DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H02-0364-22**	**Applicant:**	**D Brown Builders Contractors Ltd.**
Proposal:	Details of a schedule of accompanying photographs of existing features of the building (Condition 16 of H02-0844-20)		
Location:	Cloot House Cloot Drove Crowland		
Terminal Date:	30th May 2022		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
29	The Historic Environment

National Guidance

National Planning Policy Framework 2021

NPPF 2021.

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
IAN MARSHMAN - HISTORIC ENVIRONMENT OFFICER	0	0	1	0

CASE OFFICER ASSESSMENT

Proposal

Details of a schedule of accompanying photographs of existing features of the building (Condition 16 of H02-0844-20)

Site Description

The application site is a range of historic barns on the north side of Cloot Drove, Crowland. The barns are very finely detailed with unusual windows and lots of original features including internal details.

History

H02-0844-20. Section 73 Modification. Proposed extension and conversion of barn and stable to residential - approved under H02-0388-19. Modification of Condition 2 to allow amendments to previously approved plans. APPROVED 26-11-20.

H02-0388-19. Proposed extension and conversion of barn and stable to residential. Approved 06-06-19.

Consultation Responses

Crowland Parish Council

The Parish Council is pleased to see this derelict building being brought back into use, maintaining some of its original features and using sympathetic materials.

LCC Historic Environment Officer

Do not have any further comments to make at this time.

Planning Considerations

Condition 16

Before the commencement of the development hereby permitted, a schedule and accompanying photographs of existing features of the building including doors, windows and window surrounds, roof timbers and wall plates, staircases, floor joists, and flooring shall be submitted to the Local Planning Authority. A schedule of proposed works indicating which features are to be retained, altered or removed shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development and the development shall be implemented in strict accordance with that schedule.

Reason: To ensure that the architectural and historic integrity of the building(s) are preserved. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policies 1 and 29 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 16 of the National Planning Policy Framework, 2019.

It is considered that the documentation submitted to discharge this condition is acceptable.

Conclusion

Approve.

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.