DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H06-0898-20**	**Applicant:**	**Miss P Clare**
Proposal:	Proposed canopy over back door and kitchen doorway and erect veranda to rear of dwelling		
Location:	Manor House Broadgate Gedney		
Terminal Date:	18th December 2020		

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

Sections 12 and 16 of the National Planning Policy Framework (2019)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This listed building consent application is for the creation of Victorian style canopies over the southern Kitchen door as well as matching verandah over the Eastern gable and a matching porch over the Northern elevation door. These coverings will be metal, powder coated framed with single glazed panels.

Site Description

Manor House is a Mid C18 farm house with significant C19th and C20th alterations and additions including a complete re-fronting, 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

H06-0801-19

Internal and external works. APPROVED on 21/10/2019

H06-1110-19

Details of window frames (Condition 4 of H06-0801-19). Approved on 25/11/2019

H06-0260-20

Details of Condition 3 (parts i ii,iii,iv,v and viii) of H06-0714-13). Approved on 26-08-20.

Consultation Responses

Gedney Parish Council

Supports the application

Planning Considerations

Principle of development

This listed building consent application is required as it includes works which would be affixed to a

listed building. In this instance planning permission is not required in addition, this is because the proposal is a lightweight structure which could not be considered a significant development on the site.

Heritage Impact

The Local Planning Authority does not consider there to be any risk of harm to the value or significance of the listed structure. Whilst a Victorian-style set of coverings may not appear at first glance to be in keeping with the style of an originally Georgian structure, it is authentic to the blend of Georgian and Victorian styles present on the site as a result of a major history of alterations to the structure throughout the 19th and Early 20th Centuries, Therefore, this style is considered to be in keeping with and authentic to the phasing of development at the site. Furthermore, the development is small in scale and modest in design, as well as being on elevations which are viewable in the public realm. Therefore, these proposals should not impact upon the appreciable design and history of the overarching structure. Finally, the proposals are suggested to be constructed from period appropriate metal with single glazing.

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 (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.