

## DECISION DELEGATED TO DEVELOPMENT MANAGER

**Application No:** H05-0779-21      **Applicant:** Mr & Mrs Stockford

**Proposal:** Replace 2 damaged air grilles and add 2 new air grilles and remedial work to front step

**Location:** Manor House Hallgate Fleet

**Terminal Date:** 14th September 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 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 is for the replacement of two ventilation bricks on the Northern elevation, with the addition of two more on the front (west) and rear (east) elevations, as well as remedial/repair works to the front sandstone step.

#### 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.

H05-0470-21

Construct brick wall & railings and replace 2 existing rooflights - part retrospective. Approved on 20-07-21

## Consultation Responses

None received.

## Planning Considerations

### Heritage Impact

The Local Planning Authority does not identify any risks to the value or significance of the designated heritage asset within these proposals. The proposed works are quite minor in scale. The replacement of the ventilation bricks is considered to be fully acceptable and commensurate with good maintenance of a listed property owing to the fact that the existing units are heavily and visually damaged, to the point where it would not be implausible to suggest that they have ceased to function properly and are damaging the building by allowing the potential of excessive water ingress.

The proposed new ventilation bricks are seen as appropriate, as they allow for better maintenance and damp-avoidance in this listed building, whilst not presenting a significant alteration of the visual qualities of the building. It is furthermore proposed that the new units will be reclaimed and therefore will appear weathered and era-appropriate.

The front steps are also significantly damaged due to progressive decay, the steps themselves are cracked and much of the mortar has receded or, in some places, deteriorated completely. This means the step is unstable and crucially, is allowing excessive water/moisture ingress into the main structure, causing unnecessary damage. It is proposed to carefully deconstruct the staircase, remove the decaying mortar and any debris and reset the case using the reclaimed steps and support structure, sealing and setting with new lime mortar. The finished product will have recuperated the structural integrity of the case, and sealed against further moisture damage, whilst retaining originality and visual authenticity.

For the reasons above, it is considered that these proposals will help to maintain the property in a manner which does not adversely impact upon character or value, and therefore this application constitutes an archetypal case of conserving the historic environment in accordance with the requirements of Section 16 of the National Planning Policy Framework (2021)

### Planning Balance

The Local Planning Authority finds no negative elements of this proposal against which to balance.

## Conclusion

For the reasons listed above, this application is found 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 (2021). 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.