

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-0177-19 **Applicant:** Mr D Drew
Proposal: Replacement windows and doors
Location: The Robin Hood Inn 1 Bourne Road Spalding
Terminal Date: 15th April 2019

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

Section 12. Achieving well-designed places
Section 16. Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	1

CASE OFFICER ASSESSMENT

This is a full planning application for replacement windows and doors at The Robin Hood Inn, 1 Bourne Road, Spalding.

The site context is predominately characterised by residential development with some local shops, from convenience store and takeaway to butcher and retail. A wide range of designs, appearances and ages has been observed across the buildings in the locality. The application's property is currently abandoned and was formerly a public house. Planning permission was granted to the conversion of the building into 6 self-contained flats under planning application ref. H16-0172-16.

The site is a corner plot with the building off the junction between Bourne Road/Winsover Road and Hawthorn Bank. A pair of 4 bedroom semi-detached houses has been recently approved under planning application ref. H16-0065-19 at land adjacent to west which is currently vacant.

The site location is within the settlement boundaries of Spalding according to Policies Map Inset Map No. 2 of the South East Lincolnshire Local Plan. The principle of development for the proposal is therefore acceptable unless material considerations indicate otherwise according to section 70(2) of the Town and Country Planning Act 1990.

The building was built circa mid-c.XIX and has external evidence of subsequent alterations. Two rear/side extensions were made on each side elevation of the original property. The fenestration though has been unaltered and the single-glazing timber windows remain painted in black and in state of disrepair. The windows of the extensions were opened with a like-to-like material and appearance with the original ones excepting the door on the western side and upper window on the eastern side which are in white UPVC and black UPVC respectively.

It is worthy to remark that the former public house has somewhat some historical significance even though it is not located within the Conservation Area and has not sufficient merit to be considered a non-designated heritage asset.

The proposed replacement windows and doors would be made of white UPVC. Such material and colour would modify the appearance of the existing fenestration, however the building has had further significant alterations and the proposal would not harm the character of the old public house to such an extent to refuse this planning application.

Whereas sliding sash would be installed on the eastern side elevation and rear elevation on first floor, casement windows would be on western side and rear elevation on the ground floor. In view of the concerns from the County Historic Environment Officer, the proposal has been amended replacing 4 pane sliding sash windows for top hopper windows with glazing bars matching the narrow side panes of the original windows on the front elevation. This window design would preserve the distinctive arrangement of narrow side panes characteristic of mid-19th century buildings.

The layout of the amended front windows would enhance the historic forms of the building instead of losing them. On balance lesser weight is given to the remainder of windows as they are not as much exposed to the street scene as those at the front.

As mentioned above, the County Historic Environment Officer had suggested to alter the details of front windows given the historical importance of the building. Once it has been amended accordingly, the negative comments are withdrawn. No other representation has been made.

In light of considerations above, the proposed development is in accordance with Policy 1, 2, 3 and 29 of South East Lincolnshire Local Plan, 2019 and Section 12 and 16 of National Planning Policy Framework, 2019.

It is therefore recommended to approve this application via delegated powers.