SOUTH HOLLAND DISTRICT COUNCIL

Report of: **Development Manager**

To: **Planning Committee - 11 January 2023**

(Author: **Greg Watkinson - Planning Conservation Officer)**

Purpose: **To consider Planning Application H16-1076-22**

Application Number:	H16-1076-22	**Date Received:**	04 November 2022
Application Type:	LISTED BUILDING		
Description:	Proposed secondary glazing and double glazing		
Location:	3 SOUTH PARADE SPALDING		
Applicant:	South & East Lincolnshire Councils Partnership	**Agent:**	Gleeds
Ward:	Spalding St Johns	**Ward Councillors:**	Cllr M Hasan Cllr J D McLean

You can view this application on the Council's web site at
http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H16-1076-22

1.0 REASON FOR COMMITTEE CONSIDERATION

1.1 The District Council is the Applicant.

2.0 PROPOSAL

2.1 This Listed Building Consent application is for the installation of secondary glazing and double glazing at 3 South Parade, Spalding.

2.2 The proposed works include the following:

- Installation of UPVC and timber hybrid frame secondary glazing into window reveals to replace existing secondary glazing throughout the property;
- Installation of new Positive Input Ventilation (PIV) system into the loft space, through into the first floor bedroom.

3.0 SITE DESCRIPTION

3.1 3 South Parade is one of a block of 4 Grade II listed almshouses dating from the early 20th century. Historic England describe the grouping like so:

"A group of 4 almshouses. 1905. Designed by J B Corby. Red brick with ashlar dressings. Fishscale and plain tile roofs, with decorative ridge tiles and a single ridge stack with 4 decorative pots plus 2 gable stacks with 3 decorative pots (one to right removed). 2 storey, u-plan, with chamfered brick plinth. Set back central block has a continuous lean-to on the ground floor with a central arch over a seat, and flanking 4-light mullion square bays with beyond further arches over single doorways. Above two 3-light mullion window, and above again a

central ornate curved gable with a shield and inscription. Either side are single gabled projecting wings. Each with a 3-light canted bay window with mullions, and above a 4-light mullion window, above again a square panel with a shield. Both gables have ornate ashlar coping and column kneelers. The side facades each have a single doorway with a moulded ashlar surround."

3.2 The immediate setting of the property is characterised entirely by residential development of late C19th and early C20th design. However, the proposal site is by far the most characterful property in the immediate setting and contributes substantially to the area's overall character.

4.0 RELEVANT PLANNING POLICIES

4.1 **The Development Plan**

South East Lincolnshire Local Plan, March 2019

If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Policies:
01- Spatial Strategy
02 - Development Management
03 - Design of Development
29 - The Historic Environment

National Guidance

National Planning Policy Framework (NPPF), 2021

Section 12 - Achieving well-designed places
Section 16 - Conserving and enhancing the historic environment

Planning Practice Guidance (PPG)

5.0 RELEVANT PLANNING HISTORY

5.1 None

6.0 REPRESENTATIONS

6.1 None received.

7.0 CONSIDERATIONS

7.1 **Planning Considerations**

7.2 Heritage Impact

7.3 Under most circumstances, the installation of secondary glazing does not require express consent, even in listed buildings, however, the applicant has, in this instance, sought to formalise the proposal.

7.4 The Case Officer does not consider there to be any risk to the value or significance of the heritage asset presented by this application. This is because the alterations proposed by this application do not impact upon any external surface and are therefore not visible from public views. Additionally, there are no features within the window reveals or affected frames that would cause the special interest in this listed property to be harmed by the installation of the proposed secondary glazing. Furthermore, the existing units appear somewhat tired and are not

as effective as the proposed modern double-glazed units, therefore, this proposal can also be said to assist in improving the visual qualities of the internal aspects of the property and to also extend the expected future sustainable use of the site.

7.5 Additionally, the PIV system installation shall only require a small amount of works to the ceiling of the first floor bedroom. The ceiling is not a part of what is considered to contribute to the special interest in the site and the works are minor and entirely reversible,. As such it is considered that these works would not be likely to substantively or harmfully impact upon the special characteristics of the designated heritage asset.

7.6 For the reasons listed above, it is considered that the proposed works are minor and reversible in nature and in the instance of the proposed secondary glazing merely replace existing, less efficient units. Because of this and the fact that the works will not at all impact upon public appreciation of the external aspects of the property (which form a large part of the special characteristics and qualities of the designated heritage asset), this application is considered to assist in conserving the historic environment in accordance with Section 16 of the National Planning Policy Framework (2021).

7.7 Furthermore, Policy 29 (The Historic Environment), Section A, Subsection 1 of the South East Lincolnshire Local Plan (2019) states:

"*Proposals to change the use of a Listed Building or to alter or extend such a building will be granted where the Local Planning Authority is satisfied that the proposal is in the interest of the building's preservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting.*"

7.8 As stated above, the Case Officer is not of the opinion that the proposed works included within this application are prejudicial to the special interest of the building or it's setting and therefore concludes that the application is in full compliance with Policy 29 of the South East Lincolnshire Local Plan (2019).

7.9 Planning Balance

7.10 The Local Planning Authority does not consider there to be any detracting factors against which to balance a recommendation to approve. The proposal is fully in accordance with the requirements set forth by Policy 29, Section A, Subsection 1 of the South East Lincolnshire Local Plan (2019) as well as Section 16 of the National Planning Policy Framework.

