DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0916-20**	**Applicant:**	**Trustees of Lincolnshire Quaker Meeting**
Proposal:	Replacement Windows		
Location:	Quaker Meeting House Westlode Street Spalding		
Terminal Date:	23rd December 2020		

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

Sections 12 and 16 of the National Planning Policy Framework (2019)

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This full planning application is for the replacement of windows and doors at the Quaker Meeting House, Westlode Street, Spalding. The proposal includes replacement of the majority of the windows at the site. From conducting site visits it is clear to see that all of the exiting windows have been subject to significant repair works historically to the point at which replacement is the only further option to retain weather resistance at any level of efficacy.

The proposed windows and doors are all timber in frame construction and like for like in style to those which they seek to replace, albeit with the inclusion of conservation style, slimline double glazing.

Site Description

The Quaker Meeting House is a Grade II listed building. The Historic England Listing description, describes the building like so:

"An early-C19 Quaker meeting house altered and extended in the 1960s."

As the above listing describes, much of the building as seen today is actually of 1960s construction. The majority of the proposed window replacement is on the 1960s portion of the building, however, 4 windows on the rear elevation of the original structure are also proposed to be replaced, as well as 2 on the Eastern elevation. None of the windows it is proposed to replace are original to the structure and are dated, most likely to the extensive works which were carried out on the site in the 1960s

The area in general is a mix of architectural styles and periods, with a variation of mostly both residential and commercial development.

History

H16-0658-90

Front wall to be demolished and re-built. Approved on 28-09-1990

H16-0659-90

Removal of corrugated iron fence and replacement' with 5'6" brick wall. Approved on 23-09-1990

H16-0813-05

Re-roof garage and partial demolition of boundary wall and reconstruct. Approved on 08-08-05.

H16-1174-05

Details of extent of partial demolition of wall, timescale for works and alternative method of wall coping (Condition 3 of H16/0813/05). Approved on 14-09-05.

H16-0835-08

Alterations to toilets to form disabled access toilets. Approved on 06-10-08.

H16-0622-11

Change of use of part ground floor into self-contained office (B1). Approved on 23-09-11.

H16-1062-12

Conversion of former social room, kitchen and toilets into one bedroom flat and addition of garden store (part retrospective). Approved on 10-04-13.

H16-1063-12

Conversion of former social room, kitchen and toilets into one bedroom flat and addition of garden store (part retrospective). Approved on 10-04-13.

Consultation Responses

None received.

Planning Considerations

Heritage Impact

The Local Planning Authority does not consider there to be a risk presented to the value or significance of the Heritage Assets in the form of the host building or the Spalding Conservation

Area. This is because the proposed replacement windows are like-for-like in style, being of a timber construction and Victorian Style sliding sash style - which is wholly appropriate and consistent with the Victorian Heritage of the site. The visage of the site will not be altered by these proposals and because of this, in conjunction with the fact that the existing windows are not original and are in a poor state of repair, means that the proposal is considered to help to enhance the historic environment by helping to tidy up the site, prevent further deterioration, extend the useful life of the structure well into the future, and all in a way which will not impact upon the appreciable values of the wider site.

Planning Balance

It could be argued that the loss of historic material on the site is regrettable. Whilst this is true, the windows, which are actually a 1960s addition are in an advanced state of disrepair and are beginning to visually detract from the wider site. This proposal seeks to rectify this issue all whilst having no impact upon the visual, or material qualities of the site.

Conclusion

For the reasons listed above, this application is considered 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 (2019). 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.