

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H23-0998-24 **Applicant:** M Kirk
Proposal: Proposed garden room extension & alterations
Location: Pipwell Manor Washway Road Saracens Head
Terminal Date: 7th April 2025

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

28 The Natural Environment
29 The Historic Environment

National Guidance

National Planning Policy Framework December 2024

Section 16- Conserving and Enhancing the Historic Environment.
Section 15- Conserving and Enhancing the Natural Environment

Representations:

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

CASE OFFICER ASSESSMENT

Site Description

Pipwell Manor is a Grade II listed former manor and farmhouse, comprising a two-storey dwelling of brick construction under a concrete tiled roof, with associated outbuildings located to the rear. The dwelling is situated within the settlement of Saracen's Head, and the site is located within Flood

Zone 3. The property is set within landscaped gardens, the trees to the site frontage are safeguarded by a Tree Preservation Order.

The property was listed on 30th June 1966 and the list description reads:

"Farmhouse. Late C18. Red brick. Concrete tiled roof with brick coped gables and 2 gable stacks, 2 storeys, 5 bay front with central doorway with fluted pilastered doorcase, entablature, cornice, overlight and panelled door. Above are 3 glazing bar sashes flanked by outer, single, blind panels. All openings and blind openings with segmented heads."

Proposal

Listed building consent is sought for the construction of a single storey garden room extension and lobby. The structure will abut the central range of the north elevation, linking to the rear entrance of the dwelling with a covered lobby.

A separate application seeking planning permission for the works has been submitted and is being considered concurrently under application reference H23-0997-24.

The garden room will be located partially on the footprint of a conservatory removed in 2014 and a lobby extension, approved under application reference H23-0173-19, which was not implemented. The extension will be an oak frame, hardwood framing structure with a natural slate roof.

External alterations to the listed dwelling are proposed, comprising fenestration alterations to the north and east elevations. An existing first floor window in the northern elevation will be widened and replaced with a new timber casement window with painted joinery to match the existing. In addition, it is proposed to lower the existing cill height and adjust the opening width of a first-floor window in the eastern elevation to match the adjacent sash on this elevation.

Internally, a modern stud wall will be removed to the first floor, currently partitioning a hot water cylinder cupboard, along with the moving of a partition wall to configure the family bathroom and en-suite shower room.

The following documents form part of the application:

Heritage Impact Assessment: November 2024

History

H23-1238-19: Listed building consent to replace internal door to external grade and install a second external grade door. Approved 20.02.2020.

H23-0395-19: Listed building consent for replacement windows, landscaping and conservatory. Approved 05.06.2019.

Consultation Responses (Received between 29th November 2024 and 20th December 2024)

Whaplode Parish Council

Support the application and advise the application needs to be in accordance with listed building regulations.

Joint Committee of the National Amenity Societies

No response has been received.

Historic Environment Officer

Having reviewed the application documents and the updated Historic Environment information for the application, the proposal is unlikely to have an impact on significant archaeological remains. Consequently, no further archaeological input is necessary for the application.

Historic Buildings and Places

Do not wish to make any comments.

Public Representations

The 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

The main issues and considerations in this case are (but not limited to):

Heritage Considerations.
Biodiversity Net Gain.

Evaluation

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.

In this case, the adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019, forms 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 (updated December 2024) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

Furthermore, where a Neighbourhood Plan has been adopted, this alongside the adopted Local Plan, forms part of the Development Plan for the District, and must be considered when assessing development proposals. In this instance, no relevant neighbourhood plans have been adopted.

Section 16(2) of the Planning (Listed Buildings and Conservation Areas Act) 1990, concerns whether to grant listed building consent for any works and requires special regard to be had to the desirability of preserving the building or its setting or any features of special or architectural interest which it possesses.

Heritage Considerations

The National Planning Policy Framework (Framework) December 2024 sets out the Government's planning policies for England and how they should be applied. It advises that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives; an economic objective, a social objective, and an environmental objective, which are interdependent and should be pursued in mutually supportive ways.

The Framework, at paragraph 202, advises heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Further stating, at paragraph 212, "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."

