DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H11-0956-19**	**Applicant:**	**Mrs K Bunn**
Proposal:	Conversion of existing coach house into 2 dwellings with side extension to form additional dwelling - approved under H11-0140-17. Amend windows to Georgian style		
Location:	Crown & Woolpack Restaurant 9 High Street Long Sutton		
Terminal Date:	9th March 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

Section 12- Achieving well-designed places
Section 16 - Conserving and Enhancing the Historic Environment

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Proposal

This Non-Material Amendment application is for the amendment of the previously agreed windows to a Georgian Style.

Site Description

The proposal site is a former coach house to the Grade II listed Crown and Woolpack Restaurant, which is currently being converted to residential use under application H11-0140-17. The frontage of the Crown and Woolpack restaurant is a prominent feature of the Long Sutton Copnservation Are (LSCA) and was described by Historic England as follows:

"Public house, now public house and shop. Late C18 with C19 and C20 alterations. Colourwashed

brick with some render and painted ashlar dressings. Slate roof. 2 gable and single ridge stacks. Modillion wooden eaves. Rendered coped gables. Plinth, first and second floor bands and quoins. Two and a half storeys, 5 bays. The single central bay slightly projects. Central doorway with panelled door, traceried overlight, panelled reveal, Doric half columns, entablature and pediment. To the left single plain sashes with raised keystones flank a blocked doorway which has an inserted glazing bar casement. To the right of the central doorway is an early C20 shop front having a deep set central doorway with part glazed double door and overlight, flanked by single 2 light shop windows. Continuous entablature over. The shop front breaks into a part blocked carriage archway on the far right with remains of single impost and jamb. Above are 5 glazing bar sashes with 5 similar smaller sashes above all with serpentine lintels and raised keystones."

The coach house has been much altered in terms of its openings and none of the original/traditional external joinery survives. The brick walls are presently painted white. The roof is slate. The rainwater goods where they survive are cast iron. The building does not have a street frontage.

History

H11-1165-07

Change of use of part of Public House to residential accommodation and alterations to Public House to provide new rear access, disabled access and public and disabled toilets. APPROVED on 20/08/2008

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H11-1056-12

Renovations and extensions to rear of building. APPROVED on 10/04/2013

H11-1057-12

Renovations and extensions to rear of building. APPROVED on 10/04/2013

H11-0140-17

Conversion of existing coach house into 2 dwellings with side extension to form an additional dwelling. APPROVED on 02/05/2017

H11-0753-18

Details of schedule of external materials, one metre square brickwork panel, windows and doors and external meter boxes, gas flues and soil vent pipes (Conditions 3, 4, 5, 6 and 8 of H11-0140-17). APPROVED on 03/01/2019.

Consultation Responses

None

Planning Considerations

Heritage Impact

The proposed Georgian style windows are timber in construction. Given the Georgian origin of the building (first constructed in the Late C18th), It is deemed that this style is appropriate to the building. As this change is not significant and the proposal is a positive one, this application must be considered to Preserve the aesthetic value of the Heritage asset itself, the LSCA and the wider 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) and 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.