DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H02-0268-24**	**Applicant:**	**Mr A Cooper**
Proposal:	Details of external materials (Condition 7 of H02-0081-24)		
Location:	Barn Lodge Hereward Way Crowland		
Terminal Date:	23rd May 2024		

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 2023

Section 12 - Achieving well-designed and beautiful places
Section 16 - Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is an application to discharge condition 7 of planning application H02-0081-24. The condition relates to the following:

Condition 7 - External Materials

The applicant has provided a schedule of external materials documents.

Site Description

The application site is located on the eastern side of Hereward Way on land associated with the building known as 'Wisteria Barn'. Planning permission was approved for the erection of a dwelling. The property is a 1.5 storey 2-bedroom property. The application site is located within the Conversation Area for Crowland.

History

H02-0003-22 - Erection of Dwelling. Approved 10-03-22

H02-0081-24 - Erection of Dwelling - approved under H02-0003-22. Modification of Condition 2 to allow amendments to previously approved plans. Approved 22-03-24

Consultation Responses

Conservation Officer

The conservation officer considered all of the materials appropriate except for the roof materials. The officer insists on the use of clay pantiles.

Comments:
Subsequently the applicant has amended the materials specification to now include clay pantiles.

Planning Considerations

Condition 7 - External Materials

The applicant is required to submit the following information:

Before the commencement of the development hereby permitted beyond oversite a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the materials so approved.

The applicant has provided an updated schedule of materials which include:

-Walls Granchester Blend
-Roof tiles Marley Lincoln Clay Pantile
-Pathway Marshalls Indian Sandstone
-Marshall Driveset Tegula Autumn

Given the character of the immediate area and the broad range of materials prevalent the proposed palate of materials are considered acceptable

The conservation officer has responded and requested that the roof materials are to be clay. The original materials schedule did not proposed this however they have since been updated to include a clay pantile. The officer had no objections with the other proposed materials.

On this basis condition 7 of H02-0081-24 is discharged.

Conclusion

Condition 7 of H02-0081-24 is hereby 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.