DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H02-0563-21**	**Applicant:**	**Mr D Bedford**
Proposal:	Details of large scale drawings of windows & doors - main house only (Condition 3 of H02-0840-16)		
Location:	Crawford House South Street Crowland		
Terminal Date:	20th July 2021		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019	
01	Spatial Strategy
02	Development Management
03	Design of New Development
29	The Historic Environment

National Guidance

National Planning Policy Framework 2019

Sections 12 and 16 of the National Planning Policy Framework (2019)

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Proposal

This condition compliance application is for the discharge of Condition 3 of H02-0840-16, which states the following;

"*Large scale constructional drawings (at a scale of at least 1:10) of the following details shall be submitted to and be approved by the Local Planning Authority and no work shall commence in advance of that approval:*

(i) windows

(ii) doors

Reason: Further detail needs to be submitted in support of the application to address the particular requirements of the development of listed buildings.

This Condition is imposed in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012."

Site Description

As in host application

History

H02-0480-95

New gate and associated walls. Approved on 23-06-95.

H02-0793-95

New Entrance gates and wall. Approved on 13-09-95

H02-1032-12

Works to an ash tree identified as T3 of Crowland Tree Preservation Order No. 5 1986. The tree is situated in the rear garden of Crawford House adjacent to the eastern boundary where it overhangs the garden of 6 Snowden Close. Works:to cut back to give one metre clearance from the western wall of the house at 6 Snowden Close and to give clearance to the gutters. Approved on 28-01-13.

H02-0150-13

Works to trees the subject of Crowland TPO No.3 1985 and TPO No.5 1986 in the garden of Crawford House, Thorney Road, Crowland. Please see plan attached to the application. Crowland Tree Preservation Order No.5 1986: G2 Horse chestnut trees on the south side of the drive, Crawford House. 1.Reduce branch overhanging outbuildings by 50% and reduce other branches by 50%. 2.Reduce long branch growing towards cherry tree(T2) by 50%, to help cherry tree. T2. Cherry tree on the border with No.7 Snowden Close near footpath Remove dead wood from cherry tree. Crowland Tree Preservation Order No.3 1985: G1 Remove dead branches and provide clearance for existing telephone wire. Remove rubbing branch on lime tree on north side of drive. Crowland Tree Preservation Order No.5 1986: T3 Ash tree in south garden of Crawford House next to No.6 Snowden Close. Remove lowest branch facing west from ash tree and reduce other branches on west side by 20% to balance work carried out by No.6 Snowden Close on this tree. Approved on 23-04-13.

H02-0558-16

Works to Crowland TPO's No. 5 1986 and No.3 1985. Approved on 26-07-16.

H02-0840-16

Repair and alterations to dwelling, including one-storey extension to create two-bedroomed accommodation and conversion of stables and coach house into two-bedroomed flat. Approved on 07-12-16

H02-0839-16

Repair and alterations to dwelling, including one-storey extension to create two-bedroomed accommodation and conversion of stables and coach house into two-bedroomed flat. Approved on 07-12-16

H02-0123-17

Details of Conditions 3, 4, 5, 6, 7, 8, 9 and 10 of H02-0840-16. Approved on 15-05-17.

H02-0122-17

Details of Conditions 4, 5, 6, 7, 8, 9 and 10 of H02-0839-16. Approved on 15-05-17.

Consultation Responses

None received.

Planning Considerations

Condition 3

The applicant has provided details of the proposed windows and doors to be fitted at Crawford House. The Local Planning Authority has examined these details and is satisfied that, in accordance with the wording of the original condition, the details provided are fully acceptable in the context of a listed building. The details show that all proposed new windows would be of timber construction and of a sliding sash style (save for a single casement in a 5x2 panel arrangement), importantly lacking horns and with pane of a smaller size. The proposed door is a 4 panel timber arrangement with glazed panels making up the two upper panels (which is appropriate given the age of the site). All of the details show a set of windows and doors which would be commensurate in style and materials with the nature of the listed building. Therefore, it is found that the details provided are sufficient to discharge condition 3.

Planning Balance

Given that all of the details provided are acceptable, there is nothing against which to balance this recommendation.

Conclusion

For the reasons listed above, this application is determined to be in accordance with Policies 1, 2, 3 and 29 of the South East Lincolnshire Local Plan (2019), as well as sections 12 and 16 of the National Planning Policy Framework (2019). Therefore, this application is recommended for approval.

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.