DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H05-0850-21**	**Applicant:**	**Mr & Mrs Stockford**
Proposal:	Works to coach house including roof timbers, doors, windows & staircase		
Location:	Manor House Hallgate Fleet		
Terminal Date:	4th October 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

B]Proposal

This Listed Building Consent application is for works to the coach house at Manor House, Hallgate, Fleet. The proposed works include the replacement of some ceiling timbers, installation of new doors, reinstatement of original windows and also the addition of an external staircase for access to the 1st floor.

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 Coach House is standalone structure within the curtilage. The building is of a two-bay design, having been at some point modified for the installation of timber barn-style garage doors, with internal subdivision creating a 2 bay parking garage. The ceiling timbers are visually deteriorating and thus, the 1st floor hay loft space remains entirely unused. Visual assessment of the structure appears to show this structure to be contemporary to the construction of the main house, but has undergone significant alteration throughout history, featuring bricked-up windows and hay-loft door as well as some evidence of the loss of a historic extension or lean-to. The roof is clay-pantile as the rest of the property, but does feature glass pantiles at 2 points on the western pitch of the roof.

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

H05-0779-21

Replace 2 damaged air grilles and add 2 new air grilles and remedial work to front step. Approved on 13-09-21

Consultation Responses

Lincolnshire County Council Historic Environment Officer

No archaeological input required.

Planning Considerations

Heritage Impact

The Local Planning Authority does not feel that there is any risk to the value or significance of the heritage asset. The proposed works are not particularly major and mostly constitute maintenance.

The proposed replacement of internal timbers is at this point a necessity, as accompanying photos show, the timbers which need replacement have become rotten and are not sufficient to facilitate any serious use of the 1st floor hay loft area. It is proposed that the timbers will be replaced like for like using reclaimed timbers, effort will be taken to retain whatever materials can be retained. The proposed felt and baton works to the roof will achieve water-tightness without impacting upon the historic pantile roof covering, fully facilitating regular use of the 1st floor once more.

The proposed new window will be along the Northern elevation of the structure at the 1st floor level - there is clear visual evidence that a window once existed in this location but was bricked-up. The proposed new window will be significantly larger than the previous window, being nearly floor-to-ceiling in scale, however, it will be of a timber construction, and of an appropriate style (ensured via means of condition). Furthermore, in a practical sense, a window of the very small size of the previous historic unit would be impractical and ineffective for a sustainable domestic use.

It is also proposed that a door will be reinstated, on the southern elevation at first floor height. The historic hay barn door has previously been bricked up. This application proposes that a new door be reinstated in the place of the bricked up area which includes a non-original casement window that is crudely fitted. It will be ensured that the proposed door is appropriate in style by means of condition. An external staircase is proposed to service the new first floor door, leading into the converted domestic space. It will be ensured that this staircase is of appropriate style and materials by means of condition. It is also accepted that an external staircase is likely to be fully removable and reversible if any future occupant of the site wishes to revert the building to its original state.

Finally, it is proposed that the 2 glass pantiles on the Western pitch be replaced by formal roof lights. The applicant has provided the details of these windows, which appear to be of fully appropriate timber and flush-fitting style.

In summary, these proposals help to bring this partially disused and dilapidated outbuilding into regular daily use, which should prevent further progressive decline. These proposals manage to do so in a manner which is sensitive to the history of the site and relatively low-impact and minor in scale. Much of the work included falls under a repair and maintenance categorisation. Nevertheless, the proposed new window, door, staircase and rooflight represent alterations to the appearance of the site. The proposed new door and window are contemporary reinventions and reintroductions of historic features and the staircase is presented to allow for sustainable use and will be sensitive in style and material. Whilst it is regrettable that the glass pantiles will be lost, their presence on the structure is not seen as character feature and therefore, their removal in favour of fully sensitive timber and aluminium rooflights is not justification for a refusal of permission in this case.

For the reasons listed above, it is understood that these proposals help to bring a disused and dilapidated heritage asset back into regular and sustainable use, preventing further decline and does so in a manner which is sensitive to the design and history of the site. Therefore, this application must be considered to help to enhance the historic environment in accordance with Section 16 of the National Planning Policy Framework (2021).

Planning Balance

Whilst the loss of some historic material, especially the glass pantiles on the Western roof pitch is regrettable, this application is understood to bring a historic site into regular use and maintenance and does so in a manner which is respectful of the value and significance of the site.

Conclusion

For the reasons listed above, the Local Planning Authority deems this application 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.