DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-0857-20**	**Applicant:**	**M House**
Proposal:	Proposed repairs to property including re-tiling, re-roofing of flat roof, repairs to windows and repainting		
Location:	The String Of Horses Public House Boston Road South Holbeach		
Terminal Date:	26th November 2020		

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 (NPPF) (2019)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
HOLBEACH & DISTRICT CIVIC SOCIETY	0	1	0	0

CASE OFFICER ASSESSMENT

Proposal

This Listed Building Consent application is for proposed repair works to the String of Horses Public House, Boston Road South, Holbeach. These works include the complete like-for like re-roofing of a rear flat roofed extension, removal of some tiles to be replaced like for like in the main structure's pitched roof, as well as the repair of the original timber windows and the repainting of the frontage

elevation.

Site Description

The String of Horses Public House is a Grade II listed, early C18th Pub which is currently used as a mix of commercial (restaurant) 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 many unsympathetic additions, including the single storey extension to which part of this application pertains.

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

None relevant

Consultation Responses

Holbeach Parish Council

Supports the application.

Spalding and District Civic Society

It will be better for the town for the proposal to go ahead.

Planning Considerations

Heritage Impact

The Local Planning Authority does not consider there to be any risk presented to the value or significance of the heritage asset or any associated assets both designated and non-designated. This is because, the like for like replacement of tiles will not have an impact upon the visage of the building as viewed from the public realm, the inclusion of modern insulation will help to protect this site form further weather-related damage and ensure it remains suitable for modern use. The proposed re-roofing of the flat roofed portion of the building in felt, whilst not particularly sympathetic with the style of the building, is like for like in fashion and is done to prevent further damage and water ingress to the site. The proposed repairs and repainting of the windows as well as the like-for-like repainting of the frontage of the site are both considered part of 'repairs and maintenance'. Due to the neutral visual impact that these proposals will have upon the property and the fact that they will help to bring the site into a better condition means that this application should be considered to help to enhance the Historic Environment in line with Section 16 of the NPPF (2019).

Conclusion

This application is found to be in accordance with Policies 1, 2, 3, and 29 of the South East Lincolnshire Local Plan as well as Sections 12 and 16 of the NPPF (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.