DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H06-0770-25**	**Applicant:**	**Mr L Connolly**
Proposal:	Details of elevational and cross section plans of buildings, external materials to be used for the roof and photographic building recording of the site (Conditions 3, 10 & 15 of H06-0286-23)		
Location:	Broadgate Nursery Broadgate Gedney		
Terminal Date:	6th October 2025		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
22	Replacement Dwellings in the Countryside
29	The Historic Environment

National Guidance

National Planning Policy Framework December 2024

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	1

CASE OFFICER ASSESSMENT

Proposal

This is a discharge of conditions application providing details of elevational and cross section plans of buildings, external materials to be used for the roof and photographic building recording of the site (Conditions 3, 10 & 15 of H06-0286-23).

Site Description

The site (some 0.17ha) is located on the south-eastern side of Broadgate, Gedney and forms part of a horticultural nursery. Its frontage is occupied by a traditional early 20th Century farm building of

brick construction, with a replacement fibre cement/asbestos roof. A utilitarian agricultural building is situated behind, plus two static caravans that appear to be unoccupied.

The nearest residential properties are a converted barn (Olive Tree Barn) some 100 metres to the north on the opposite side of Broadgate, Haveril House some 150 metres to the north-east and Teasel Cottage/Poplar Cottage approximately 130 metres to the south-west.

History

H06-0286-23 - Conversion of agricultural building into residential dwelling including the removal of cold store building and static caravans. Approved 23-05-23

Consultation Responses

Historic Places Team

Thank you for consulting us on this. The submitted HBR report meet the required standards, and We can recommend discharge in full of Condition 15) H06-0286-23 (photographic building recording of the site)

Planning Considerations

Conditions 3 - Elevations and Cross sections demolition and reconstruction.

The condition requires:

Before the commencement of the development hereby permitted, elevational and cross sectional plans of the building(s) at a scale of not less than 1:100 illustrating the extent of any proposed demolition and reconstruction including the proposed replacement of any of the existing roof structure and roof timbers shall be submitted to and approved in writing by the Local Planning Authority. No works of demolition/reconstruction or replacement of the existing fabric of the building(s) shall be undertaken other than those works so approved

The applicant has provided:

- Ground Floor Plan (Structure Over)
- First Floor Plan (Structure Over)
- Sections
- Structural Details

The reason for the condition is as follows "Planning permission is only granted for conversion of the existing building(s) by virtue of the architectural and historic quality of the building(s). Significant alteration and reconstruction would be tantamount to the erection of a new dwelling in the open countryside which would be contrary to national guidance contained in Sections 5, 12 and 16 of the National Planning Policy Framework, 2021 and Policies 1 and 23 of the South East Lincolnshire Local Plan, 20192" The plans show that the architectural integrity of the building remains, despite the amount of structural work required to make the building habitable for residential purposes.

The information therefore is sufficient to discharge the said condition.

Conditions 10 - schedule of the external materials

The condition requires:

Prior to commencement of work beyond eaves level a schedule of the external materials to be used for the roof 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.

The applicant has provided:

- Details of Roof - Cantero First Blue Grey Spanish Slate
- Cantero Standard - Roofing Brochure

The condition requires external materials in relation to the roof to be submitted. The details provided

show that the use of quality materials will dress the roof and therefore this condition can be discharged.

Conditions 15 - photographic building recording

The condition requires:

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.

The applicant has provided:

- Level 01 Photographic Survey
The Historic Places Team have revied the level 1 photographic survey and consider it acceptable and sufficient to discharge the condition. The condition is therefore 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

Conditions 3, 10 & 15 of H06-0286-23 are hereby discharged.