DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H08-0429-20**	**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
23	The Reuse of Buildings in the Countryside for Residential Use
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	0	0	0
WARD MEMBER	0	0	0	0
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This Listed Building Consent 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 regarding the validity of the proposal to drain into the extant dykes on the site, and asked if the local Drainage Board had been consulted, raising no objections provided that the applicant is remined that they would need to submit an Application to Alter a Watercourse" in order to drain into the IDB Dyke on the Northern and Western Boundaries, 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.

Planning Considerations

Resident Objections

The Local Drainage Board has been consulted on the Planning Application which accompanies this Listed Building Consent application.

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.

Conclusion

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