DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H13-0558-19**	**Applicant:**	**Mr D Allwood**
Proposal:	Proposed self-contained annexe		
Location:	Clifden House Hallgate Moulton		
Terminal Date:	26th July 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

NPPF. February 2019.

Paragraph 11
Section 16

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This Full application seeks consent to convert existing stable buildings to an annexe associated with Clifden House, Hallgate, Moulton.

There are no material external changes proposed and the internal works are proportionate and only those necessary to create an annexe. One opening in an original wall is proposed to be made to

allow access between rooms and other minor works are proposed to allow the use of the buildings as an annexe.

The proposals would not adversely impact upon the street scene or wider area.

There are no objections from any parties and there is not likely to be any material loss of amenity to any party nor to any interests of acknowledged importance.

Site Description

The site is a Grade II Listed Building on Hallgate, Moulton, a barn which has permission to be converted to a dwelling with an annexe lies directly behind the site.

The listing description from Historic England is set out here, this describes the site in detail.

The annexe is to be created from the single storey stable buildings.

Historic England listing entry:

MOULTON HALL GATE TF 32 SW (east side)

9/101 Clifden House Farmhouse

II

House. c.1800. Red brick. Slate roof with partially tumbled gables, moulded and dentillation wooden eaves and gable stacks. 2 storeys, 3 bay front with central doorway with pediment, reveal and partially glazed door with margin lights. Doorway flanked by single tripartite glazing bar sashes. 3 glazing bar sashes above. All the windows with flush wedge lintels. Ashlar plaque on right hand return wall with coat of arms. Large late C19 addition to rear.

Listing NGR: TF3073223305

History

H13-0908-17 & H13-0845-17 Conversion of barns to create 2 dwellings - Approved November 2017.

Consultation Responses

Moulton Parish Council
- Support

Planning Considerations

South East Lincolnshire Local Plan - Adopted: March 2019
Policy 01 Spatial Strategy
Policy 02 Development Management
Policy 03 Design of New Development
Policy 17 Providing a Mix of Housing

Key Policy:

Policy 29: The Historic Environment

Policy 29 states that "Distinctive elements of the South East Lincolnshire historic environment will be conserved and, where appropriate, enhanced"

These proposals conserve the historic significance of the Listed Building and are compliant with Policy 29.

Conclusion

The proposed creation of the annexe is sympathetic to the existing listed building, surrounding buildings and neighbourhood in general.

The use of the buildings as an annexe will help conserve them through future maintenance and heating etc.

Recommendation: APPROVE.

Additional Considerations

Public Sector Equality Duty
In making your decision you 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 is only one factor that needs to be considered, and may be balance against other relevant factors.

It is not considered that the recommendation to grant permission in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making your decision, you 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.

You are referred specifically to Article 8 (right to respect for private and family life), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation to grant permission 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 interest and the recommendation to grant permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.