DECISION DELEGATED TO HEAD OF PLANNING

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| **Application No:** | **H02-0068-26** | **Applicant:** | **Mr & Mrs Crick** |
| **Proposal:** | Details of all external doors & door frames & window frames (Conditions 4 & 5 of H02-1004-25) | | |
| **Location:** | 3a South Street Crowland Peterborough | | |
| **Terminal Date:** | 24th March 2026 | | |

**Planning Policies**

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

| | |
|---|---|
| 02 | Development Management |
| 03 | Design of New Development |
| 29 | The Historic Environment |

**National Guidance**

**National Planning Policy Framework December 2024**

Section 2 - Achieving sustainable development
Section 4 - Decision-making
Section 11 - Making effective use of land
Section 12 - Achieving well-designed places
Section 16 - Conserving and enhancing the historic environment

**Representations:**

| | Object | Support | No Obj. | Comments |
|---|---|---|---|---|
| PARISH COUNCIL | 0 | 1 | 0 | 0 |
| SHDC INTERNAL | 0 | 0 | 0 | 1 |
| OTHER STATUTORY BODIES | 0 | 0 | 0 | 1 |

CASE OFFICER ASSESSMENT

**Proposal**

This application seeks to discharge conditions 4 and 5 of permission H02-1004-25, which granted

full planning permission for the conversion of a former hairdressing salon to a florist store and a holiday let above.

## Site Description

The site comprises 3A South Street, Crowland, which includes a two-storey building within Crowland Conservation Area. The building is attached to adjoining buildings and features painted brickwork facades.

The site is within the settlement boundary of Crowland, as identified by the South East Lincolnshire Local Plan 2011-2036 and the accompanying policies map.

The site is located within Flood Zone 1, as identified by the Environment Agency's flood risk maps.

## Relevant Planning History

H02-0282-18: (Full Application) Change of use from hairdressing salon to 1 bed flat - refused 15 May 2018

H02-0791-18: (Full Application) Change of use from hairdressing salon to bedsit - re-submission of H02-0282-18 - approved 24 September 2018

H02-1004-25: (Full Application) Conversion of former hairdressing salon to florist store & holiday let above - approved 11 December 2025

## Consultation

Crowland Parish Council: Support the proposals.

SHDC Conservation Officer:

First Response (05 February 2026): We recommend that the projecting cill be made deeper to give the shopfront greater depth and a more traditional appearance. At present, the shopfront reads as very vertical, and a larger, chunkier cill would help to break this up. Increasing the size of the cill would also reduce the glazing height so that it better aligns with the bottom of the glass in the door. This would give the entire shopfront a more proportionate and uniform appearance, which would enhance the character and appearance of the conservation area. In addition, confirmation is required that there are no trickle vents proposed on the windows. On a separate matter, it appears that there is currently no signage on the property. As such, clarification is required as to whether the shop will also need advertisement consent.

Second Response (02 March 2026): The amended plans are acceptable.

## Key Planning Considerations

Condition 4 reads as follows:

*"Details of the design of all external doors and door frames to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing (including reveals), threshold and lintol detailing, and means of opening. The doors and door frames shall be installed in accordance with the approved details and thereafter so maintained.*

*Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set.*
*This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and Sections 12 and 16 of the National Planning Policy Framework, December 2024."*

Condition 5 reads as follows:

*"Details of the window frames to be utilised in the development hereby permitted shall be submitted*

*to and approved in writing by the Local Planning Authority prior to their installation. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing (including reveals), cill and lintol detailing, and means of opening. The window frames shall be installed in accordance with the approved details and thereafter so maintained.*

*Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set.*
*This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and Sections 12 and 16 of the National Planning Policy Framework, December 2024."*

As set out previously, the LPA's conservation officer initially requested some changes to the submitted plans. The plans have subsequently been updated to include a larger cill. The LPA's conservation officer has set out that the amended plans are acceptable as it is considered that the proposed window and door details would have an acceptable impact on Crowland Conservation Area. As such, conditions 4 and 5 can be discharged.

## 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.

## Conclusion

The details address the requirements of conditions 4 and 5 of permission H02-1004-25.

## Recommendation

Discharge conditions 4 and 5.