DECISION DELEGATED TO DEVELOPMENT MANAGER

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| **Application No:** | **H02-0685-19** | **Applicant:** | **Princebuild Ltd** |
| **Proposal:** | Rebuilding of a section of front boundary wall, pier and repairs to gate after impact damage | | |
| **Location:** | The Old School Postland Road Crowland | | |
| **Terminal Date:** | 30th October 2019 | | |

**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 - Design of New Development
Section 16 - Conserving and enhancing the historic environment

**Representations:**

| | Object | Support | No Obj. | Comments |
|---|---|---|---|---|
| PARISH COUNCIL | 0 | 0 | 0 | 0 |
| WARD MEMBER | 0 | 0 | 0 | 0 |
| NORTH LEVEL INTERNAL DRAINAGE BOARD | 0 | 0 | 1 | 0 |

CASE OFFICER ASSESSMENT

**Proposal**

The proposal is for the rebuilding of a section of the front boundary wall to The Old School, Postland Road, Crowland, following major damage caused by a vehicle collision. It is proposed that the

repairs will be like-for-like in design.

## Site Description

The site is a Grade II listed mid-C19 schoolhouse, featuring many original characterful design elements. Included in this is the front boundary wall which appears to be original to the main property.

The site does not sit within the Crowland Conservation Area. Nevertheless, the old school building is a property which holds some importance to the overall character of Crowland at large. There are no further buildings of Local Heritage or listed properties within a distance which would add credence to any suggestion that works to the school would impact upon said properties.

The immediate area surrounding the site is characterised by C20 residential properties and the South View Community Primary School/Crowland Childrens Centre/Childrens Nursery to the rear of the property.

## History

H02-1046-17

Conversion of building to 3 residential units. APPROVED 22/08/17

H02-0100-19

Details of landscaping including maintenance document, copy of bat license, external materials, boundary treatment and rooflights (conditions 4, 5, 6, 7, 10, 11 and 12 of H02-1046-17). APPROVED on 26/03/19.

H02-0407-19

Conversion of building to 3 residential units - approved under H02-1046-17 - Modification of Condition 2 relating to plans to improve use of space. APPROVED on 29/07/19

H02-0862-19

Erection of detached garaging/stores to serve dwellings approved under reference H02-1046-17. NOT YET DETERMINED.

## Consultation Responses

North Level Internal Drainage Board

No comments.

## Planning Considerations

Heritage Impact

It is considered that the proposals would not cause any negative impact upon the historic qualities, characteristics and significance of the listing of the property or any nearby designated/non-designated heritage assets. This is because the proposed works will simply be a like-for-like replacement of what was there originally (the original having been destroyed in the road traffic accident which recently occurred on the site) and it is proposed that the works will make use of reclaimed and/or matching materials wherever possible.

Design and Layout

The Local Planning Authority seeks no changes to the design or layout of the proposals. This is because the proposals are like-for-like in both design and layout to the original wall, which was destroyed. Therefore, it is deemed that the design of the rebuild is thoroughly appropriate for the property.

## Conclusion

For the reasons listed above, it is considered that the proposals are in compliance with policies 1, 2, 3 and 29 of the South East Lincolnshire Local Plan (2019) and Sections 12 & 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.