DECISION DELEGATED TO HEAD OF PLANNING

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| **Application No:** | **H09-0631-26** | **Applicant:** | **Mrs E Van den Brande** |
| **Proposal:** | Details of freestanding panel of brickwork showing the type of brick to be used (Condition 4 of H09-0108-25) | | |
| **Location:** | Polderwick Washway Road Holbeach | | |
| **Terminal Date:** | 31st August 2026 | | |

**Planning Policies**

**South East Lincolnshire Local Plan - Adopted: March 2019**

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|---|---|
| 02 | Development Management |
| 03 | Design of New Development |
| 29 | The Historic Environment |

**National Guidance**

**National Planning Policy Framework December 2024**

Section 2 - Achieving sustainable development
Section 4 - Decision-making
Section 12 - Achieving well-designed places
Section 16 - Conserving and enhancing the historic environment

**Representations:**

| | Object | Support | No Obj. | Comments |
|---|---|---|---|---|
| SHDC INTERNAL | 0 | 0 | 0 | 1 |

CASE OFFICER ASSESSMENT

**Proposal**

This application seeks to discharge condition 4 of planning permission H09-0108-25.

Permission H09-0108-25 granted consent for the conversion of a barn to living accommodation, an extension, a replacement wall and a parking upgrade on 12 May 2025.

Condition 4 requires details of a brickwork panel to be submitted to and approved in writing by the Local Planning Authority.

**Site Description**

The site comprises land at Chestnut House which is a grade II listed building divided into two residences known as North and South. The site has historically been known as Penny Hill Farm House. Historic England describes the building as follows:

*"House. c.1680, late C18, C20. Red brick. Slate roofs with brick coped gables, dogtooth eaves, 2 gable stacks and a large ridge stack with 3 tall angle shafts. 2 storeys and garret, battered on the south wing. 3 bay south front with a high plinth. Doorway to the right with a C20 gabled hood on slender supports and a plank door. Doorway flanked by single 2 light casements with 2 similar windows above, all with leaded lights. Left gable wall with a C20 4 light casement with a C20 3 light casement above and a slightly smaller C20 3 light casement in the garret; all with leaded lights and the latter with a brick moulded floating pediment and a small moulded brick oculus in the apex. To the rear is a 2 bay wing of 2 storeys with attic with a partially intact plinth and first floor flat band. Doorway to the right with a plank door. 4 light C20 casement to the left with leaded lights and segmental relieving arch. 3 light C20 casement above, also with leaded lights. 2 C20 gabled dormers with glazing bar sashes. Projecting to left is a late C18 2 storey bay with a single 3 light casement with leaded lights, to each storey. Single storey, 2 bay wing beyond with 2 light and a single light casements, both with leaded lights."*

The house forms a part of a wider range of agricultural 20th century agricultural buildings, as well as the 19th century Granary Building (now a residence).

## Relevant Planning History

H09-1115-03: (Full Application) Conversion of outbuilding to residential accommodation, plus extension and alterations - approved 16 March 2004

H09-1116-03: (Listed Building Consent) Conversion of outbuilding to residential accommodation plus extension and alterations - approved 23 March 2004

H09-0199-11: (Full Application) Internal works to strengthen kitchen roof - approved on 21 April 2011

H09-0964-24: (Full Application) External alterations to include re-pointing & re-roof - approved on 20 December 2024

H09-1080-24: (Discharge of Conditions) Details of roofing felt/membrane (Condition 3 of H09-0964-24) - approved on 31 December 2024

H09-0108-25: (Full Application) Conversion of barn to living accommodation, extension to link including replacement wall & parking upgrade - approved 12 May 2025

H09-0122-25: (Listed Building Consent) Conversion of barn to living accommodation, extension to link including replacement wall & parking upgrade - approved 12 May 2025

H09-0843-25: (Discharge of Conditions) Details of doors and windows (Conditions 5 & 6 of H09-0122-25) - pending determination

H09-0844-25: (Discharge of Conditions) Details of doors and windows (Conditions 5 & 6 of H09-0108-25) - approved 08 October 2025

H09-1128-25: (Listed Building Consent) Replacement of 2 External Doors - approved 17 February 2026

## Consultation

Conservation Officer: No objections.

## Key Planning Considerations

Condition 4 sets out the following:

"A one metre square freestanding panel of brickwork, showing the type of brick to be used in the construction of the development hereby permitted, shall be constructed on site, and approved in

writing by the Local Planning Authority before the commencement of the development hereby permitted beyond oversite.

All new brickwork shall match that of the approved panel in terms of the type of bricks used, the method of bonding, mortar colour and pointing style. The brickwork panel so constructed shall be retained on the site until the development hereby approved has been completed.

Note: The applicant is advised that a buff coloured mortar (white Portland cement or similar with sharp yellow/orange sand) with flush, 'bagged' finish to reveal the aggregate in the mortar would be appropriate.

Reason: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this listed building. This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and Sections 12 and 16 of the National Planning Policy Framework, December 2024."

The application is accompanied by photographs of a sample panel of the brickwork that is proposed to be used. According to the submitted information, the sample panel has been constructed using T.B.S. 65mm Birkdale Blend facing bricks laid in an English Garden Wall bond to reflect the character of the existing historic brickwork as closely as practicable. The panel has been constructed using a lime mortar, matched in colour and finish to the existing dwelling to ensure compatibility with the historic fabric of the listed building.

The council's conservation officer has confirmed that they have no objections to the proposed brickwork. As such, condition 4 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 details address the requirements of condition 4 of planning permission H09-0108-25.

## Recommendation

Discharge condition 4.