DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-0368-21**	**Applicant:**	**Mr M Francis**
Proposal:	External wall renovation, insulation and render		
Location:	15 A, B & C High Street Holbeach Spalding		
Terminal Date:	7th June 2021		

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	0	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This full planning application is for the renovation, insulation and rendering of the entirety of 15A as well as the rear of B & C.

Site Description

15A, B and C High Street is a collection of C18th commercial properties with residential apartments included. The frontage of the site can be seen from the high street and forms a part of the historic shopping frontage of Holbeach within the Holbeach Conservation area. However, 15A can only be

seen from the private roadway to the rear, known as Thomas De Moulton Way, the rears of B and C are completely shielded from public view by virtue of being sealed into a courtyard

History

H09-0403-19

Proposed alterations to 2 flats. Approved on 10-10-19

Consultation Responses

None received.

Planning Considerations

Heritage and Design Impact

The Local Planning Authority wishes to raise no concerns with the impact upon design or heritage that this application presents. The process of repairing, insulating and re-rendering 15A will not materially alter its appearance and character significantly, the rendering process to B and C whilst new to those elevations will help to uprate the appearance of these uninteresting elevations which are entirely non-visible from any portion of public realm.

Therefore, the design of the process is deemed to be acceptable, and this work would, via its lack of material impact upon the heritage asset, help to conserve the historic environment in accordance with Section 16 of the National Planning Policy Framework (2019)

Planning Balance

There are no negatives against which to balance this application

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)

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.