

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H05-0471-21 **Applicant:** Mr & Mrs Stockford

Proposal: Construct brick wall & railings and replace 2 existing roof lights - part retrospective

Location: Manor House Hallgate Fleet

Terminal Date: 21st July 2021

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

Sections 12 and 16 of the National Planning Policy Framework (2019)

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 erection of a frontage brick garden wall with railings and the retrospective addition of 2 rooflights to the grade II listed Manor House, Hallgate, Fleet.

Site Description

Manor House is a Grade II listed Georgian Manor House situated within the Fleet Conservation area

at a prominent entrance/egress point to the village. Historic England describes the property as such:

"House. Early C19, mid C19. Red brick with ashlar dressings. Slate roof with stone coped gables and gable stacks. T-plan. 2 storeys, 3 bay front with rusticated stone quoins. Central doorway with open modillioned pediment, pilastered doorcase with dosserets, fanlight with radiating spokes, reveal and partially glazed door. Doorway flanked by single mid C19 plain sashes with 3 plain sashes above, that over the door, narrower. All the windows with segmental heads and flush wedge lintels with painted ashlar keystones."

The property is within close proximity to several other Listed buildings, including the grade I listed St Mary Magdeline's Church

History

H05-0645-20

Proposed vehicular access. Approved on 06-05-21.

Consultation Responses

None received.

Planning Considerations

Heritage Impact

The Local Planning Authority does not consider there to be any negative impact upon the value or significance of the heritage asset or any nearby designated or non-designated assets. This is because the already fitted roof lights are of metal construction and flush fitting - appearing to actually already be of a 'conservation' style. Additionally, it is not visible from the public realm, meaning they bears no impact upon the conservation area.

The proposed fence/railings to the front of the property are fully in keeping with the property, featuring dwarf wall with capstones and a period-appropriate metal, black, bar and post rail, echoing the fence work that was historically in place in this location. The local planning authority considers that the locating of such a fence in this position would be of great aesthetic benefit to the site as a whole and would help to restore some authenticity to the asset.

Due to the neutral impact of the rooflights and the enhancing effect of the new fence, on balance, it is held that this application helps to enhance the historic environment in line with Section 16 of the National Planning Policy Framework (2019).

Planning Balance

The local planning authority does not consider there to be any negative elements of this proposal against which to balance.

Conclusion

For the reasons discussed above, this application is found by the Local Planning Authority to be in accordance with Policies 1, 2, 3 and 29 of the South East Lincolnshire Local Plan (2019) as well as sections 12 and 16 of the National Planning Policy Framework (2019)

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.