

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H23-1231-19 **Applicant:** Mr & Mrs D Wood
Proposal: Extension and alterations
Location: Whaplode Manor Manor Road Saracens Head
Terminal Date: 12th February 2020

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 2019

Section 12 - Achieving well-designed places
Section 16 - Conserving and Enhancing the Historic Environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	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 application is for the demolition of the existing non-original sun room on the Eastern elevation of the property, to be replaced with a lead flat roofed extension featuring timber-frame roof lantern, which extends slightly further to the east than the existing sun-room

extension.

The Keystone inscribed with 'WM 1737', specifically mentioned in the listing description, will be subsumed into the interior of the property by the extension , but will be retained.

Site Description

Whaplode Manor is a large manor house property which is listed to a Grade II standard. The property is outside of any development boundary, however, it is neighboured by residences to the East and the Whaplode manor event venue to the North. The Manor itself sits on an extensive curtilage with multiple outbuildings. The listing description reads as follows;

"Small country house. 1737. Red brick with painted ashlar dressings. Hipped slate roofs with dogtooth eaves and 3 lateral stacks. 2 storeys and attic, 5 bay south front with first floor band. Central doorway with columnar porch with entablature and inner partially glazed door. 2 glazing bar sashes flank the doorway on each side, with 5 glazing bar sashes above; all with flush wedge lintels and painted ashlar keystones. Single hipped dormers with plain sashes flank a central open pediment supported on a pair of consoles and containing a keyed oculus. 5 bay west front with central doorway with overlight and panelled door. 2 blocked windows to the right, one to the left with a glazing bar sash beyond. Single glazing bar sash above doorway with 2 blocked openings to the right, one to the left with a glazing bar sash beyond. All the windows with flush wedge lintels and painted ashlar keystones, that over the left ground floor window inscribed 'WM 1737'. Interior with truncated 2 flight return staircase with moulded bannisters and handrail, of c.1737. One room to south-east with moulded cornice."

History

H23-0991-17

Proposed open bio-mass building. APPROVED on 18/12/2017.

H23-0992-17

Proposed open bio-mass building. APPROVED on 18/12/2017

H23-0078-18

Details of external materials (Condition 3 of H23-0991-17). APPROVED on 04/04/2018

Consultation Responses

Lincolnshire County Council Historic Environment Officer

No archaeological input required.

Planning Considerations

Heritage Impact

The Local Planning Authority does not deem there to be any risk posed by these proposals to the visual qualities or significance of the listing. This is because the proposals do not include any harm to original material. Whilst it is not ideal that a characterful feature of the property will no longer be visible from the public realm, it is reassuring to see that the 'WM 1737' keystone will be retained as an internal feature and therefore will continue to be offered the same level of protection from works as it always has been. The proposed materials are appropriate to the building, making use of a timber door and timber frame roof lantern as well as period-appropriate lead flat roof and matching, reclaimed brickwork.

The loss of the current sun room will not be of great harm to the significance of the building as it is clearly unoriginal to the rest of the property and is showing some signs of deterioration, especially within the substantial amount of timber windows. Because of the above reasons suggesting that the proposals will not create any harm to the significance of the designated asset, it must be deemed that these proposals CONSERVE the Historic Environment.

Conclusion

For the reasons listed above, it is determined that this application is 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 (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.