

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H08-0428-20 **Applicant:** Ms Firth
Proposal: Proposed Barn Conversion
Location: Hazelwood Grange Rear Of Panton House Hedgefield Hurn
Terminal Date: 23rd October 2020

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
11	Distribution of New Housing
17	Providing a Mix of Housing
23	The Reuse of Buildings in the Countryside for Residential Use
29	The Historic Environment
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

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	0	0	0
WARD MEMBER	0	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN - HISTORIC ENVIRONMENT OFFICER	0	0	0	1
WELLAND AND DEEPINGS INTERNAL	0	0	0	1

DRAINAGE BOARD				
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1
RESIDENTS	1	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This full planning application is for a proposed barn conversion of an agricultural building to the rear of Panton House, Hedgefield Hurn.

The barn conversion will involve the creation of an infill extension between the two main 'wings' of the building which will create a small 1st floor element above the northern wing of the building, leading to a proposed glazed gable.

The proposal also includes the removal of unsightly 20th Century editions which currently encircle the historic core of the structure, revealing the original C19th fabric. A 2nd glazed gable will then be installed into the East-facing gable.

Finally, to the south of the structure, there will be a single-story mock cart-store extension upon which photovoltaic solar panels will be affixed to the roof, alongside that of the southern pitch of the existing structure's new roof. The southern extension is actually a reinstatement of a historic stcuture which had previously been in place but, during 20th Century alterations was removed. This is corroborated in the Submitted Historic Building Recording.

All existing buildings are to be re-roofed with natural slate. All existing openings are to be reused and all new windows will be timber, Oak framed, Painted in RAL 7044. The bifold doors included in the glazed gables will be aluminium in finish due to their size and weight, but shall be painted in the same shade as the new windows.

Site Description

Hazelwood Grange is a historic collection of C19th agricultural buildings which, throughout time have become linked via multiple alterations which have had a significant effect upon the character of the site. Unfortunately, some of the C20th alterations were less than appropriate for the building. The red brick, corrugated iron walls which have been added can best be described as utilitarian or even industrial in style in stark contrast with the C19th core of the building and to the character of the Grade II listed Panton House, to which this structure is curtilage listed at a grade II level.

Panton House is itself, Listed to a grade II standard and is described by Historic England as so;

"House. c.1830. Red brick in Flemish bond, stucco dressings, slate roof, stone coped gables. 2 gable stacks. L-plan. 2 storey, 3 bay front with central double panelled doors and overlight, panelled reveals, plain pilastered doorcase, flanked by single margin light sashes. To first floor 3 similar windows. All windows have splayed stucco lintels."

So, during the listing, no description of the proposal site structures were given, but they remain historically linked to Panton house and as such are still considered listed.

The wider setting is largely agricultural/rural in nature, there is minimal ribbon development along

Hedgefield Hurn, but otherwise the site sits on an open countryside plot.

History

H08-0967-16

Proposed change of use and alterations of agricultural building to one dwelling. Approved on 09-12-16

H08-0968-16

Proposed change of use and alterations of agricultural building to one dwelling. Approved on 09-12-16

Consultation Responses

Local Residents

Several concerns were raised by a local resident. These can be summarised as follows;

- Proposal is larger than that which was previously agreed on the site.
- Glazed gable on the front elevation of the proposed property would increase risk of overlooking due to increase of area of glass.
- Hedging that has been planted on site risks becoming overgrown and impacting views from existing residential properties.
- Concerns that no bat survey has been carried out.

Welland and Deepings Internal Drainage Board

The IDB notes that the application proposes to drain into the IDB Dyke on the Northern and Western Boundaries. They remind the applicant that they will need to submit, to them, an "Application to Alter a Watercourse" within which details such as pipe size and levels would need to be examined. Also, If any surface water or water from package treatment plant systems are to be discharged into any watercourse then this would also require the prior written consent of the Board. If planning permission is granted the IDB expects the applicant to contact them with regards to the content of the above comment.

Environmental Protection Team

Requested that a submission be made of a screening assessment form. Following an amendment, this was submitted and the Environmental Protection Team was satisfied and wished to make no further comment.

Lincolnshire County Council as Lead Local Highways and Flood Authority

Does not wish to restrict the Granting of Planning Permission, but does concur with the comments of the Local IDB and also wishes to impose Highways Informative Conditions HI03 and HI08. Furthermore, the gravel accessway is not permissible right up to the highway boundary and a solid 1m buffer of bound material inside the private curtilage must be provided. This will be obtained by means of condition.

