

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-0660-19 **Applicant:** Mr Christopher Longstaff

Proposal: Re-pointing of part of wall and replacement of necessary brickwork with matching second hand materials

Location: Store And Premises Adj Left 13 Westbourne Lodge 13 Cowbit Road

Terminal Date: 28th August 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	0

CASE OFFICER ASSESSMENT

Proposal

The application is for the re-pointing of brickwork of the North Western elevation of the site. In addition, permission is sought for the replacement of some brickwork where necessary with matching reclaimed materials.

Site Description

The site is a Grade II listed property which originally was a complex of outbuildings of late 18th Century construction and later. The property is within close proximity to several other Grade II and

Grade II* buildings, including the Grade II* listed property - Westbourne House to the north, and The Grade II* listed Westbourne Lodge (to which the site was historically associated) immediately to the South. Immediately to the North of the site sits several Grade II buildings situated along Cowbit Road and Tower Lane and further to the south is another Grade II listed outbuilding.

The site is positioned in a prominent, characterful riverfront location in the Spalding Conservation area (SCA) with cross-river views to further listed buildings including the Grade II* listed Ayscoughfee Hall School (formerly Spalding High School for Girls).

History

None.

Consultation Responses

None received.

Planning Considerations

Heritage impact

The Local Planning Authority deems that the impact upon the heritage of the Building as well as the Spalding Conservation Area (SCA) would be minimal and thoroughly acceptable. This is because the proposed works are highly sensitive to the listing of the site, proposing to use reclaimed and/or matching materials for both the brickwork and the lime mix.

Additionally, there will be no considerable impact upon any nearby listed properties as these works would not materially impact upon any neighbouring or nearby buildings and the proposed works are deemed to enhance the visual qualities of the site, which should, in turn, positively impact upon the general character of the immediate area, enhancing the significance of the riverfront and all nearby heritage assets.

These works will help to bring the listed building to a state of good repair in a sympathetic manner and therefore must be considered to enhance and preserve the character and appearance of both the SCA and the site's listing.

Conclusion

For the reasons listed above, the proposed works are considered to be compliant with policies 1, 2, 3 and 29 of the South East Lincolnshire Local Plan (2019) and Sections 12 and 16 of the National Planning Policy Framework (2019). Therefore, the 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.