

## DECISION DELEGATED TO DEVELOPMENT MANAGER

**Application No:** H09-1181-19      **Applicant:** Whitworth Bros  
**Proposal:** General repairs to building  
**Location:** Holbeach Cottage 67 Station Road Holbeach  
**Terminal Date:** 10th February 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

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

### Representations:

|                                                  | Object | Support | No Obj. | Comments |
|--------------------------------------------------|--------|---------|---------|----------|
| PARISH COUNCIL                                   | 0      | 1       | 0       | 0        |
| WARD MEMBER                                      | 0      | 1       | 0       | 0        |
| IAN MARSHMAN,<br>HISTORIC<br>ENVIRONMENT OFFICER | 0      | 0       | 0       | 1        |

### CASE OFFICER ASSESSMENT

#### Proposal

This Listed Building Consent application is for general repairs to the Grade II listed structure. The repair works included are as follows; replacement of existing timber roof frame with new timber, felt and battens to support a replacement covering which will consist of like-for-like rosemary tiles, The

repointing of various sections of the building with structure-appropriate Lime Mortar, windows to be removed for renovation works which will include timber splicing and replacement of broken single-glazed panels with like-for-like glazing panels and the replacement of defective floorboards with matching timber boards.

## **Site Description**

Holbeach Cottage (A.K.A Flour Mills Lodge) is a Grade II listed property which sits outside of the Holbeach Conservation Area. The Historic England listing description describes the building as such;

"Lodge. 1825, C20. Red brick with ashlar dressings. Polygonal slate roof with single ridge stack. Rectangular plan, canted out to west. 2 storeys, East, south and the south-west canted sides, each with a single pointed glazing bar sash with intersecting traceried heads and stone lintels. West side with datestone inscribed 'FAH 1825'. Single pointed glazing bar sash with intersecting traceried head and stone lintel in north-west canted bay. C20 doorway with glazed door in rectangular range set back to left. Above in east, south and the south-west and north-west canted bays, are single pointed glazing bar sashes with intersecting tracery."

As above and as becomes visually apparent upon sight of the property is that the traceried windows are undoubtedly of great architectural importance to the property and historic and architectural value of the area. However, several of the extant original timber-frame windows show advanced signs of rot and as such a proposal to repair is appropriate. Additionally, the roof is in a visibly poor condition. The external walls are marked with significant amounts of blown bricks and failing point-work.

The building is positioned on a large curtilage for the area, however, C20th development at the Flour Mill to the East of the property has left the listed structure in extremely close proximity and overpowered by an unsightly 2 storey flat roof office block which services the existing building. Generally speaking, the listed structure is simply dwarfed and overshadowed by the large industrial buildings immediately to the rear.

In addition to the large industrial site to the east, the immediate surrounding area is characterised largely by terraced residential property of various architectural styles and periods.

## **History**

None relevant.

## **Consultation Responses**

Holbeach Parish Council

Supports the application.

Local Ward Member - Cllr F Biggadike

Supports the application, reminds the case officer that the building is a prominent listed building.

Lincolnshire County Council Historic Environment Officer

No archaeological input required.

## **Planning Considerations**

Heritage impact

The proposals are deemed not to pose any risk to the historic or architectural value of the listed building or the surrounding area at large. The roof repairs are deemed necessary for the integrity of the property and the applicant has committed to like-for-like replacement of tiles. Repairs to both the external brickwork and internal floorboarding are viewed as necessary for the sustainability of the property and the continued residential use. Deployment of Lime Mortar and like-for-like timber board replacements mean that both proposals will have no negative impact upon the property.

Additionally, the proposal to repair, rather than replace the timber windows is much appreciated. The windows are of great value to the visual qualities of the property and repair ensures that the visual qualities of the property remain consistent and that as much original material is retained as possible.

For the reasons listed above, it is deemed that the proposals ensure the continued residential use of the property and will do so in a way which visually uplifts a listed property which was beginning to show obvious signs of 'wear and tear'. Therefore, this proposal can only be considered to ENHANCE the historic environment.

## **Conclusion**

For the reasons listed above, it is found that this application is in accordance with policies 1, 2, 3 and 29 of the South East Lincolnshire Local Plan (2019) and Sections 12 and 16 of the National Planning Policy Framework (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.