DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H13-0203-21**	**Applicant:**	**Mr & Mrs D Simspon**
Proposal:	Internal alterations to galley kitchen, breakfast room, family room and bedroom 8 and alterations to fenestration on rear (north) external wall		
Location:	Austendyke Hall Austendyke Road Weston Hills		
Terminal Date:	22nd April 2021		

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 2021

Sections 12 and 16 of the National Planning Policy Framework (2021)

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 internal alterations to the galley kitchen, breakfast room and family room, as well as the widening of the rear door opening to accommodate new bi-fold aluminium doors. This process will also remove a single ground floor window.

The internal alterations proposed are as so;

- Removal of modern staircase in living room. First floor access to be converted into cupboard, with

new side door to loft staircase
- Demolition of the wall separating the kitchen and living room
- Removal of modern kitchen units from larder
- New fitted kitchen to replace the modern extant units
- New extractor fan to Western elevation
- Replace stud wall between staircase and bedroom with like for like replacement in loft space

Site Description

Austendyke Hall is a Grade II listed C18th property which has seen significant alteration throughout its history. The Historic England listing description has it described like so;

"House. Mid C18 with C19 alterations. Red brick with some render and some ashlar dressings. Slate roof with broken dentillated eaves, tumbled gables, single ridge and 2 gable stacks. 2 storeys with attic, 4 bay front with ashlar quoins. Doorway with panelled door and reveal. Doorway flanked by single projecting bay windows with raking roofs and each with 2 glazing bar sashes. Single glazing bar sash further left with segmental head. Single semi-circular headed glazing bar sash over doorway with ornate glazing bar head. This window is flanked by single Venetian windows and to the far left is a single glazing bar sash with segmental head. 4 C19 slate hung dormers with segmental heads and single glazing bar casements. The original dormers would have broken through the dentillated eaves."

The area in general is characterised by open countryside.

History

H13-0223-06

Reinstatement of 3 windows to front elevation, plus 2 to rear elevation. Approved on 12-04-06

H13-0683-06

Details of paint finish and colour and confirm venetian window arch tops will be stored inside adjacent barn (Conditions 2 and 3 of H13/0223/06). Approved on 27-07-06

Consultation Responses

Lincolnshire County Council Historic Environment Officer

The LCC Historic Environment Officer did not comment on this LBC application but did on the sister-application (Planning Permission). They initially responded requesting that a more detailed HIA be submitted. The applicant obliged this request, and the Historic Environment Officer found no issue with the updated document, raising no further concerns.

Planning Considerations

Heritage Impact

The Local Planning Authority does not consider there to be any significant risk to the value or significance of the heritage asset included within these proposals. The internal alterations are all fairly minor and reversible, meaning they have no discernible impact upon the character of the property. The removal of the kitchen wall and the living room staircase are both more permanent alterations. However, the staircase is itself a modern addition, most likely made within the latter half of the last century and holds absolutely no character value to the property at all. The removal of the Kitchen wall is potentially regrettable, however, demolition is kept to a minimum and this is an isolated proposal, meaning that a sufficient amount of the original layout of the building is preserved so as to not put the internal character at risk.

The proposed widened rear door opening with new bi-fold doors considered to be acceptable. It is proposed that these doors will be white painted aluminium, which is considered a conservation appropriate and vernacular material. The existing doors do feature glazing bars, however, it is visually apparent that they are modern, and the frame forms an unappealing mismatch of styles, featuring top-opening casements. The window it is proposed to lose is of the same period as the modern doors that it replaces and is of no significant value of any sort to the property. The proposed

new windows will be visually readable as a modern addition, but one which has a low impact upon the general character of the rear elevation.

None of the alterations will be at all visible from any portion of the public realm.

By virtue of the neutral impact upon the character of the asset, this application is considered to help to conserve the historic environment in accordance with Section 16 of the National Planning Policy Framework (2021).

Conclusion

For the reasons listed above, this application is deemed to be in accordance with Sections 12 and 16 of the National Planning Policy Framework (2021) as well as Policies 1, 2, 3, and 29 of the South East Lincolnshire Local Plan (2019). Therefore, it 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.