DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H08-0831-20**	**Applicant:**	**Mr M Hill**
Proposal:	Change of use of outhouse to self contained flat		
Location:	Cressy Hall Cawood Lane Gosberton		
Terminal Date:	7th May 2021		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
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	1	0
WARD MEMBER	0	0	1	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This full planning application is for the conversion of an extant barn/outbuilding to a self contained flat/cottage. No alterations are proposed to the exterior of the structure at all, save for the proposal of 2 small Yorkshire sliding sash windows. to the rear of the structure. The proposed works involve the removal of some original machinery and a single internal arch wall.

Site Description

Cressy Hall is a Grade II* Listed Grand Hall, near to Gosberton. Whilst it is not within a Conservation Area, it remains one of the most prominent and impressive structures in South Holland. The Historic England Listing Description is as follows:

"GOSBERTON CAWOOD LANE TF 23 SW (north side) 4/42 Cressy Hall 7.2.67 II House. Built in 1794, following a fire. Red brick in Flemish bond, painted ashlar dressings, concrete tiled hipped roof, 2 wall stacks. 3 storey plus cellars, 5 bay box with flanking single storey pedimented pavillions one of which contains the kitchen. Plinth with stucco band, first floor band, modillion eaves course and cornice to parapet. The 5 bays are slightly advanced. Central 6 panel door up 6 moulded ashlar steps, traceried fanlight, Doric doorcase with open pediment, flanked by pairs of glazing bar sashes. To first floor 5 similar windows. To second floor 5 smaller similar windows. All windows have rubbed brick flat arched heads. The flanking pavillions contain a single semi-circular headed glazing bar sash, set in recessed semi-circular headed panel, with impost and band, the centre is broken forward and open pedimented, surmounted by a small stack. In the pediment a fan patera. In the side front a central tripartite sash, flanked by blank openings. The rear elevation is of 3 bays, with 2 semi-circular openings to cellar, a semi- circular headed stair light, at mezzanine level, has pilastered surround, keyblock and fluted console brackets. To either side are single tripartite sashes to ground and first floors. Above the central window a Roccoco cartouche. To the second floor a central small glazing bar sash is flanked by single Diocletian windows. Interior. Full height bow fronted panelled cupboard in butler's pantry. Stick baluster back stair. Kitchen has 3 wide basket arches. Main stair is stick baluster having wreathed mahogany rail with entasia star. Dentillated cornices. Stair hall arch. Front rooms have Adam style fireplace surrounds with fluted pilasters, wreathes, vases, shepherd scenes, and contemporary cornices. Wide archway, with fluted pilasters, garlanded on the underside, in left hand room. 6 panel doors and shutters throughout. The site is moated and was the site of a medieval manor, belonging to the Cressy family. The later house of 1695 was built for Sir Henry Heron."*

The precise site of these proposals is the rear outbuilding, which appears to have been originally been a stable block, but which was converted to agricultural use and then retired into domestic storage.

History

H08-1211-91

Change of use of out- buildings to garden furniture business (B1 Use). Approved on 10-03-93

H08-0076-95

Demolish remains of fire damaged garage and rebuild in matching style and materials. Approved on 25-04-95

H08-0673-95

Erection of dwelling. Approved on 20-10-95

H08-1052-95

Proposed stables. Approved on 15-12-95

H08-1071-95

Details of doors, windows and boiler flue for garage extension (Conditions 3, 4 and 5 of H08/0076/95). Approved on 20-11-95.

H08-0050-96

Landscaping details for stables (Condition 2 of H08/1052/95). Approved on 19-02-96

H08-0450-96

Landscaping details (Condition 2 of application H08/0673/95). Approved on 07-06-96.

H08-0453-07

Proposed change of use of existing barns to form two residential units, reinstatement of former farm buildings for residential use and erection of garaging. Approved on 11-06-07.

H08-0452-07

Proposed change of use of existing barns to form two residential units, reinstatement of former farm buildings for residential use and erection of garaging. Approved on 29-05-07.

H08-0065-10

Proposed change of use of existing barns to form two residential units, reinstatement of former farm buildings for residential use and erection of garaging (renewal of Listed Building Consent H08-0453-07). Approved on 09-04-10

H08-0064-10

Proposed change of use of existing barns to form two residential units, reinstatement of former farm buildings for residential use and erection of garaging (renewal of H08-0452-07). Approved on 09-04-10

H08-0631-10

Erection of two freestanding stone pillars. Approved on 20-09-10.

