

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H11-0667-20 **Applicant:** Mr M Walklin
Proposal: Details of roof lights (Condition 4 of H11-0754-19)
Location: 22 Market Street Long Sutton Spalding
Terminal Date: 12th October 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 (2019)

Representations:

	Object	Support	No Obj.	Comments
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CASE OFFICER ASSESSMENT

Proposal

This application is for condition compliance on application H11-0754-19 to discharge Condition 4 which requested details of rooflights prior to installation. The applicant has proposed the VELUX GGL 3570H Conservation Pine Laminated Centre Pivot Roof Window unit to satisfy this condition.

Site Description

The property is one of 4 houses on the Grade II listed 22-28 Market House building. The building at large was constructed in roughly 1820 and features several modern C20 features. The standout character feature of the building is the large central carriage archway with basket arch. The specific property, number 22, is one of the end-of-terrace properties of the building. From the road it is in a noticeably worse condition than the rest of the houses in the terrace, as it appears the property has not been looked after in the years proceeding this time. The windows appear damaged and rotten and the chimney stack (which does not appear original as it matches no other stacks on the building in either design or location) is leaning at an alarming angle. The rear of the property is much the

same, the windows are rotten and a mid-C20 extension has been rather crudely constructed projecting from the Eastern side of the rear of the property. This extension is now in an extremely poor state of repair and is of considerable damage to the qualities of the listing. Several points of the property has brickwork in an advanced state of disrepair and the rear has been rendered with a thick, cream coloured render.

In addition, the site also sits in a highly prominent portion of the Long Sutton Conservation Area (LSCA). Market Street forms the main entrance into the village centre and the site is positioned nearly right at the primary (eastern) end of this street, meaning it is positioned very nearly within the village centre, and, indeed, can almost be seen from the village's central crossroads upon which sits the characterful Bull Hotel (Grade II listed). The property is within close proximity to several other Grade II listed buildings.

History

H11-0753-19

Remove chimney stack, replace beams supporting ground floor (to allow increased floor to ceiling height in basement), alteration to existing window openings, replacement of windows, demolish single-storey rear extension and erect new single-storey rear extension. Approved on 29-10-19

H11-0754-19

Demolish existing single-storey rear extension, erect new single-storey rear extension and removal of chimney. Approved on 29-10-19

Consultation Responses

None received.

Planning Considerations

Heritage Impact

The proposed VELUX GGL 3570H Conservation Pine Laminated Centre Pivot Roof Window units are of a conservation style and feature a central glazing bar. They are fashioned from timber (Pine) and are of a style which allows for flush fitting. This means that the proposed rooflights (VELUX GGL 3570H Conservation Pine Laminated Centre Pivot Roof Window) are in accordance with the recommendation put forward in condition 4 of H11-0754-29 which stated the following;

"The applicant is advised that a flush fitting rooflight of traditional design, having a slim metal frame and central vertical glazing bar, would be appropriate."

Furthermore, the proposal is fully in accordance with the standards required of development to a listed structure. Therefore, this proposal is deemed to be acceptable and is recommended for approval.

Conclusion

For the reasons listed above, this application is deemed to be 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.