DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H23-0703-23**	**Applicant:**	**Mr D Cross**
Proposal:	Repoint front elevation and right aspect of house		
Location:	Whaplode House 8 Stockwell Gate West Whaplode		
Terminal Date:	10th October 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 2023

Sections 12 and 16 of the National Planning Policy Framework (2023).

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This Listed Building Consent Application is for the repointing of the frontage (South) and side (East) elevation of Whaplode House, 8 Stockwell Gate West. It is proposed to use a lime mortar mix in the repointing.

Site Description

Whaplode House is a Grade II listed property. Historic England describes the property like so:

"House. Late C18, late C19. Red brick with ashlar dressings. Slate roof with modillion ashlar eaves parapet and 2 gable stacks. 2 storeys and attic, 3 bay front with central doorway with open modillioned pediment, dosserets, fluted pilasters, semicircular head with keystone and imposts, traceried fanlight, panelled reveal and door. Single glazing bar sashes flank doorway with 3 glazing bar sashes above, all with rusticated wedge lintels with keystones. 3 segmental headed dormers with glazing bar sashes. Plain contemporary staircase with square balusters and moulded rail. Room with pilasters elliptical arched alcoves either side of fireplace with moulded architrave."

The wider setting is characterised by a mix of open countryside and low density rural development. Immediately to the east of the site is the former barns, now abandoned which is considered to be a non-designated heritage asset. Otherwise, no buildings in the immediate vicinity are of particular interest or value to the setting of the listed building.

History

H23-0761-12

Proposed Installation of Heat Pump. Approved on 23-01-13.

H23-0111-23

Proposed air source heat pump and installation of internal wall insulation. Approved on 17-03-23

Consultation Responses

Lincolnshire County Council Historic Environment Officer

No Archaeological input required.

Planning Considerations

Heritage Impact

The Local Planning Authority does not consider there to be any risk presented to the value or significance of the heritage asset by this proposal. A visual assessment on site of the existing pointing shows that the pointing is in a poor condition and requires addressing. A lime mortar mix is considered to be the traditional and structurally sympathetic material and as such, it is considered that by committing to rectifying the issues with the pointing, the applicant is assisting in conserving the historic environment. The proposal therefore satisfies Policy 29 of the South East Lincolnshire Local Plan (2019) and Section 16 of the National Planning Policy Framework (2023).

Conclusion

For the reason set out 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 National Planning Policy Framework (2023).

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.