

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H18-0340-23 **Applicant:** Mrs G Lawrence
Proposal: Proposed replacement of rear door and basement windows
Location: 66 Bridge Road Sutton Bridge Spalding
Terminal Date: 6th June 2023

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) (NPPF)

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This Listed Building Consent application is for the replacement of basement windows and the rear door to 66 Bridge Road, Sutton Bridge.

The application, in total, proposes the replacement of 3 windows and 1 door. Out of the proposed window replacement, 2 smaller 2-panel windows are situated at the frontal elevation (W2 & W3) with a single larger 3-panel window situated at the rear elevation (W1). The existing rear basement window is a single-pane top-opening casement, with the front two being 2-panel, 3 pane side-opening casements. These are clearly non-original to the building and inauthentic in design. The

proposed units make use of a side-opening casement design, utilising authentic glazing bars, creating 6-pane panels. This design is proposed throughout, with all proposed units utilising the same basic design, spread across either 2 or 3 panels.

Site Description

66 Bridge Street is the centre property within a Grade II listed terrace of early C19th townhouses, comprising 64, 66 & 68 Bridge Street. Historic England describes the listed terrace like so:

The specific site is consistent with the above description. Of particular interest at this site is the tall, arched window to the rear elevation which strikes a distinctive and magnificent image of the the property from the rear, particularly within limited views from Wharf Street to the North.

The area in general forms part of the highly central Bridge Road portion of Sutton Bridge - whilst Sutton Bridge has no Conservation Area, this particular portion of the settlement is highly crucial to the general character of the surrounding village, and forms the primary route through the settlement. The wider setting is characterised by a mix of residential and commercial (both current and former) development, Across the street and slightly to the West of the site, within visual range, is the Grade II listed Church of St Matthew. The similarly Grade II listed number 27 and the New Inn are also within relatively close visual proximity.

History

H18-0314-14

Renovation and refurbishment works. Approved on 15-09-14.

H18-0274-17

Details of replacement doors and replacement balustrade (Condition 3 of H18-0314-14), Approved on 15-05-17.

Consultation Responses

None received.

Planning Considerations

Heritage Impact

The Local Planning Authority does not consider there to be any risk of harm to the heritage asset or wider historic environment presented by this application. The existing windows are clearly non-original to the host property, with particularly the rear 3 panel window being relatively unsympathetic to the wider design of the property and in a stark mismatch with the windows at above ground/basement level which are largely Georgian sliding sash or casement windows featuring many smaller panes. The proposed windows are of a construction which incorporates the smaller panes with glazing bars, matching the overall window characteristic of the property itself and those in the remainder of the listed terrace. It is, therefore, generally considered that the proposed windows will represent a visual improvement to the property and assist in restoring external elevations to a condition more representative of the authentic design of the property.

Much the same can be said for the proposed replacement door. The existing door appears to be a low-quality, cheap and relatively modern 'off the shelf' unit featuring uncharacteristic angled glazing and is noticeably poor in condition. The replacement proposed is a bespoke unit constructed of timber, featuring a 9-pane glazed section with glazing bars to the top and 2 panelled sections on the lower half - a subtle design change over the extant door, but one which is far more representative of the authentic style of the property and in better keeping with both the extant retained windows and those new units that are proposed by this application.

For the reasons listed above, this application is considered to assist in enhancing the historic environment via the removal of a number of small, but nonetheless important and poor/unsympathetic features, in favour of fresh replacements of a much higher quality and

sympathy with the host property.

Residential Amenity

The Local Planning Authority does not consider there to be any material risk to residential amenity caused by this proposal. The proposed works do not include dimensionally altering the host property, nor do they propose the creation of any additional window openings. Therefore, it cannot be said that these proposals run any risk of creating any additional overlooking or overshadowing of any nearby or neighbouring properties.

Conclusion

For the reasons outlaid above, this application is deemed to be in accordance with Policies 1, 2, 3 and 29 of the South East Lincolnshire Local Plan (2019) and Sections 12 and 16 of the NPPF. 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.