DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0018-21**	**Applicant:**	**Broadgate Builders (Spalding) Ltd.**
Proposal:	Proposed redecoration of external rendered and painted brickwork walls including external windows/sills and doors		
Location:	The Ship Albion 37 Albion Street Spalding		
Terminal Date:	5th March 2021		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

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) (NPPF).

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This listed building application proposes redecoration of external rendered and painted brickwork walls including external windows/sills and doors.

ALL RENDER AND EXISTING PAINTED BRICKWORK: APPLY MASONRY PAINT, COLOUR 'HARDWICK WHITE'
(FARROW & BALL - N°5) - OR RAL CLASSIC 7032

ALL WINDOWS - COLOUR: 'CORNFORTH WHITE' (FARROW AND BALL N° 228) OR DULUX TRADE 30YY 64 / 048 - QUARTZ GREY

ALL WINDOW SILLS. DOORS / DOOR FRAMES - 'PITCH' BLACK - SATIN

Site Description

The application site houses a prominent Grade II Listed Building within the Spalding Conservation Area, on the western side of Albion Street.

Relevant History

H16-0412-09. Internal alterations, replacement windows and door and external staircase. Approved 30-07-09.

H16-0413-09. LISTED BUILDING. Internal alterations, replacement windows and door and external staircase. Approved 30-07-09.

H16-0712-09. ADVERTISEMENT. Illuminated signage. Approved 17-02-10.

H16-0713-09. LISTED BUILDING. Fixing of external illuminated signage on northern and southern second floor gable ends. Approved 17-02-10.

Consultation Responses

Spalding & District Civic Society

No response.

Planning Considerations

Heritage Impact

It is considered that the decoration of the external surfaces to this listed building in the colours and products proposed would be of a considerable benefit to the longevity and appearance of the building. The works would enhance the character and appearance of the listed building and this part of the conservation area, and would be in accordance with Policies 2, 3 and 29 of the SELLP.

Conclusion

Grant Listed Building consent.

Conclusion

For the reasons listed above, this application is considered to be in accordance with Policies 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.