Policy 29 of the South East Lincolnshire Local Plan (2019) advises that to respect the historic legacy, varied character and appearance of South East Lincolnshire's historic environment, development proposals are required to conserve and enhance the character and appearance of designated and non-designated heritage assets.

Policy 29(A1) states:

Proposals to change the use of a listed building or 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.

Whilst the listing 'details' cites the front elevation features; listings are primarily for identification purposes and do not provide an exhaustive or complete description of the buildings special interest.

In this context, it is considered the listed buildings' special interest and significance is mainly derived from its historic and architectural interest as a notable 18th century domestic property on the main route through Saracens Head.

The property has been previously extended eastwards with a two-storey addition; however, the historic maps indicate this was constructed some considerable time before the property was listed. Internally, most of the historic authenticity and integrity of the buildings plan form has been retained.

The proposal seeks consent to construct a single storey garden room to the rear elevation of the property with a single storey lean-to to the side. The structure is to be oak framed with glazing between the frames and a natural slate roof. The side and rear external walls of the existing dwelling are to be retained.

Whilst a 'wrap around' design as proposed would not normally be encouraged, there is photographic evidence of a lean-to glazed structure previously existing in this position. Moreover, the glazed construction of the extension along with the retention of existing external walls ensures there is no impact on the physical fabric of the building. The glazed design allows visibility through to external walls of the dwelling and presents clear legibility of the building's development over time.

There is no objection to the proposed fenestration alterations to the north and east elevations. The replacement windows reflect the size, material and style of those existing.

There is also no objection to the removal of the modern stud partition walls at first floor level, these are later additions, and their removal will not affect the historic authenticity and integrity of the buildings' plan form.

The proposal would preserve the Grade II listed building and its features of special architectural and historic interest which it possesses and would therefore satisfy the requirements of section 66(1) of the Act and the provisions within the Framework which seeks to conserve and enhance the historic environment. The proposal would also accord with Policy 29 of the South East Lincolnshire Local Plan (2019) which requires development proposals to conserve and enhance the character and appearance of designated heritage assets.

Biodiversity Net Gain

Biodiversity Net Gain (BNG) is required under a statutory framework introduced under Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) and requires developers to deliver a minimum of 10% Biodiversity Net Gain using standardized biodiversity units measured by statutory biodiversity metrics. This is often referred to as the mandatory requirements for Biodiversity Net Gain.

The effect of Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission is deemed to have been granted subject to the "biodiversity gain condition". The effect of this "biodiversity gain condition" is that development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan, or
- (c) the development is exempt from the biodiversity gain condition.

For applications that are submitted prior to the introduction of this requirement, the development would exempt from the mandatory 10% requirement and as such, the Biodiversity Gain Condition would not apply. However, this application was submitted following the introduction of this legislation. As such, unless comprising development that is exempt from this mandatory Biodiversity Net Gain (10%), a condition would be required, as mandatorily set.

The proposal seeks permission for an extension to an existing residential property. Householder applications as defined within article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 are exempt from the requirement to provide mandatory Biodiversity Net Gain.

Article 2(1) defines householder applications as an application for planning permission for development of an existing dwellinghouse or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse.

As the submitted application accords with this definition the proposal satisfies the statutory householder development exemption and is not required to provide mandatory Biodiversity Net Gain.

Planning 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.

There would be economic benefit through the construction of the extension and social benefits by the provision of additional living space to meet the householders' needs, to which moderate weight is attached. Moreover, the proposal will not cause detriment to the historic value or architectural integrity of the listed building. The proposal accords with the South East Lincolnshire Local Plan (2019) and the provisions of the National Planning Policy Framework (December 2024) when viewed as a whole.

In this instance, there are no material considerations that weigh against the proposal and as such, the planning balance is in favour of the development.

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 be in accordance with Policy 29 of the South East Lincolnshire Local Plan (2019), along with the identified sections contained within the National Planning Policy Framework (December 2024). There are no significant factors in this case that indicate against the proposal and outweigh the consideration in favour of the proposal and the policies referred to above.

Recommendation

Based on the assessment detailed above, it is recommended that the proposal should be approved under Delegated Authority.