

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H09-0844-25 **Applicant:** Mr & Mrs W Van Den Brande

Proposal: Details of doors and windows (Conditions 5 & 6 of H09-0108-25)

Location: Chestnut House North Pennyhill Holbeach

Terminal Date: 31st October 2025

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 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 conditions 5 and 6 of 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 the upgrading of a parking area. The application was approved on approved 12 May 2025.

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 C19th Granary Building (now a residence). The outbuilding to the rear is already connected to the main house, via the existing link extension, constructed in the late 20th century. The outbuilding is of little value and is a relatively typical example of its type with few distinctive character features.

The area is generally within a form of semi-rural ribbon development, with wide plots.

Relevant Planning History

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

Consultation Responses

Conservation Officer: I wish to raise no objections to this proposal on built heritage conservation grounds. The applicant seeks the use of aluminium-framed, double-glazed fenestration. This is not typically considered to be an appropriate form for use in listed buildings. However, in this instance, the proposed new fenestration is purely for use within the newly approved section / link extension, which features a design philosophy intended to create a visual distinction between the old and the new. Therefore, use of such fenestration in these specific portions of the site is not considered to be a form of harm. The case officer should then consider that this case may be determined positively, notwithstanding other considerations.

Key Planning Considerations

Condition 5 reads as follows:

"Details of the design of all external doors and door frames to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing (including reveals), threshold and lintol detailing, and means of opening. The

doors and door frames shall be installed in accordance with the approved details and thereafter so maintained.

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 plans showing the proposed doors, which are proposed to feature aluminium frames. As set out above, the council's conservation officer has confirmed that the details are acceptable, having an acceptable impact on the grade II listed building within the site. As such, condition 5 can be discharged.

Condition 6 reads as follows:

"Details of the window frames to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing (including reveals), cill and lintol detailing, and means of opening. The window frames shall be installed in accordance with the approved details and thereafter so maintained.

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 plans showing the proposed windows, which are proposed to feature aluminium frames. As set out above, the council's conservation officer has confirmed that the details are acceptable, having an acceptable impact on the grade II listed building within the site. As such, condition 6 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 conditions 5 and 6 of permission H09-0108-25.

Recommendation

Discharge conditions 5 and 6.