

## DECISION DELEGATED TO HEAD OF PLANNING

**Application No:** H02-0654-22      **Applicant:** D Brown Building Contractors Ltd.

**Proposal:** Details of external materials (Condition 12 of H02-0844-20)

**Location:** Cloot House Cloot Drove Crowland

**Terminal Date:** 26th August 2022

### Planning Policies

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

|    |                                                               |
|----|---------------------------------------------------------------|
| 01 | Spatial Strategy                                              |
| 02 | Development Management                                        |
| 03 | Design of New Development                                     |
| 04 | Approach to Flood Risk                                        |
| 23 | The Reuse of Buildings in the Countryside for Residential Use |
| 28 | The Natural Environment                                       |
| 29 | The Historic Environment                                      |
| 30 | Pollution                                                     |
| 31 | Climate Change and Renewable and Low Carbon Energy            |

#### National Guidance

#### National Planning Policy Framework 2021

Sections 12 and 16 of the National Planning Policy Framework (2021)

### Representations:

|                        | Object | Support | No Obj. | Comments |
|------------------------|--------|---------|---------|----------|
| OTHER STATUTORY BODIES | 0      | 1       | 0       | 0        |

### CASE OFFICER ASSESSMENT

#### Proposal

This application is for the discharge of condition 12 of H02-0844-20.

Condition 12 of H02-0844-20 reads

*"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.*

*Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the appearance of the development. This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 16 of the National Planning Policy Framework, 2019."*

## **Site Description**

As in host application

## **History**

As in host application

## **Consultation Responses**

None received.

## **Planning Considerations**

### Condition 12

The applicant has supplied details of the proposed external materials. The facing brickwork will be completed in reclaimed brickwork, taken from a nearby demolished agricultural building the bricks appear to be of a rustic, traditional style and therefore are suited to use in the context of this non-designated heritage asset.

The applicant also proposes to use feather edge real timber cladding, painted in Bedeck Barn Paint - 'Forest Green' the use of timber and the traditional, dark green colour are considered appropriate for this site.

Finally, it is proposed that SIG natural slates be used in the roofing. SIG slates are a real / natural slate product and will match with the historic precedent for roofing materials on this site and therefore are suited to use in the context of this non-designated heritage asset.

Due to the above, Condition 12 may be discharged.

## **Conclusion**

For the above reasons, this application is deemed to be in accordance with Policies 1, 2, 3, 4, 23, 28, 29, 30 and 31 of the South East Lincolnshire Local Plan (2019) as well as Sections 12 and 16 of the National Planning Policy Framework (2021). 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.