectural Significance/History

[1] Former Eagle and Child Inn, includes buildings from the Middle Ages to the 19<sup>th</sup> century, ranged on three, originally four sides of a courtyard. The front range is largely medieval but alterations in the 18<sup>th</sup> and 19<sup>th</sup> centuries to the part west of the carriage entrance have obscured early features. The two rear ranges are probably 17<sup>th</sup> century. The two-storey east part of the front range consists of two rooms and a gabled and jettied carriage way; it is timber framed with stone underbuilding. A formerly external stair on the yard side serves the upper rooms. Inside on the first floor is a fireplace with stone jambs and moulded timber bressummer possibly late 16<sup>th</sup> century. The roof has wind braces and clasped purlins. The central beam of the carriage way is moulded and on the jetty bressummer is a carved wooden head on a diamond of foliage. The rear ranges have stone walls except for the ultimate two storey compartment on the west, which was originally timber framed but is now largely of stone; this latter has a three-bay roof with two tiers of collars clasping purlins, and two windows with ovolo-moulded mullions. The remainder of the range, comprising service rooms, has divisions and chimney stacks of the 18<sup>th</sup> century. The two-storey east range probably also 17<sup>th</sup> century has heavy chamfered cross beams.

[4] ST MARY'S STREET (North Side) 22.5.54. No 19. The Vaults Public House. TF 0307 1/267 II\* GV 2. No 19 is of 2 storeys and attics in rendered stone. Late C18 fenestration, but probably C16 origins. Old slate roof with one compared dormer. Plain eaves cornice. 2 windows, double-hung sashes with glazing bars. Ground floor has one 3-light window with glazing bars and 6-panel door with glazed rectangular fanlight. One gable breaks

forward on 1st floor to right. One double-hung sash window over large carriage entrance with moulded bressumer with C16 boss below. The Vaults Public House continues the same (*sic*) building. 2 storeys and attics. 2 gabled dormers, casements. 1st floor has half-timbering with 2 windows of 2 and 3 lights, leaded casements. Ground floor coursed rubble. One 3-light and one single window, double-hung sashes with glazing bars flank door with 3-light rectangular fanlight. Inset foot scraper.

Nos 2 to 26 (consec) form a group.

Historic England Reference  
List Entry Number 1169751  
Legacy System number 193752

### Planning History

Reference	Application	Decision	Date
S17/2395	Alterations to a listed building comprising of works to ground floor bay window and adjacent window.	Approved conditionally	05/02/2018
S17/2396	Alterations to a listed building comprising of works to ground floor bay window and adjacent window.	Approved conditionally	05/02/2018
S20/1755	Amendment to planning application S17/2395. Works to bay window: original proposal was for steelwork supporting the updated bay windows, this has been amended to stone mullions.	Approved without conditions	12/03/2021
S21/0112	Re-working of existing bay window.	Approved conditionally	12/03/2021
S21/1698	Proposed alterations to existing bay window (Slight change to previous approved scheme to include an extra mullion.)	Approved conditionally	03/11/2021
S21/1699	Proposed alterations to existing bay window (Slight change to previous approved scheme to include an extra mullion.)	Approved conditionally	03/11/2021
S25/0017	Replacement timber windows / stone sections to existing bay window	Approved conditionally	02/04/2025
S25/0018	Replacement timber windows / stone sections to existing bay window	Approved conditionally	02/04/2025

### **Concern**

The building has been unoccupied for approximately five years. It has an air of neglect about it but the pub sign still hangs above the door. It is sited within the Conservation area towards the eastern end of St Mayr's Street. It is considered important that this significant Listed Building is restored to a viable use as soon as possible. Ideally, this should continue to be occupied as a public house.

## Site 7: 4 St Mary's Street PE9 2DE



### Site Description

This stone building of coursed rough dressed local stone, with ashlar dressings has two matching bow windows and a central stepped entrance. The mansard roof is of Collyweston slate, with matching gable windows and three rising sash windows to the first floor.

### Architectural Significance/History

[1] "House and shop has two stories, stone walls, and a Mansard roof with attics. It was built. around 1791-2 as the rectory for St. John's Church, the former Parsonage being unfit for habitation. In 1792. The Earl of Exeter. gave £100 towards its cost. At the rear is an earlier wing of the mid 18th century which has iron casement windows. In the early 19th century. a shop front with two bow windows was added, together with a single Storey rear extension on the east. Inside, the former central passage has been removed. In the earlier rear wing. is a plain. early 19th century stair. On the first floor is an imported late 18th century fireplace with wooden surround enriched with Paterae, foliage swags, and a central pineapple."

[4] ST MARY'S STREET (North Side) No 4 TF 0207 1/255 22.5.54. II\* GV 2. Early C18. 2 storeys in coursed rubble with stone rusticated quoins and window dressings. Mansard roof of stone slates with 2 brick chimneys at gable ends. 2 dormers, double-hung sashes with glazing bars. 3 windows in rusticated surrounds, double-hung sashes with glazing bars. Fine early C19 shop front with 2 bowed windows and central double shop door under semi-circular glazed fanlight in rectangular reveal. Panelled divisions, ornamented frieze with flutes below a moulded cornice, breaking forward over shop. 3 steps. Modern window inserted on ground floor to the left.

Nos 2 to 26 (consec) form a group.

