

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H23-1094-24 **Applicant:** M Kirk
Proposal: Conversion of existing storage barns into ancillary accommodation
Location: Pipwell Manor Washway Road Saracens Head
Terminal Date: 30th April 2025

Planning Policies**South East Lincolnshire Local Plan - Adopted: March 2019**

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
23	The Reuse of Buildings in the Countryside for Residential Use
28	The Natural Environment
29	The Historic Environment
31	Climate Change and Renewable and Low Carbon Energy
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance**National Planning Policy Framework December 2024**

Section 2: Achieving Sustainable Development
Section 12: Achieving Well-designed Places
Section 14: Meeting the Challenge of Climate Change, Flooding and Coastal Change
Section 15: Conserving and Enhancing the Natural Environment
Section 16: Conserving and Enhancing the Historic Environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE	0	0	0	1

BOARD				
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1
RESIDENTS	0	1	0	0

CASE OFFICER ASSESSMENT

Proposal

Planning permission is sought to convert two barns located to the north of Pipwell Manor into additional accommodation. The barns are described within the application documents as Barn A and Barn B. Consent is sought to convert Barn A into a one-bedroomed self-contained accommodation with a home gym and mezzanine store. Solar panels and conservation roof lights are proposed to the roof along with an air-source heat pump adjacent to the west elevation. Barn B is to be used as a workshop, studio and store with conservation roof lights to the east and west elevations.

The buildings will utilise the existing access serving Pipwell Manor, located adjacent to the western boundary of the property, this access is shared with the neighbouring dwelling.

A separate application seeking listed building consent for the works has been submitted and is being considered concurrently under application reference H23-1096-24.

The following documents form part of the application:

Heritage Impact Assessment
Flood Risk Assessment
Preliminary Ecological Appraisal and Roost 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 Saracens 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."

The barns to which the application relates are of red brick construction under clay pantile roofs and described within the application as Barn A and Barn B.

Barn A is of red brick laid in English Garden Wall Bond with 5x double row glass roof tiles and is divided into 4 interconnecting units with a staircase accessing an upper storage space. Access to the barn is through three timber double doors with arched brick lintels in the southern elevation.

Barn B is located at right-angle to Barn A and is constructed in Stretcher Bond. Barn B has a stable door with timber lintel and double timber doors in the west elevation along with double timber doors in the south elevation.

Although the barns are not referred to in the list description the Heritage Design Statement forming part of the application dates Barn A's construction to pre-1st July 1948, as this structure is within the curtilage of a listed building it forms part of the listing under section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Heritage Design Statement indicates Barn B was constructed as a later date approximately 1950.

History

H23-0997-24: Proposed garden room extension and alterations. Approved: 26.03.2025.

H23-0998-24: Listed building consent for proposed garden room extension and alterations. Approved: 26.03.2025.

H23-1092-24: Proposed wall with wrought iron railings and gate. Approved: 01.04.2025.

H23-1093-24: Listed building consent for proposed wall with wrought iron railings and gate. Approved: 02.04.2025

Consultation Responses

Responses Received (Consultation period between 16th January 2025-6th February 2025)

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

Whaplode Parish Council

Support the application. No comment to make.

Lincolnshire Bat Group

No response received.

Senior Ecologist

No response received.

Environmental Protection

After reviewing the screening assessment form in conjunction with photographs found in the Heritage Design Statement, a precautionary land contamination condition is recommended.

Highways and Lead Local Flood Authority

No objections. The proposal is for the conversion of the existing storage barns into ancillary accommodation. The barns will be used in conjunction with Pipwell Manor as an annexe. As the barns are an annexe to the main dwelling, they would not expect any increase in vehicle movements. The barns were formally used for storage and used the existing access which will remain. The proposal will not have an adverse impact on the public highway.

Historic Environment Officer

Conversion will have a significant impact on any surviving original fabric of the barns. A condition is recommended requiring a phased programme of mitigation works including, but not limited to, a level 3 historic building recording of the barns.

