

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H11-0032-22 **Applicant:** Mr N Reeve

Proposal: Installation of a downstairs cloakroom (to include sink and toilet) using a stud wall in the existing utility room.

Location: The Blacksmiths Cottage 2 Swapcoat Lane Long Sutton

Terminal Date: 15th March 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

Section 16 of the National Planning Policy Framework (2021)

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 creation of a downstairs cloakroom, inclusive of sink and toilet, making use of an internal stud wall.

The works also include the slight resizing of the central mullion of the existing utility room window to accept the intersecting proposed stud wall, and the installation of obscured glazing into the existing frame to achieve privacy for the proposed toilet facility,

Site Description

The Blacksmith's cottage is a Grade II listed property, with barn conversion, with modern features as an addition to the western elevation. Historic England describe the property like so:

"House and adjoining barn. Late C18, early C19. Red brick. C19 house with slate roof with decorative ridge. 2 gable stacks. Brick coped left gable. 2 storeys, 4 bays. Doorway with panelled door and blocked overlight, to the right is a single plain sash and to the left 2 glazing bar sashes. Above are 2 glazing bar sashes with single central blind glazing bar sash. All openings are under segmental arches. To the right and projecting is the C18 red brick barn with weather boarded front. Pantile roof, brick coped gables. Single storey, 4 bays. Central large doorway with plank door. To the left are 2 fixed lights and to the right a single fixed light with doorway beyond with plank door. This is an example of a rural building surviving in an expanded town."

The property also sits within the conservation area for Long Sutton (LSCA) and is within full view of the public real, with a wide, open driveway.

History

H11-0325-19

Installation of a new front door and frame. Approved on 14-08-19

H11-0683-07

Details of western elevation and windows/lintels and cills (Condition 2 of H11/0286/03). Refused on 20-06-07

H11-0881-00

Details of mouldings, architraves, doors, windows and door surrounds (Condition 10 of H11/0924/99). Approved on 10-08-00.

H11-0804-00

Details of rooflights (Condition 2 of H11/0924/99). Approved on 21-09-00.

H11-0924-99

Renovations and alterations. Approved on 09-03-00.

H11-0926-99

Renovations and alterations. Approved on 09-03-00.

H11-1091-94

Refurbishment and alterations to dwelling. Approved on 09-03-95

H11-1174-93

Provide new roof structure and rebuild bowed brickwork. Approved on 10-02-94

Consultation Responses

None received.

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 by this application. The internal alteration to create an additional internal wall takes place only within the current utility room, which bears no character features.

The proposed stud wall will be fully reversible, however, it will intersect the extant window in the utility room. This window is a C20th side-opening, 2-pane timber casement. It is proposed that the window will require slight frame adjustment, to create a slightly wider central mullion and also to convert the pane which will lead to the cloakroom/bathroom to obscured glass to promote privacy.

The window itself already features a wide central mullion, and as such, the visage of the window as appreciated from the outside should be barely altered, and the development site is not at all visible from any element of the public realm. The design or materials of the window are not proposed to be changed, and therefore, and the internal alterations are both minimal, non-intrusive and fully reversible. Therefore, this application cannot be said to bear any harm to the special interest of this listed structure.

From public realm views, the property shall not be altered whatsoever, and therefore, this application presents no risk to the value of the LSCA.

For the reasons listed above, by virtue of the lack of an appreciable impact upon the significance of the asset, this application must be considered to help to conserve the historic environment in accordance with Section 16 of the National Planning Policy Framework (2021).

Conclusion

For the reasons listed above, this application is considered to be compliant with Policies 1, 2, 3 and 29 of the South East Lincolnshire Local Plan (2019) as well as Section 16 of the National Planning Policy Framework (2021). 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.