

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H14-0868-25 **Applicant:** Mr J Carter
Proposal: Alterations to dwelling including demolition of single storey link structure
Location: Nunnerley House Leaveslake Drove West Pinchbeck
Terminal Date: 18th February 2026

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 December 2024

Section 12 - Achieving well-designed places
Section 16 - Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
OTHER STATUTORY BODIES	0	0	0	2

CASE OFFICER ASSESSMENT

Proposal

This Listed Building Consent application is for alterations to dwelling including demolition of a single storey link extension at Nunnerley House, Leaves Lake Drove, Pinchbeck.

Those works include;

- Reinstatement of window on Southern elevation
- Reopening of former external doorways, now internal in late C20th rear extension
- Removal of fitted cupboard in late C20th rear extension
- Removal of secondary internal staircase
- Reopening of original internal doorway to rear wing
- Removal of single panel window to north elevation, replacement with reclaimed masonry
- Demolition of link extension on late C20th extension.

Site Description

Nunnerley House is an early C19th farmhouse, set in open countryside, and flanked by C20th agricultural buildings. Historic England describes the property like so:

" c.1800, altered C20. Red brick in English bond, concrete tiled stone coped roof, 2 brick gable stacks. 2 storeys plus attics, 3 bay front. L-plan. Central C20 door with blocked segmental arch over, flanked by single broad glazing bar sashes. To first floor a single 2 light casement, flanked by single broad glazing bar sashes, all with brick segmental heads. In the roof 2 dormers with 2 light casements, flanked by single broad glazing bar sashes, all with brick segmental heads. In the roof 2 dormers with 2 light-casements, lead segmental heads and cheeks."

The property is residential in nature, but it has been a corporation farm (in that it is owned and rented out by Lincolnshire County Council) for some time. It appears that under that stewardship, multiple alterations have taken place without consent that are inappropriate to the character of the listed building, such as the erection of multiple substandard extensions, and widespread replacement of timber windows with UPVC.

History

H14-0162-24

Replacement of UPVC windows, demolition of a rear extension and external alterations. Approved 24-04-24.

Consultation Responses

Historic England

No comments. Recommends that the applicant is consulted on by the LPA's specialist conservation advisors.

Pinchbeck Parish Council

No objections.

LCC Historic Places Team

No archaeological input required.

Planning Considerations

Heritage Impact

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.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision makers to have special regard to the desirability of preserving listed buildings or their settings or any features of special architectural or historic interest which they possess as well as the desirability of preserving or enhancing the character or appearance of conservation areas. Any adverse effect on a heritage asset, even if slight or minor, would not preserve the asset or its setting.

Furthermore, the importance of considering the impact of development on the significance of

designated heritage assets is expressed in the National Planning Policy Framework (2024) (NPPF). The NPPF advises that development and alterations to designated assets and their settings can cause harm. These policies ensure the protection and enhancement of the historic buildings and environments. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance should be treated favourably.

Section 16 of the National Planning Policy Framework (2024) states that "When considering the impact of a proposed development on the significance of a designated heritage asset, great 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 harm amounts to substantial harm, total loss or less than substantial harm to its significance".

As such, Para. 213 of the NPPF sets out that where proposals could lead to 'substantial harm' to a grade II listed designated heritage asset, clear and convincing justification should be necessary and that this justification should be exceptional.

Para. 214 of the NPPF then goes on to confirm that where a proposal would lead to substantial harm to a designated heritage asset, local planning authorities should refuse consent unless it can be demonstrated that the substantial harm is necessary to achieve substantial public benefits that outweigh that harm, or that all of the following apply

- "a) The nature of the heritage asset prevents all reasonable uses of the site; and*
- b) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) The harm of loss is outweighed by the benefit of bringing the site back into use."*

Finally, Policy 29 of the South East Lincolnshire Local Plan (2019) (SELLP) confirms that in order to respect South Holland's historical legacy all proposals shall conserve and enhance the character and appearance of designated heritage assets. Additionally, Section A of that policy confirms that 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.

With the above in mind, the Local Planning Authority does not consider the proposal to represent a form of harm. It could be argued that the loss of the secondary staircase and blocked doorways is removing a part of the building evolution and history, seeing as subdivision appears to have been carried out quite possibly well over a century previous. However, the staircase itself appears of very little value and quick crudely built, and to preserve these aspects would be an unrealistic retention of factors preventing the site from its most feasible use, as a single family dwelling.

Moreover, the window on the northern elevation, which appears to have been installed at the same time as the staircase, as it provides light to the stairwell is also crude in construction and visually at odds with the remainder of the property.

Therefore, on the balance of probabilities, I do not conclude any harm is caused by this proposal. All other aspects of this proposal seek consent for works to the late C20th rear extension, of a minor fashion, and consequently bear very little influence upon the significance of the valued portion of the building.

Other Matters

The Local Planning Authority must consider the impact/harm the proposal has on the significance of the heritage asset as outlined above. It is not the requirement of the Local Planning Authority to assess other matters, such as residential amenity impacts or highway safety within a Listed Building Consent submission or matters that do not relate to the host listed buildings.

The assessment of these other matters and additional elements of a proposal would take place within the Full Planning Permission, should this be required.

Notwithstanding the above, legal acts independent from planning, serve to protect matters outside planning control. Any legal requirements or independent acts that governs these matters must still

be followed and are not superseded by the Local Planning Authority grant of listed building consent.

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

For the reasons listed above, this application is considered to be in accordance with Policy 29 of the SELLP, in addition to Sections 12 and 16 of the NPPF.

Therefore, the recommendation is to approve this application.