Public Representation

The application has been advertised in accordance with the Development Procedure Order and the Council's Statement of Community Involvement. In this instance, one letter of representation has been received. The main issues referred to are:

The potential effect of noise from the air source heat pump to impact on the enjoyment of the

outdoor space by the occupants of neighbouring property.

Planning Considerations

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

Principle of Development and Sustainability.

Heritage Considerations.

Layout, Design and Impact on the Character of the Area.

Impact on Neighbouring Residents.

Highway Safety and Parking.

Flood Risk Considerations and Surface Water Drainage.

Impact on Climate Change.

Biodiversity Net Gain.

Biodiversity and Ecology.

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 66(1) of the Planning (Listed Buildings and Conservation Areas Act) 1990, concerns whether to grant planning permission for development which affects a listed building or its setting 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.

Principle of Development and Sustainability

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 South East Lincolnshire Local Plan (2019) sets out the settlement hierarchy in respect of delivering sustainable development that meets the social and economic needs of the area whilst protecting and enhancing the environment.

Policy 1 of the South East Lincolnshire Local Plan (2019) sets out a spatial strategy for delivering sustainable development across South East Lincolnshire to 2036. Policy 1 (Spatial Strategy) expresses this sustainable framework of settlements, ranking the settlements deemed to be most sustainable in descending order.

The application site is located within Saracens Head, defined under Policy 1 (Spatial Strategy) as 'Other Service Centres and Settlements'. The Policy advises that within the settlement boundaries of the 'Other Service Centres and Settlements', development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities.

Pipwell Manor is located within the settlement boundary of Saracens Head and seeks to convert two

barns within its curtilage to additional living accommodation and ancillary domestic facilities. There will be economic benefit through the conversion stage and social benefit through meeting the needs of the occupants of the dwelling, along with environmental benefit through the re-use of existing historic buildings, which collectively serve to support the sustainability of the settlement.

The principle of the proposal therefore accords with the requirements of Policy 1 of the South East Lincolnshire Local Plan (2019) subject to the consideration of all other material factors which are assessed in the sections below.

Heritage Considerations

The Effect of the Proposal on the Special Interest, including the Setting of the Listed Building

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 interests of the building's preservation and does not involve activities or alterations prejudicial to the special architectural interest 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.

Consent is sought to convert two barns to the north of Pipwell Manor, located within the established garden area of the property. The barns are referred to within the application documents as Barn A and Barn B.

The proposal seeks to convert Barn A into a one-bedroomed residential unit, which the applicant's advise will be used in conjunction within the main house. A gym and mezzanine storage are also proposed.

The existing double doors within the southern elevation are to be used and no new openings are proposed. Two conservation roof lights are proposed to the northern and southern elevations along with an array of solar panels. An air source heat pump is proposed adjacent to the western elevation. Internally, an existing wall is to be removed and stud partition walls are proposed.

Although Barn A is not referred to in the list description, the historic maps forming part of the submitted Heritage Design Statement show the presence of this building on the site pre-1st July 1948. As this structure is within the curtilage of a listed building it forms part of the listing.

The proposed alterations, both internal and external are limited and seek to retain and re-use existing openings. There is no objection to the proposed conservation roof lights or solar panels which will assist in the energy efficiency of the building. The location of the air source heat pump will not cause detriment to the setting of the listed structure. Overall, the scheme will retain the architectural and historical integrity of the building.

The scheme also seeks the conversion of Barn B to a store, studio and workshop. Internally, an existing opening will be blocked up and an internal breathable lining insulation system installed. Externally, a new patio door is proposed to the west elevation along with a roller shutter door to the south elevation. Conservation roof lights are proposed to the north and western elevations.

The proposed patio doors are modern in appearance and the installation of a roller shutter door would be considered an inappropriate addition to a listed building. However, historic maps within the submitted Heritage Design Statement evidences Barn B for the first time on the ordnance survey map published in 1952. The Heritage Design Statement advises the building is likely to have had demolished fabric incorporated within its construction, making this mid-century barn appear to be of an earlier date.

