DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H13-1091-21**	**Applicant:**	**Mr C Moore**
Proposal:	Replace lean-to roof over external store (including rooflight & leadwork) & rainwater goods to north east elevation, re-building chimney stack (north west) and new chimney pots to both chimneys		
Location:	Harrington House 2 Broad Lane Moulton		
Terminal Date:	15th December 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 Planning Application is for the replacement of a lean-to roof over external store (including rooflight & leadwork) & rainwater goods to north east elevation, re-building chimney stack (north west) and new chimney pots to both chimneys and other works to dormer windows, rainwater goods and general repairs.

Site Description

Harrington House is a Grade II listed residential property, dating from the late C18th. Historic England describes the building like so:

"House. Late C18, mid C19. Red brick. Slate roof with ashlar coped gables, dentillated wooden eaves cornice and gable stacks. 2 storeys and attic, 3 bay front with central doorway with moulded doorcase and cornice, and partially glazed door. Doorway flanked by single glazing bar sashes with flush wedge lintels and raised painted keystones. 3 glazing bar sashes above with lintels and keystones partially hidden by cornice. 2 segmental headed dormers with 2 light casements."

The wider area can be characterised as a village centre setting, with large residential properties and open plot widths, in adjacency to several historic and in some cases, listed buildings.

History

None relevant.

Consultation Responses

None received.

Planning Considerations

Heritage Impact

The Local Planning Authority does not consider there to be any risk presented to the value or significance of the heritage asset both in terms of the host property or the Moulton Conservation Area within which it is situated.

The replacement roof covering to the lean-to is a much improved enhancement to the property over the unsightly corrugated metal covering - a properly implemented roof covering, with slate tiles to match the main structure will give a much more appropriate appearance to this structure, and does so using period-appropriate materials (slate). The proposed rooflight is a more permanent replacement to the pre-existing corrugated plastic rooflight which is set within the corrugated metal. It is proposed that the frame will be grey painted, however, no further details have yet been submitted and so an appropriate unit will be secured by means of detail submission condition.

Furthermore, the rebuilding of the North Eastern chimney stack is requested as a result of the visually obvious leaning and structural issues. There is evidence to suggest that the chimney has historically been rebuilt or is not original, as the brickwork appears to be C20th in nature. Therefore, the rebuilding of this structure, with reuse of reclaimed brick should not cause any material loss of value to the site. Additionally, the proposed replacement chimney pots, of a cannon head style are period appropriate and the loss of the more modern louvred pots that have been set in place.

The proposed replacement metal rainwater goods to the north eastern elevation is presented as there is a mismatch between that which is on the north eastern and south western sides of the building. Bringing parity in style and replacing these units, which due to their simpler design appear to be non-original will not have a significant or material impact upon the character of the site, particularly as proper materials (metal, painted black) are being used.

The proposal to repair and replace windows throughout will result in like for like outcomes, both stylistically and materially. Therefore, these proposals do not impact upon the character of the site.

For the above reasons this proposal is considered to help to enhance the historic environment by improving the roof covering of the lean-to, to a more appropriate material and the rebuilding of the north eastern chimney stack will restore structural security to the site whilst also reverting to more period-appropriate pots, and also using reclaimed materials.

Conclusion

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