DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H11-0754-19**	**Applicant:**	**Mr & Mrs Walklin**
Proposal:	Demolish existing single-storey rear extension, erect new single-storey rear extension and removal of chimney		
Location:	22 Market Street Long Sutton Spalding		
Terminal Date:	30th October 2019		

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 12 - Achieving well-designed places
Section 16 - Preserving and enhancing the historic Environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
IAN MARSHMAN - HISTORIC ENVIRONMENT OFFICER	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The proposal is for multiple works, including the Demolition of an existent single-storey rear extension, to be replaced with a new, larger single-storey extension and for the demolition of the

existent chimney stack.

The new single storey, flat roofed extension will be roughly similar in size to the extension featured on the immediate neighbour's property and will form a new kitchen on the property. The extension is proposed to be roughly 'L' shaped and will wrap around, creating a small courtyard-like feature in front of the rearwards basement window with a small access path to the North Western elevation of the proposed between the proposed and the rear extension of number 24. The extension will feature timber painted window and door casements as well as a powder coated roof lantern.

The demolition of the chimney stack is proposed as a result of its current precarious structural condition. Upon inspection, it is clear that the existent chimney stack is leaning to a concerning degree and interior examination reveals that it is almost completely free-standing with no support. It is proposed that the roof would be made good with appropriate tiling and a lime mortar verge.

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

None relevant

Consultation Responses

Lincolnshire County Council Historic Environment Officer

The originally submitted Heritage Impact Assessment was lacking in appropriate detail and was not sufficient for the Case Officer to make an informed determination. Requested the applicant be required to issue a new, more considered document.

The applicant submitted a new HIA at the request of the Case Officer, after which the Historic Environment Officer provided updated comments, which were as follows:

The amended HIA is far more acceptable and provides suitable details for the case officer. The proposed chimney demolition is acceptable as it is not original and damages the symmetry of the terrace.

The basement window proposal is acceptable, a sash window is far more in keeping with the property than the existing metal frame casements.

Raising the ceiling height of the basement would be acceptable, provided that the historic floor surfaces will be unharmed, any fireplaces wouldn't require moving and the characterful height in the ground floor living room wont be significantly impacted upon.

With regards to the proposed rearward extension, it is felt that the proposed was inappropriate in

design, being flat-roofed it gave the appearance of being very similar to the unappealing 1960s extension it proposed to replace and appears to be a waste of an opportunity to incorporate the original boundary wall which could have been heightened to hide the extension from roadside views.

Planning Considerations

Heritage Impact

It is considered that the although the proposals do consist of fairly major structural works, the finished product will be a set of works which will not have a significant negative impact upon the current listing or character of the property. This is for the following reasons;

The demolition of the chimney stack is proposed as a result of its current precarious structural condition. Upon inspection, it is clear that the existent chimney stack is leaning to a concerning degree and interior examination reveals that it is almost completely free-standing with no support. It is proposed that the roof would be made good with appropriate tiling and a lime mortar verge. in addition to preserving the structural safety of the building, it is suggested that the removal of this chimney will actually enhance the character as it is poorly constructed using unsightly methods and is not original or matching to the building, meaning its presence damages the symmetrical design that the terrace would originally have had.

The existing rear extension is an eyesore and was erected during the 1960s without any form of permission, and in addition, is in a poor state of repair. The applicant's proposal to remove this structure will be a welcome amendment to the character of the rear face of 22-28 Market Street. However, the extension does utilise the original boundary wall as its eastern elevation. The boundary wall is without foundation and is, itself in a poor state and so it is proposed that it be demolished and rebuilt like-for-like in a more structurally robust manor, using recycled or matching materials wherever possible. The replacement extension will be more sympathetic in design. Utilising timber framed windows, a dual pitched roof and cast-iron rainwater goods as well as matching brickwork - it shall appear far more handsome and appropriate to the area than what currently exists on the site.

Ultimately, the view of the building from the roadside, within the Long Sutton Conservation Area should be much improved by these proposals, the removal of the out-of-place chimney will go a long way to restoring the image of 22 Market Street to that of the originally indented design and should uplift the terrace as a whole, which is being let down by number 22's condition. Whilst the rear extension will be visible from the street, the view will be minimal and should not impact upon the overall character at all.

For the reasons listed above it is considered that the proposals both CONSERVE and ENHANCE the significance of the listing and that of the Long Sutton Conservation Area at large. It therefore must be considered to be in accordance with policy 29 of the South East Lincolnshire Local Plan (2019)

Design and Layout

The Local Planning Authority seeks no amendment to the design or layout of the proposals. The proposed extension is considered to be sympathetic and appropriate to service its proposed use as a kitchen and the proposed design is not out of keeping or offensive to the character of the principal property.

Residential Amenity

It is considered that the proposals present no risk to the residential amenity of either neighbours or the inhabitants of 22 Market Street. This is because the proposals do not present an overlooking risk as there are no new proposed window openings. Additionally, the proposals do not suggest any overlooking risk as the extension element of the proposed will be only single-storey in height.

Conclusion

For the reasons listed above, it is felt that the proposals are in accordance with policies 1, 2, 3 and 29 of the South East Lincolnshire Local Plan (2019) and Sections 12 and 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.