Given that the evidence indicates Barn B was construction after 1st July 1948 it is not considered a listed building nor it is curtilage listed under section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is, however, considered a non-designated heritage asset given its relationship to the listed buildings being part of the historical development of the site. The proposed alterations to Barn B are not considered detrimental to its overall character and appearance nor is it considered that the conversion of Barn B as proposed will not affect the setting of Barn A or Pipwell Manor.

The proposal would preserve the architectural and historic interest of the listed barn and will not cause detriment to the setting of the Grade II listed Pipwell Manor 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.

Archaeology

The Framework advises, at paragraph 207, where a site on which development is proposed includes, or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment, and where necessary, a field evaluation.

Policy 29(C4) of the South East Lincolnshire Local Plan (2019) states wherever possible and appropriate, mitigation strategies should ensure the preservation of archaeological remains in-situ. Where this is either not possible or not desirable, provision must be made for preservation by record according to an agreed mitigation scheme for investigation submitted by the developer, undertaken by a suitably qualified person and approval by the local planning authority.

The Historic Environment Officer advises the buildings are considered non-designated heritage assets, particularly as part of the historic farmyard within the curtilage of a listed building. Although Barn B is a later addition, its presence contributes to the property's historical development and the broader historic environment. It is further advised conversion will have a significant impact on the barns and it is recommended there is a condition for a mitigation strategy to effectively deal with the site. It is stated that this should comprise a phased programme of mitigation work, including but not limited to a level 3 historic building recording of the barns. A pre-commencement condition is recommended in this regard to which the applicant has confirmed their written agreement.

The proposal provides appropriate mitigation to ensure any archaeological remains are recorded prior to the commencement of development, and therefore accords with Policy 29 of the South East Lincolnshire Local Plan (2019) and the Framework, which require an appropriate assessment of the potential impact of development proposals on archaeology.

Layout, Design and Impact on the Character of the Area

The Framework advises, at paragraph 131, good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Policy 2 of the South East Lincolnshire Local Plan (2019) outlines sustainable development considerations for development proposals, providing a framework for an operational policy to be used in assessing the sustainable development attributes of all development proposals. Furthermore, Policy 3 accords with the provisions of Section 12 of the National Planning Policy Framework (December 2024), in that it 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.

The proposal seeks to convert existing buildings with minimal external alterations. The existing access and parking to the site will be utilised and no additional curtilage is proposed. The air source heat pump is located adjacent to the western elevation of Barn A and will not be visible within the wider street scene.

The proposal would serve to safeguard the existing character and appearance of the area and in this regard accords with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) along with advice contained within Section 12 of the National Planning Policy Framework (December 2024).

Impact on Neighbouring Residents

The Framework advises, at paragraph 135, development should create places with a high standard of amenity for existing and future users.

Policies 2 and 3 of South East Lincolnshire Local Plan (2019) sets out that residential amenity and the relationship to existing development and land uses is a main consideration when making planning decisions.

The proposal seeks to convert two existing barns, no extensions are proposed. The windows proposed in Barn A serving habitable rooms face onto the garden area of Pipwell Manor ensuring no overlooking of neighbour property arises.

The barns will be accessed via the existing access to the eastern boundary, also serving the neighbouring house. Given that the buildings are to be used as ancillary accommodation to Pipwell Manor the proposal will not generate additional levels of vehicle movements to the site and as such will not result in further noise and disturbance to adjacent dwellings.

Neighbours raise concern at the potential noise and disturbance caused by the air source heat pump and its effect on the enjoyment of their garden area. Whilst this concern is acknowledged, the air source heat pump will not be located on the boundary of this property, it is considered there is a reasonable distance between this and the dwellings on Pipwell Meadows to ensure unacceptable levels of noise and disturbance do not arise.

