DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H11-0211-20**	**Applicant:**	**Mr I Cross**
Proposal:	To move internal door to the bathroom from its current location back to its original location.		
Location:	4 London Road Long Sutton Spalding		
Terminal Date:	15th July 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 16 of the National Planning Policy Framework (2019)

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 relocation of an internal door to the bathroom at 4 London Road, Long Sutton

Site Description

The host property is part of a grade II listed terrace of 3 properties dating from the early C19th with early C20th adjustments. Historic England's listing descipriton for the site reads as follows;

"Terrace of 3 houses, . c.1820 and early C20. Red brick. Slate roof, hipped to right and with rendered coped gable to left. Overhanging moulded bracketed eaves. Single tall lateral and 3 ridge stacks. 2 storeys, 9 bays. Having from right to left a single glazing bar sash, a doorway with panelled door and traceried fanlight, a single glazing bar sash, a single C20 oriel window with half domed roof and casements, a segmental archway, a single glazing bar sash, a doorway with panelled door and traceried fanlight and 2 glazing bar sashes. 8 glazing bar sashes above. All sashes with cambered flush wedge lintels."

The listed terrace is also within very close proximity to the Grade I listed Church of St Mary and the Grade II listed No. 3, No. 11 (Ashwood House) and No.15 London Road.

The area in general is characterised by largely residential development, mostly of a historic nature, but with a wider array of architectural styles and periods. The site is, however, close to Long Sutton town centre, and London road is the primary Eastern route into and out of the town and as such this property should be considered to be in a prominent location of the Long Sutton Conservation Area.

History

H11-1150-01

Erection of a replacement conservatory and alterations to rear elevation. APPROVED on 10/12/2001.

Consultation Responses

None received

Planning Considerations

Heritage Impact

The Local Planning Authority does not deem there to be any risk presented to the value of this designated heritage asset. This is because the proposal to fill in the original doorway and create a new opening should not cause any damage to the character of the property.

It is proposed that the current doorway will be refilled with a stud wall and rendered with heritage lime mortar, which should be a reversible process. The new location of the door is actually the original position of the door which has been since rendered over, the applicant states that the original door frame is present under the plaster and would be reused. The original door is to be rehung in the new (original) location.

As the new location for the door is the historic position, no original skirting will be affected. As the new location for the door is the historic location, it is argued that this application, as well as for the reasons above, ENHANCES the Historic Environment, because by moving the door back to its original position in a non-damaging manner restores the original layout of the property.

Conclusion

Due to he reasons listed above, the Local Planning Authority has determined that this application is in compliance 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 (2019). This application is therefore 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.