DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H02-0623-20**	**Applicant:**	**Mrs E Stallion**
Proposal:	Replace External Front Door		
Location:	45 North Street Crowland Spalding		
Terminal Date:	29th September 2020		

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 2019

Section 12 - Achieving well-designed places
Section 16 - Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
WARD MEMBER	0	0	0	0
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This Listed Building Application is for the replacement of the existing Front Door of the Grade II listed. The proposed front door will be like for like in terms of design and material and is proposed due to apparent deterioration of the existing unit.

The proposed door is like for like in style, utilising the same Georgian style 4-part frame and panel style as the existing door.

Site Description

45 North Street is a grade II listed, semi-detached thatch roofed cottage (formed of the merging of 2 former self contained terraced houses) which is locally significant and highly contributive to this area of the Crowland Conservation Area (CCA) due to its locally distinct thatched roof and rustic styling in an area which is largely characterised by Georgian, Early Victorian and some early-mid C20th residential development. The Historic England listing describes the property as such;

"2 cottages, now a single cottage. 1793, C20. Possibly timber framed encased in rendered brick. Thatched roof with 2 C20 gable stacks. Single storey and attic, 4 bay front with 2 plain doorways with plank doors. Single outer sliding sash to the right; single casement to the left, both with 3 lights. All openings with segmental heads. 3 eyebrow dormer windows all with single 3 light casements. Lozenge ashlar plaque above doorway to No.45, inscribed 1793 and with illegible initials."

The wider area is characterised by the aforementioned residential setting, however, this location is in close proximity with the Crowland town centre and so this setting can be considered to have an effect upon the town centre setting of Crowland.

History

H02-0382-07

Complete re-thatching of roof in water reed and either repair existing windows or replace like-for-like on the bedroom. Approved on 29-05-07.

H02-0416-08

Details of window frames (Condition 2 of H02/0382/07). Approved on 28-04-08.

H02-1000-07

Details of schedule of window renovation works (Condition 3 of H02/0382/07). Approved on 29-08-07

H02-0584-14

Repairs to dwelling to include re-paint front elevation, re-paint 2 front doors, front aspect window and sill replacement, re-paint 2 sills and 5 window frames and re-point side elevation and 2 chimneys. Approved on 19-12-14

Consultation Responses

Crowland Parish Council

Supports the application

Lincolnshire County Council Historic Environment Officer

No archaeological input required.

Planning Considerations

Heritage Impact

The Local Planning Authority does not consider there to be any risk presented to the value or significance of the listed structure or the wider CCA setting. This is because the proposed new door is like for like in terms of both style, by use of the same panel and frame design, and materials by use of vernacular timber in its construction with timber cill. Due to the preservation of the style of the door, it is considered that this proposal will have no impact upon the character of the property, and therefore, as the existing door is deteriorating this proposal will act to prevent further progressive

decay, meaning that this application must be considered to conserve the historic environment in accordance with section 16 of the National Planning Policy Framework (2019).

Conclusion

For the reasons listed above, the Local Planning Authority finds this application to be in accordance with policies 1, 2, 3 and 19 of the South East Lincolnshire Local Plan (2019) as well as Sections 12 and 16 of the National Planning Policy Framework (2019). Therefore, this application is recommended for approval.

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.