

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H05-1019-21 **Applicant:** PCC of St Mary Magdalene Fleet

Proposal: Reconstruction of timber & thatched lychgate to west boundary

Location: St Mary Magdalenes Church Church End Fleet

Terminal Date: 23rd November 2021

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development
29 The Historic Environment

National Guidance

National Planning Policy Framework 2021

NPPF 2021.

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

Listed Building application for the reconstruction of timber & thatched lychgate to the west boundary following the destruction of the original structure by fire (Arson attack).

This report is to be read in conjunction with H05-1018-21 (Planning application).

Site Description

The original lychgate was not a listed building but is within the curtilage of St Marys Church & Church tower which are both listed Grade I. The lychgate was located straddling a pedestrian

access to the churchyard from Church Gate.

The site is located within the Fleet Conservation Area.

CHURCH OF ST MARY MAGDALEN listing description

Parish church. c.1180-1190, mid C14, restored 1798, 1843 and 1860-2 by C. Bennett of Lynn. Limestone rubble and ashlar. Concrete tile and lead roofs with stone coped gables with cross finials and single small stacks to north-west and south-west. Nave with north and south aisles and south porch, chancel. Moulded plinth and regularly placed 2 stage buttresses run round the entire church. All the window tracery restored in C19. West front clasped by north and south aisles. String course rises under a large pointed late C14, heavily restored in C19, west window with 5 ogee headed, cusped lights with transom, panel tracery and hood mould. Pointed doorway to right with hood mould running into string course and plank door. Pointed window beyond with 3 cusped ogee headed lights, C19 tracery and hood mould. A similar window in the west of the north aisle. North side with 2 pointed windows to the right, each with 3 cusped ogee headed lights, C19 flowing tracery and hood mould. Pointed doorway to left with double chamfered surround, hood mould running into string course and double panelled doors. Truncated window above with pointed head, 3 cusped ogee headed lights, C19 flowing tracery and hood mould. 2 similar full length windows beyond. East end of north aisle with pointed window with 3 cusped elongated ogee headed lights, C19 geometric tracery and hood mould. Chancel rebuilt in 1843. North side of chancel with outline of 3 blocked arcade bays with hood moulds. 3 C19 windows, 2 with shallow triangular heads and 3 trefoil headed lights with geometrical tracery and hood mould. One to the left with pointed head, 3 ogee headed lights, C19 reticulated tracery, hood mould and head label stops. East end with large pointed window with 3 cusped ogee headed lights, C19 reticulated tracery, hood mould and head label stops. Small blind, cusped, ogee headed opening above. South-east buttress with ornate mid C14 cusped, crocketed and finialled niche. South side with pointed C19 window to the right with 2 pointed, cusped lights, quatrefoil, hood mould and head label stops. Eaves above this bay with foliate sculptured motifs of c.1190. 2 C19 windows to left with pointed heads, each with central ogee headed light, flanked by single round headed lights, flowing tracery and hood moulds. West end of south aisle with pointed window with 3 cusped, ogee headed lights, C19 flowing tracery and hood mould. South side with part of a blocked doorway to the right with fragmentary hood mould. 2 windows to the left with pointed heads, 3 cusped, ogee headed lights and C19 flowing tracery 2 similar windows beyond the gabled porch to left, the latter with small lancets in return walls. Pointed doorway with double chamfered head, semi-circular responds, hood mould and head label stops. Interior flanking stone benches and pointed double chamfered doorway with hood mould, head label stops and double plank doors. Interior 5 bay north and south arcades of c.1180 with tall round piers and semi-circular responds; pointed double chamfered heads. Chancel arch of c.1180 with semi-circular responds and pointed double chamfered head with hood mould. Windows in chancel with hood moulds and head label stops. Mid C14 sedilia restored C19 with 3 crocketed and finialled gables. Trefoiled heads beneath and ornate pinnacles. Piscina to left with ornate crocketed and finialled gable, trefoil head and damaged gables. C15 octagonal font with traceried panels and octagonal pedestal. C19 parclose screens. Early C14 sculptured fragment of robed figure. C19 reredos, altar rail, pews and choir stalls. C19 roofs supported on fine C14 stone corbels of crouching figures. 5 sided pulpit with fielded panels and plain pilasters; octagonal sounding board. Monuments include one in black and white marble to Hannah Frost, died 1831; one a white and black marble diamond to Thomas Bockington, died 1745. A white marble oval with draperies, cherub and cartouche to Wilhelmi Iaij, died 1706. Another in black and white marble with pediment to Richard Dods, died 1853.

Listing NGR: TF3888123680

BELL TOWER listing description

10/30 Bell Tower of Church of St. Mary Magdalen (formerly listed with the church of St. Mary Magdalen)

Detached bell tower with spire. c.1300, restored 1798 and 1843. Limestone ashlar. 3 stages. Plinth and moulded string course. Multi-stage angle buttresses with north-east polygonal stair turret with ogee headed and trefoil headed slit lights. East doorway with pointed, double chamfered head, hood mould and double plank doors. Cusped ogee headed lancet and clock above. South side with pointed Y traceried window with hood mould and ogee headed lancet above. West and north sides with single ogee headed, cusped lancets. Bell openings on all 4 sides, each a pointed richly moulded opening containing 2 pointed, cusped lights with transom and quatrefoil, hood mould

running into string course. Moulded eaves with small grotesque heads and 2 projecting heads on each side. Battlements with ornate corner pinnacles and small cusped flyers. Recessed octagonal spire with 3 tiers of small quatrefoil lucarnes on alternating sides. Finial and weathervane. Interior contains no special features of note.

Listing NGR: TF3886823666

History

H05-1018-21.FULL PLANNING APPLICATION. Reconstruction of timber & thatched lychgate to west boundary. Under consideration.

H05-0291-20. PLANNING APPLICATION. Replacement of lead roof covering to north aisle withterne coated stainless steel.. Approved. 02-06-20.

Consultation Responses

Lincolnshire County Council - Historic Environment Officer

LCC was consulted on H05-1018-21 (Planning application) and confirmed no archaeological impact.

Planning Considerations

Layout and Design

The proposed lychgate is to replace the original, that was destroyed by an arson attack. There are remnants of the timber uprights of the structure that show exactly where it was located, and sufficient photographic information to give guidance to the design of its replica.

It is considered that the form and detailing, as well as the methods of fixing are acceptable.

Archaeology, Heritage and Listed Building considerations

The LCC Historic Environment Officer confirms that the proposal would have no archaeological impact.

The proposal would enhance the character and appearance of the Fleet Conservation Area, and the setting of the listed buildings related to the site.

It is considered that the proposal accords with Policies 2, 3 and 30 of the SELLP and the guidance of the NPPF 2021.

Conclusion

Approve.

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.