DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H15-0537-21**	**Applicant:**	**Mr & Mrs J Delaney**
Proposal:	Works/repairs to gable end wall		
Location:	Bresby House New Road Quadring Eaudike		
Terminal Date:	6th July 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 (2021)

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This listed building consent application is for the rebuilding of a gable wall on the Northern wing of Bresby House, New Road, Quadring Eaudyke.

The proposed rebuilding of the gable wall will include the reconstruction of the chimney stack and will introduce several methods of improving the structural rigidity of the wall, including new structural ties to the ceiling and roofline, as well as additional horizontal noggings. The new wall will be using reclaimed bricks wherever possible and matching bricks wherever reclamation is not possible. Non-cementitious bedding mortar shall be used on the exterior skin to ensure that no damage can be caused to soft, historic building materials by presenting breathability issues.

Site Description

Bresby House is a C18th house, situated in near-open countryside. The historic england listing description has the property as follows;

"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."

On the same site, situated within the curtilage of Bresby house is the independently listed (Formerly grade III and listed for group value only) 'Granary to Bresby Barn', which is described, also by Historic England, like 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."

No other properties nearby or within eyeshot are listed or considered heritage assets. The area in general can be characterised by a mix of residential, agricultural development and also open countryside.

History

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. Approved on 01-02-93.

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.

H15-0192-15

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.

H15-0132-21

Re-roof using original slates and matching additional where necessary. Approved on 28-05-21

Consultation Responses

Third Party

A third party has commented on this application requesting that Swift bricks be implemented on this development in line with the requirement to endorse wildlife diversity via planning as set forth under both the South East Lincolnshire Local Plan (2019) and the National Planning Policy Framework (2021).

Society for the Protection of Ancient Buildings

Is concerned that rebuilding the entire gable wall is not strictly necessary from a structural standpoint and also that use of cementitious bedding mortar on historic, soft brickwork could cause damage.

Quadring Parish Council

Supports the application

Planning Considerations

Comments of Third Party

The requirement to take opportunities to enhance biodiversity, particularly through the proliferation of tools such as swift bricks is noted, however, as this proposal is a repair/alteration to an existing property, it would be inappropriate to require the applicant to go to this additional cost and to alter the brick pattern of a pre-existing, listed property. Paragraph 5.2.14 of the South East Lincolnshire Local Plan (2019) supports the need for swift bricks, but primarily in new developments, rather than proposals relating to alterations to the pre-existing built form.

Comments of the SPAB

The Local Planning Authority notes and appreciates the concerns of the SPAB in relation to the potential for an unnecessary degree of works taking place. However, by the admission of the SPAB they have not been able to undertake their own site visit and the works in this instance are

supported by a structural report and remedial scheme carried out by Sidebottom Richardson Cheng ltd. The Local Planning Authority does, however, agree with the concerns regarding the use of cementitious bedding mortar and has mediated with the applicant that, contrary to the original proposal, non-cementitious bedding mortar will be used.

Heritage Impact

The Local Planning authority recognises that the loss of an original gable wall is a regrettable move, however, in this instance, the works are supported by a structural report and remedial scheme carried out in the April of 2021 by Sidebottom Richardson Cheng Ltd. It is noted that the wall will be reconstructed like-for-like in terms of style and will used reclaimed bricks where possible and matching wherever not. It is considered that these works are in the best interests of conserving the building at large.

At first, it was proposed that cementitious bedding mortar would be used for strength purposes, however, having discussed this matter with the representative from Sidebottom Richardson Cheng Ltd, it is established that the suggestion of standard sand and cement mortar was simply made in the interests of enhanced strength and that a non cementitious bedding mortar would be appropriate and effective in this context, therefore, the applicant has confirmed that they will use non-cementitious bedding mortar on the external skin and that standard mortar will only be applied to the interior skin which makes use of modern, harder brick work.

The replacement window will be like-for-like in style and material and located within an identically located opening.

Conclusion

For the reasons listed above, this application is considered 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.