DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H23-0172-19**	**Applicant:**	**The Regard Group**
Proposal:	Replacement windows		
Location:	Pipwell Manor Washway Road Saracens Head		
Terminal Date:	12th April 2019		

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
32	Community, Health and Well-being

National Guidance

National Planning Policy Framework 2019

NPPF 2019

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Background

The case officer has visited the site several times in the last 2 years and has been involved with on-site meetings.

The nature of the building, as a residential care home, is sensitive and it is not considered necessary or appropriate to re-visit to take site photos at this time, the plans and submissions illustrate the proposals and the case officer is well acquainted with the site.

In considering any development in relation to historic buildings, the local authority has to assess its historic significance against other issues such as its function, condition or viability. The application is submitted by a care company and the sensitive and important community function is a significant material factor in determining this application.

Proposal

The application is for replacement of the existing windows with new windows with slim-line double glazing.

Negotiations on site have established that due to the 24hr occupation and the nature of the use of the property as a care home it is imperative that the windows provide full thermal efficiency to provide a warm and pleasant environment. This is considered to carry great material weight in determining this application.

The replacement windows are to be constructed in timber and are appropriate for the building in terms of design, styling and traditional opening mechanisms.

The harm through loss of original joinery is less than substantial and is justified by the needs of the care home use.

Application site

Pipwell Manor is a late 18th Century red brick farmhouse (Grade II). The listing is long standing dating back to 1966.

The building retains much of its internal and external fabric and architectural detailing and much original joinery.

The Development Plan

South East Lincolnshire Local Plan - Adopted: March 2019
Policy 01 Spatial Strategy
Policy 02 Development Management
Policy 03 Design of New Development
Policy 17 Providing a Mix of Housing

Key Policy:

Policy 29: The Historic Environment

Policy 29 states that "Distinctive elements of the South East Lincolnshire historic environment will be conserved and, where appropriate, enhanced"

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.

Representations

Whaplode Parish Council - Support.

National Guidance

National Planning Policy Framework (NPPF), Feb 2019

Paragraph 11 - The presumption in favour of sustainable development
Section 16 - Conserving and enhancing the historic environment

Planning Practice Guidance (PPG), 2014

The proposals are considered to comply with all local and national guidance and policy.

The key material issues for considerations in this application are:

- The impact of development upon the Heritage Asset that is the Grade II Listed Building.
- Any other issues;

The impact of development upon the Heritage Asset that is the Grade II Listed Building.

The works are justified and necessary and will utilise timber and traditional opening mechanisms, the windows will have slimline double glazing. Overall the alterations are acceptable, represent less than substantial harm and the works will also help to ensure the long term viability of the building through maintenance.

The proposed works are designed to be in keeping with the visual qualities of the exterior of the listed building and are to be constructed in timber which is appropriate and sympathetic, and will have an acceptable impact upon the fabric of the listed building.

Any other issues including the impact of development upon neighbouring amenity

There is not considered to be any adverse or material impacts upon the amenity of any neighbouring properties or any other interests of acknowledged importance.

Conclusion

The proposed works are designed to be in keeping with the visual qualities of the exterior of the listed building and are to be constructed in timber which is appropriate and sympathetic, and will have an acceptable impact upon the fabric of the listed building.

It is recommended that Planning Permission is granted:

Recommendation: APPROVE