The proposal will not adversely affect the level of amenity currently afforded to neighbouring property and in this regard accords with the provisions of the Framework and Policies 2 and 3 of the South East Lincolnshire Local Plan (2019).

Highway Safety and Parking

Paragraph 116 of the Framework advises that development should only be refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, considering all reasonable future scenarios.

Policy 2 of the Local Plan states that proposals requiring planning permission will be permitted provided that sustainable development considerations are met, specifically in relation to access and vehicle generation. Policy 3 of the Local Plan details that development proposals will demonstrate how accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways will be secured, where they are relevant to the proposal.

Further, Policy 36, to be read in conjunction with Appendix 6, of the South East Lincolnshire Local Plan (2019), sets out minimum vehicle parking standards required for development proposals.

The highway authority advise, the proposal is for the conversion of the existing storage barns into ancillary accommodation and that the barns will be in conjunction with Pipwell Manor as an annexe. As the barns are an annexe to the main dwelling, they would not expect any increase in vehicle movements. The barns were formally used for storage and used the existing access which will remain. The highway authority therefore consider the proposal will not have an adverse impact on the public highway and as such has no objection to the development.

The proposal would therefore accord with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) and Section 9 of the National Planning Policy Framework (December 2024).

Flood Risk Considerations and Surface Water Drainage

Paragraph 170 of the Framework advises that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Further stating, where development is necessary in such areas the development should be made safe for its lifetime without increasing flood risk elsewhere.

Paragraph 176 states that applications for some minor development and changes of use should not be subject to the sequential test nor the exceptions test. Footnote 62 clarifies that minor development includes changes of use, except for changes of use to a caravan, camping or chalet site, or to a mobile home or park home site.

As this application seeks permission for the change of use of buildings to residential and domestic use, under the terms of Footnote 62 a sequential test or exception test is not required.

However, as the site is located within Flood Zone 3, as paragraph 176 advises, the proposal should still meet the requirements for site-specific flood risk assessments set out in Footnote 63.

The South East Lincolnshire Strategic Flood Risk Assessment (SFRA) provides an overview of how flood risk has been considered in shaping the proposals of the Local Plan; including the spatial strategy and the assessment of housing and employment sites.

Policy 4 of the South East Lincolnshire Local Plan (2019) is clear in that "Development proposed within an area at risk of flooding (Flood Zones 2 and 3 of the Environment Agency's flood map or at risk during a breach or overtopping scenario as shown on the flood hazard and depths maps in the Strategic Flood Risk Assessment) will be permitted" in instances where specific criteria is met.

As part of the application a Flood Risk Assessment has been submitted. This advises the site is outside of any of the identified hazard areas on the South East Lincolnshire SFRA Residual Flood Hazard Map for the 1% fluvial and 0.5% tidal event. It is also outside the area at risk of flooding on South East Lincolnshire SFRA Residual Peak Depth Map for the 1% fluvial and 0.5% tidal event.

In addition, the FRA proposes several mitigation measures which include the provision of solid doors and electrical sockets set above finished ground level. These measures can be attached to any permission granted as an appropriately worded condition.

South Holland Internal Drainage Board advise the applicant has indicated that they intend to dispose of surface water via infiltration, however, the viability of this has not been evidenced. The IDB recommend that ground investigation is carried out to determine infiltration potential. It is considered that such requirement can be addressed by an appropriately worded condition.

Given the mitigation measures detailed and recommended by condition, the proposal will be made safe for the lifetime of the development and subject to the submission and approval of an acceptable surface water drainage strategy will not increase the risk of flooding elsewhere. The proposal therefore accords with Policies 2, 3 and 4 of the South East Lincolnshire Local Plan (2019) and the intentions of the National Planning Policy Framework (December 2024) in this regard.

Impact on Climate Change

In respect of the climate emergency, Section 14 of the National Planning Policy Framework (December 2024) states that new development should be planned for in ways that: "avoid increased vulnerability to the range of impacts arising from climate change" with care taken to ensure that, where development is brought forward in areas which are vulnerable, "risks can be managed through suitable adaptation measures, including through incorporating green infrastructure and sustainable drainage systems; and help to reduce greenhouse gas emissions, such as through its location, orientation and design".

