DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H09-0584-21**	**Applicant:**	**Mrs H House**
Proposal:	Alterations and upgrades to building - retrospective		
Location:	3 Boston Road South Holbeach Spalding		
Terminal Date:	18th October 2022		

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 2021

Sections 12 and 16 of the National Planning Policy Framework (2021)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	1	0	0
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This Listed Building Application is for a number of retrospective internal alterations to 3 Boston Road South, Holbeach.

The alterations are as follows;

- Installation of a new fuse board cupboard on the wall of the 1st floor corridor
- Blocking and dry lining of existing opening to bedroom 1
- Creation of a new entrance to the corridor leading to rooms 1-5
- Sealing and dry lining of top end of staircase already sealed at ground floor.
- Use of new stud walls to create an additional room marked 'room 5' on plans.
- Installation of a dropped ceiling throughout.

Site Description

The String of Horses Public House is a Grade II listed, early C18th former public house which is currently used as a mix of commercial (currently vacant) frontage and flats. The Historic England Listing describes the building as so:

"Public house. Early C19, late C19. Colourwashed brick. Slate roof with wooden eaves and single ridge and right gable stacks. 2 storeys, 6 bay front with central doorway with pilastered doorcase with entablature and cornice and partially glazed, panelled double doors. 2 glazing bar sashes to the right, single larger glazing bar sash to left with doorway beyond with flush wedge lintel, overlight and partially glazed panelled door. Small carriage archway beyond with basket arch, blind overlight, painted archivolt and double plank doors. 5 glazing bar sashes above. All windows with painted flush wedge lintels. Attached to the right is a late C19 2 storey, 2 bay extension with wooden dentillated eaves. Large carriage archway with flat arch. 2 plain sashes above with flush wedge lintels and keystones."

Whilst the building does indeed have high levels of character, the rear of the property has been subject to unsympathetic additions.

The site sits within the highly prominent central shopping area of Holbeach which features views of many of Holbeach's attractions and most significant heritage assets.

History

H09-0856-20

Proposed repairs to property including re-tiling, re-roofing of flat roof, repairs to windows and repainting. Approved on 11-12-20

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Consultation Responses

Francis Biggadike - Local Ward Member

Support maintenance to a building in a prominent position in the town centre.

Lincolnshire County Council Historic Environment Record Officer

No Archaeological Input required.

Planning Considerations

Heritage Impact

The Local Planning Authority does not consider there to be any negative impact upon the character or significance of this heritage asset. The works conducted have been carried out using methods which are fully reversible, including stud walls, a drop ceiling which preserves the original and the dry lining of the 1st floor stair access. All of these alterations could be reversed should any future custodian wish to do so, meaning no loss of significance is incurred. What minimal loss has occurred is restricted to an absolute minimum and did not include the loss of any special character features.

Due to the lack of an impact or loss of significance, this application can be said to assist in conserving the heritage asset.

Conclusion

For the reasons listed above, this application is considered to be in accordance with Policies 1, 2, 3 and 29 of the SELLP (2019) as well as Sections 12 and 16 of the NPPF (2021). Therefore, this application is reccomended 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.