

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H13-0866-20 **Applicant:** Mr & Mrs Ford

Proposal: Partial demolition of curtilage listed outbuilding and rebuilding and conversion to annex

Location: 7 Broad Lane Moulton Spalding

Terminal Date: 25th December 2020

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
29	The Historic Environment
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Sections 12 and 16 of the National Planning Policy Framework (2019).

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	1	0

CASE OFFICER ASSESSMENT

Proposal

This Listed Building Consent application is for the partial demolition and rebuilding with conversion into a domestic Annexe of an existing curtilage listed outbuilding at 7 Broad Lane, Moulton. The proposal includes the installation of several roof lights, new windows in existing openings as well as the creation of new openings, with the window infill of the current garage door. A major feature of this proposal is the creation of a ground to gable set of glazed panels (and door) in the eastern elevation of the structure. Partial demolition of part of the Southern and Eastern elevations is proposed due to persistent damage to those elevations as well as the need to create an effective door / window opening on the Eastern elevation.

Site Description

7 Broad Lane (AKA Hazeldean House) is a grade II listed, late 1700s house, featuring rearwards outbuildings (used as leisure space, garden storage and vehicle storage). The Historic England listing description reads as so;

"House. Late C18, C20. Colourwashed rendered brick. Plain tiled roof with wooden eaves and gable stacks. 2 storeys, 3 bay front with plinth and painted raised quoins. Central doorway with moulded doorcase, open pediment, blind decorated fanlight, panelled reveal and partially glazed door. Doorway flanked by single glazing bar sashes with painted wedge lintels and raised keystones. 3 glazing bar sashes above.

The proposal site is adjacent to the Moulton Community Centre and The Moulton Village hall, which, whilst not Listed in their own right, are classified as Buildings of Local Heritage and therefore are considered characterful elements of the Moulton Conservation Area (MCA). Besides these properties, this particular area is characterised by large residential development. Largely C20th in both design and construction.

History

H13-0076-18

Proposed alterations to existing outbuildings to create garaging and covered area. APPROVED on 04/04/2018

H13-0077-18

Proposed alterations to existing outbuildings to create garaging and covered area. APPROVED on 04/04/2018

H13-0072-20

Enlarge existing opening to kitchen (retrospective). Approved on 10-03-20.

Consultation Responses

Lincolnshire County Council Historic Environment Officer

Suggest that a photographic recording should be conditioned prior to commencement of the development.

Lincolnshire County Council Lead Local Highways and Flood Authority

No objections

Planning Considerations

Principle of Development

This site does include the creation of more residential space, however, this site sits well within the defined settlement boundary for Moulton and therefore, residential space development is acceptable in this location. Whilst a small portion of the overall site of this proposal is within Flood Zone 3, the remainder is in Flood Zone 1. The submitted Flood Risk Assessment identifies this risk, and outlines that the proposal is of a linear design, small in scale and only single bedroom, meaning

that escape in an emergency / the event of a flood would be simple / straight forward and quick. Furthermore, the application includes the proposal to raise the floor levels by 200mm. This combined with the fact that only the very Easternmost portion of the building is in Flood Zone 3, mean that the actual risk of flood to this structure is minimal and sufficiently mitigated against, in this instance, to satisfy Policy 4 of the South East Lincolnshire Local Plan (2019).

It could be interpreted that the creation of a residential space within the back land portion of this site would be inappropriate. However, this proposal is put forth as an annexe, not a self contained or uniquely serviced and addressed property. It is accepted that, in the interest of the integrity of the Listing, it would not be appropriate to approve a separate dwelling in this location (despite the local trend of back land development). However, it will be conditioned that this proposal would be a family/granny annexe only, intrinsically linked to the main domestic property, unable to be sold or rented separately from 7 Broad Lane.

For these above reasons, the principle of development is considered acceptable.

Heritage Impact

The Local Planning Authority does not consider there to be any risk presented to the value or significance of any related heritage asset, this is because the rebuilding of the Southern elevation of the existing structure is proposed in a like for like manner and suggested due to structural issues developing in the structure. The site as is, is used as a combined garage/storage shed, but was historically a cart store and stables, evidence of this previous use is still visible on the site, but is proposed to be removed in order to create a usable space - whilst the Planning Authority regrets the loss of this historic furniture, the applicant will be required to conduct a full photographic survey of the site prior to commencement. Furthermore, it is considered that the removal of this furniture, whilst regrettable is in the best interest of the site and the future sustainable use.

The proposal to install a floor to ceiling set of gable windows and door on the North Eastern elevation is the most visually striking alteration to the building. Whilst such a style would not be appropriate for a structure which was listed in its own right, the introduction of an interesting elevation to a curtilage building, particularly upon an elevation which is secluded is considered to not present a risk to the historic or architectural appreciation of the heritage asset.

The proposed change to the use does not present a risk to the heritage asset, apart from the aforementioned removal of original furniture (which will be alleviated with conditions) no damaging impact will be presented to the structure as the proposed use as a residential/amenity space is not alien to the site. Furthermore, by bringing into regular use an outbuilding which is beginning to fail, further deterioration will be avoided and the structure will be uplifted in condition.

For these reasons, this application is considered to help to enhance the Historic Environment in line with the requirements of Section 16 of the National Planning Policy Framework (2019). This is because the proposal will bring into use a curtilage listed structure which is beginning to deteriorate, preventing further deterioration. Furthermore, the adjustments in design are minimal and sympathetic to the wider Historic Setting whilst employing a hint of modern design. In addition, any loss of original materials/furniture will be mitigated via use of conditions.

Design and Layout

The Local Planning Authority does not seek any amendment to the design or layout of the proposals. As outlined above, the proposed design is considered to be appropriate to the surroundings of the site as well as the Historic Listing itself. Furthermore, the Layout is considered to be appropriate to suit the proposed use as a single bedroom annexe with small bathroom, kitchenette and living space.

Parking Provision

It is noted that this application includes the loss of a single car-parking space (single garage) in conjunction with the addition of another bedroom on the site. However, aside from the single garage included in this outbuilding, there is a significant amount of parking space / driveway to the rear, as well as an additional garage block. This site has significantly more than ample parking provision already.

Planning Balance

Arguments against the approval of this application range from the loss of original materials in a listed structure, to the modern design of the proposed Eastern elevation, to the site's partial inclusion in Flood Zone 3, coupled with the creation of further residential space. However, the loss of original materials is minimal and where replaced is being done so in a like for like manner, this will also be mitigated against with a full photographic recording conditioned into any approval. The flood risk assessment lays out that linear layout, mixed with a 200mm raising of the floor level will alleviate any flood risk / evacuation concerns. Lastly, the proposed, more modern styling of the windowed, Eastern elevation provides a modern touch to the design, whilst barely, if at all, impacting upon the overall character of the wider site, and would not be at all visible within 7 Bear Lane's setting as appreciated from any public views.

Conclusion

For the reasons listed above, this application is considered to be in accordance with Policies 1, 2, 3, 4, 29, 26 and Appendix 6 of the South East Lincolnshire Local Plan (2019) as well as 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.