DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H23-1238-19**	**Applicant:**	**Achieve Together**
Proposal:	Replace internal door to external grade and install a second external grade door		
Location:	Pipwell Manor Washway Road Saracens Head		
Terminal Date:	20th 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 replacement of internal doors to external grade timber doors and installation of a second timber-frame external door. In order to achieve this

proposal, it is proposed that an existing uPVC lobby conservatory be removed.

Site Description

Pipwell Manor (AKA Pipewell Manor House) is a Grade II listed farmhouse within Saracen's Head. The Historic England Listing description reads as follows;

"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. Doorway flanked by 2 glazing bar sashes on each side. Above are 3 glazing bar sashes flanked by outer, single, blind panels. All openings and blind openings with segmental heads."

The property encompasses a very large, landscaped curtilage which forms a major character feature of the Saracen's Head village centre and constitutes the largest section of visible green space in the settlement. Apart from the large open space of the curtilage, the area is primarily characterised by residential properties, mostly of a late C20th - early C21st design and construction.

The building is currently unused, however, it's most recent use was as a care facility and it is understood by the case officer that the applicant is an organisation which operates in a similar field.

History

H23-0414-14

Change of use from C1 (B&B) to class C2 (nursing/care home). REFUSED on 08/08/2014

H23-0415-14

Alterations to existing internal doors, to fit smoke seals in compliance with fire regulations. APPROVED on 02/09/2014

H23-0677-15

Erection of 1.8m timber fencing around property boundary (retrospective). REFUSED on 21/11/2016.

H23-1145-18

Works to Saracen's Head TPO No. 1 1983. APPROVED on 12/12/2018.

H23-0171-19

Proposed landscaping scheme. APPROVED on 11/04/2019.

H23-0172-19

Replacement windows. APPROVED on 11/04/2019.

H23-0173-19

Replacement conservatory. APPROVED on 11/04/2019

Consultation Responses

Lincolnshire County Council Historic Environment Officer

No archaeological input required.

Planning Considerations

Heritage Impact

The local Planning Authority does not believe there to be any threat of harm to the historic

environment presented by these proposals. This is because the proposals include the removal of the inappropriate uPVC conservatory which is undoubtedly an eyesore and detracts from the visual qualities of the Grade II listed building. In its stead, nothing is proposed to replace it, save for the addition of two timber doors in both of the existing openings on the North and East elevations of the property which will be exposed by the removal of the conservatory. The Local Planning Authority agrees with the findings of the provided Heritage Impact Assessment which states that the proposed works will help to restore the building's appearance as a maintained Grade II listed property. Therefore, these proposals must be considered to ENHANCE the visual qualities of the Heritage Asset and therefore the Historic Environment at large.

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.