Paragraph 166 of the National Planning Policy Framework (December 2024) details that when determining planning applications, Local Planning Authorities should "expect new development to: a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption", with 'significant weight'

given to "the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights)".

The roof of Barn A will be covered in part with solar panels and an air source heat pump is proposed to serve the building, in addition, an internal breathable lining insulation system is proposed to Barn B. These measures will contribute to a reduction in energy consumption within the development.

Taking the above into account it is considered that given the details submitted the proposal is acceptable in this regard. The proposal would therefore be in accordance with Policy 31 of the South East Lincolnshire Local Plan (2019) and Section 14 of the National Planning Policy Framework (December 2024).

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.

A Biodiversity Net Gain Exemption Statement has been submitted as part of the application. This states the development is below the threshold as is subject to the 'de minimis exemption' as the development does not impact a priority habitat and impacts less than 25square metres (5m by 5m) of on-site habitat.

The proposal is for the conversion of two existing buildings within the established garden area of the existing dwelling. The additional external development proposed is the provision of a concrete pad 2m x 1.5m to facilitate an air source heat pump.

The development impacts less than 25square metres of on-site habitat meeting the requirements of exempt development and is not required to provide mandatory Biodiversity Net Gain.

Biodiversity and Ecology

The Framework advises, at paragraph 193, when determining planning applications, if significant harm to biodiversity cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

Policy 28 of the South East Lincolnshire Local Plan (2019) seeks to promote biodiversity net gain by maximising opportunities to enhance and connect natural habitats, incorporate biodiversity conservation features to enhance green infrastructure and ecological corridors, and conserve or enhance habitat to adapt to climate change.

As part of the application a Preliminary Ecological Appraisal and Roost Assessment has been submitted. The survey was carried out on 31st October 2024. The Appraisal assesses both building and advises their brickwork and roof structures are in good condition with no suitable gaps or holes present for roosting bats, and concludes the buildings are of negligible value for roosting bats. The

report also considers the site does not contain any habitats listed as a habitat of principle importance under Section 41 of the Natural Environment and Rural Communities Act (2006).

However, the site contains mature trees which are of good quality and could be of value to local wildlife populations. Other habitats within the site are common and widespread and have low ecological value. The Appraisal further states there is a pond within 500m of the site, this has been assessed the report considers it has limited connectivity to the site due to separation by an intensely managed garden and dwelling. It is concluded that these landscape features combined are assessed to represent a significant barrier to dispersal limited access from this pond to the site for great crested newts. The appraisal recommends a precautionary working method to be implemented for common amphibians during construction, such measures can be appropriately conditioned. Further ecological enhancements are recommended which can be reasonably attached as a condition to the permission.

When taking the above into account, whilst the development in this instance may be exempt from the mandatory 10% net gain, it would remain appropriate, given the context of Section 15 of the National Planning Policy Framework (December 2024) and requirements of Policy 28 of the South East Lincolnshire Local Plan (2019), that conditions are attached, requiring a level of Biodiversity and ecological enhancement, including that impacting upon small species.

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.

The application site is within a sustainable location within the settlement boundary. There would be economic benefit through the construction of the development and social benefits in meeting the householder need through the construction of additional ancillary facilities, along with environmental benefit through the re-use of existing historic buildings to which moderate weight is attached.

The proposal will not cause detriment to the setting, historic value or architectural integrity of the listed building, nor will there be detriment to the character and appearance of the area. The level of amenity currently afforded to neighbouring property will be safeguarded and the proposal will not have adverse effects in terms of highway safety or flooding risks.

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.

Conclusion

Taking the above considerations into account, the proposal is considered to be in accordance with policies 1, 2, 3, 4, 28, 29, 31 and 36 (including Appendix 6) 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.

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.

Recommendation

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