DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H09-1128-25**	**Applicant:**	**Mr & Mrs W Van Den Brande**
Proposal:	Replacement of 2 External Doors		
Location:	Chestnut House North Pennyhill Holbeach		
Terminal Date:	18th February 2026		

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
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This Listed Building Consent application is for the replacement of 2 external doors at Chestnut House North, Penny Hill.

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 ights. 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 outbuilding to the rear is already connected to the main house, via the existing link extension, constructed in the late C20th. The outbuilding is of little contributive value and is a relatively typical example of its type with few distinctive character features.

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

History

U]H09-0199-11

Internal works to strengthen kitchen roof. Approved on 21-04-11

H09-0964-24

External alterations to include re-pointing & re-roof. Approved on 20-12-24

H09-1080-24

Details of roofing felt/membrane (Condition 3 of H09-0964-24). Approved on 31-12-24

H09-0108-25

Conversion of barn to living accommodation, extension to link including replacement wall & parking upgrade. Approved 12-05-25

H09-0122-25

Conversion of barn to living accommodation, extension to link including replacement wall & parking upgrade. Approved 12-05-25

H09-0844-25

Details of doors and windows (Conditions 5 & 6 of H09-0108-25). Approved 08-10-25

H09-0843-25

Details of doors and windows (Conditions 5 & 6 of H09-0122-25). Approved 08-10-25

Consultation Responses

None received.

Planning Considerations

Heritage Impact

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to have special regard to the desirability of preserving listed buildings, their setting, or any features of special architectural or historic interest which they possess.

Sections 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require decision makers to have special regard to the desirability of preserving listed buildings or their settings or any features of special architectural or historic interest which they possess as well as the desirability of preserving or enhancing the character or appearance of conservation areas. Any adverse effect on a heritage asset, even if slight or minor, would not preserve the asset or its setting.

Furthermore, the importance of considering the impact of development on the significance of designated heritage assets is expressed in the National Planning Policy Framework (2024) (NPPF). The NPPF advises that development and alterations to designated assets and their settings can cause harm. These policies ensure the protection and enhancement of the historic buildings and environments. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance should be treated favourably.

Section 16 of the National Planning Policy Framework (2024) states that "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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance".

Finally, Policy 29 of the South East Lincolnshire Local Plan (2019) (SELLP) confirms that in order to respect South Holland's historical legacy all proposals shall conserve and enhance the character and appearance of designated heritage assets. Additionally, Section A of that policy confirms that proposals that affect the setting of a Listed Building will only be supported where they preserve or better reveal the significance of the Listed Building, and that proposals that seek to alter a listed building shall be granted where the LPA is satisfied that the proposal is in the interest of the building's preservation and does not involve alterations that are prejudicial to the special architectural or historic interest of the Listed Building or its setting.

Taking the above into account, and assigning this site the appropriate assessment of significance, in this case, extreme weight must be given to the preservation and conservation of the asset. Given that the proposed works include the like for like replacement of the front, traditional door, and the replacement of the rear, late C20th doors, which hold no aesthetic or historic value to the building, no harm is identified in this proposal.

The proposed replacement of the rear door does introduce a degree of decorative nature that is not matching to the existing doors. However, the existing hold no significance or value to the listed building and so it cannot be argued that the proposed door represents a form of harm, instead it merely conserves the status of the building via lack of a material impact.

The proposed doors are both of timber construction, and utilise double glazing. Latest guidance provided by Historic England confirms that double glazing may be acceptable in listed buildings where the existing glazing is not of particular importance to the character of the asset. This applies in this case, and so the proposal is acceptable.

For these reasons, the application is deemed to be in accordance with Policy 29 of the SELLP in addition to S16 of the NPPF.

Other Matters

The Local Planning Authority must consider the impact/harm the proposal has on the significance of the heritage asset as outlined above. It is not the requirement of the Local Planning Authority to assess other matters, such as residential amenity impacts or highway safety within a Listed Building Consent submission or matters that do not relate to the host listed buildings.

The assessment of these other matters and additional elements of a proposal would take place within the Full Planning Permission, should this be required.

Notwithstanding the above, legal acts independent from planning, serve to protect matters outside planning control. Any legal requirements or independent acts that governs these matters must still be followed and are not superseded by the Local Planning Authority grant of listed building consent.

Conclusion

For the reasons listed above, this application is deemed to be in accordance with Policy 29 of the SELLP as well as Sections 12 and 16 of the NPPF. The recommendation, therefore, is to approve.

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.