DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H07-0658-26**	**Applicant:**	**Mrs J Morrison**
Proposal:	Details of photographic building recording (Condition 3 of H07-0618-23)		
Location:	Mill House Mill Lane Gedney Hill		
Terminal Date:	7th September 2026		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

National Guidance

National Planning Policy Framework December 2024

Representations:

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

CASE OFFICER ASSESSMENT

Description of Proposal

This application seeks to discharge condition 3 of H07-0618-23 relating to a photographic building recording.

Site Description

The site is within the settlement boundaries of Gedney Hill, as outlined within the South-East Lincolnshire Local Plan, 2019 (SELLP). The site is adjacent to a Grade II listed mill, with which the property shares an access point. The two are therefore closely linked.

The locale sees a mixture of uses. To the north and east of the site is agricultural nurseries. The south and west are dominated by residential uses. There is a general preference for larger plots and dwellings in the area.

Relevant History

H07-0618-23 - Full - Replacement Single Storey Extension & Alterations - Approved 14-09-23

Consultation Responses

The responses received from consultees during the initial consultation exercises, which can be viewed in their entirety through the South Holland website, can be summarised as follows:

Historic Environment Officer

Initial comments, dated 20/07/26

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 3, Photographic Record, imposed on planning permission ref. no. H07-0618-23

Further comments, following receipt of additional information, dated 22/07/26

Thank you for consulting us on this application. We acknowledge the updated information submitted and reiterate our comments dated 20 July 2026. We therefore have no objection to Amendment 1

Conservation Officer

No objections. Provided building recording is satisfactory

Public Representations

This application has been advertised in accordance with the Development Procedure Order and the Council's Statement of Community Involvement. In this instance, no letters of representation have been received.

Key Planning Considerations

Condition 3

Wording

Prior to commencement of the development hereby approved, a full photographic building recording of the buildings affected 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. A plan(s) showing the location and direction of photographs taken.
9. Existing elevations showing the historic fabric.
10. 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 2023.

Assessment

The submitted photographic record is considered acceptable, suitably recording the building and meeting the requirements of Condition 3. All relevant consultees have stated their satisfaction with the details.

The requirements of Condition 3 have been met, and the condition can 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

The submitted details achieve the aims of the conditions and are considered acceptable. Condition 3 of H07-0618-23 can be discharged.

Recommendation

Based on the assessment detailed above, it is recommended that the proposal should be approved under Delegated Authority.