Historic England Reference  
List Entry Number 1306445  
Legacy Number: 193739

## Planning History

Reference	Application	Decision	Date
S19/0675	To replace existing street light attached to building (PL/0049/19)	No Objections Made	13/05/2019
S20/1725	Erection of single storey glazed link, insertion of external sliding door to rear and minor internal alterations. Change of use from retail to residential.	Approved conditionally	04/12/2020
S20/1726	Listed Building Consent for erection of single storey glazed link, insertion of external sliding door to rear and minor internal alterations. Change of use from retail to residential.	Approved conditionally	04/12/2020

## Concern

The building appears to have been unoccupied since 2021 (Google street view). There may have been attempts to sell or let the property in 2021, but there is no evidence of any current attempts to occupy or sell the property. In the meantime there is considerable external evidence that little or no maintenance has been carried out on the property in the last four years, and contrary evidence from the exterior indicates that the fabric is deteriorating. The condition of the interior is unknown. If the property continues to be unmaintained and/or unoccupied, further deterioration is inevitable.

## Site 8: Conduit Road PE9 1QQ



### Description

A two-storey mid terraced house on the west side of Conduit Road, within the Conservation Area. The property is of brick construction with a modern concrete tile roof. There is a single storey brick extension at the rear. The plot has rear access to a service road.

### Planning History

None known.

### Concern

The property is believed to have been vacant for some time. There have been a number of reports of nuisance to adjoining owners and occupiers due to the property being neglected and unoccupied. Some windows on the rear elevation appear to have been boarded up. The condition of the interior is unknown. With the shortage of housing in the area and the adjoining owner/occupiers' expressing concerns regarding public nuisance emanating from the property, we believe action needs to be taken to ensure that the property does not deteriorate further.

## Reference Documents

- [1] The Town of Stamford - A Survey by the Royal Commission On Historical Monuments  
ISBN 0 11 700712 9\*
- [2] [ancestorgateway.com](http://ancestorgateway.com). Ancestor Gateway Forum – Stamford Memories Gateway  
(Lincolnshire England) used as Pride and Prejudice Film Set.
- [3] [worthpoint.com](http://worthpoint.com) Darby and Joan Club – Stamford (Lincolnshire)
- [4] Historic England. Official Listing Description: <https://hystoricengland.org.uk/listing>
- [5] Stamford Now and Then. Martin Smith. ISBN 1 871615 41 0
- [6] Stamford Pubs and Breweries. Martin Smith. ISBN 0902544 42 X
- [7] Lincolnshire Extensive Urban Study Stamford – 2022 -project number 2897

# Appendix

## Outline of possible remedies to ensure protection of vulnerable buildings and development of vacant plots.

The Stamford Civic Society have identified a range of possible solutions which we believe the relevant authorities should consider in order to protect Stamford's Heritage Assets that have been identified as being at risk.

In the case of cleared or partially developed sites, the Local Planning Authority has other potential remedies which are also noted below.

In some cases, a number of possible remedies are available.

### 1. Negotiation

The relevant authorities should seek to engage with the owners and occupiers of the properties identified in this report as being "of concern" to identify circumstances or constraints that are causing or preventing these properties from being maintained, and /or developed, and whether voluntary action can be taken to mitigate the deterioration of the properties or to bring them quickly into active use.

This will also give the authorities the ability to assist in the procurement of any public and private aid funding that may be available to pump-prime action.

Landlords of properties subject to a commercial lease may have the power to serve a repair notice on the tenant if it is the tenant's obligation to repair. Alternatively, a tenant may have the right to serve a Repair Notice on a Landlord where it is their obligation to keep the property in repair.

In the Society's view, most of the issues with properties reported to be "of concern" should be capable of resolution by negotiation and agreement. Where these discussions fail, there are a series of powers listed below which the public bodies can employ.

### 2. Repair Notices

If a local planning authority considers that a listed building is not being properly preserved, if the works are urgently required, it may serve a repair notice on the owner. ((s54) The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)).

This procedure also applies to an unlisted building within a conservation area (s76).

In either instance, if the owner on which the notice is served fails to undertake the works, the planning authority can undertake the works and recover the cost from the owner (s55).

### 3. Listed Building Compulsory Purchase Order

If an owner fails to carry out the work required to a Listed Building under a Listed Building Repair Notice in 2. above, the authority or the Secretary of State can seek to serve a Listed Building Compulsory Purchase Order on them to acquire the property. ((s47 The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)) It is a requirement that the authority seek to purchase by agreement first. Compensation for the purchase can be limited if the building has been deliberately allowed to fall into disrepair for the purpose of justifying its development or redevelopment (s50).

#### **4. High Street Rental Auctions**

Local authorities also now have the power to designate certain streets, after which landlords can be restricted as to the terms of letting certain types of commercial property. The authority can then auction the premises for lease to the highest bidder, forcing the landlord to comply with the terms. (Part 10, Levelling-up and Regeneration Act 2023).

#### **5. Housing Act 2004**

Where a property is either a residential property or HMO (House in Multiple Occupation), which requires improvement, the Local Housing Authority can take a number of actions. These include serving improvement notices, prohibition notices and hazard awareness notices. In extreme cases, they have the ability to issue management orders allowing them to take control of the property.

#### **6. General powers to Compulsory Purchase Land and Buildings**

The Local Planning Authority and other public bodies have powers of compulsory purchase, which could be applied where the authority thinks that the acquisition will facilitate the carrying out of development, redevelopment or improvement of any land. ((s226 Town and Country Planning Act 1990 (as amended))). This is a general power which could be applied to any land and buildings.

The information provided in this document has been compiled and published by Stamford Civic Society in conjunction with Stamford Town Council to promote positive discussion. Neither Stamford Civic Society nor Stamford Town Council accept any liability for errors or omissions in the content or for any actions taken based on the contents of this document. This document has been compiled by Stamford Civic Society and is Copyright to the Society. Any reproduction of this document or any part thereof is not permitted without written authority from the Society.