DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H16-0579-22**	**Applicant:**	**Mrs S Akhtar**
Proposal:	Repairs & minor internal alterations.		
Location:	4 New Road Spalding		
Terminal Date:	4th September 2022		

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)

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	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This listed building consent application is for repairs and minor internal alterations to 4 New Road, Spalding.

The interior of the property is in poor condition and will be subject to a general renovation. The proposed internal works are as follows;

- filling in of alcoves on the first and second floors with lightweight blockwork.
- Dry lining of existing timber staircase bulkhead with fireboard.
- Installation of macerator and waste pipe out to rear (northern elevation) of the property.
- Installation of fire door in the opening between front and back rooms on 1st floor.
- Removal of 1970s era fireplace and surround.
- Installation of stud wall on western side of the front (southern) room on the 1st floor with accompanying door to create bathroom.
- Installation of extractor fan system in new bathroom with vent on the external southern elevation - featuring period appropriate decorative metal vent grate.

Site Description

4 New Road is a Grade II listed property. Historic England Describe it like so:

"C18 origins. 3 storeys in brick and painted brick with Welsh slate roof. 4 windows with brick flat arches, hung sashes with glazing bars to most. Modern shop fronts."

The site is situated within the conservation area along a prominent section of shopping frontages leading to the main market place for the town. The area is largely characterised by commercial development of varying eras and styles. Several Grade II listed buildings are situated within visual range, including 24 Hall Place, Black Swan PH and Punch Bowl PH

History

H16-1059-13

Part change of use of second floor for taxi office. Approved on 28-01-14.

H16-1446-00

Change of use from A1 retail to A3 fast food. Approved on 15-06-01.

Consultation Responses

Spalding and District Civic Society

Requested that the applicant submit details of the extractor fan and vent required for the proposed bathroom. It was also expressed that some refurbishment of facing windows would be appreciated.

The applicant subsequently confirmed details of the extractor fan and vent, and the Civic Society confirmed in return that they wished to raise no further objections.

Lincolnshire County Council Historic Environment Officer

No Archaeological Input required.

Planning Considerations

Heritage Impact

The Local Planning Authority does not consider there to be any risk to the value or significance of the heritage asset or any nearby heritage asset. Apart from the proposed external vent cover on the southern elevation, no exterior alterations are proposed to the property. Because of this and because of the fact that the proposed external vent cover is of an appropriate design and material and is very small in scale, it cannot be said that this proposal will in any way impact upon the appreciation of the building from public view and as such, the Spalding Conservation Area and any nearby listed buildings are in no way impacted by this proposal.

The interior of the property is in a poor state of condition. The proposals included are all fully reversible (stud walls, installation of new doors, lightweight blocking the alcoves and dry lining) apart from the removal of the existing fireplace. However, as the fireplace is neither historic, nor of

any value to the character of the property, its removal does not impact upon the special value of the property. By carrying out these works, and bringing into repair and modern domestic use this space, the proposal assists in enhancing the historic environment in accordance with S16 of the National Planning Policy Framework (2021).

Conclusion

For the reasons outlined above, this application is deemed 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.