

Officers Report

Planning Application No: 147781

PROPOSAL: Listed building consent to install access ramp & level access shower.

LOCATION: Prospect House Summer Hill Gainsborough Lincolnshire DN21 1HQ

WARD: Gainsborough East

WARD MEMBER(S): Cllr D Dobbie, Cllr M D Boles and Cllr J W Flear

APPLICANT NAME: Roy Robson

TARGET DECISION DATE: 29/03/2024

DEVELOPMENT TYPE: Listed Building - Alter/Extend

CASE OFFICER: Richard Green

RECOMMENDED DECISION: Grant with conditions attached

The application is referred to the planning committee for determination in line with the constitution as the agent for the application is West Lindsey District Council as the proposal is subject of a Disabled Facilities Grant.

Description:

The application site is a Grade II Listed 2 storey detached dwelling (Prospect House) located within the developed footprint of Gainsborough. The front (principal) elevation of the dwelling is the west elevation and the site is accessed off Summer Hill to the north of the dwelling which leads to an area of off road car parking and a detached single storey garage to the north of the dwelling with gardens beyond. There is another single storey detached outbuilding located by the north eastern corner of the site between the dwelling and the aforementioned garage.

The application seeks permission to install a ramp to access a back door on the side (north) elevation of the dwelling and to create a level access shower to an existing ground floor bathroom/utility room.

Relevant history:

No relevant planning history.

Representations:

Chairman/Ward member(s): No representations received to date.

Gainsborough Town Council: No comments to make.

Local residents: No representations received to date.

LCC Highways and Lead Local Flood Authority: The proposal is for listed building consent to install access ramp & level access shower and it does not have an impact on the Public Highway or Surface Water Flood Risk. Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

Conservation Officer: Supports the application subject to suggested conditions.

LCC Archaeology: No representations received to date.

Relevant Planning Policies:

National guidance

National Planning Policy Framework (NPPF)

https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf

National Planning Practice Guidance (NPPG)

<https://www.gov.uk/government/collections/planning-practice-guidance>

Lb Legal Duty

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

<https://www.legislation.gov.uk/ukpga/1990/9/section/66>

Main issues

- Principle and impact on a Listed Building

Assessment:

Principle and Impact on a Listed Building

Section 16 of the Planning (Listed Building and Conservation Area) Act 1990 requires Local Planning Authorities to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. The National Planning Policy Framework requires Local Planning Authorities to assess the significance of the heritage assets involved and the likely impact of the development on them.

The application seeks permission to install a concrete ramp to access a back door on the side (north) elevation of the dwelling to navigate an existing set of concrete steps. The proposed ramp will be located between a garden wall

located within the site and an existing single storey outbuilding by the north east corner of the dwelling.

It is also proposed to create a level access shower to an existing ground floor bathroom/utility which will involve an original door to be blocked by a stud wall which can easily be removed and the creation of a new doorway to a landing. An original cupboard in the bathroom will be kept.

It is considered that the proposed concrete access ramp which will replace 'modern' concrete steps and is largely located between an existing outbuilding and a garden wall will have no adverse impact on the Listed Building. Likewise, the proposed alterations to an existing bathroom/utility room will retain existing features such as the original doorway behind a stud wall and an original cupboard and the insertion of a new door to a small ground floor bathroom/utility room will not unduly affect the fabric and historic floor plan of the Listed Building.

The Conservation Officer recommends approval of this application subject to conditions. If it is minded to approve this application the conditions recommended will be attached to the decision notice.

It is therefore considered that the works are acceptable as the changes (subject to conditions) will have no adverse impact on the special architectural significance and historic interest of the Listed Building in accordance with Section 16 of the Planning (Listed Building and Conservation Area) Act 1990 and the NPPF.

Other matters:

None.

Conclusions and reasons for decision

The proposed works have been considered against Section 16 of the Planning (Listed Building and Conservation Area) Act 1990 and advice given in Chapter 16 of the National Planning Policy Framework. In light of this assessment, the works are acceptable as the changes (subject to conditions) will have no adverse impact on the character, appearance and fabric of the Listed Building.

RECOMMENDATION- Grant listed building consent with the following conditions:

Conditions stating the time by which the development must be commenced:

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

Reason: To conform with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Conditions which apply or require matters to be agreed before the development commenced:

None.

Conditions which apply or are to be observed during the course of the development:

2. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings: Existing and Proposed Ground Floor Utility/Bathroom Floor Plans, Proposed Ramp Plans (x3) and a Proposed Site Location/Block Plan for the Proposed Ramp received 23/01/2024. The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework.

3. The following features must be retained in situ:

- The original door opening, door, frame and architrave to the downstairs utility/bathroom.

Reason: To ensure the development proceeds in accordance with the approved plans to safeguard the fabric and setting of the Grade II Listed Building to accord with the National Planning Policy Framework.

4. Prior to the installation of the new internal doorway to the ground floor utility/bathroom a section through of the proposed new internal door to the ground floor utility/bathroom showing all finishes, the new door, frame, architrave etc. on a scale of no less than 1:20 shall be submitted to and approved in writing by the Local Planning Authority. The development must be completed in strict accordance with the approved details.

Reason: To ensure the development proceeds in accordance with the approved plans to safeguard the fabric and setting of the Grade II Listed Building to accord with the National Planning Policy Framework.

5. All new external and internal finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure the development proceeds in accordance with the approved plans to safeguard the fabric and setting of the Grade II Listed Building to accord with the National Planning Policy Framework.

Conditions which apply or relate to matters which are to be observed following completion of the development:

None.

Human Rights Implications:

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

Legal Implications:

Although all planning decisions have the ability to be legally challenged it is considered there are no specific legal implications arising from this report.