

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H14-0331-23 **Applicant:** Mr D Young
Proposal: Proposed Replacement Windows and Internal Alterations
Location: West End Lodge 88 Knight Street Pinchbeck
Terminal Date: 7th June 2023

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) (NPPF)

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 the replacement of the windows on the principle (southern) elevation of the property, as well as the replacement of the rear breakfast room door and window with a set of double, Georgian style French doors.

Additionally, it is proposed to convert Bedroom 4 to a bathroom and well as removing an internal open-ended partition wall within the existing main bathroom.

Site Description

West End Lodge is a Grade II listed house, which Historic England describes like so:

"House. c.1830. Red brick in Flemish bond, hipped slate roof, deeply overhanging eaves, 2 brick wall stacks. 2 storey, 3 bay front, the central bay is slightly recessed and contains half glazed panelled door, the panels have fluted decoration, flanked by narrow fluted columns, with petaloid fanlight, set in semi- circular headed recess, flanked by single glazing bar sashes. To first floor 3 similar windows. All have flat splayed rubbed brick arches. To the right hand side a small bow window."

The area in general is characterised principally by c20th residential development.

History

H14-0613-04

Conversion of attached outbuilding to provide kitchen/games room/playroom and bathroom.
Approved on 28-06-04

H14-0614-04

Conversion of attached outbuilding to provide kitchen/games room/playroom and bathroom.
Approved on 28-06-04

H14-0741-17

Erection of building for use as ancillary accommodation (retrospective). Withdrawn on 05-04-18

H14-0742-17

Erection of building for use as ancillary accommodation (retrospective). Withdrawn on 05-04-18

H14-0317-18

Retrospective application for ancillary Gym and Recreation Room accommodation. Approved on 06-06-18

H14-0318-18

Retrospective application for ancillary Gym and Recreation Room accommodation. Approved on 11-06-18

Consultation Responses

No responses 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 by this application. Originally, the applicant supplied details of proposed windows, which showed windows which were standard double glazing with faux glazing bars. The Local Planning Authority considered this to be an unacceptable proposal under the terms of Policy 29 of the South East Lincolnshire Local Plan (2019) (SELLP). In the interests of allowing the applicant time to present a better quality set of windows and in the knowledge that the application includes various other elements, it was decided that the supplied window details would be struck from consideration, with an agreement in principle to replace the windows, subject to a condition requiring the submission and approval of window and door details at a later date, prior to their installation.

The proposed interior alterations are extremely minor. Bedroom 4 is nearly totally void of special character features and therefore its value in being restricted to use as a bedroom is non-existent. The requisite installation of units is minor in impact and should not bear any influence over the

appreciation of the special interest in the building. Moreover, the removal of the open-ended partition wall in the main bathroom is of no consequence - this wall is totally non-original and appears only to be a stud wall installed in the late C20th in order to create a privacy partition for a shower. All internal works are proposed to be totally reversible in nature.

For the reasons listed above, the Local Planning Authority considers this application to be in accordance with Policy 29 of the SELLP as well as Section 16 of the NPPF.

Residential Amenity

The Local Planning Authority does not consider there to be any risk to local residential amenity presented by this application.

The host property is situated upon a comparably large plot, distanced from its closest neighbours by a reasonable distance. The application does not seek to dimensionally alter the host property, and neither does it seek to create any additional above-ground floor window openings. Therefore, it cannot be said that this application would lead to the creation of any additional risk of overlooking or overshadowing.

Conclusion

For the reasons listed above, this application is deemed to be in accordance with Policies 1, 2, 3 and 29 of the SELLP as well as Sections 12 and 16 of the NPPF. 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.