

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H11-0325-19 **Applicant:** Mr N Reeve
Proposal: Installation of a new front door and frame
Location: The Blacksmiths Cottage 2 Swapcoat Lane Long Sutton
Terminal Date: 14th August 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development
29 The Historic Environment

National Guidance

National Planning Policy Framework 2019

Section 12
Section 16

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This application seeks permission for the installation of a new front door and frame, to be in keeping with the listed building in terms of material (timber) and design (traditional and a close match to the existing).

Site Description

The application site is Grade II Listed and is a period cottage and adjoining barn. The property is large and quite prominent in the street scene with great value in its historic presence.

The full listing is as follows:

LONG SUTTON SWAP COAT LANE TF 4223-4323(west side) 11/57 No.2 and adjoining barn II

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 overhead, 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.

Listing NGR: TF4293523168

Consultation Responses

Long Sutton Parish Council - Support (There are no objections to this application).

Planning Considerations

The key material issues for considerations in this application are:

- The impact of development upon the Heritage Asset that is the Grade II Listed Building.
- Any other issues;

The impact of development upon the Heritage Asset that is the Grade II Listed Building.

Policy 29 (The Historic Environment) states that "Distinctive elements of the South East Lincolnshire historic environment will be conserved and, where appropriate, enhanced".

Having seen the door/doorway it is clear that the door is not original and the frame has been spliced previously and does not look original in any case.

The works are justified and necessary and will improve the quality of the building, this will also help to ensure the long term viability of the building through maintenance.

The proposed works are designed to be in keeping with the visual qualities of the exterior of the listed building and are appropriate and sympathetic, and will have a minimal impact upon the fabric of the listed building.

These proposals conserve the historic significance of the Listed Building and are compliant with Policy 29.

Any other issues including the impact of development upon neighbouring amenity

There is not considered to be any adverse or material impacts upon the amenity of any neighbouring properties or any other interests of acknowledged importance.

The works are justified and necessary and are essential and will have a minimal impact upon the fabric of the listed building.

Conclusion

The works are justified and necessary and will enhance and maintain the quality of the building for its long term viability and will improve and preserve the visual qualities of the exterior and will have a minimal impact upon the fabric of the listed building. It is recommended that Listed Building Consent is granted.

Recommendation: APPROVE

Additional Considerations

Public Sector Equality Duty

In making your decision you 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 is only one factor that needs to be considered, and may be balance 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 your decision, you 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.

You are referred specifically to Article 8 (right to respect for private and family life), 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 interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.