DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H14-0992-22**	**Applicant:**	**Mr P Jeffery**
Proposal:	Replace unauthorised door (D1) to kitchen, doors (D3 & D4) to Trap House, retain & regularise up & over garage door (D5) to Trap House, regularise partial re-building of W gable of the Trap House & insertion of steel universal beam, replace 12 windows to rear of dwelling, reinstate down pipe to east elevation & matching RWG and partially infill door opening to sitting room (D2)		
Location:	The Grange Northgate Pinchbeck		
Terminal Date:	13th December 2022		

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	1
WARD MEMBER	0	0	0	0
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This listed building consent application is for the retrospective replacement of unauthorised door to kitchen, doors to Trap House, retain & regularise up & over garage door to Trap House, regularise partial re-building of gable of the Trap House & insertion of steel universal beam, replace 12 windows to rear of dwelling, reinstate down pipe to east elevation & matching Rainwater goods and partially infill door opening to sitting room.

The specific scope of works includes the following;

- Replacement of unauthorised UPVC doors at points marked D1,D3 and D4 with details to be agreed by condition
- Minor (retrospective) reconstruction of western gable of traphouse with matching materials.
- Retention of up and over garage door with external plank doors with strap hinges to feather the effect of the retained door.
- Replacement of numerous windows throughout with timber painted Slimline double glazed windows
- Matching reinstatement of small section of rainwater goods on the eastern elevation of the main house.

Site Description

The Grange is a grade II listed house. Historic England describes the property like so:

"House. c.1750, raised C19. Red brick in Flemish bond, stucco and ashlar bands, concrete tiled roof, 2 brick gable stacks. 3 storey, 5 bay front, with first and second floor stucco and ashlar bands, top floor added C19. Central 6 panel door with roundels and fans, plain overlight, plain Tuscan porch, with columns in antis, flanked by pairs of plain sashes with semi- circular heads. To first floor 5 plain sashes with segmental brick heads. To second floor 3 smaller plain pivot lights, one central, the flanking ones set over the pairs beneath. Interior contains stick baluster stair, carved string."

The traphouse associated to the main property is separately listed and described like so:

"Former traphouse, now garage. Early C19, altered C20. Red brick in Flemish bond, hipped concrete tiled roof. 2 storey, 3 bay front with central double planked doors, in basket archway, with to right a planked stable door with semi-circular head. To left a C20 opening with timber lintel. To first floor a central louvred oval is flanked by single similar circular openings. Included for group value only."

The wider site in general is characterised by the open countryside nature of the setting, and a range of later C20th residential development.

History

H14-0158-08

Proposed conservatory to rear of dwelling. Approved on 07-04-08

H14-0236-08

Proposed conservatory to rear of dwelling. Approved on 15-04-08

Consultation Responses

Lincolnshire County Council Historic Environment Officer

No archaeological Input required

Pinchbeck Parish Council

The Parish Council initially requested that the application be taken to an instance of the Chairman's Panel. However, this request was later rescinded.

Planning Considerations

Heritage Impact

This application comes, in part as a result of an enforcement case relating to the unauthorised installation of UPVC doors and an up and over garage door on both the grange and the trap house. Here, the applicant seeks to obtain the replacement of the illegally installed doors, with the retention of the up and over garage door to be covered using an external plank door with strap hinges. The enforcement case also has required the applicant to seek consent for some minor restorative works conducted to the western elevation of the trap house.

The Local Planning Authority does not wish to restrict that which is sought consent for in the above. In principle it is appropriate to expect that the UPVC doors shall be replaced using appropriate heritage-style and material doors. This will be achieved by means of an appropriate condition requiring the applicant to provide details, prior to installation of an appropriate set of doors. Whilst the up and over door added to the traphouse is not a particularly sympathetic addition, it must be admitted that the door was always an unoriginal alteration and that the traphouse is of reduced importance given its inclusion in the list only for group value. The inappropriate works shall be masked by means of an external barn style door which shall envelope the up and over into the interior of the structure, with the externals displaying the timber barn style door (again to be agreed by condition means). Furthermore, the repair works conducted to the gable of the traphouse are conducted using matched materials and do not leave an impression of works that are out of keeping with regular maintenance.

The applicant's additional proposals are also not contested upon heritage grounds. The proposed replacement windows are intended to replace a number of visibly deteriorated and damaged windows, many of which are wholly inappropriate late C20th single pane casements with conservation style, multi-pane sash windows with horns (appropriate to the age of the site) and to be finished in cream paint. The replacement of missing guttering is sought using a cast-iron effect unit and would normally be considered to be a maintenance process, and should not at all damage the special interest in the site. The proposed infilling of Door D2 to be replaced with a timber window is acceptable in principle seeing as this door offers nothing in contribution to the wider special interest in the site. However, details must be secured at a later date by means of a condition.

For the reasons listed above, the replacement of the inappropriate UPVC doors with proper timber units shall be a major positive impact upon the character of the site, restoring it to the site's proper appearance as would the addition of the external timber barn doors on the Traphouse, Furthermore, the proposed replacement of a number of visually damaged and inappropriate windows throughout the site will similarly be an improvement to the condition of the site. For this reason, the principle of this set of proposals is considered to assist in enhancing the historic environment, in accordance with S16 of the NPPF (2021).

Conclusion

For the reasons listed above, this application is considered to be in accordance with Policies 1, 2, 3, and 29 of the SELLP (2019)

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.