

## DECISION DELEGATED TO DEVELOPMENT MANAGER

**Application No:** H08-0609-19      **Applicant:** Enchantment Homes

**Proposal:** Details relating to archaeology, large scale constructional drawings, external materials, external boxes etc and roof lights. (Conditions 3, 7, 8, 9 and 10 of H08-0967-16)

**Location:** Panton House Hedgefield Hurn Gosberton

**Terminal Date:** 13th August 2019

### 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  |
| 30 | Pollution                 |

#### National Guidance

#### National Planning Policy Framework 2019

NPPF 2019.

### Representations:

|                                                  | Object | Support | No Obj. | Comments |
|--------------------------------------------------|--------|---------|---------|----------|
| IAN MARSHMAN,<br>HISTORIC<br>ENVIRONMENT OFFICER | 0      | 0       | 0       | 1        |

### CASE OFFICER ASSESSMENT

#### Proposal

It is proposed to discharge conditions imposed upon planning permission H08-0967-16 which was for the change of use of, and alterations to, an agricultural building to one dwelling.

The details which this application seeks to agree with the Local Planning Authority are those relating to archaeology, large scale constructional drawings, external materials, external boxes etc and roof lights. (Conditions 3, 7, 8, 9 and 10 of H08-0967-16)

## Site Description

The site is a farmhouse dating from 1830, Grade II Listed.

## History

H08-0967-16 which was for the change of use of, and alterations to, an agricultural building to one dwelling.

## Consultation Responses

Historic Environment Officer  
Lincolnshire County Council  
Comments

-I can confirm that the submitted written scheme of archaeological investigation for historic building recording meets the requirements of this office in respect of Condition 3 of H08-0967-16, which can now be discharged.

## Planning Considerations

### Condition 3 - Archaeology

The archaeological programme put forward by the developer is confirmed by Lincolnshire County Council as satisfactory to discharge Condition 3.

### Condition 7 - Large Scale Constructional drawings

The plans submitted are satisfactory to discharge condition 7.

### Condition 8 - External Materials

The details of external materials to discharge condition 8.

### Condition 9 - Details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes

The details submitted is satisfactory to discharge condition 9.

### Condition 10 - roof lights

The details submitted are acceptable.

## Conclusion

Conditions 3, 7, 8, 9 and 10 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 to grant permission 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 to grant permission 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 to grant permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.