

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H11-0620-20 **Applicant:** Mr & Mrs Martin

Proposal: Proposed Renewafuel Air Source Pump Housing to Replace Gas Bottle Storage

Location: Sheaf Cottage Cowpers Gate (South) Long Sutton

Terminal Date: 25th September 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

Sections 12 and 16 of the National Planning Policy Framework

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This is an application for listed building consent for an external housing unit for a a Renewafuel Air Source Heat Pump to replace the existing gas bottle storage housing. The proposed housing is a modest, 1.5m tall timber shelter.

Site Description

The proposal site is the grounds of the Grade II listed Sheaf Cottage. Historic England's listing

description reads as follows:

Cottage. c. 1700. Red brick with a thatched roof covered in corrugated iron sheeting. Single storey plus attic. Dentilated brick eaves cornice. 2 gable brick stacks. East front has central doorway now blocked with a small fixed window. Either side single C20 casement windows in segment headed openings. Above two gabled dormer window with small sashes. Gables have tumbled coping. Small nineteenth and twentieth century additions to rear. INTERIOR retains its original plan form and roof structure.

The wider area can be characterised largely by non-contemporary C20th residential development within a semi-rural setting.

History

H11-0128-02

Proposed replacement cottage. Application withdrawn on 13-03-03.

H11-0938-02

Demolition of existing Grade II Listed cottage (after recording). Application withdrawn on 14-01-03

H11-0451-04

Two-storey extension to rear of property including renovation works. Approved on 12-08-04

H11-0452-04

Two-storey extension to rear of property including renovation works. Approved on 12-08-04

H11-0798-06

Replace ground and first floor windows to front elevation and retain 2 rear dormer windows on north side. Approved on 08-08-06.

H11-0495-19

Works to Long Sutton TPO 36, 2015. Approved on 12-06-19

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 listed property or the wider historic environment including any nearby designated and non-designated heritage assets. This is because the proposed structure is particularly modest in size and makes good use of appropriate vernacular materials (Timber). When compared to the existing gas tank housing, the proposed structure will clearly have only a very slight impact on the viasge of the property and that impact should be positive given the use of more appropriate and neat styling and materials. Furthermore, the listed (residential) property currently makes use of swappable propane tanks for heating, which are housed in the extent structure that this application seeks to replace. This proposal will allow the introduction of the far more efficient and economic air source heat pump system which will help to prolong the effective lifespan of this property as one fit for modern continued residential inhabitancy, protecting the property from future progressive degradation. Therefore, by virtue of allowing the modern use of the property, and in a way which is visually unobtrusive this application is considered to help Conserve the historic environment.

Conclusion

For the reasons listed above, it is determined that this application is in accordance with Policies 1,

2, 3 and 29 of the South East Lincolnshire Local Plan (2019) as well as 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.