

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H15-0132-21 **Applicant:** Mr & Mrs J Delaney
Proposal: Re-roof using original slates and matching additional where necessary
Location: Bresby House New Road Quadring Eaudike
Terminal Date: 23rd June 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 2019

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	1	0

CASE OFFICER ASSESSMENT

Proposal

This Listed Building Consent application is put forth in order to propose the re-roofing of Bresby House, New Road, Quadring Eaudike. It is also proposed to install 4 rooflights, all of which are of a conservation style.

There will be 4 separate rooflights of 2 types;

3x - VELUX GGL CK04 SD5N2 (550mm x 980mm)
1x - VELUX GGL MK08 SD5N2 (780mm x 1400mm)

Site Description

Bresby House is a Mid-C18th property. The Historic England listing description describes the property as such:

"Farmhouse. Mid C18, refronted c.1830. White brick front with painted stucco dressings, slate roof, stone coped gables, 2 gable stacks. L-plan. 2 storey, 5 bay front, with slightly advanced entry bay containing 6 panel door with traceried fanlight, panelled reveals, semi-circular head, small Doric portico with flat lead roof, flanked by pairs of glazing bar sashes. To first floor 5 glazing bar sashes. All with splayed stucco lintels with cambered heads. C18 range to rear has brick coped tumbled gable. Early c.1700 beam with small run out stops in rear range. Stick baluster stair with wreathed mahogany handrail, original 6 panel doors and shutters, semi-circular and segmental arches. 2 C18 raised and fielded panels to cupboard doors in rear range, first floor."

The site is in an open countryside location with neighbouring residential sites all featuring very wide plot widths, and surrounded by agricultural land.

The site also contains a series of Granary outbuildings, these are listed in their own right at a grade ii level and are described within the Historic England listing as so:

"Granary to Bresby House G.V. II Granary. c.1831. Red brick, hipped pantile roof. 2 storey, 5 bay front with dogtooth eaves. Planked door with plain tympanum and semi-circular head, flanked by single blocked semi-circular headed openings. To left a further planked door and similar blocked opening. To first floor a planked door with segmental brick head with to left a single and to right 3 semi-circular openings with Y tracery timber mullions. All openings have ashlar keyblocks. In the right hand end a wide segmental arched opening with rubbed brick arch and keyblock, semi-circular light over. Included for group value only."

History

H15-0963-92

Proposed vehicular access with turning facility. Approved on 06-10-92.

H15-1244-92

Conversion of redundant farm buildings into two dwellings(including extension). Approved on 01-02-93

H15-1243-92

Conversion of redundant farm buildings into two dwellings(including extension). Approved on 01-02-93

H15-0931-02

Conversion of barn into residential unit. Non Determination issued 24-10-03

H15-0930-02

Conversion of barn into residential unit. Non Determination issued 24-10-03

H15-0938-08

Proposed rooflights, replacement window and remedial works. Approved on 27-03-09.

H15-0941-09

Details of bricks and panel showing mortar mix, extent of brickwork repairs and support structure to gable wall and alternative constructional details for cast iron sash weights and traditional cill (Conditions 2, 3, 4 and 6 of H15-0938-08). Approved on 18-03-10

H15-0020-11

Proposed barn conversion including extensions and alteration to vehicular access. Approved on 09-03-11

H15-0019-11

Proposed barn conversion including extensions and alteration to vehicular access. Approved on 09-03-11

H15-0018-11

Refurbishment and alterations to existing outbuilding and conversion to form stores and garage. Approved on 09-03-11

H15-0017-11

Refurbishment and alterations to existing outbuilding and conversion to form stores and garage. Approved on 09-03-11.

H15-0319-12

Proposed roof lights, replacement window and alterations. Approved on 14-06-12

H15-0104-14

Details of boundary treatment, large scale details of glazed screens, door openings, window shutters etc, roof lights, windows and doors, external materials, drive, parking areas and footpaths and brickwork panel (Conditions 3, 5, 6, 7, 8, 11, 12 and 13 of H15-0019-11). Application withdrawn.

H15-0192-15

Proposed works to repair and/or demolish and rebuild the upper part of kitchen gable wall, install conservation rooflights, re-cover roof, internal structural and alterations works. Approved on 15-05-15

Consultation Responses

Cllr Walsh - Ward Member

No observations

Planning Considerations

Heritage Impact

The Local Planning Authority does not consider there to be any significant risk to the value or significance of any related or nearby designated or non-designated heritage assets. This is because the proposed re-roofing of the property is to be done with reclaimed original slates where possible and matching tiles where not, meaning that the overall character of the property will not be altered, especially once any new tiles have had time to weather and develop a patina. It is appreciated that the proposed new rooflights are conservation style with internal glazing bars. The roof lights would be of that appropriate style and all mounted on the Eastern elevation of the roof pitch meaning that they will not be visible from the public realm and therefore will not impact at all upon the visage of the primary elevation. Because the proposed re-tiling will have no impact upon the character of the site and because the proposed new rooflights would have only a neutral impact, this application is deemed to help to conserve the historic environment.

Planning Balance

It could be argued that the inclusion of rooflights is not an authentic to the history of the site. However, it is understood that the impact of the new rooflights would be minimal to the point that the works would have a neutral effect upon the appreciation of the site's heritage values. Additionally, the proposed re-tiling is like for like in nature and therefore should have no impact upon the character of the site. For the above reasons, on balance, this proposal is acceptable.

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 (2019). 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.