DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H23-0073-26**	**Applicant:**	**A Nicholls**
Proposal:	Rear Single Storey Extension - Retrospective		
Location:	Hagbeach Manor Millgate Whaplode		
Terminal Date:	10th April 2026		

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 December 2024

Section 12 - Achieving well-designed places
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
SHDC INTERNAL	0	0	0	2
OTHER STATUTORY BODIES	0	0	0	2

CASE OFFICER ASSESSMENT

Description of Proposal

This is a listed building application for the erection of a rear extension at Hagbeach Manor, Millgate.

The proposed extension is a linear pattern, eastward oriented, projecting 5.5m eastward, being 4.24m wide on the North/South axis. The maximum height of the flat roof would be 3.15m.

The design is akin to an orangery, being a solid brick built frame with a heavy use of glass. One large window is to be installed in each side elevation and patio doors to the rear. The roof shall be flat and parapet in format, surrounded by a cornice detail. It is proposed to install a roof lantern, featuring glazing bars in the centre of the roof.

Rainwater is to be dealt with via a network of black metal rainwater goods, with downpipes on the western end of either North and South elevations.

Site Description

The site is located outside of any of the settlement boundaries outlined within the South East Lincolnshire Local Plan, 2019. Hagbeach Manor is a Grade II listed early C19th Manor House, Historic England describes the building like so:

"House, with attached gateway and stables. Early C19, C20. Red brick. C20 tiled roof with coped gables and kneelers, broad dentillated bands at eaves and 2 gable stacks. 2 storeys, 3 bay front with central doorway with broad doorcase, bracketed hood and glazing bar door. Doorway flanked by single C20 glazing bar sash-type casements with flush wedge lintels and segmental heads. 3 similar windows above. Attached to right, stone coped raking walls with rectangular gatepiers with large ball finials with a stable block attached beyond. The latter of 2 storeys, 4 bays with 2 semi-circular headed doorways with plank fanlights and doors. Each with a single semi-circular headed glazing bar casement with plank fanlight, beyond on each side. Smaller similar window beyond to left. 2 semi-circular headed glazing bar casements above, both with plank fanlights."

The area in general is characterised by open countryside setting with some sporadic ribbon development.

History

H23-0878-99

Proposed front wall for existing entrance. Approved on 13-10-99

H23-0879-99

Erection of two walls at existing access. Approved on 01-11-99

H23-0157-06

Change of use to touring caravan site (maximum 15 no.). Approved on 31-03-06

H23-0346-07

Proposed partial demolition and rebuild of east gable end, including chimney stack, using reclaimed brickwork where possible, reopen existing bricked up windows and insulate attic rooms. Approved on 15-05-07

H23-0881-07

Details of sample of brickwork (Condition 9 of H23/0346/07). Approved on 16-07-07

H23-0892-07

Engineers Report for demolition (Condition 5 of H23/0346/07). Approved on 10-07-07

H23-0387-23

Proposed single storey side and rear extension. Approved on 14-06-23

H23-0387-23

Proposed single storey side and rear extension. Approved on 14-06-23

H23-0443-24

Proposed single storey rear extension. Approved 10-07-24.

H23-0444-24

Proposed single storey rear extension. Approved on 10-07-24

H23-0074-26

Proposed single storey rear extension - Approved under H23-0443-24. Modification of Condition 2 to allow amendments to previously approved plans. Ongoing

Consultation Responses

The responses received from consultees during the initial consultation exercises, which can be viewed in their entirety through the South Holland website, can be summarised as follows:

Historic England

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

Historic Environment Officer

Thanks for consulting us on this proposal. We reiterate our previous comments dated 07-06-24 No objection to Modification of Condition 2

Conservation Officer

Initial Comments, dated 18/02/26

No objections. Proposal appears to be a relatively minor change compared to the previously approved scheme on site, resulting in a scheme that is compliant with the assessment of heritage impact made during the course of that application. No harm identified as the proposal forms a relatively sympathetic extension to a lesser portion of the listed building

Revised Comments, following revisions, dated 25/03/26

No objections to the proposed changes put forth by this latest amendment.

Public Representations

This application has been advertised in accordance with the Development Procedure Order and the Council's Statement of Community Involvement. In this instance, no letters of representation have been received.

