DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H09-0951-22**	**Applicant:**	**Roffes Transport Ltd**
Proposal:	Details of existing and proposed site levels and floor levels, window frames, external doors and door frames, chimney stacks, eaves and verges and proposed soakaway system. (Conditions 4, 6, 9, 12 & 15 of H09-1150-20)		
Location:	Rear Of 8 High Street Holbeach Spalding		
Terminal Date:	24th November 2022		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
29	The Historic Environment
30	Pollution
31	Climate Change and Renewable and Low Carbon Energy

National Guidance

National Planning Policy Framework 2021

Section 2. Achieving sustainable development.
Section 12. Achieving well designed places.
Section 14. Meeting the challenge of climate change, flooding and coastal change.
Section 16. Conserving and enhancing the historic environment.

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 4, 6, 9, 12 & 15 of H09-1150-20 (details of existing and

proposed site levels and floor levels, window frames, external doors and door frames, chimney stacks, eaves and verges and proposed soakaway system).

Site Description

The site is located on the eastern side of Church Walk and is currently garden area and garaging associated with retail premises and flats (formerly Barclays Bank). A car park is located to the east. Residential properties are located to the south (nos. 3 and 5 Church Walk).

The site is inside Holbeach Conservation area. All Saints' Church (grade I listed) is situated to the west on the opposite side of Church Walk.

History

H09-0076-19 - Full - Conversion of ground floor of former bank (A2) to A1 retail use and 2 flats (C3) - 8 High Street, Holbeach - Granted 15 March 2019.

H09-1151-20 - Full - Conversion into 3 self-contained flats - Granted 10 February 2021.

H09-1150-20 - Full - Erection of pair of semi-detached houses - Granted 18 March 2021.

Consultation Responses

Conservation Officer

I wish to raise no objections to any of the details provided on conservation grounds. The details of the doors, windows, frames, chimney stack and eaves & verges appear to all be commensurate with development in such a prominent position within the conservation area.

Planning Considerations

Condition 4 (details of existing and proposed site levels and floor levels) - Site levels would be similar to Church Walk (4.3m aOD approx) and finished floor levels set at 4.63.

Condition 6 (window frames) - Vertical sliding sash windows are proposed. Condition 7 requires that they be of timber construction.

Condition 9 (door details) - A four panel timber door is proposed on the front elevation.

Condition 12 (chimney stacks, eaves and verge detailing) - The chimney stacks, eaves and verge detailing are of traditional design/appearance. The Conservation Officer considers that the details are commensurate with development in such a prominent position within the conservation area.

Condition 15 (soakaway system) - Crate soakaways are proposed within the rear garden area.

Conclusion

That conditions 4, 6, 9, 12 & 15 of H09-1150-20 be discharged.