DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H11-1008-21**	**Applicant:**	**API Ltd.**
Proposal:	Conversion of existing barn into two dwellings including new rear extension and alterations		
Location:	Adderley House, Stable Block 23 London Road Long Sutton		
Terminal Date:	11th February 2022		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
29	The Historic Environment

National Guidance

National Planning Policy Framework 2021

Section 2. Achieving sustainable development.
Section 12. Achieving well-designed places.
Section 16. Conserving and enhancing the historic environment.

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Listed building consent is sought for a conversion of a former stable block/store to 2 no. 2 bed dwellings, including a rear extension to replace that existing and external/internal alterations.

Site Description

The building (grade II listed) is a former stable block associated with Adderley House. It is situated on the north-eastern side of London Road, Long Sutton. It is currently vacant but was last used as a store in conjunction with a residential care home. Flats/apartments associated with Kimberley Care Village are situated to the north and east off an access roadway. Residential development is situated opposite and a small electricity sub-station to the north-west. The site is within Long Sutton Conservation Area.

Recent History

H11-0883-17 - Full - Change of use from Class Use C2 (Care Home, now redundant) to Class Use C3 (single domestic dwelling) - Granted 30 November 2017

H11-0884-17 - LBC - Change of use from Class Use C2 (Care Home, now redundant) to Class Use C3 (single domestic dwelling) - Approved 30 November 2017

H11-0389-20 - Full - Conversion from residential care home to 10 self-contained residential apartments, including alterations - Granted 19 August 2020.

H11-0390-20 - LBC - Conversion from residential care home to 10 self-contained residential apartments, including internal/external alterations - Approved 19 August 2020.

Adderley House Stable Block

H11-1007-21 - Full - Conversion of existing barn into two dwellings including extension and alterations - Under consideration.

Consultation Responses

Long Sutton Parish Council

No comments received.

SHDC Conservation Officer

Having reviewed the amended plans, I am satisfied that the applicant has addressed my original concerns and that the proposal represents an acceptable conversion of a historic structure. The proposed rear extension/s are not overbearing to the host property, referencing the design and scale of the original lean-to. As the remainder of the proposal assists in retaining the character features and does so using sensitive materials, I wish to raise no further objections.

Planning Considerations

The main issue in this case is whether the proposed works would harm the character or appearance of Adderley House Stable Block, which is a grade II listed building.

Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, states that the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

Policy 29 of the South East Lincolnshire Local Plan, 2019 indicates that proposals to change the use of a Listed Building or to alter or extend such a building will be granted where the Local Planning Authority is satisfied that the proposal is in the interest of the building's preservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting.

Section 16 of the National Planning Policy Framework (NPPF), 2021, contains current Government advice as well as the statutory requirement to have special regard to the desirability of preserving the building and their setting (S16 & 66 Planning (Listed Building and Conservation Areas) Act 1990) which must be taken into account in decision making.

Paragraph 197 of the NPPF states that in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

- the desirability of new development making a positive contribution to local character and distinctiveness.

Furthermore, paragraph 199 of the NPPF advises that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Para 202 of the National Planning Policy Framework states that, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The building (grade II listed) comprises a rectangular red-brick structure understood to have been a stable block of at least five stalls associated with Adderley House. The two-storey building is aligned south-west/north-east, gable end towards London Road, facing Adderley House, and separated from it by an access road and yard.

The building is approximately 13m x 5m, with a dilapidated lean-to brick structure behind it. The steeply pitched stable block roof is of corrugated sheets, with an asbestos chimney protruding through beside the centre of the rear wall. The two-storey south-east elevation, facing Adderley House, has a symmetrical appearance. At ground floor level is a central arched entrance, now partly blocked and with double doors inserted. To either side is a window space, currently blocked, with a brick relieving arch above and a stone sill. At each end is an arched doorway, currently partly blocked with a single door inserted. At first floor level are five window spaces with brick relieving arches and stone sills, all currently blocked. Tie bar ends are present near each end and to either side of the central entrance.

Existing external architectural features would be retained/re-instated as far as possible. A new single storey extension is proposed at the rear which would replace a later addition to the building. The proposed works would not result in the loss of an historic asset and its sympathetic conversion is considered to respect its historic significance and not harm the integrity of the building or character/appearance of Long Sutton Conservation Area.

Planning Balance

The proposed works would result in the re-use of a vacant designated heritage asset and would give the building a viable use that would help ensure its retention. They are in the interests of its future preservation. Its sympathetic conversion is considered to respect its historic importance and not significantly harm the character/appearance or architectural integrity of the building.

The proposal therefore satisfactorily complies with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and advice within the National Planning Policy Framework, 2021. It is therefore recommended that the application be approved under delegated powers.

Conclusion

For the reasons outlined above the planning balance lies in favour of the proposal. It is therefore recommended that the application be approved under delegated powers.

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.