

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H16-0564-23 **Applicant:** Lloyds Banking Group
Proposal: Replace internal lighting with LED lighting
Location: Lloyds Bank 36/37 Hall Place Spalding
Terminal Date: 15th August 2023

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

Sections 12 and 16 of the National Planning Policy Framework (2021) (NPPF)

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This Listed Building Consent application is for the replacement of internal LED lighting within Lloyds Bank, 37/37 Hall Place, Spalding.

Site Description

36/37 Hall Place is a Grade II listed building, situated within the central marketplace portion of the Spalding Conservation Area (SCA). Historic England describes the property like so:

"Mid-late C19. 2 storeys in red brick with ashlar dressings and slate roof, rounded to corner, with red ridge tile and ornamental chimney stacks. Carved ashlar cornice of modified anthemion pattern. Windows are 3-2 and 1 to corner and 4 to Red Lion Street elevation. All with rectangular drip moulds, with flat arches and mask terminals to ground floor and segmental arches and foliated terminals to 1st floor. Doorway to west on ground floor has similar drip mould. 1st floor windows have ashlar aprons and string between storeys. Ground floor has band at cills and ashlar plinth. Main doorway to corner has elaborately carved pointed ashlar gable, terminating in a carved poppy-head finial. Carved spandrels and round-arched doorway."

The host property is one of the more prominent heritage assets within the town centre and punctuates / characterises the transition between the marketplace and the former town square to the West. The area in general is characterised almost completely by C18th and C19th commercial development, and the open space to the marketplace itself. Numerous Grade II listed buildings are within extremely close visual range.

History

H16-1660-06

Proposed internal alterations, and new entrance for disabled access. Approved on 26-01-07.

H16-1659-06

Removal of window and replace with new entrance for disabled access. Approved on 26-01-07.

H16-0383-07

Internal and external alterations (amendment to approval H16/1659/06). Approved on 25-05-07.

H16-0622-07

Details of new door, overlight, repairs to ground floor plinth, internal glazed partitions and joinery details (Conditions 2 and 6 of H16/1660/06). Approved on 02-07-07.

H16-0672-07

Details of stone and brick for external walls (Conditions 3 and 4 of H16/1660/06). Approved on 31-05-07.

H16-0671-07

Details of stone and brick for external walls (Conditions 3 and 4 of H16/1659/06). Approved on 31-05-07

H16-1133-18

Proposed alterations to the self-service wall area within the banking hall. Approved on 31-12-18

Consultation Responses

SHDC Environmental Protection

No comments.

Planning Considerations

Heritage Impact

The Local Planning Authority does not wish to raise any concerns about the replacement of the extant internal lighting with modern LED equivalents. It should be noted that the interior of the property has been more or less entirely stripped of character features which may have once been in situ. This likely occurred as the commercial use was modernised in the latter part of the C20th - this modernisation process includes the lighting throughout, which is latter C20th fluorescent office lighting. This application seeks a direct replacement of those extant units with visually equivalent

LED alternatives. Because none of the existing lighting is of any contribution to the special interest in the listed building, and the applicant only seeks a straight replacement with visually equivalent units, then via a lack of an appreciable impact, this proposal is considered to preserve the historic environment in accordance with S16 of the NPPF as well as Policy 29 of the South East Lincolnshire Local Plan (2019) (SELLP).

No external alterations are proposed by this application.

Conclusion

For the reasons listed above, this application is deemed to fall into accordance with Policy 29 of the SELLP and Section 16 of the NPPF. 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.