H08-0073-13

Proposed change of use of existing barns to form two residential units, reinstatement of former farm buildings for residential use and erection of garaging - renewal of H08-0064-10. Approved on 18-06-13.

H08-0120-13

Proposed change of use of existing barns to form 2 residential units, re-instatement of former farm buildings for residential use and erection of garaging (renewal of LBC H08-0065-10). Approved on 18-06-13.

H08-0339-16

Proposed change of use of existing barns to form two residential units, reinstatement of former farm buildings for residential use and erection of garaging. Approved on 16-06-16.

H08-0371-16

Proposed change of use of existing barns to form two residential units, reinstatement of former farm buildings for residential use and erection of garaging. Approved on 16-06-16.

Consultation Responses

Cllr Walsh - Ward Member

No observations

Gosberton Parish Council

No Comment

Lincolnshire County Council Lead Local Highways and Flood Authority

No Objections.

Historic England

Historic England have been consulted multiple times on this application.

Initially, it was raised that whilst there were no objections to the proposal in principle, the Heritage impact assessment was insufficiently detailed and did not contain enough information regarding the elements of the site which are proposed to be removed.

The applicant revised the Heritage Impact Assessment accordingly. Historic England noted the improvements but felt that some form of recording would be preferential. This has been carried out by the applicant and appended to the case file.

Planning Considerations

Heritage Impact

As this is a Grade II* listed site, it is with great importance that the impact upon the Heritage Value of the proposal has to be weighed. In this instance, the Local Planning Authority does not believe that there will be any tangible negative effects upon the heritage value of this site.

Whilst it is always regrettable to lose material of any significant listed building, the removal of materials within this proposal has been kept to an acceptable minimum, with the only removal of original structural material being the removal of a single partition wall, as well as the small amount of exterior materials required to make room for the proposed new windows on the south elevation. The loss of the interior machinery, again, is regrettable, however, it is clear, given the architectural style of the structure in question, that this site was not at first intended to house this machinery and it appears to be late Victorian in nature. Given the existence of the loft door on the external element of this portion of the structure, it seems likely that this portion of the structure would have been originally used as a hay loft, most likely to service the remainder of the stables structure. Therefore, because the machinery is unlikely to be original and because the applicant has photographically recorded the machinery, it is understood that it's removal should be acceptable.

The proposed new windows to the southern elevation are timber in construction, one shall be a 4-panel Yorkshire slide style. The other shall be a single 2-panel opener. These are considered to be appropriate to the historic nature of the site. Apart from these new windows, the external elements of the structure will not be altered.

The proposed residential use, including the installation of a new mezzanine floor and accompanying staircase, and stud walls to form a new ground floor bathroom are deemed to be acceptable. All works are considered reversible and non-harmful to the character, leaving the original layout readable. The proposed residential use brings what is a somewhat unused storage structure into a modern and sustainable use that will ideally prevent the structure from falling to progressive disrepair.

Design and Layout

As above, the design of the structure will be barely altered and therefore is considered to be acceptable. The proposed layout is deemed to be acceptable and suitable to the proposed residential use.

Residential Amenity

The Local Planning Authority does not consider there to be any negative impact upon the residential amenity of any nearby domestic property. The proposal does not include altering of either the scale

or massing of the extant structure and any new windows are proposed at ground floor level, and therefore, the proposal presents not extended risk of overlooking or overshadowing to any neighbouring properties

Parking provision

The proposal will have access to the same driveway which the main property has, that is to say that the property will have access to parking for many vehicles. This is not proposed to change as part of this application.

Planning Balance

It is always regrettable to see the loss of material in relation to Historic properties, however, the extant nature of the site has been photographically recorded and will not lead to a major alteration in the manner in which the building can be appreciated. In balance, the modern use of this structure outweighs any minor drawbacks and prevents the structure from falling into disrepair and in a manner which is highly respectful to the character of the site and its wider context.

Conclusion

For the reasons listed above, the Local Planning Authority has determined that this application is in accordance with Policies 1, 2, 3, 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.