DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H16-1005-23**	**Applicant:**	**Mr S Savage**
Proposal:	Erect plaque to front elevation of building		
Location:	11 London Road Spalding		
Terminal Date:	9th January 2024		

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 2023

Sections 12 and 16 of the National Planning Policy Framework (2023)
Planning (Listed Buildings and Conservation Areas) Act 1990

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This Listed Building Consent application is for the erection of a plaque onto the frontage elevation of 11 London Road, Spalding.

The Plaque would be of the typical historic blue plaque format, blue painted cast iron with profiled white lettering. The text would read as follows:

Header: "Spalding & District Civic Society"

Main text: "The home for many years of CHARLOTTE CHARINTON (1801-1888) whose generous benefactions built St. Paul's Church, Fulney, restored other local churches and benefited several

parish schools"

Site Description

11 London Road is a Grade II listed, end of terrace Georgian townhouse. Historic England describes the building like so:

"*Mid C18 houses of 3 storeys in red brick. Each has 3 windows, glazing bars, but some are modern and not hung sashes. Each pair has a parapet. Nos 13 and 14 have plain glazed fanlight over doors of 6 panels. No 12 has a projecting porch in Roman Doric with open modillion pediment and wrought iron ornamental guards to 2nd storey windows. No 11 has a 2-storey 1-window modern bay. Radiating fanlight over door of 6 panels (4 glass) with cornice hood on brackets over. Iron railings to basement.*"

The property is in an extremely prominent location within the Spalding Conservation Area, along the riverfront which undoubtedly forms one of the primary character zones of the designated area. Much of this portion of London Rd consists of listed buildings of a similar period, most comprising a mix of residential and office uses.

History

H16-0576-22

Reinstatement of a sash window and a change to the painting scheme for the new section of cast-iron downpipe. Approved on 03-08-22

H16-0006-18

Demolish ground floor level pitched roof incorporating an enclosed redundant WC with external door. Replace UVPC rainwater system fixed to same roof with cast iron downpipe into pre-existing storm drain. Approved on 20-02-18.

H16-0247-13

Proposed reinstatement of internal window shutters and proposed installation of plantation shutters to basement. Approved on 05-06-13

H16-0435-12

Reinstatement of internal window shutters to front elevation to ground floor, replacement/refurbishment of second floor floorboards and installation of plantation shutters to basement/kitchen window to front elevation. Refused on 11-01-13

H16-0017-10

Change of use of existing offices into residential accommodation. Approved on 04-03-10

H16-0851-08

Roof repairs (part retrospective). Approved on 02-10-08.

H16-0389-08

Roof repairs (retrospective). Refused on 25-06-08

H16-1199-01

Change of use from domestic to office accommodation. Approved on 21-11-01

Consultation Responses

None received.

Planning Considerations

Heritage Impact

Sections 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require decision makers to have special regard to the desirability of preserving listed buildings or their settings or any features of special architectural or historic interest which they possess as well as the desirability of preserving or enhancing the character or appearance of conservation areas. Any adverse effect on a heritage asset, even if slight or minor, would not preserve the asset or its setting.

Furthermore, the importance of considering the impact of development on the significance of designated heritage assets is expressed in the National Planning Policy Framework (December 2023) (NPPF). The NPPF advises that development and alterations to designated assets and their settings can cause harm. These policies ensure the protection and enhancement of the historic buildings and environments. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance should be treated favourably.

Finally, Section A, Paragraph 3 of the South East Lincolnshire Local Plan (2019) (SELLP) confirms that proposals that affect the setting of a Listed Building will only be supported where they preserve or better reveal the significance of the Listed Building.

The Local Planning Authority considers this proposal to enhance the historic environment. The proposed plaque is of cast iron construction and matching of a style which has become the accepted norm for such information plaques featured on listed and otherwise historic buildings across the nation. The size and style are both not considered to be incongruous or to unduly or unacceptably alter the character of the listed asset. By adding additional public information into the streetscene which contextualises the history of the asset, in addition to the historic occupants, the proposal clearly assists in better revealing the significance of the heritage asset and therefore satisfies the tests placed forward by both Policy 29 of the South East Lincolnshire Local Plan as well as Section 16, paragraph 212 of the NPPF.

Conclusion

For the reasons listed above, this application is deemed to be in accordance with Policies 1, 2, 3 and 29 of the South East Lincolnshire Local Plan (2019), in addition to Section 16 of the NPPF. Therefore, the recommendation is to approve.

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.