

**DECISION DELEGATED TO HEAD OF PLANNING**

**Application No:** H09-0403-25                      **Applicant:** Ashwood Homes Ltd

**Proposal:** Change of use and conversion of former agricultural building to convenience retail shop, provision of new windows and doors, car parking, delivery bay, landscaping and ancillary development

**Location:** Former Agricultural Building Jasmine Crescent Holbeach

**Terminal Date:** 1st August 2025

**Planning Policies**

**South East Lincolnshire Local Plan - Adopted: March 2019**

29                      The Historic Environment

**National Guidance**

**National Planning Policy Framework December 2024**

Section 16: Conserving and Enhancing the Historic Environment.

**Representations:**

	<b>Object</b>	<b>Support</b>	<b>No Obj.</b>	<b>Comments</b>
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	1	0	0
HISTORIC ENVIRONMENT OFFICER	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

**CASE OFFICER ASSESSMENT**

**Proposal**

Listed building consent is sought to convert and alter a curtilage listed outbuilding, located within a residential development, to create a convenience store. Works to the outbuilding include making good the external walling, the addition of a flat roof to the courtyard and demolition of walls within

the courtyard to create a large open space internally. The existing corrugated asbestos roof is to be replaced with a slate roof covering to match the existing farmhouse.

A one-way access from Jasmine Crescent is proposed with the exit onto Aster Grove. Twenty-one parking spaces are proposed to the south of the building to serve the store along with two disabled parking bays.

A separate application seeking planning permission for the works has been submitted under reference H09-0280-25 and is being considered concurrently.

The following documents have been submitted as part of the application:

Heritage Impact Note

### **Site Description**

The application relates to a detached outbuilding, which is curtilage listed, having historically been associated with Manor Farm, a Grade II listed building.

The outbuilding and farmhouse are situated within a large housing development, currently under a phased construction for the provision of 900 dwellings permitted under planning permission H09-0521-14. This consent is subject to a Section 106 Agreement requiring the restoration of the farmhouse and for it to be put to use as a community facility, this included the outbuilding. The restoration of Manor Farm is currently being carried out under planning permission and listed building consent H09-0598-23 and H09-0591-23 respectively.

### **History**

H09-0521-14: Residential development of up to 900 dwellings, with access off Hall Gate and Fen Road, including public open space, drainage infrastructure, landscaping, including demolition of two dwellings and agricultural buildings (but not listed Manor Farm and adjacent outbuildings). Approved 07.12.2025.

H09-0331-17: Access, appearance, landscaping, layout and scale for highways infrastructure (new link road, roundabout, junctions and modifications to Hall Gate and Fen Road (Phase 1A), dwellings (Phase 1B and 2). Development Brief and Masterplan for phased development of remainder of site (Outline permission H09-0521-14). Approved 09.11.2019.

H09-0598-23: Change of use from farmhouse and outbuilding for community use. Approved 12.03.2024.

H09-0591-23: Listed building consent for the demolition of modern additions and refurbishment of farmhouse and outbuilding to provide community facilities. Approved 12.02.2024.

### **Consultation Responses**

#### **Responses Received (consultation period 7th May 2025 to 29th May 2025)**

##### Councillor Chapman

A good use of the building and the space, a much needed addition for the housing in that area.

##### Holbeach Parish Council

No response received

##### Historic Environment Officer

Advises the submitted Heritage Impact Note provides an adequate level of recording, equivalent to a Historic Building Record Level 1. Therefore, no further archaeological input is required.

##### Historic England

Advises views should be sought from the council's Conservation and Archaeological advisors.

## Conservation Officer

No response received.

## **Public Representation**

This application has been advertised in accordance with the Development Procedure Order and the Council's Statement of Community Involvement. In this instance, no letters of representation have been received.

## **Planning Considerations**

The main considerations in this case are:

Heritage Considerations

## **Evaluation**

Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

In this case, the adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019, forms the development plan for the District, and is the basis for decision making in South Holland. The relevant development plan policies are detailed within the report above.

The policies and provisions set out in the National Planning Policy Framework (updated December 2024) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

Furthermore, where a Neighbourhood Plan has been adopted, this alongside the adopted Local Plan, forms part of the Development Plan for the District, and must be considered when assessing development proposals. In this instance, no relevant neighbourhood plans have been adopted.

Section 16(2) of the Planning (Listed Buildings and Conservation Areas Act 1990) concerns whether to grant listed building consent for development which affects a listed building or its setting and requires special regard to be had to the desirability of preserving the building or its setting or any features of special or architectural interest which it possesses.

{u}Heritage Considerations

*The effect of the proposal on the special interest, including the setting, of the listed building*

The Framework, at paragraph 202, advises heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Further stating, at paragraph 212, "when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation."

Policy 29 of the South East Lincolnshire Local Plan (2019) advises that to respect the historic legacy, varied character and appearance of South East Lincolnshire's historic environment, development proposals are required to conserve and enhance the character and appearance of designated and non-designated heritage assets.

Policy 29(A1) states:

*Proposals to change the use of a listed building or alter or extend such a building will be granted where the Local Planning Authority is satisfied that the proposal is in the interests of the building's preservation and does not involve activities or alterations prejudicial to the special architectural interest or its setting.*

The outbuilding to which the application relates comprises a U-plan single storey building constructed of red brick with a corrugated sheeted roof. Historic mapping indicates the range was constructed between 1903-1921, with the western-most range demolished between 1949-1988,

resulting in the current U-plan with an internal courtyard.

The outbuilding is curtilage listed due to its historic relationship with Manor Farmhouse, a Grade II listed building located to the east of the site. The primary historic significance of the building stems from its ancillary function and its connection to the adjacent Manor Farmhouse. Its architectural interest relates to the purpose-built design tailored specifically for housing livestock. The building is of relatively low architectural quality and many significant alterations are visible in the brick work. It is considered that the relationship between the building and Farmhouse will remain clear and intact, given also their intended uses for community facilities.

The proposed works include making good the external walling, the addition of a flat roof to the courtyard and the demolition of some of the external walls within the courtyard to create a large open space internally. The existing corrugated roof would be replaced with a slate roof covering to match the adjacent farmhouse.

Externally, the existing openings are to be re-used with minimal new openings proposed, there is little detail of the design and proposed use of material for the fenestration, as such it would be appropriate to attach a condition in this regard. The proposed infill has been set back from the southern elevation to retain the historic legibility and reduce the impact to the outbuilding. It is acknowledged that the infill to the courtyard and removal of internal walls would serve to erode the historic significance of the space, however, the proposed design would retain the architectural narrative and overall visual appearance of the building. Moreover, the proposal would retain and re-use a historic building, which would accord with paragraph 210(a) of the Framework which requires consideration to be given to the sustainability of heritage assets and putting them to viable uses consistent with their conservation.

The proposal would therefore satisfy the requirements of section 16(2) of the Act and the provisions within the Framework which seeks to conserve and enhance the historic environment. The proposal would also accord with Policy 29 of the South East Lincolnshire Local Plan (2019) which requires development proposals to conserve and enhance the character and appearance of designated heritage assets.

## **Conclusion**

Taking the above considerations into account, the proposal is considered to be in accordance with policy 29 of the South East Lincolnshire Local Plan (2019), along with the identified sections contained within the National Planning Policy Framework (December 2024). There are no significant factors in this case that indicate against the proposal and outweigh the consideration in favour of the proposal and the policies referred to above.

## **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.

### **Recommendation**

Based on the assessment detailed above, it is recommended the proposal should be approved under delegated powers.