DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H05-1198-21**	**Applicant:**	**Mrs Stockford**
Proposal:	Details of external staircase, doors & windows (Conditions 3, 4 & 5 of H05-0850-21)		
Location:	Manor House Hallgate Fleet		
Terminal Date:	14th January 2022		

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

CASE OFFICER ASSESSMENT

Proposal

This condition compliance application seeks to discharge conditions 3, 4 and 5 of Planning Application H05-0850-21.

Those conditions were as follows;

3) Details of the design of the proposed external staircase to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to its installation.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and the character and visual amenity of this listed building.
This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire

Local Plan, 2019 and national guidance contained in Section 16 of the National Planning Policy Framework, 2021.

4) Details of the design of all external doors and door frames to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing (including reveals), threshold and lintol detailing, and means of opening. The doors and door frames shall be installed in accordance with the approved details and thereafter so maintained.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and the character and visual amenity of this listed building.
This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 16 of the National Planning Policy Framework, 2021.

5) Details of the window frames to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing (including reveals), cill and lintol detailing, and means of opening. The window frames shall be installed in accordance with the approved details and thereafter so maintained.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and the character and visual amenity of this listed building.
This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 16 of the National Planning Policy Framework, 2021.

Site Description

As in host application

History

As in host application

Consultation Responses

None requested.

Planning Considerations

Condition 3

Whilst the proposed mild steel staircase is somewhat utilitarian in appearance, the nature of the host structure, as a former cart shed, hayloft and auxiliary building to the host heritage asset (Manor House itself), it is unrealistic to expect that any contemporary equivalent would have been any more decorative or elaborate than that which is proposed. Actual fitment to the host structure should be fairly minimal, meaning that in theory any future custodians of the site could have a proposed staircase removed with relative ease and minimal/negligible impact upon the integrity of the site.

Therefore, the details provided are deemed to be sufficient to satisfy this condition.

Condition 4

The details of the proposed frame, ledge and brace timber doors and brick arch lintels are commensurate with the architectural style/integrity and agricultural history of the site and are therefore deemed to be sufficient to satisfy this condition.

Condition 5

The proposed timber sliding sash window with brick arch lintel and stone sill is considered to be

stylistically contemporary to the site and materially appropriate - therefore these details are deemed to be sufficient to satisfy this condition.

Conclusion

For the reasons listed above, this application is deemed 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.