DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H16-0724-22**	**Applicant:**	**T Niles & E Mondulane**
Proposal:	Internal & external alterations		
Location:	41 London Road Spalding		
Terminal Date:	20th 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

CASE OFFICER ASSESSMENT

Proposal

This Listed Building Consent application is for various internal and external alterations to 41 London Road, Spalding.

List of proposed external alterations

-Remove kitchen windows (marked W1 & W2 in the Heritage Impact Assessment) together with the brickwork beneath. Install bespoke timber French doors with slimline double glazing and fully glazed sidelights.

- Remove external door (marked D1 in Heritage Impact Assessment) and side window to rear lobby. Install bespoke timber French doors with slimline double glazing and fully glazed sidelights.

- Remove existing door & window (marked D2 and W3 in the Heritage Impact Assessment) from the family room. Partially infill opening with matching brickwork, salvaged from site. Install bespoke timber French doors complete with slimline double glazing.

-Replace ground-level glazing to cellar with an enclosure of the same dimensions complete with an opening light and central glazing bar.

- Insert 6 flush slate vents at low-level to valley roof pitches (3 to each side, 3 slates up from the gutter).

List of proposed internal alterations

- Remove modern Yorkshire sliding sash window from the internal kitchen wall and remove blockwork beneath to create new opening. All exposed surfaces to be made good in matching materials.

- The original back door opening (now internal) to be infilled with shelves/shelves and cupboard base/stud work/glazing/recessed block work and fanlight.

 - New 1 m wide door opening cut into wall of family room to link to the former breakfast room/entrance lobby. Insert proprietary steel lintel with a minimum lap of 150 mm to each side. All exposed surfaces to be made good.

- Cut new door opening between bedrooms 4 & 5. Insert proprietary steel lintel with a minimum lap of 150 mm to each side of the opening. All exposed surfaces to be made good using matching materials. New architraves to match those adjacent.

- Bedroom 5 to be subdivided to create a walk-in wardrobe and ensuite bathroom using 75 mm softwood timber stud work, sheathed with foil coated 12.5 mm thick plasterboard. Infilled with 75 mm thick quilt insulation. All new skirts and architraves to match existing. Waste pipes from the ensuite to be connected to the existing soil & vent pipe on the north flank wall.

- Core drill the north flank wall to the diameter specified by the manufacturer. Install mechanical extractor fan and flue. Flue to be capped with a decorative cast black metal grille.

- Lightweight secondary glazing by Storm to be fitted to 3no. 1st floor sash windows (marked W4, W5 and W6 in the HIA) on the principal elevation and the semi-circular headed window to the south elevation (W7 in HIA).

Site Description

The site is a grade II listed early C19 2 Storey house. In addition to the listing, the property sits in a prime location within the Spalding Conservation Area (SCA) being on the riverfront and in close proximity to the grade II* Ayscoughfee Hall School and several other grade II listed properties on either side of the river. The area is otherwise characterised by residential properties, largely of Victorian and Edwardian design.

The property (also, historically known as 'Limehurst') is described by Historic England like so;

"Early C19. 2 storeys in red brick with hipped roof in Welsh slate with lions' mask guttering. 3 windows, hung sashes with glazing bars, 2 to ground floor with marginal glazing. Door of 8 panels with round-arched fanlight. Stacks at gable ends. Round-headed windows to side elevation."

History

H16-1042-19

Extension to dwelling including partial demolition. APPROVED on 18-12-19

H16-1043-19

Extension to dwelling including partial demolition. APPROVED on 18-12-19

H16-0016-16

Extension to existing dwelling including partial demolition. APPROVED on 02/03/2016.

H16-0017-16

Extension to existing dwelling including partial demolition. APPROVED on 02/03/2016.

Consultation Responses

None received.

Planning Considerations

Heritage Impact

The local planning authority deems that this proposal will have no negative impact upon the significance of either designated heritage assets - the property itself and the SCA. This is because the proposal includes minimal damage to extant materials on the site. The small scale demolition to the rear of the property to create an the new doorways will involve no demolition of original materials, as the portion of the building to which this proposal relates is is actually an extension built in the 1980s. The replacement of the 3 window sets and doors in this rear portion of the site with a pair of double double door arrangements is not considered detrimental to the overall character of the property, along with the similar proposal to the west facing windows on the further north north-west projecting extension - this is because the new timber doors and windows are of a style which matches that which they replace and the parts of the building being altered by this proposal are Late C20th in construction and therefore, retention of their original pattern is of little importance to the value of the site.

The proposal to replace the basement glazing box with a new, replacement unit is also deemed acceptable, as the design is not proposed to be substantively altered, the replacement is purely for restorative purposes.

Additionally, the proposed introduction of 6 soil vent slates on the roof is a minor alteration which collectively results in no harm to the overall character of the site.

All internal alterations proposed are minor and or reversible and do not substantively alter the readability or character of the internal layout of the property.

For the above reasons, this application must be considered to assist in conserving the historic environment in accordance with S16 of the NPPF - this is because none of the proposals are detrimental to the character of the property, but neither do they improve or better reveal the subject property's significance.

Conclusion

For the reasons listed above, this application is deemed to be in accordance with Policies 1, 2, 3 and 29 of the SELLP (2019) as well as Sections 12 and 16 of the NPPF (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.