

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H06-0996-23 **Applicant:** Miss P Clare
Proposal: Erection of Security Cameras - Retrospective
Location: Manor House Broadgate Gedney
Terminal Date: 2nd February 2024

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 2023

Sections 12 and 16 of the National Planning Policy Framework (December 2023) (NPPF)

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 retrospective erection of security cameras at Manor House, Broadgate.

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.

Historic England describes the main house like so:

"House. Mid C18, refronted early C19, C20. Red brick, some ashlar. Slate roof. 2 C20 gable stacks. Dentil eaves. Brick and chamfered ashlar plinth. Dentillated first floor band. Single outer pilasteres with single pilasters flanking the bay with doorway. Pilasters with dentillated bands. 2 storeys plus attic, 4 bays. Gabled ashlar coped porch with pilasters with dentil capitals, glazed door and fanlight. To the right is a single glazing bar sash and to the left 2 similar sashes. 4 similar sashes above, all sashes under segmental arches. In the attic are 3 gabled dormers each with single 2 light casement. Dentillated bands in return walls."

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.

H06-0898-20

Proposed canopy over back door and kitchen doorway and erect veranda to rear of dwelling. Approved on 17-12-20.

Consultation Responses

Gedney Parish Council

Supports the application

Planning Considerations

Heritage Impact

Sections 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require decision makers to have special regard to the desirability of preserving listed buildings or their settings or any features of special architectural or historic interest which they possess as well as the desirability of preserving or enhancing the character or appearance of conservation areas. Any adverse effect on a heritage asset, even if slight or minor, would not preserve the asset or its setting.

Furthermore, the importance of considering the impact of development on the significance of designated heritage assets is expressed in the National Planning Policy Framework (December 2023) (NPPF). The NPPF advises that development and alterations to designated assets and their settings can cause harm. These policies ensure the protection and enhancement of the historic buildings and environments. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance should be treated favourably.

Finally, Section A, Paragraph 3 of the South East Lincolnshire Local Plan (2019) (SELLP) confirms that proposals that affect the setting of a Listed Building will only be supported where they preserve or better reveal the significance of the Listed Building.

The proposed installation of CCTV cameras represents only a minor and insignificant alteration of the external features of the listed building, and the Local Planning Authority does not consider that their installation would materially harm the overall appreciation of the listed asset. Nevertheless, it may be considered to represent harm, as, whilst an insignificant addition, CCTV cameras are clearly neither historic or vernacular in design and are not a feature contemporary to the history of the listed building.

Paragraph 205 of the NPPF categorises harm to heritage assets within 3 classes; substantial harm, total loss, or less than substantial harm. Due to the reasoning above, this proposal is considered by the LPA to amount to less than substantial harm. As confirmed by Paragraph 208 of the NPPF, where a development proposal can be considered to represent 'less than substantial harm', the harm should be weighted against the public benefits of the proposal. In this instance, the proposal does only seek to directly benefit the private householder residing at the application site. However, this is an open countryside setting, and it could be argued that enhanced security features could assist in deterring rural crime in the context of the nearby residential properties. Whilst, in its own right, this would likely not represent justification enough for such a proposal, it is reiterated that the LPA does not consider the proposal to harm the wider appreciation of the asset, particularly from public realm views, and the removal of the units shall be ensured by means of condition, once they are no longer required.

For these reasons, the LPA concludes that the proposal satisfies Section 16 of the NPPF as well as Policy 29 of the SELLP.

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), in addition to Section 16 of the NPPF. Therefore, the recommendation is to 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.