DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	H11-0817-20	**Applicant:**	Mr L Hyde
Proposal:	Completion of loft conversion, front entrance detail, rear entrance porch and bathroom ensuite		
Location:	23 Market Street Long Sutton Spalding		
Terminal Date:	19th November 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
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This Listed Building Consent Application is for several alterations to 23 Market Street, including; like for like reconstruction of frontage exterior staircase to include new low level wall with coping mounted black railings matching the style seen on 27 (part of the same listed terrace), the completion of the loft conversion via installation of the remainder of a staircase which was, at one point intended to extend to the attic, demolition of a rear UPVC and timber porch, to be replaced with a brick construction featuring timber door. Furthermore, the application includes the rebuilding of the front basement level retaining wall which is in a poor state. Minor alterations to the interior

include the removal of limited internal walls and installation of replacement material to avoid further degradation.

Site Description

23 Market Street is the Southern-most property in a listed terrace of 3 properties (23, 25 & 27), constructed in roughly 1800. Historic England's listing description details the terrace as such:

"Terrace of 3 houses. c.1800, some C20 alterations. Red brick. Slate roof with stone coped gables. 2 gable and 2 ridge large C19 stacks, the right gable stack being external with 2 flues meeting in a segmental arch beneath the stack. Modillion projecting eaves cornice. 3 storeys plus basement and attic, 9 bays. Basement with 2 paired C20 casements with concrete lintels to the right a single glazing bar fixed light, further right a single glazing bar Yorkshire sash with 2 glazing bar fixed lights on the far right, all with flush wedge lintels. Above, 2 glazing bar sashes, to the right a doorway 8 steps up with ornate panelled door, traceried fanlight and moulded architrave with ribbed curved colonnettes, further right are 2 glazing bar sashes, a doorway with similar door and surround, 2 glazing bar sashes and on the far right a doorway with plain panelled door and similar surround. All doorways are 8 steps up with decorative wrought iron hand rail. Above are 9 glazing bar sashes with 9 similar slightly smaller sashes on the top floor. All sashes with flush wedge lintels. In the attic are 2 dormers each with single glazing bar sash. The stairs are lit by tall semi- circular headed glazing bar lights. Interiors retain stick baluster dogleg stair, reeded architraves with paterae in the angles. In the entrance hall are 3 semi-circular headed recesses."

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 Record

No Archaeological input required.

Planning Considerations

Heritage Impact

The Local Planning Authority does not consider there to be any risk presented to the value or significance of the heritage asset. External works presented are all like for like and restorative, making use of appropriate and matching materials. The proposed rebuilding of the external staircase and retaining wall is required for maintenance of the property as they are both in a poor state of repair - reconstruction would be like for like, refreshing the appearance of the dilapidated frontage. The proposed wall and railings are deemed to be appropriate in style, and wholly suitable to the era of construction of the site, furthermore, other elements of the terrace already feature almost identical in style railings. Installation of this feature would bring parity to this element of the wider site.

The rear entrance porch is unsightly and of an inappropriate style. Removal and replacement with the proposed small matching brickwork replacement porch which is far more appropriate in style to the extant feature.

Internal alterations to the site are very minor and should not alter the perceivable character of the site at all, as the layout of the property will not be altered significantly and all new additions in terms of walls will be small in scale. The new staircase is proposed to match the existing joinery existing within the building and therefore, should have no impact upon the general character of the interior of the site. Installation of the conservation rooflights is deemed to be acceptable as the proposed windows are of a suitable style, flush with the exterior pitch.

In summary, the proposed works are largely restorative in nature, especially to a structure which has been vacant and uncared-for for a significant period of time leading to visible dilapidation. This, in addition to the additive works should help to remove unsightly elements of the site and refresh the overall appearance of the property in a sympathetic and well-thought-out manner. Therefore, this application is considered to help to enhance the historic environment in accordance with Section 16 of the National Planning Policy Framework (2019).

Residential Amenity

The Local Planning Authority does not consider there to be a risk presented to the residential amenity of any neighbouring properties, this is because the proposal only includes the creation of two new windows in the form of the rooflights which are to be mounted at a height from floor above reasonable eye level and they offer no direct views into neighbouring properties by virtue of them being rear-facing. Furthermore, the remaining external additions to the property are only single nature in style and, again, offer no proposal of windows with associated overlooking risk. Therefore, this proposal would present no risk of overlooking or overshadowing.

Planning Balance

The proposal includes only suggested works which are deemed satisfactory and in keeping with the general design of the site. Therefore, it is not considered that there are any drawing factors to this proposal against which to argue.

Conclusion

For the reasons listed above, this application is found 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.