DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H09-0894-25**	**Applicant:**	**Ashwood Homes**
Proposal:	Details of external doors & door frames & window frames (Conditions 5 & 6 of H09-0280-25)		
Location:	Former Agricultural Building Jasmine Crescent Holbeach		
Terminal Date:	17th November 2025		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework December 2024

Section 12: Achieving Well-designed Places.

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Proposal

Planning permission and listed building consent were granted in August 2025 under application references H09-0280-25 and H09-0403-25 respectively to convert a former agricultural building to a convenience retail shop along with external alterations, the provision of car parking, a delivery bay, landscaping and ancillary development.

The current application seeks to discharge Condition 05 (details of the design of external doors and door frames) and Condition 06 (details of the window frames) of application H09-0280-25.

Site Description

The application relates to a detached outbuilding, which is curtilage listed, having historically been associated with Manor Farm, a Grade II listed building.

The outbuilding and farmhouse are situated within a large housing development, currently under a phased construction for the provision of 900 dwellings permitted under planning permission H09-0521-14. This consent is subject to a Section 106 Agreement requiring the restoration of the

farmhouse and for it to be put to use as a community facility, this includes the outbuilding. The restoration of Manor Farm is currently being carried out under planning permission and listed building consent H09-0598-23 and H09-0591-23 respectively.

History

H09-0521-14: Residential development of up to 900 dwellings, with access off Hall Gate and Fen Road, including public open space, drainage infrastructure, landscaping, including demolition of two dwellings and agricultural buildings (but not listed Manor Farm and adjacent outbuildings). Approved 07.12.2025.

H09-0331-17: Access, appearance, landscaping, layout and scale for highways infrastructure (new link road, roundabout, junctions and modifications to Hall Gate and Fen Road (Phase 1A), dwellings (Phase 1B and 2). Development Brief and Masterplan for phased development of remainder of site (Outline permission H09-0521-14). Approved 09.11.2019.

H09-0598-23: Change of use from farmhouse and outbuilding for community use. Approved 12.03.2024.

H09-0591-23: Listed building consent for the demolition of modern additions and refurbishment of farmhouse and outbuilding to provide community facilities. Approved 12.02.2024.

H09-0280-25: Change of use of former agricultural building to convenience retail shop, provision of car parking, delivery bay, landscaping and ancillary development. Approved 1st August 2025.

H09-0403-25: Listed building consent for the change of use of former agricultural building to convenience retail shop and ancillary development. Approved 1st August 2025.

Consultation Responses

None undertaken.

Planning Considerations

Condition 05 Wording

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.

The reason for the condition is:

To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and Section 12 of the National Planning Policy Framework, December 2024.

Condition 05 Detail

External doors are to have aluminium frames, Anthracite Grey in colour, with brick headers and double glazing safety glass and are to be sliding or swing doors. There is one external door which is to be of solid construction which will be aluminium and steel. Longitudinal and cross- sectional drawings of the doors have been provided.

The use of aluminium frames are considered appropriate and the overall design of the doors and frames will retain the appearance of the building and the character of the wider area.

Condition 06 Wording

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.

The reason for the condition is to ensure that the Local Planning Authority retains control over these details of
the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and Section 12 of the National Planning Policy Framework, December 2024.

Condition 06 Detail

All windows will be double glazed casements, with fixed lights and have aluminium frames, Anthracite Grey in colour, with brick headers. Longitudinal and cross-sectional drawings of the windows have been provided.

The use of casement windows with aluminium frames are considered appropriate and the overall design of the windows and frames will retain the appearance of the building and the character of the wider area.

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 are acceptable.

Recommendation

Conditions 05 and 06 of application reference H09-0280-25 are discharged.