Lincolnshire County Council Historic Environment Record

In the first instance, the LCC HER noted that the Historic Building Recording (HBR) originally supplied was only a draft copy. Following this, the applicant amended the HBR to the final copy. Following this, the HER wished to raise no objections to the proposal.

Planning Considerations

Resident Objections

Several concerns were raised by local residents. However, the local planning authority does not consider the objections raised to present material considerations sufficient to refuse planning permission. This is for the following reasons;

-It is true that this proposal would lead to a property which is significantly larger in scale than that which was approved within the 2016 planning approval. However, this approval has since lapsed and every planning application must be considered of its own merits. In this instance, it is felt that the proposed alterations will actually result in a scaling down of the structure from its current size and the new additions are in positions which allow them to be created without causing the structure to be overbearing upon its neighbours.

-The two glazed gables proposed on site will undoubtedly create a significant amount of view capability from both the Eastern and Northern elevations of the proposal. Residents have raised issue with the East facing gable, stating that it may well cause overlooking to the neighbouring properties. However, these windows will be front-elevation windows, not directly pointing towards any neighbouring property, and ultimately, the elevation will effectively sit flush with its neighbours. Therefore, it would be unreasonable to require the development to feature no transparent windows on this elevation - the scale of the windows should have little to no impact upon this.

- Hedge growth does not fall under planning control unless such a hedge is subject to a specific planning condition or form of protection and there is no specific right to a view. All property owners are reasonably expected to maintain a tidy and unobtrusive plot, if a property owner were to let their property become overgrown, this would be considered 'untidy land' and potentially subject to enforcement action.

- A bat survey has been completed and supports this application, having found no evidence of permanent nesting by bats or other protected species.

Principle of Development

The proposal site is outside of the Defined Settlement Boundary for any nearby settlement, however, this application is eligible to fall under the controls of Policy 23 (Reuse of buildings outside of the settlement boundary) as a barn conversion, provided that the building is capable of conversion without significant alteration, rebuilding or extension. At first sight these proposals do seem significant in nature, but considering how the building exists without the later C20th alterations, which are completely inappropriate to a listed structure, the vast majority of the alteration to this structure is within the removal of this material which is inappropriate to a listed structure. In this instance, the interests of the quality of the historic building supersede the limitations of Policy 23. For the reasons listed above, it is considered that the principle of development is acceptable.

Heritage Impact

The Local Planning Authority does not consider there to be any negative impact upon the value or significance of this historic building. Whilst there is significant alteration proposed to the structure, it is of a sympathetic or complimentary nature throughout. The applicant makes good use of traditional materials (timber sash windows, matching brickwork, slate tiles for roofing e.t.c) and offers a pleasing blend of traditional design styles (such as in the case of the proposed 'cart store' extension - reconstructing a previous structure on the site) and modern architecture in the glazed gables which should offer a form of unobtrusive contrast between the old and new, offering a development which is clearly of its time and can be considered a part of the history of the building rather than simply trying to mask itself or purely ape the design.

Furthermore, this is a building with architectural and historic merit/value which has been grievously harmed via C20th additions, the proposal to remove much of this inappropriate material and restore much of the original outline of the building will be a major uplift to the area, correcting the character of the site from industrial, to traditional rural/agricultural style. In addition, by allowing for the change of use it will, in turn, bring an abandoned and significantly damaged building into good repair and continuous use, preventing further progressive decay, preserving it for future generations.

For the reasons listed above, it is determined that this application helps to ENHANCE the Historic Environment as outlined in section 16 of the National Planning Policy Framework (2019), by reversing inappropriate C20th development and bringing a dilapidated historic structure back into a good condition and continuous use.

Residential Amenity

The Local Planning Authority does not consider there to be any risk presented to residential amenity by this proposal. This is because the proposal does not include any additional windows which face towards neighbouring residential plots. Some concern had been raised by local residents that the Eastern facing (principal elevation) windows, including the glazed gable, would present an overlooking risk, however, these windows do not face any nearby residential curtilage and largely would sit flush with the building line of the adjacent properties, meaning that no significant risk of overlooking can be considered to be presented by this application. Furthermore, there is no risk of overshadowing presented by this proposal as any new building material will not exceed the current extent of the roof height and is not positioned in a way which could effect sunlight upon any neighbouring residential plots.

Parking Provision

The proposal includes a vehicle garage and a significant driveway area, therefore, the proposed property has more than ample provision for vehicle parking when compared with the requirements set forth by Policy 36 and Appendix 6 of the South East Lincolnshire Local Plan (2019).

Conclusion

For the reasons listed above, it is determined that this application is in accordance with policies 1, 2, 3, 4, 11, 17, 23, 29, 36 and Appendix 6 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.