

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H04-0514-26 **Applicant:** Mr J Jeffery
Proposal: Details of photographic building recording (Condition 4 of H04-0506-23)
Location: Northorpe House Northorpe Road Donington
Terminal Date: 27th July 2026

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01 Spatial Strategy
02 Development Management
03 Design of New Development
36 Vehicle and Cycle Parking
APPENDIX 6 Parking Standards

National Guidance

National Planning Policy Framework December 2024

Section 12 - Achieving well designed places

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This is a condition compliance application seeking permission to discharge Condition 4 of H40-0506-23.

Site Description

The site is located outside the settlement boundary of Donington as outlined in the South East Lincolnshire Local Plan, 2019 (SELLP). It is approximately over 1100m north of the boundary. The nearest dwelling to Northorpe House is over 240m away. The dwelling is made of bricks with a tiled roof and white uPVC windows, it appears there are two types of bricks being used around the

elevations. In the front garden there is a large stable area for the horses that are on site with a small outbuilding situated slightly in front of this. Along the north side of the property there is an approx. 40m long garage. In the rear garden there is a variety of trees and bushes with some trees being trimmed to make way for the extension.

History

H04-0832-19 - A barn conversion into dwellings - Approved

H04-1237-19 - Details of Conditions 3-12 of H04-0832-19 - Withdrawn

H04-0164-20 - Proposed barn conversion into 2 dwellings - Non-Determination

H04-0506-23 - Extension & Alterations - Approved

Consultation Responses

Lincolnshire County Council Historic Environment

Thank you for consulting us on this. The submitted archaeological report, Historic Building Recording, meets the required standards, and we can therefore recommend the discharge of Condition 4, Photographic Record, imposed on planning permission ref. no. H04-0506-23.

Planning Considerations

Photographic Building Recording

Condition 4 of H04-0506-23 states that:

Prior to commencement of the development hereby approved, a full photographic building recording of the site shall be carried out which contains:

- 1. A general view or views of the building in its wider setting.*
- 2. The building's external appearance.*
- 3. The overall appearance of the principal rooms and circulation areas.*
- 4. Any external or internal detail, structural or decorative, which is relevant to the building's design, development and use, with scale where appropriate.*
- 5. Any machinery or other plant, or evidence for its former existence.*
- 6. Any dates or other inscriptions; any signage, makers' plates or graffiti which contribute to an understanding of the building. A transcription should be made wherever characters are difficult to interpret.*
- 7. Any fixtures and fittings*
- 8. Copies of maps, drawings, views and photographs, present in the building and illustrating its development or that of its site.*

This photographic building recording should also contain a written account which provides the precise location of the property as an address and in the form of a National Grid Reference, A note of any statutory designations, the date of recording with the name(s) of the recorder(s) and the location of any archive material.

Thereafter, the photographic building recording report shall be submitted to and approved in writing by the Local Planning Authority and submitted to the Lincolnshire County Council Historic Environment Record for archiving within 3 months of completion.

Reason: To ensure that the heritage significance of the host property is properly recorded in its undeveloped state.

This condition is imposed in accordance with Section 16 of the National Planning Policy Framework 2021.

Lincolnshire County Council Historic Environment have been consulted on this application to determine whether the Photographic Building Recording which has been submitted is suitable. Their comments outline that the report submitted meets the required standards and they can therefore recommend the discharge of this condition.

Condition 4 of H04-0506-23 can therefore be 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.

Conclusion

Condition 4 of H04-0506-23 can therefore be discharged.