DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H02-1012-23**	**Applicant:**	**Mr N Plumb**
Proposal:	Details of archaeological investigation, external materials of construction of buildings & hard surfaced areas, external doors, door frames & window frames & proposed roof light(s) (Conditions 3, 6, 7, 8 & 9 of H02-0728-21)		
Location:	105 North Street Crowland Spalding		
Terminal Date:	17th January 2024		

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 2023

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

Representations:

	Object	Support	No Obj.	Comments
OTHER STATUTORY BODIES	0	0	0	2

CASE OFFICER ASSESSMENT

Proposal

This condition discharge application seeks to prove compliance with conditions 3, 6, 7, 8 & 9 of H02-0728-21.

Those conditions read as follows;

Condition 3

No development shall take place until a written scheme of archaeological investigation has been

submitted to and approved in writing by the Local Planning Authority. This scheme should include the following and should be in accordance with the archaeological brief supplied by the Lincolnshire County Council Historic Environment advisor on behalf of the Local Planning Authority:

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
2. A methodology and timetable of site investigation and recording
3. Provision for site analysis
4. Provision for publication and dissemination of analysis and records
5. Provision for archive deposition
6. Nomination of a competent person/organisation to undertake the work
7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook.

The archaeological site work shall only be undertaken in accordance with the approved written scheme.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with national guidance contained in Section 16 of the National Planning Policy Framework, 2021. 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 Policy 29 of the South East Lincolnshire Local Plan, 2019.

Condition 6

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, 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 national guidance contained in Section 16 of the National Planning Policy Framework, 2021.

Condition 7

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 national guidance contained in Section 16 of the National Planning Policy Framework, 2019.

Condition 8

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 national guidance contained in Section 16 of the National Planning Policy Framework, 2019.

Condition 9

Prior to their installation full details of the proposed roof light(s) shall be submitted to and approved in writing by the Local Planning Authority. The roof light(s) shall be installed in accordance with the approved details and thereafter so maintained.

Note: The applicant is advised that a flush fitting rooflight of traditional design, having a slim metal frame and central vertical glazing bar, would be appropriate.

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 national guidance contained in Section 16 of the National Planning Policy Framework, 2021.

Site Description

As in host application

History

As in host application

Consultation Responses

Lincolnshire County Council Historic Places Team

I can confirm that the submitted scheme of archaeological work is acceptable and satisfies condition 3 of the planning permission.

Crowland Parish Council

No objections.

Planning Considerations

Condition 3

The Lincolnshire County Council Historic Places Team were consulted and returned a comment confirming no objections and that they were satisfied that Condition 3 may be discharged. For this reason, Condition 3 can be considered to be satisfied and so may be discharged.

Condition 6

The applicant proposes to utilise the following external materials;

- Wienerberger Old Cheshire Red Multi bricks
- Oak cladding
- Sawn on bed walling stone (limestone)
- A mix of Wienerberger Neo clay pantiles and clay plain tiles.
- Wienerberger Natural Slate tiles
- Black aluminium rainwater goods
- Proctor cast stone
- Marshalls Tegula 60 & 18mm clean gravel for driveway

The proposed details are considered to be acceptable for the setting of the development and as such, condition 6 may be discharged.

Condition 7

The applicant proposes 2 separate form factors of door - sets of sliding glazed doors, as well as 2 sets of standard form factor side-opening doors. Both are proposed to be of UPVC frame. The proposal site is situated just outside of the formal boundary of the conservation area, and as such, this material may be considered to be appropriate to the setting. The proposed designs are appropriate to the overall development. The applicant has only provided specific details for the sliding doors and the door style to be featured on the south facing side of the proposal. However, it is understood that both doors utilising this basic form factor will be of the same materials and manner of construction and fitting, and so is therefore similarly considered to be acceptable.

Therefore, this condition may be discharged.

Condition 8

The applicant proposes the utilisation of UPVC frames. The proposal site is situated just outside of the formal boundary of the conservation area, and as such, this material may be considered to be appropriate to the setting, with side opening casement designs. These details are considered to be acceptable in this setting and appropriate for a development which would not feature easily within views into or out of the adjacent conservation area. Therefore, this condition may be discharged.

Condition 9

Condition 9 requested details of the proposed roof lights, stating that the applicant should seek to propose a slim metal frame and central vertical glazing bar. The applicant has proposed this, which was requested by the condition. As such, this is considered to be acceptable and therefore, this condition may be discharged.

Conclusion

For the reasons listed above, this application is deemed 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 (December 2023)

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.