DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0159-19**	**Applicant:**	**Longhurst & Havelok Homes**
Proposal:	Replacement timber windows and doors		
Location:	Longs Wharf Double Street Spalding		
Terminal Date:	8th April 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework 2019

NPPF 2019

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SPALDING & DISTRICT CIVIC SOCIETY	0	1	0	0

CASE OFFICER ASSESSMENT

The application is for replacement timber windows at Longs Wharf, a fine listed building with a commercial history as a traditionally designed and built warehouse now converted to flats.

A full set of documents, including a Heritage Statement and Design and Access Statement and plans/diagrams and specifications have been submitted with the application. These are available on the Council's web-site and have been the subject of consultation with the relevant bodies.

The site is an historic warehouse building which has been converted to flats, the building is very attractive and is prominent in the street scene within important presence in the Conservation Area.

The listing, Grade II, sets out as follows:

DOUBLE STREET 1. 5313(East Side)Warehouse occupied byF Long TF 2421 1/51 2.7.74. II GV

2. C18 building of 3 storeys in local brick. Pantile roof with 3 dormers. Brick bands between storeys. 6 segmental-headed windows with shutters. Hatch to 1st floor. 2 small segmental headed doors, 1 plain and 1 half-glazed. Double gable ends. Ground floor has 3 segmental-headed casements and a hung sash window with glazing bars.

Forms a group with Nos 50 to 54 (consec) which are local interest buildings.

Listing NGR: TF2507322837.

The site is also sited within the Spalding Conservation Area.

The Development Plan

South East Lincolnshire Local Plan - Adopted: March 2019
Policy 01 Spatial Strategy
Policy 02 Development Management
Policy 03 Design of New Development
Policy 17 Providing a Mix of Housing

Key Policy:

Policy 29: The Historic Environment

Policy 29 states that "Distinctive elements of the South East Lincolnshire historic environment will be conserved and, where appropriate, enhanced"

Policy 29 goes on to say;

"B. Conservation Areas

Proposals within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce, as appropriate) features that contribute positively to the area's character, appearance and setting. Proposals should:

2. Retain architectural details that contribute to the character and appearance of the area."

These Appeal proposals conserve the distinctive qualities of the Conservation Area and are compliant with Policy 29.

If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

National Guidance

National Planning Policy Framework (NPPF), Feb 2019

Paragraph 11 - The presumption in favour of sustainable development
Section 16 - Conserving and enhancing the historic environment

Planning Practice Guidance (PPG), 2014

The proposals are considered to comply with all local and national guidance and policy.

Representations:

Spalding & District Civic Society

Support
This seems to be a totally reasonable and necessary scheme

LCC Historic Environment Officer

No archaeological input required.

Public

No representations received.

Material Considerations:

The key material issues for considerations in this application are:

- The impact of development upon the Heritage Asset that is the Grade II Listed Building.
- Impact on the Conservation Area;
- Any other issues;

The impact of development upon the Heritage Asset that is the Grade II Listed Building.

The works are justified and necessary and will ensure the long term viability of the building through maintenance.

The proposed works are designed to be in keeping with the visual qualities of the exterior of the listed building and are to be constructed in timber which is appropriate and sympathetic, and will have a minimal impact upon the fabric of the listed building.

Impact on the Conservation Area.

The proposal has undergone pre-application consultation with SHDC (Conservation) and it is considered that the new development will not impact negatively upon the setting of the Listed Buildings or the character or amenity of Spalding Conservation Area.

Any other issues including the impact of development upon neighbouring amenity

There is not considered to be any adverse or material impacts upon the amenity of any neighbouring properties or any other interests of acknowledged importance.

Conclusion

The works are justified and necessary and will enhance and maintain the quality of the building for its long term viability and will improve and preserve the visual qualities of the exterior and will have a minimal impact upon the fabric of the listed building. It is recommended that Listed Building

Consent is granted:**Grant Listed Building Consent subject to Conditions**