DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-0667-19**	**Applicant:**	**STP Properties Ltd**
Proposal:	Details of windows, external doors and door frames, glazed entrance porch, schedule of external materials and hard surfaced areas, panel of brickwork, render colour and window cills/heads (Conditions 3, 4, 5, 6 (part), 7, 8, 9, 10 (part) of H09-0358-19)		
Location:	The Red Lion Public House 6 Spalding Road Holbeach		
Terminal Date:	30th 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

National Guidance

National Planning Policy Framework 2019

NPPF 2019.

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Proposal

It is proposed to discharge conditions imposed upon planning permission H09-0358-19:

Details of windows, external doors and door frames, glazed entrance porch, schedule of external materials and hard surfaced areas, panel of brickwork, render colour and window cills/heads (Conditions 3, 4, 5, 6 (part), 7, 8, 9, 10 (part).

Site Description

6 Spalding Road is a red brick and pantile public house, which was formerly a pair of 18th C cottages.

The property is Grade II Listed and is within the Holbeach Conservation Area.

In general, it is accepted that much of the original features, internal and external, including windows, have been lost and there is not much original fabric remaining.

History

H09-0358-19.

Consultation Responses

None.

Planning Considerations

The plans including schedule of materials, brick panel, window and door details and hard and soft landscaping and all other matters as set out in the submissions are acceptable.

Conclusion

The conditions can be approved as set out in the application and accompanying submissions.

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.