DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H05-0532-20**	**Applicant:**	**Mr & Mrs R Lane**
Proposal:	Replacement of 6 Windows		
Location:	Mill House Fleet Bank Fleet		
Terminal Date:	9th 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

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
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This listed building consent application is for the replacement of 6 windows with like-for-like style, slimline double -glazed timber units, after it has been found that the existing, non-original timber windows are in a poor state of repair. No amendments are proposed to the openings or the internal reveals.

Site Description

Mill House is a Grade II listed farmhouse. The property is out in open countryside, being neighboured by only 2 houses and operational commercial and agricultural units. The property possesses a large amount of land which is primarily used as a paddock for the current residents' horses, which are serviced by the existing stable block. The property also features a modern brick built garage and a timber frame car port.

History

H05-0562-89

Renewal of windows. Approved on 18/05/89

H05-0402-96

Replace existing dormer with pitched roof dormer. Provide additional rainwater pipes and soakaways, etc. Approved on 16/07/96

H05-0403-96

Replace existing dormer with pitched roof dormer. Provide additional rainwater pipes and soakaways, etc. Approved on 16/07/96

H05-0015-97

Panel of brickwork (Condition 2 of H05/0402/96). Approved on 20/01/97

H05-0016-97

Panel of brickwork (Condition 2 of H05/0403/96). Approved on 20/01/97

H05-0544-13

Erection of Stables (retrospective). APPROVED on 28/08/13.

H05-0781-13

Details of exterior boarding, roof materials, storage and disposal of waste and foul water drainage (conditions 2, 4, 5 and 6 of H05-0544-13). APPROVED on 24/09/13.

H05-0915-19

Rear part two-storey and part single-storey extension and alterations to dwelling, extension to stables, and erection of a detached garage with store over. APPROVED on 07/11/19

H05-0916-19

Proposed rear part two-storey and part single-storey extension and alterations to dwelling, extension to stables and erection of a detached garage with store over. APPROVED on 07/11/19

Consultation Responses

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 significance or aesthetic value of the Listed Structure, this is because the proposed new window units are like for

like in design and make use of traditional, vernacular materials and an appropriate matching timber sliding sash design. The windows that are currently in place are a patchwork of repairs including splices and filler. These windows do not appear original to the property given the overall Georgian design and construction period of the property, juxtaposed with the profoundly Victorian design of the windows, featuring horns, as well as 3x2 glass panels. Original style windows would not feature horns and would feature more, smaller panes of glass. It seems likely that these windows were installed following a bid for grant funding to replace windows at the property during the 1960s. Due to the visible repair work on the existing windows, it is felt that applying fresh units to the property will restore a small amount of aesthetic appeal to the property, which will, in turn, help to enhance the heritage values of the property and the qualities of the wider historic environment. Furthermore, due to the extensive repair work carried out on these frames previously, it is considered reasonable that the extant, non-original frames can be considered to be at the end of their reasonable and effective lifespan.

Whilst the inclusion of double glazing would be new to the property, this is slimline 18mm conservation style glazing and it is felt that, given the character of the window units and the nature of the building as a whole, the introduction of double glazing will not be detrimental as the qualities of the building.

Conclusion

For the reasons listed above, it is determined that this application is 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). 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.