7.11 Conclusion

7.12 Taking into consideration these factors, the proposal is considered to comply with Policies 1, 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019, plus advice within the National Planning Policy Framework, 2021.

7.13 **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.

8.0 RECOMMENDATIONS

8.1 **Grant listed building consent subject to those conditions listed at Section 9.0 of this report.**

9.0 CONDITIONS

1. The works must be begun not later than the expiration of three years beginning with the date of this consent.

   Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

   Application Form
   BLBS0815-SLP
   TF 24380 22281
   BLBS0815-EX-000
   BLBS0815-PR-100
   BLBS0815-BLP
   BLBS0815-PR-D01
   BLBS0815 - Design and Access Statement incorporating Heritage Statement

   Reason: For the avoidance of doubt and in the interests of proper planning.

3. At such a time that the proposed secondary glazing units hereby approved are no longer needed or are in need of replacement, they are to be removed from the building and all surfaces are to be made good.

   Reason: To protect the visual and structural amenity of the property which is of Historic value, in accordance with Policy 29 of the South East Lincolnshire Local Plan (2019) and Section 16 of the National Planning Policy Framework (2021).

4. The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and subsequently determining to grant planning permission.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch

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Background papers:- Planning Application Working File

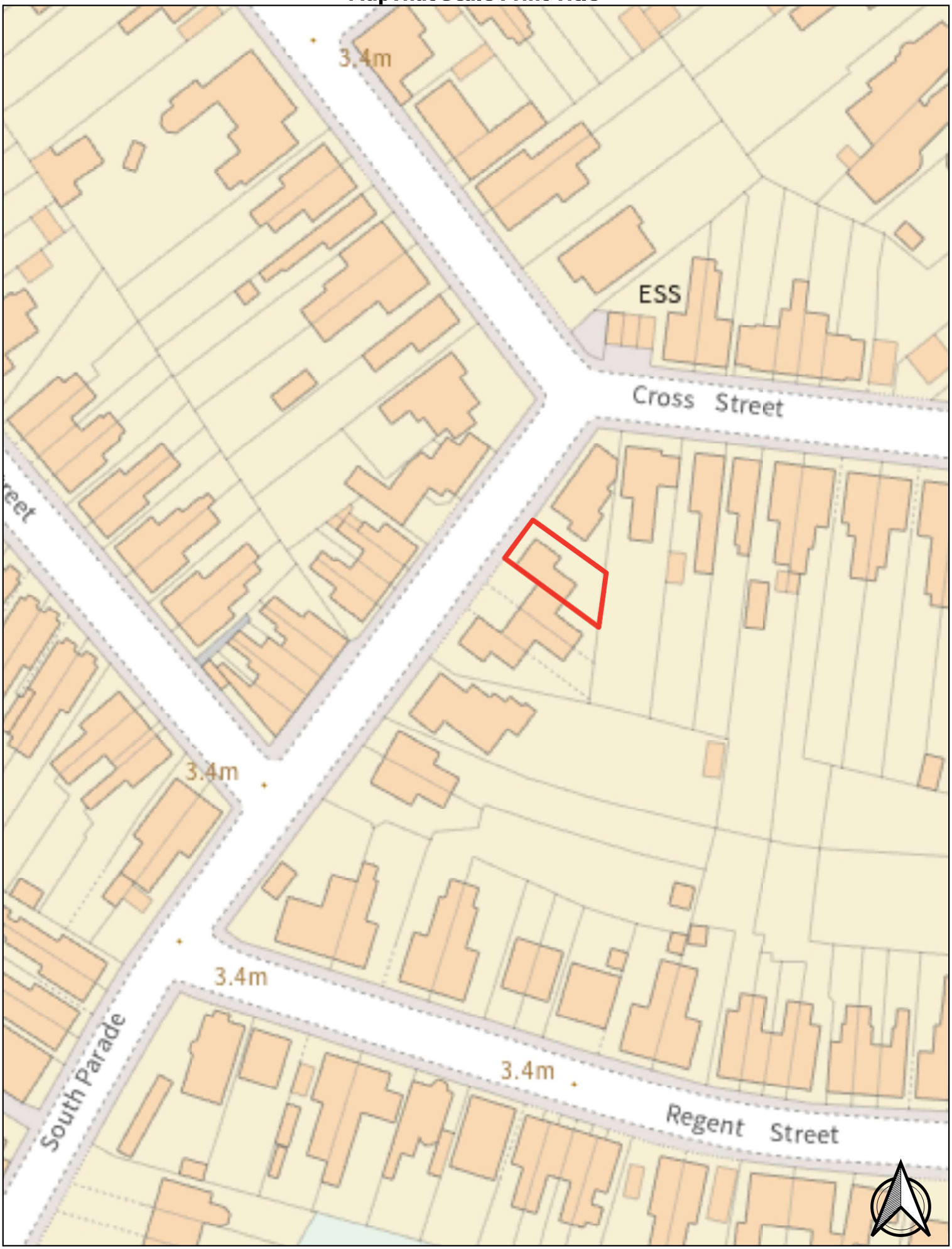
Lead Contact Officer

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Appendices attached to this report:

Appendix A Plan A

MapThat Scale Print Title



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MAP SCALE 1:750
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