

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H02-1008-22 **Applicant:** Mr D Bedford

Proposal: Installation of solar panels on flat roof extension known as Garden Cottage and installation of cast iron stove in snug/hallway of Crawford House.

Location: Crawford House South Street Crowland

Terminal Date: 13th December 2022

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 2021

Sections 12 and 16 of the National Planning policy Framework (2021).

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This Listed Building Consent Application is for the installation of solar panels on the flat roofed extension to Crawford House, known as Garden Cottage and the installation of a cast iron stove in snug room in the main house.

Site Description

Crawford House is a Grade II listed house. Historic England describes the property like so:

"House. Late C17, refronted c.1800, late C19. Limestone rubble, stock brick. Steeply pitched canted, hipped double ridge Collyweston tiled roofs with brick eaves; single ridge and 2 lateral stacks. 2 storeys with attic, 5 bay early C19 east front with high stone C17 plinth. Central porch projects a little with pediment, pilasters, fanlight with radiating spokes, panelled reveal and door. 2 plain cross casements on either side, with 5 similar windows above. 3 gabled dormers with plain sashes. Wall attached at right angles to the left, running eastwards, with gateway, incorporating many medieval sculptured fragments, probably from Crowland Abbey. North front of C17 rubble with doorway to right with overlight and partially glazed door. Segmental headed window beyond filled with mesh. Plain sash to left of doorway, with 2 plain sashes above, all 3 with wooden lintels. Interior with room to west with late C18 fielded panelling. Staircase of c.1800, 2 flight return with open well and a break on half landing with flight leading off it to east. Turned bannisters, moulded handrail, fielded panelled dado. Room to north with late C18 panelling said to be imported, with fluted pilasters, 2 semi-circular headed corner cupboards with keystones and fluted pilasters; fielded panelling. Most other rooms with plain late C19 and early C20 panelling."

The section of the building upon which the solar panel installation is a flat, parapet-roofed c20th addition which has since been separated into a self-contained annexe. Generally, this portion of the structure is ill-matched to the rest of the property and is not considered to be a part of the special interest at the site.

Generally, the wider setting is characterised by residential development both modern and historic, as well as the parkland to the east of Crawford House. The site also enjoys prominent views of Crowland Abbey.

History

H02-1247-91

Removal of dangerous boundary wall to right hand front. Non-determination issued on 06-10-92

H02-0480-95

New entrance gates and associated walls. Approved on 23-06-95

H02-0793-95

New entrance gates and walls. Approved on 13-09-95

H02-0840-16

Repair and alterations to dwelling, including one-storey extension. Approved on 07-12-16

H02-0839-16

Repair and alterations to dwelling, including one-storey extension. Approved on 07-12-16

H02-0123-17

Details of Conditions 3, 4, 5, 6, 7, 8, 9 and 10 of H02-0840-16. Approved on 15-05-17

H02-0122-17

Details of Conditions 4, 5, 6, 7, 8, 9 and 10 of H02-0839-16. Approved on 15-05-17

H02-0563-21

Details of large scale drawings of windows & doors - main house only (Condition 3 of H02-0840-16). Approved on 20-07-21

H02-0556-21

Details of large scale drawings of windows and doors - main house only (Condition 4 of H02-0839-16). Approved on 20-07-21

Consultation Responses

None received

Planning Considerations

Heritage Impact

The Local Planning Authority does not consider there to be any risk presented to the value or significance of the heritage presented by this application. The proposed solar array would be hidden from public realm views because the roof parapet would shield the proposed units, masking them from vision at the street level. Furthermore, the section of the site upon which the solar units are proposed is a late C20th extension which is not considered to be a part of the special interest in the site and therefore, any detrimental effect is considered to only be absorbed by a section of the site which is not of primary importance or contribution to the overall value of Crawford House as a Designated Heritage Asset.

Moreover, it is considered that to be able to supply a renewable and sustainable source of energy for this historic property assists in projecting the sustainable future use of this site much further into the future.

The proposed installation of a stove into the hallway/snug is considered a minor alteration, which would not normally require consent. The proposal however is acceptable as the proposed unit is of an appropriate style and will be situated within an existing former hearth.

For the reasons listed above, this application is deemed to have a neutral effect upon the property and therefore, assists in conserving the historic environment in accordance with S16 of the NPPF via a lack of a considerable impact upon the special value of the site.

Conclusion

For the reasons listed above, this application is deemed to be in accordance with Policies 1, 2, 3 and 29 of the SELLP as well as Sections 12 and 16 of the NPPF. 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.