

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H15-0719-21 **Applicant:** Mrs E Morrison
Proposal: Replacement Roof Covering
Location: Hawthorn Farm South Drove Quadring Fen
Terminal Date: 30th August 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

National Planning Policy Framework (2021)

-Section 12: Achieving Well-Designed Places
-Section 16: Conserving and Enhancing the Historic Environment

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 the roof covering at Hawthorn Farm, South Drove, Quadring Fen.

The proposed new material is, in effect, a like-for-like resurfacing, utilising red clay pantiles, manufactured by Weinerberger, in their 'neo-pantile' range.

Site Description

The site sits within complete open countryside away from any nearby development of any kind. Surrounding the plot is pure agricultural land, with the nearest development being some distance to the east.

The property itself is grade II listed, and is described by Historic England as follows;

"Farmhouse. Early C19. Red brick in English bond, pantile roof. 2 brick gable stacks, dentillated brick eaves course. 2 storey, 3 bay front with central planked door flanked by single margin light sashes. All with brick segmental heads. To first-floor are 3 similar windows to eaves. In the left hand gable the initials JM in the tie plates. To the right a single storey, 2 bay service block with gable stack, half glazed door and a 2 light casement."

The area in general is characterised by open countryside.

History

H15-0760-13

Proposed solar panels to garage roof. Approved on 29-10-13

Consultation Responses

None received.

Planning Considerations

Heritage Impact

The Local Planning Authority does not consider there to be any risk presented to the value or significance of the heritage asset. The resident reports that the extant roof is allowing significant water ingress. Visual inspection does appear to show significant degradation of the tiles in situ. It is proposed that the replacement roof covering will be like for like, featuring clay pantiles. It is considered that these works would generally fall under the understanding of 'periodic renewal' for historic building materials and therefore, because the works are like for like with no impact other character of the site, these works should be considered to conserve the historic environment through the halting of progressive water ingress issues.

Conclusion

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.