

SUMMARY OF APPLICATION

Application Reference	B/21/0015		
Application Type	Listed Building Consent		
Proposal	Listed Building Consent to re-treat four original doors and to replace the existing kitchen door (a modern, non-fire rated glass panelled door), a new corridor door (modern, part-glazed, not to a suitable level of fire safety) and two second storey doors (wooden, modern, non-fire rated) with modern FD30 fire doors, frames, fire rated hinges, seals and strips		
Location	R.S.P.B, Roads Farmhouse, Frampton Roads, Frampton, Boston, PE20 1AY		
Applicant	Mr John Badley, RSPB		
Agent			
Received Date:	19-Jan-2021	Consultation Expiry Date:	17-Feb-2021
Valid Date:	19-Jan-2021	Statutory Expiry Date:	16-Mar-2021
Date of Site Visit:	25-Feb-2021	Extension of Time Date:	
Objections received?	None		
5 day notification record:	Not applicable		
Councillors notified	Date	Response received – date	Ok to continue
Recommendation	GRANT Listed Building Consent		
Report by:	Simon Eldred		
Date:	4 th March 2021		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site is located on the northern side of an unclassified single-track road, leading off Frampton Roads. It contains a two-storey, historic farmhouse which is Grade II listed. The list description reads:

“Farmhouse. Mid C18, altered C20. Red brick in Flemish bond, plain concrete tiled roof with brick coped tumbled gables, 2 gable brick stacks. L-plan. 2 storey with garret, 3 bay front having central C20 half-glazed door with mid C18 surround, flanked by single glazing bar sashes. To first floor 3 similar windows, all windows have segmental brick heads.”

DETAILS OF PROPOSAL:

In order to improve the building's fire safety, it is proposed to:



- replace the existing (but not original) doors to the kitchen and ground-floor corridor with new FD30 rebate doors, and install intumescent strips, cold smoke seals, fire-rated hinges, intumescent hinge paper, and new overhead door closers; and
- improve the fire safety of 6 original doors (the doors to room 2 on the ground-floor, rooms 3, 4 and 5 on the first-floor, and rooms 6 and 7 in the garret) by: modifying them to correctly fit their frames; installing intumescent strips and cold smoke seals; overpainting them with white intumescent paint and white top coat; and replacing modern overhead door closers (where present) with fire-rated alternatives or (where not currently present) installing new fire-rated overhead door closers.

RELEVANT HISTORY:

B/05/0737 – full planning permission was granted for change of use from residential to office.

B/12/0106 – full planning permission was granted for change of use from RSPB offices to part RSPB offices and part residential to accommodate two residential volunteers.

B/20/0414 – withdrawn application for listed building consent to replace four existing original doors, one new door, the existing kitchen door (a modern non-fire rated glass panelled door) and two second storey doors (wooden, modern non-fire rated) with modern FD30 fire doors, frames, fire rated hinges, seals and strips.

RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

The **South East Lincolnshire Local Plan 2011-2036** shows the application site as being within the Countryside. The Policies of relevance to this proposal are:

- Policy 2: Development Management
- Policy 3: Design of New Development; and
- Policy 29: The Historic Environment.

OTHER RELEVANT DOCUMENTS / LEGISLATION / GUIDANCE:

National Planning Policy Framework (2019)

At the heart of the 2019 Framework is a presumption in favour of sustainable development. The following sections are relevant to this scheme:

- Section 4: Decision-making; and
- Section 16: Conserving and enhancing the historic environment.

National Planning Practice Guidance (PPG)

The following categories of the Planning Practice Guidance are relevant to this proposal:

- Determining a planning application; and
- Historic environment.

CONSULTATION RESPONSES:

Frampton Parish Council has no comments or observations.

Heritage Lincolnshire (HL) identifies that the building is Grade II listed, and that any proposals must preserve or enhance its special interest and character. HL initially sought the provision of: a schedule of the doors affected, identifying which are to be retained and which

are to be replaced; and details of how the doors will be upgraded. Following the receipt of such information, HL indicated that the doors in the attic rooms appear to be historic and should be retained and upgraded if possible. Following receipt of further details concerning these doors, HL indicated that it had no concerns with the proposals.

THIRD PARTY REPRESENTATIONS RECEIVED:

No third party representations have been received.

EVALUATION:

The Planning (Listed Buildings and Conservation Areas) Act 1990 confirms the duty of the Local Planning Authority to have special regard to the desirability of preserving listed buildings, their setting and any features of special architectural or historic interest. In the context of Section 66 of the Act, the objective of preservation is to cause no harm. The courts have said that this statutory requirement operates as a paramount consideration - 'the first consideration for a decision maker'. Planning decisions require balanced judgement, but in that exercise, significant weight must be given to the objective of heritage asset conservation.

This statutory duty sits above the policy objectives identified within the earlier section of this report. In this context, the objective of preservation is to cause no harm, and is a matter of paramount concern in the planning process. Beyond this, where harm would be caused, there is a necessity to establish the extent of that harm, and consider this within the policy context.

In practice, this requires a methodical approach to be followed wherein the relevant assets which would be affected need to be identified, along with their significance. Consideration can then be given to any effects on this significance resulting from the proposals, which may be reduced through mitigation. If harm is identified, it is then required to establish the scale and extent of such harm, before moving on to matters such as the planning balance and weighing the public benefits arising against any identified harm.

Heritage assets affected

There are no other listed buildings in the vicinity, and the application site is not located within a conservation area. Consequently, it is considered that only one heritage asset is affected – the Grade II listed Roads Farmhouse.

Impacts of the works on the asset

Replacement of existing doors - The two doors which are proposed to be replaced are modern. Their proposed replacements will be standard four-panelled FD30 wooden 44mm fire doors, which will be painted white. The door to the ground-floor corridor will be part-glazed, and that to the kitchen will be solid.

It is considered that the removal of the existing doors will cause no harm to the listed building's special interest. They are modern, and consequently their removal will involve no loss of historic fabric. Furthermore, they have no other inherent architectural or historic interest. Their proposed replacements will have the appearance of Georgian four-panelled doors, to match the character of the existing doors which are to be retained.

In all, it is considered that these proposed works will enhance the character of the listed building.

Modification of existing doors – the six doors which are proposed to be modified are believed to be original. The proposed works involve no loss of historic fabric (the only items to be replaced are modern overhead door closers) and will effectively involve no change to the doors' appearance. Consequently, it is considered that the proposed works will lead to no harm to the listed building's special interest

CONCLUSION:

It is considered that the proposed works will adequately preserve the special interest of the listed building – a view that is shared by Heritage Lincolnshire.

RECOMMENDATION:

GRANT Listed Building Consent subject to the following conditions and reasons:-

CONDITIONS / REASONS	
Pre-commencement conditions?	Agreed with applicant/agent - Date:
1.	<p>The works must be begun not later than the expiry of four years beginning with the date of this permission.</p> <p>Reason: Required to be imposed pursuant to Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.</p>
2.	<p>The works hereby permitted shall be carried out in strict accordance with the application received 19-Jan-2021 and in accordance with the associated plans referenced:</p> <ul style="list-style-type: none">• Site Location Plan; and• Door schedule – Roads Farmhouse. <p>Reason: To ensure the works are undertaken in accordance with the approved details and to accord with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan (2011-2036).</p>

INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE

STATEMENT OF PROACTIVE WORKING:

In determining this application, the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2019 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

