DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H22-0337-25**	**Applicant:**	**Mr P Coleman**
Proposal:	Single Storey Rear Extension to Form Dining Room & Internal Alterations		
Location:	Oakleigh House 3 Pinfold Lane Weston		
Terminal Date:	15th August 2025		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

29	The Historic Environment
02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework December 2024

Section 16 - Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	1	0

CASE OFFICER ASSESSMENT

Proposal

This is an application for listed building consent for a single storey side/rear extension to form extension to the existing kitchen, reroofing of an existing conservatory and insertion of small box dormer to match an existing dormer on the existing Northeast roof pitch.

The applicant has provided an amended scheme, that relates to the extension part, and the extension now consists of a single storey dual pitched roof structure with bi-folding doors on two elevations, opening into the garden, with the other elevation blank. Materials are annotated on plan and the structure is to be finished in a matching facing brick and pantile.

This application is considered alongside a pending application for Householder development where the extension is assessed (the dormer and replacement conservatory roof do not require planning permission).

Site Description

The application site fronts High Road, Weston. Oakleigh House is a Grade II listed building, first listed 24th September 1990, it is located adjacent to 'Barn located south of Oakleigh House'. The dwelling has been modified to both the side and rear, with an existing conservatory being prominent on its north eastern elevation (side). The dwelling is located opposite the junction of Edgefield.

Historic England describe the asset/dwelling in the following way:

Farmhouse. Early C18 and early C19. Red brick, partly rendered, with slate, pantile and C20 concrete tile roofs. 4 gable stacks. L-plan. Front range, to street, 2 storey, 3 bay, with central doorway with painted surround and C20 glazed door, either side are single plain sashes. Above 3 smaller plain sashes. Rear wing now rendered. 3 bay, single storey plus attics, with central C20 glazed door flanked by single plain sashes, above a tripartite plain sash in a through eaves dormer window, and to the right a 3 light fixed light under wooden lintel. To the left a single storey extension with a plank door and a casement window both with segment heads. North East room on ground floor has early C18 dado panelling. Rear wing has stick baluster staircase.

The Application site is located within Flood Zone 1 in accordance with Environment Agency Mapping Systems and in a low risk area in accordance with the South East Lincolnshire SFRA.

History

H22-0336-25 - Householder - Single Storey Rear Extension to Form Dining Room & Internal Alterations. Pending.

H22-1028-95 - Proposed renovation and conversion to domestic garage. Approved 05-12-95

Consultation Responses

National Grid

No Observations

Conservation Officer

I write to confirm the removal of objections to this proposal. The new roof arrangement should give the impression of a more authentic addition to a range of secondary structures to the rear of an original listed property, rather than the originally rather awkwardly-grafted on modern facsimile appearance of the original proposal. Whilst this is by no means the most outstanding example, this is a compromise settlement that is more satisfactory, and should not detract from the character of the important frontage range building by appearing to be an out of keeping addition to this - admittedly lower in the significance hierarchy - later addition of rear range buildings. However, the success of this proposal will be pivotal upon the fine detail and materials of construction. I therefore suggest the imposition of conditions requiring details of all materials of construction, including a brick sample panel and of all proposed fenestration, doors and also of all domestic accoutrements

including rainwater goods. The applicant has indicated in their application form that the rainwater goods would be UPVC - this is unacceptable, and all such goods should be black metal at least - however, this can be settled via a condition instead of further amendment.

Historic Places Team

I recommend that if permission is granted, there be a condition for a mitigation strategy to effectively deal with this site. This will comprise a phased programme of mitigation work including, but not limited to, a level 1 historic building recording of the listed building, in accordance with Historic England's document 'Understanding Historic Buildings: A Guide to Good Recording Practice. (2016).' This will enable the buildings to be recorded prior to alteration. This should be secured by South Holland District Council's standard conditions AR01, 02 and 03 and is in accordance with National Planning Policy Framework paragraphs 200 and 211 and the South East Lincolnshire Local Plan (Policy 29). Finally, considering the Listed Building significance and potential impacts to the setting, the SHDC Conservation officer must be consulted before a decision is made.

Evaluation

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving listed buildings, their setting, or any features of special architectural or historic interest which they possess.

Section 66 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.

The adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019 (SELLP), is the development plan for the district, and is the basis for decision making in South Holland. The relevant development plan policies are detailed within the report above.

The policies and provisions set out in the National Planning Policy Framework, 2024 (NPPF) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

Planning Considerations

This is an application for Listed Building Consent. The following issues are relevant to this assessment:

-Heritage and Conservation

Heritage and Conservation

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving listed buildings, their setting, or any features of special architectural or historic interest which they possess.

Policy 29 of the SELLP, alongside Section 16 of the NPPF, relates to the preservation of the historic environment. Both outline that all applications within the Conservation Area or which effect heritage assets, such as listed buildings, should preserve or enhance these assets. SELLP 29a is especially relevant to listed buildings. It sets out 3 criteria points, with point 3 being pertinent to this assessment, it states:

(3.) Proposals that affect the setting of a Listed Building will be supported where they preserve or better reveal the significance of the Listed Building.

Policy 2 of the SELLP states that design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

Policy 2 point 1 states that proposal should meet with sustainable development considerations specifically in relation to 'size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses'.

Policy 3 sets out the 'Design of new development' in part it states that "Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable".

The National Planning Policy Framework (NPPF) (December 2024) expresses the importance of considering the impact of development on the significance of designated heritage assets; advising 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.

Section 16 of the NPPF states that "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance".

Paragraph 208 of the NPPF states that "Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."

Paragraph 213 of the NPPF outlines that "any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification." In other words, should a proposal result in harm to an asset, this should be weighed against the public benefits arising from the proposal. Paragraph 215 expands upon this, stating that "where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

The applicant seeks to erect a single storey rear/side extension, which would function as an extension to form a kitchen/dining room. The proposal is for a brick built, dual pitched extension. The plans show that on its short side, the southwestern elevation the extension would measure approximately 5.75m and on its loner side approximately 6.7m, the ridge would sit lower that the existing utility room to which it would attach. The proposal would contain sliding doors on both the northeast elevation and south west. The other elevation (northwest) would be facing brick with no punctuation.

The proposed dormer mirrors the existing dormer on the Northeast elevation, in both scale and appearance and is considered acceptable (though will be subject to conditions controlling materials).

The replacement conservatory roof is also acceptable, but materials will once again need to be provided and secured through condition.

NPPF Paragraph 208 requires that LPAs should assess the particular significance of any heritage asset that may be affected by a proposal; the location of the extension, to the side rear, as confirmed by the conservation officer, would extend from a less important/significant part of the listed building and therefore this avoids/minimises the conflict between the heritage asset's conservation and the proposed development.

By virtue of the notion that the extension would not overly impact the listed buildings most significant elements (thus not resulting in conflict been the heritage assets conservation and the kitchen extension), then the proposal is considered acceptable in this instance and would not cause harm.

Therefore, in line with the conservation officers comments the proposal, is considered acceptable

subject to control over materials, including opening and rainwater goods which shall be submitted to and agreed in writing with the local planning authority prior to any above ground works, these relate to the existing, conservator roof replacement as well as dormer.

The Historic Places Team have suggested condition for building recoding. These conditions are, in this instance considered unreasonable. The Conservation Officer has confirmed that the extension would emanate from the less significant part of the asset. Other dilution works have also taken pace, such as the conservatory. These condition will therefore not be attached.

On this basis the proposal would accord with policies 29 (29a), 2 and 3 of the South East Lincolnshire Local Plan as well as section 16 of the National Planning Policy Framework (December 2024).

Balance

As detailed above, Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. And

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving listed buildings, their setting, or any features of special architectural or historic interest which they possess.

It is considered that given the extension does not emanate from a significant part of the asset, and so its conservation/legibility remains intact, the harm attributed to the proposal is limited. The optimal viable use for this building is to function as a dwelling, the proposal is an extension of that use and considered to be appropriately designed.

Control over all external materials, including the extension, dormer and conservatory will be attached.
On the above basis it is considered that the proposal is acceptable.

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.

Conclusion

Taking the above considerations into account, the proposal is considered to accord with policies 1,2, 3, 29 & 36 of the South East Lincolnshire Local Plan (2019), along with the identified sections contained within the National Planning Policy Framework (December 2024).