DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H23-0782-21**	**Applicant:**	**Mr M Snelling**
Proposal:	Internal works to include replace kitchen units, replace kitchen floor tiles, replace left hand living room floor bricks, knock down kitchen partition hatched wall and re-plaster kitchen walls		
Location:	Westgate House Little Lane Whaplode		
Terminal Date:	4th November 2021		

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)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This Listed Building Consent is for proposed internal works, including replacement kitchen, with new floor surface, the knocking down of the kitchen partition and also the replacement of flooring bricks

in the living room at Westgate House, Little Lane, Whaplode.

Site Description

Westgate House, is a Grade II listed, C19th House. The Historic England Listing Description describes the property like so;

"Mid C18, raised c.1800. Red brick. Pantile roof with brick coped gables and left gable stack. 2 storeys, 3 bay front with first floor of c.1800. Central doorway with ornate blind fanlight, pediment, pilastered doorcase, panelled reveal and door. Doorway flanked by single glazing bar sashes with segmental heads and flush wedge lintels. 3 flat headed glazing bar sashes above."

The wing of the building mostly affected by this proposal, containing the Kitchen is non-original, being an extension which was granted planning permission in 1990.

The area in general can be characterised mostly by open countryside, however, there is some low density ribbon development nearby along little lane

History

H23-1583-89

Change of use from agricultural buildings to' workshop for classic car restoration'. Refused on 16-02-90

H23-1187-90

Re-siting & change to timber/iron cart-hovel'. Approved on 05-12-90

H23-0568-90

Alteration and extension to house. Approved on 22-11-90

H23-0236-98

Demolition of north end of barn and lean-to. Rebuild two storey extension. Approved on 27-04-98

H23-0235-98

Erection of two storey extension for classic car restoration and games room. Approved on 27-04-98

H23-0984-98

Details of materials for external walls and roofs (Condition 2 of H23/0235/98). Approved on 20-10-98

H21-0027-02

Change of use of commercial areas to residential plus elevational alterations and extension. Approved on 02-07-02

Consultation Responses

Whaplode Parish Council

Supports the application

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 presented by this application. The kitchen and dining rooms as they currently stand are within a wing which was only constructed in the late 1990s, after the site was listed. Therefore, none of the features, including the floor, partition wall, or kitchen units are considered to be of any value whatsoever to the heritage credentials of the site and therefore their replacement and/or removal can be considered to be a perfectly acceptable proposal which bears no impact upon the value of the asset at all.

The only element of the original building which is affected by this proposal is the brick floor in the living room however, previous planning history suggests that this was historically a timber floor. It seems likely that the bricks used to lay a new floor surface may have been reclaimed during the extensive works to the property in the 1990s. Therefore, again, as they are not original in their current format, their loss is not considered to be of detriment to the values of the property.

For the reasons listed above, and due to the the lack of an impact upon the value of the heritage asset, this application must be considered to help to conserve the historic environment in accordance with Section 16 of the National Planning Policy Framework (2021).

Conclusion

For the reasons listed above, this application is considered to be in accordance with Sections 12 and 16 of the National Planning Policy Framework (2021) as well as Policies 1, 2, 3 and 29 of the South East Lincolnshire Local Plan (2019). 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.