Key Planning Considerations

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.

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.

Layout, Design, Scale and Consideration of the Character of the Area and Heritage and Conservation Considerations

Policy Context - Design

Section 12 of the NPPF "Achieving well-designed places", states that the "creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve" and as such, it is generally accepted that good design plays a key role towards sustainable development.

Paragraph 135, contained within Section 12 of the NPPF, states that new development should function well and add to the overall quality of the area (including beyond the short term) and should be visually attractive as a result of good architecture and appropriate landscaping. This goes on to establish that it is important that new development should be of the highest quality, to enhance and reinforce good design characteristics, and that decisions must have regard towards the impact that the proposed development would have on local character and history, including the surrounding built environment and landscape setting such as topography, street patterns, building lines, boundary treatment and through scale and massing. Developments should create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, among other considerations.

Likewise, Policy 2 of the SELLP outlines sustainable development considerations for proposals; providing a framework for an operational policy to be used in assessing the sustainable development attributes of all development proposals. Furthermore, Policy 3 of the SELLP requires development to comprise good design; identifying issues that should be considered when preparing schemes so that development sits comfortably with, and adds positively to, its historically designated or undesignated townscape or landscape surroundings.

These policies accord with the provisions of the NPPF and require 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. Proposals for new development would therefore require the aforementioned considerations to be adequately assessed and designed, including the siting, design, and scale to be respectful of surrounding development and ensure that the character of the area is not compromised.

Policy Context - Heritage

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.

The NPPF 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 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 above assessment of harm should be informed by the submission of an appropriate Heritage Impact Assessment (HIA). On this point, Paragraph 207 of the NPPF outlines that in "determining

applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary".

Policy 29 (The Historic Environment) of the SELLP states amongst other matters that the distinctive elements of the South East Lincolnshire historic environment will be conserved and, where appropriate, enhanced, in keeping with the policies in the NPPF). Development proposals will be expected to conserve and enhance the character and appearance of designated and non-designated heritage assets. Policy 29 of the SELLP is broken into five interrelated sections, with part A relevant here.

Policy 29A of the SELLP, relating to listed buildings, states: "Proposals that affect the setting of a Listed Building will be supported where they preserve or better reveal the significance of the Listed Building."

Section A of Policy 29 of the SELLP outlines criteria which applications relating to listed buildings should conform to. These are as follows:

"1. 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.
2. Proposals involving the demolition of Listed Buildings will not be permitted, unless in an exceptional case, or wholly exceptional case (depending on their grade) where a clear and convincing justification is made in line with national policy.
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."

Assessment

In assessing this application, it is important to consider the site history, including relevant fall back positions. H23-0444-24 approved a near identical extension (identical in terms of scale and location). The sole difference between the two being the more comprehensive use of brickwork here, rather than the circumference of fenestration of H23-0444-24.

That being said, the proposal would extend from a more modern section of the dwellinghouse, which is of little historic value and is unsympathetic to the host. Therefore, on the demolition element of the proposal would not harm the original fabric of the listed building, preventing harm to the asset. Moreover, it is considered that the addition of a more sympathetically designed element, which is more reminiscent of the design of the host dwelling, would help to mask the inappropriateness of the historic addition somewhat.

The extension is well designed, being inspired by a 18th century sunroom. Given the age and design of the dwelling, the addition of this feature would be a sympathetic addition, which would not detract from the significance of the host.

Moreover, when considered in light of the previously approved H23-0444-24, it is not considered that the proposal would result in additional harm over this previously approved scheme.

As a part of this application, details of materials have been provided. This shows that reclaimed bricks used from Downham Market in Norfolk are to be used. These are red bricks, which offer a good match to the existing dwelling. The materials selected are considered appropriate.

Details of the roof light were also provided. The details are appropriate, showing appropriate conservation roof lights and materials.

Therefore, it is considered that the proposal would not generate significant to harm the heritage asset. As such, the proposal is considered to be in accordance with Policies 2, 3 and 29 of the SELLP and Section 12 and 16 of the NPPF.

Planning Balance

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.

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 2, 3 and 29 of the South East Lincolnshire Local Plan (2019), along with the identified sections contained within the National Planning Policy Framework (December 2024)

Recommendation

It is recommended that the proposal be approved under delegated authority