DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H13-0810-26**	**Applicant:**	**Ms Lal**
Proposal:	Proposed Repair Works to Roof		
Location:	9 High Street Moulton Spalding		
Terminal Date:	28th October 2026		

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 August 2026

Section 14 - Achieving well-designed places
Section 20 - Conserving and enhancing the historic environment

Representations:

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

CASE OFFICER ASSESSMENT

Description of Proposal

This is a listed building consent application for the repair and replacement of the roof of 9 High Street, Moulton. Proposed repair works to the roof include the stripping and recovering of the front roof slope, general slate repairs, lead valley replacement and ridge tile repairs. Reclaimed materials will be used where repairs are not possible.

Site Description

The site is within the settlement boundaries of Moulton, as outlined within the South East Lincolnshire Local Plan, 2019. The dwelling is within the centre of the village, within close proximity

to Moulton Mill and All Saints Church. It is within the Moulton Conservation Area. White timber windows are currently present.

The dwelling is Grade II listed. The Historic England listing reads as follows:
"House. Mid C18, refronted 1805, later C19 alterations. Red brick. Hipped slate roof with large stack to rear. 2 and a half storeys, 3 bay front with ashlar plinth, first floor band and second floor sill band. Single central bay projects slightly and is topped with a pediment with datestone inscribed '1805'. Central doorway with open doric porch with reeded and fluted columns and pilasters, entablature decorated with small pendants on open pediment and partially glazed door. Single mid C19 canted bay windows flank doorway, each with 3 plain sashes. Above the doorway is a semi-circular headed window with plain sash, and flanked by single plain sashes. Above, a single central semi-circular headed casement is flanked by single 2 light casements. First and second floor outer windows with flush brick wedge lintels. Attached to the left is a mid C19 wing, slightly set back with a flat roof and with first floor band, second floor sill band and cornice; of 2 and a half storeys, and a single bay. Canted bay window with 3 plain sashes on the ground floor. Single plain sash above, and single blocked opening above that, both with flush wedge lintels."

Relevant History

H13-1252-00 - Full - Erection of single storey double glazed conservatory - Approved 15-12-00

H13-1253-00 - LBC - Erection of single storey double glazed conservatory, including new entrance from house - Approved 15-12-00

H13-0811-26 - LBC - Proposed Replacement Windows - Approved 16/10/26

H13-0791-26 - LBC - Proposed internal alterations to block up an existing doorway - Approved 05/10/26

Consultation Responses

The responses received from consultees during the initial consultation exercises, which can be viewed in their entirety through the South Holland website, can be summarised as follows:

Public Representations

This application has been advertised in accordance with the Development Procedure Order and the Council's Statement of Community Involvement. In this instance, no letters of representation have been received.

Key Planning Considerations

Evaluation

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving listed buildings, their setting, or any features of special architectural or historic interest which they possess.

The adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019 (SELLP), is the development plan for the district, and is the basis for decision making in South Holland. The relevant development plan policies are detailed within the report above.

The policies and provisions set out in the National Planning Policy Framework, 2026 (NPPF) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

Layout, Design, Scale and Consideration of the Character of the Area and Heritage Considerations

Policy Context - Design

Section 14 of the NPPF, "Achieving well-designed places", outlines that planning decisions and policies should "promote high quality, healthy, inclusive and sustainable places".

Paragraph 1 of DP3 outlines that "development proposals should respond to their context (the

history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets".

In order to create well-designed places, Paragraph 2 states proposals should reflect seven key principles, as appropriate to the nature of the development and its location. These are: liveability, climate, nature, movement, built form, public space, and identity.

Paragraph 3 of DP3 is explicit that proposals which conflict with paragraph 1, the relevant aspects of paragraph 2 of DP3, or relevant development plan policies and guidance, should be refused. Conversely, substantial weight should be given to compliance with relevant development plan policies when assessing the design quality of proposals.

Likewise, Policy 2 of the SELLP outlines sustainable development considerations for proposals; providing a framework for an operational policy to be used in assessing the sustainable development attributes of all development proposals. Furthermore, Policy 3 of the SELLP requires development to comprise good design; identifying issues that should be considered when preparing schemes so that development sits comfortably with, and adds positively to, its historically designated or undesignated townscape or landscape surroundings.

These policies accord with the provisions of the NPPF and require that design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable. Proposals for new development would therefore require the aforementioned considerations to be adequately assessed and designed, including the siting, design, and scale to be respectful of surrounding development and ensure that the character of the area is not compromised.

Policy Context - Listed Building

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving listed buildings, their setting, or any features of special architectural or historic interest which they possess.

Policy HE6(1) of the NPPF outlines that "when considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance."

The above assessment of impact should be informed by the submission of an appropriate Heritage Impact Assessment (HIA). On this point, Policy HE5(1) of the NPPF outlines that "proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance." HE5(2) outlines that this assessment should identify whether the proposal would have a positive effect, no effect or harm to the asset, and the degree of harm caused.

The aforementioned harm can be divided into harm, substantial harm, or total loss. HE6(4) outlines that in such circumstances the harm must be weighed against any public benefits of the proposal, with the extent of benefits required to outweigh harm being determined, in part, by the extent of harm.

Policy 29 of the SELLP outlines that all proposals shall conserve and enhance the character and appearance of designated heritage assets. Section A of Policy 29 outlines criteria which applications relating to listed buildings should conform to. These are as follows:

"1. 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.
2. Proposals involving the demolition of Listed Buildings will not be permitted, unless in an exceptional case, or wholly exceptional case (depending on their grade) where a clear and convincing justification is made in line with national policy.

3. Proposals that affect the setting of a Listed Building will be supported where they preserve or better reveal the significance of the Listed Building."

Assessment

The general repairs to the slope are broadly positive. This will ensure that the roof is in good condition, thereby ensuring it functions properly and that the building is preserved. The retention of these materials would reduce the impact upon the appearance of the asset.

Where replacement materials are needed, reclaimed mauve slates are proposed. Whilst this is acceptable in principle, finalised details or samples have not been provided. It is recommended that this be conditioned in the event consent is granted.

Likewise, no details of the proposed membrane have been provided. Whilst the principle of a breathable membrane is supported, finalised details would be required in order to ensure the suitability of the material. As such, a condition requiring finalised details is recommended.

It has been evidenced that there is currently damage to the lead valley, guttering and other leadwork. However, details of the replacement have not been provided beyond a description. Whilst the lead work proposed is acceptable in principle, finalised details would be required.

Whilst the details provided are limited, they are broadly acceptable in principle. Subject to appropriate conditions, the proposal would have no effect on the heritage asset, as per HE5 of the NPPF.

Planning Balance

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving listed buildings, their setting, or any features of special architectural or historic interest which they possess.

The proposed works are acceptable in principle. Finalised details of materials should be required via condition. Subject to the appropriate details provided, the proposal would have a neutral or positive effect on the asset.

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.

Conclusion

Taking these factors into consideration, the proposal is considered to comply with Policies 2, 3, and 29 of the SELLP, as well as Sections 14 and 20 of the NPPF. There are no significant factors in this case that would outweigh the benefits of the proposal; therefore, the planning balance is in favour of the proposal.

Recommendation

Based on the assessment detailed above, it is recommended that the proposal should be approved under Delegated Authority.