

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H09-1080-24 **Applicant:** Mr & Mrs W Van Den Brande

Proposal: Details of roofing felt/membrane (Condition 3 of H09-0964-24)

Location: Chestnut House North Pennyhill Holbeach

Terminal Date: 24th February 2025

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 December 2024

Section 12 - Achieving well-designed places
Section 16 - Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
--	--------	---------	---------	----------

CASE OFFICER ASSESSMENT

Description of Proposal

This application seeks to discharge condition 3 of H09-0964-24, relating to details of roofing membrane.

Site Description

Chestnut House is a grade II listed building, split into two residences known as North and South. It should be noted that the site has historically been known as Penny Hill Farm House. Historic England describes the building like so:

"House. c.1680, late C18, C20. Red brick. Slate roofs with brick coped gables, dogtooth eaves, 2 gable stacks and a large ridge stack with 3 tall angle shafts. 2 storeys and garret, battered on the south wing. 3 bay south front with a high plinth. Doorway to the right with a C20 gabled hood on

slender supports and a plank door. Doorway flanked by single 2 light casements with 2 similar windows above, all with leaded lights. Left gable wall with a C20 4 light casement with a C20 3 light casement above and a slightly smaller C20 3 light casement in the garret; all with leaded lights and the latter with a brick moulded floating pediment and a small moulded brick oculus in the apex. To the rear is a 2 bay wing of 2 storeys with attic with a partially intact plinth and first floor flat band. Doorway to the right with a plank door. 4 light C20 casement to the left with leaded lights and segmental relieving arch. 3 light C20 casement above, also with leaded lights. 2 C20 gabled dormers with glazing bar sashes. Projecting to left is a late C18 2 storey bay with a single 3 light casement with leaded lights, to each storey. Single storey, 2 bay wing beyond with 2 light and a single light casements, both with leaded lights."

The house forms a part of a wider range of agricultural C20th agricultural buildings, as well as the C19th Granary Building (now a residence)

The area is generally within a form of semi-rural ribbon development, with wide plots.

History

H09-0199-11 - Listed building consent. Internal works to strengthen kitchen roof. Approved 21-04-11.

H09-0964-24 - Listed building consent. External alterations to include re-pointing & re-roof. Approved 20-12-24

Consultation Responses

The responses received from consultees during the initial consultation exercises, which can be viewed in their entirety through the South Holland website, can be summarised as follows:

No consultation responses received

Key Planning Considerations

Condition 3

Condition 3 of H09-0964-24 reads as follows:

"Prior to its installation, details of the proposed roofing felt/membrane shall be submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in accordance with the approved roofing felt/membrane details.

Note: The proposed felt/membrane should be both air and vapour permeable."

The submitted details indicate that the membrane shall be both air and vapour permeable, thereby meeting the requirements of the condition. The proposed membrane shall be below the proposed roof surface, and therefore will not affect the character or appearance of the heritage asset.

As such, the details submitted are considered acceptable and condition 3 of H09-0964-24 can be discharged.

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.

Conclusion

The submitted details conform to the requirements of the condition, and as such, condition 3 of H09-0964-24 can be discharged.

Recommendation

Based on the assessment detailed above, it is recommended that the proposal should be approved under Delegated Authority