

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H06-0801-19 **Applicant:** Miss Clare

Proposal: Internal and external works

Location: Manor House Broadgate Gedney

Terminal Date: 25th October 2019

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

Section 12 - Achieving well-designed places
Section 16 - Conserving and enhancing the historic environment

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

The proposals are for a number of internal and external works to the property.

Perhaps the key element of the proposals is for the replacement of all external windows with

sympathetic, timber frame, conservation style double glazed windows. Permission is already granted for the removal and replacement of the current windows with single-glazed units under application H06-0713-13, the only change to this is the proposal for double, rather than single glazing. It is proposed that, as was agreed under H06-0713-13, the replacement windows shall be like-for-like in design.

In the interior, further works include the taking up of the existing floor surfaces in the ground floor hallway, parlour and kitchen, applying insulation and damp proofing to the under-layer, followed by the exact reinstatement of the previous surfaces using the original materials. Insulation to be fitted under the floor of the two front (Western) rooms will be achieved by lifting existing floorboards with exact reinstatement. Additionally, it is proposed that interior walls be dry-lined to allow for the installation of insulation without damaging any of the original walls or surfaces.

It is proposed that the non-original mid-C20th fireplace be removed to be replaced with a more appropriate Georgian style unit, alongside the installation of a chimney liner which should serve to shield the chimney from damage associated with further use.

Finally, the extant UPVC guttering to be removed and replaced with cast iron style units.

Site Description

Manor House is a Mid C18 farm house, listed to a grade II level. The building is characterised by the dentil courses at both roof and first floor levels, as well as largely by its distinctive porch way and period-looking features (sliding sash, Georgian style windows and 3 gabled dormers etc.). On the curtilage of the building, there also exists a stable block which is itself grade II listed in its own right. Additionally, to the immediate south of the property, there is a larger stable block, which is currently unused and derelict - This building is not listed, however, it is historic and is worthy of note. Indeed, under a 2017 application on the site, the Historic Environment Record requested that this property be recorded, however, this application has not yet been actioned, meaning the recording process has not yet been undertaken. There are no other listed buildings or heritage assets within a reasonable distance or eyeshot of the site.

The site sits in open countryside and is characterised by large open fields, broken by the occasional agricultural building and C19 - early C20 farmhouses.

History

H06-1036-12

Repairs and works to barns in grounds of Grade II listed Building (Retrospective). APPROVED on 29/01/13.

H06-0464-13

Details of a written schedule of all existing door and window openings (Condition 3 of H06-1036-12). APPROVED on 18/07/13.

H06-0713-13

Repair, alterations and refurbishment of the farmhouse and stable building (retrospective). APPROVED on 19/11/13.

H06-0714-13

Repair, alterations and refurbishment of the farmhouse and stable building (retrospective). APPROVED on 19/11/13.

H06-0790-13

Proposed repairs to the east barn (Barn No.4). APPLICATION WITHDRAWN

Consultation Responses

Lincolnshire County Council Historic Environment Record Officer

The Heritage Impact Assessment that was provided was not fully sufficient. Additionally, it should be stated that refurbishment of windows should be the preferred option over replacement in the first instance.

Planning Considerations

Heritage Impact

It is deemed that the proposed works will not present a significant negative impact upon the significance or quality of the listing or the character of the area. Whilst double-glazing would not conventionally be permitted in a listed property, the applicant has stated their intention to use 'Conservation style' slim-line double-glazed windows, in 'like-for-like' design timber frames, being of the Georgian, Sliding Sash style.

Additionally, with regards to the dry-lining of interior walls. The dry lining will cover no period-specific characterful elements of the property and will allow for the installation of insulation without damage to any original fabric, simply covering the currently bare walls, in a way which is entirely reversible. Removal of the current fireplace from the south-western drawing room will not be of detrimental to the character of the property, as it is not original to the property (being of mid C20 design and construction) this is because the proposals are for a Georgian style unit which would compliment the overall character of the property. The associated chimney breast will also be subject to the installation of .

Because the proposal to insulate below the floors on the ground floor include agreement that the characterful floors in the Hall, Parlour, Kitchen and Family Room will be reinstated exactly, reusing original materials wherever possible, it is suggested that these works will not have a significant impact upon the character of the property.

The existent UPVC guttering forms a significant detracting element from the building, the proposed replacement with period style units is considered beneficial to the character of the building.

Design and Layout

The Local Planning Authority seeks no amendment to the design or layout of the proposals, this is because the proposals should have no significant visual impact upon the property as the only external visual amendment will be the inclusion of new-double-glazed window units which will be conservation style units with slimline glazing, making them visually suitable for the property.

The internal changes are deemed to be suitable for the proposed (residential) use of the property and should not affect the existent design or layout.

Conclusion

For the reasons listed above, it is determined that the 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.