DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H14-1041-21**	**Applicant:**	**Welland & Deepings IDB**
Proposal:	Replacement front doors to stores		
Location:	Pode Hole Depot Bourne Road Pode Hole		
Terminal Date:	6th 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 Listed Building Consent application is for the replacement of a pair of large timber warehouse doors on the frontage elevation of The Pode Hole Depot, Bourne Road, Pode Hole.

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It is proposed that the replacements will be like-for-like in nature.

Site Description

The Pode Hole Depot (also known as Pode Hole Pumping Station) is a C19th, Grade II listed Internal Drainage Board drainage pump. Historic England describes the building like so:

"Drainage pumping station. 1825, altered later C19 and C20. Red brick, hipped slate roof with overhanging eaves, now incorporated in later building. Single storey originally 2 bay front with tall semi-circular blank arches now containing a cast iron window to the left and planked double doors to the right. To the left a later C19 bay with semi-circular arch and cast iron windows with ramped ashlar coped parapet. On the front a large painted board with the bye-laws of "Deeping Fen Spalding and Pinchbeck Drainage Board", dated 1876. In front a keystone dated 1866, incorporated into a mounting block, with inscription "Sharps Bridge Keystone"."

The site sits in a semi rural location, amongst some residential development to the South East and also the remainder of the wider drainage and flood management complex across the road, with much of the space to the North and West being open countryside.

History

H14-0657-10

Repairs to include retention of pointing to north wall of depot, pointing to west and south faces and painting of north, west and south faces (part retrospective). Approved on 01-10-10.

H14-0861-10

Details of a sample area of repointing (Condition 2 of H14-0657-10). Approved on 01-11-10.

H14-0307-11

Replacement and alteration to existing gutter system. Approved on 01-07-11.

H14-0560-11

Repair six roof lights in stores building. Approved on 01-09-11.

H14-0199-17

Replace existing rotten doors with new hardwood doors to match existing size and design. Approved on 18-04-17.

Consultation Responses

None received.

Planning Considerations

Heritage Impact

The Local Planning Authority does not consider there to be any risk to the value or significance of the heritage asset. This is because the proposed replacement doors are of a like for like style and the extant pair are in a visibly poor condition - restoration to like for like hardwood replacements will not only enhance the visual appeal of the site, but also add a further degree of weatherproofing by virtue of hardwood use over the extant soft pine.

It is proposed that replacement ironwork (hinges, door handles etc) will be re-created in a like for like fashion, however, by condition, prior to installation this will be ensured.

By virtue of the restorative effect of these works whilst retaining like for like styling, this application can be considered to help to enhance the historic environment in accordance with Section 16 of the National Planning Policy Framework (2021).

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 nto 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.