DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H14-1239-21**	**Applicant:**	**Mr & Mrs Grummit**
Proposal:	Proposed Single Storey Rear Extension, Side Porch Extension and Internal Alterations		
Location:	Graft House 13 Knight Street Pinchbeck		
Terminal Date:	24th January 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 (2019)

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 a single storey rear extension and a side porch extension at Graft House, 13 Knight Street, Pinchbeck.

The proposed extension to the rear is in an ultramodern design, attached to the main property via a glazed link, and rendered with Granit 35 PermaRock render, featuring wraparound floor to ceiling windows at the Northeastern corner. The roof is to be a low angle mono-pitch design with grey sarnafil covering, utilising photovoltaic solar cells and a single roof light at the southern end of the

extension. The dimensions of the extension are as follows: 5.229m (D) x 8.029m (W). There is to be no demolition of original materials or walls, as the entrance to the extension will make use of existing door apertures.

The proposed porch extension is intended to replace a non-original timber unit that is heavily overpainted and showing signs of advanced decay. Fixtures still visible at the site point to the existence of a more enclosed original porch, potentially metal framed such as is designed. The proposed unit takes some design cues from the proposed extension, again displaying a wraparound glazed enclosure, finished in white frame rather than black.

Site Description

Greft House is a grade II listed property. Historic England's listing description describes the property like so:

"*Graft House, wall and store 7.2.67 II House, wall and former detached kitchen, now store. 1733, altered mid C19. Red brick in Flemish bond, slate roof, brick coped tumbled gables, 2 brick gable stacks. T-plan. 2 storey plus attics, 5 bay front with wooden dentillated eaves course. Central double 8 panel doors, fine shell hood on scrolled brackets, leaded. Flanked by single canted C19 plain sashes with plain pilasters and hipped lead roofs. To first floor 5 glazing bar sashes arranged 2:1:2 with brick segmental heads. In the attic 3 C19 2 light casement gabled dormers with boarded gables and glazed cheeks. To right a pent roofed bay with tumbled gable and glazing bar sash window, with brick garden wall and planked gateway which is attached to store. This has brick coped tumbled gables, slate roof, single reduced gable stack, brick dentillated eaves, planked door and single glazing bar pivot window with segmental heads. In the rear wing an ashlar datestone in a blocked opening "CBJ 1733". May be Charles Jennison. Interior has a dogleg stair with 2 turned variform balusters to the tread, carved scrolled open string, tall circular newel, moulded handrail. One early C18 bolection moulded fire surround with mantleshelf. 3 panel doors throughout. The store has a broad brick fireplace with reused chamfered and stepped bressumer and is probably a former detached kitchen.*"

The site is in a highly prominent portion of the Pinchbeck Conservation Area (PCA). it isn't, however, within close proximity of any other listed properties.

History

H14-0271-18

Restoration and rebuilding works to listed brick boundary wall. Approved on 08-05-2018

Consultation Responses

Local Residents

2 Letters were received from 2 members of the public. Both letters offered their support for the application, lauding the proposed design and the preservation of the listed, historic building

Lincolnshire County Council Historic Environment Officer

No archaeological input required.

Planning Considerations

Heritage Impact

The Local Planning Authority does not consider there to be any risk of harm or diminishment of the character or value of the listed property. This is because the proposed works will have a minimal impact upon the physical integrity of the listed property by making use of existing openings and making use of low-impact materials. Furthermore, the modernist, contemporary design of the extension contrasts well with existing property, ensuring that a design dichotomy is achieved, clearly delineating the host property from the new development. Therefore, whilst the proposed extension is small in scale and low-impact in terms of it's effect upon appreciation of the listed property, it also does this in a way which shows a clear distinction in the history of development at the site. Furthermore, the utilisation of a glazed link between the host property and the extension helps to

further delineate the host property from the extension and adds a degree of visual separation.

The Local Planning Authority, then, judges the heritage impact of this proposal against the guidance established under Policy 29 of the South East Lincolnshire Local Plan (2019) and upon doing so finds this proposal to meet all relevant criteria, due to the following;

1. The proposal does not harm the special interest of the host listed building;
2. The proposal includes no removal or demolition of existing original material from the site;
3. The proposal preserves the heritage value of the site by creating physical and visual delineation between itself and the host property and by making use of existing openings and not engaging in the removal of materials;
4. The proposal fully retains historic structures;
5. The proposal has zero impact upon special architectural features;
6. The proposal respects local scale and massing and remains very much subservient to the host property, enhancing local distinctiveness through the addition of a locally unique piece of high quality contemporary architecture;
7. The proposal bears no impact upon the local townscape or street scene as it is fully screened off from public view; and
8. The proposal bears no impact upon any trees or otherwise protected foliage.

The proposed new porch is a minor form of development and adds a matching glazed, contemporary design to the side of the property. Visual inspection of the site shows evidence to suggest that a more enclosed unit such as this was originally featured at the site, but later replaced with the open-sided timber framed unit which is extant and in a very poor, overpainted condition. The proposal includes no physical harm to the host property and proposes to remove no original material. Furthermore, its scale mean that it has a negligible impact upon that elevation of the property.

For the above reasons, and the lack of a negative impact upon the appreciation of the host building, with the addition of a piece of high quality architecture, it should be argued that this proposal adds to the distinctiveness of the host property and does so in a way which preserves the original values of the listed structure in a sensitive manner, and therefore, it helps to enhance the historic environment in accordance with Section 16 of the National Planning Policy Framework (2021).

Design and Layout

The Local Planning Authority does not request any alterations to the design or layout of the proposal. As discussed above in the 'Heritage Impact' section of this report, it is fully considered that the design of the proposal is considered appropriate for the setting. The proposed layout appears suited to the proposed use of the space as a Kitchen/Dining Room.

Residential Amenity

The Local Planning Authority does not consider there to be any risk presented to the residential amenity of any properties nearby. The proposal site is within a large plot of land, distanced significantly from any neighbouring properties. Additionally, the proposal is single storey in nature and does not present the possibility of any additional above-ground-floor windows, both meaning there is no risk of overlooking or overshadowing presented.

Conclusion

For the reasons listed above, this application is found 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.