DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H09-1255-21**	**Applicant:**	**Mr & Mrs J Butler**
Proposal:	Details of elevational & cross sectional plans, proposed floor levels, landscaping, doors, windows & rooflights and scheme to deal with contamination (Conditions 4, 5, 6, 9, 10, 12 & 14 of H09-0627-19)		
Location:	Off Low Road Holbeach Hurn Spalding		
Terminal Date:	4th February 2022		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
28	The Natural Environment
30	Pollution

National Guidance

National Planning Policy Framework 2021

Section 12. Achieving well-designed places.
Section 15. Conserving and enhancing the natural environment.

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 4, 5, 6, 9, 10, 12 & 14 of H09-0627-19 (details of elevational & cross sectional plans, proposed floor levels, landscaping, doors, windows & rooflights and scheme to deal with contamination).

Site Description

The existing brick and slate barn is part of a disused farm yard located to the rear of existing residential properties situated off Marsh Road. Vehicular access is off Low Road.

History

H09-0627-19 - Full - Proposed barn conversion - Granted 15 August 2019.

Consultation Responses

Environmental Protection

No objections.

Planning Considerations

Condition 4 (details of elevational & cross sectional plans) - The elevational and cross-sectional plans indicate that the existing brickwork and roof timbers would be retained. The slates and roof battens would be removed and to allow a new breathable roofing membrane to be fitted over the existing timbers. This is considered to be acceptable and would not constitute significant alteration or reconstruction.

Condition 5 (existing/proposed site levels) - The sectional plans indicate that ground levels would remain unaltered. Finished floor levels would be set at 4.735m aOD.

Condition 6 (landscaping) - Additional tree planting is proposed (Silver Birch, Hawthorn and Whitebeam).

Condition 9 (window details) - Residence 9 conservation style windows (Eclectic Grey) are proposed which are considered to be satisfactory.

Condition 10 (door details) - Residence 9 conservation style doors (Eclectic Grey) are proposed which are considered to be satisfactory.

Condition 12 (roof lights) - Conservation rooflights are proposed, which are acceptable.

Condition 14 (contaminated land) - Environmental Protection have reviewed the Geo-Environmental Desk Study Report and are in general agreement with the findings.

Conclusion

That conditions 4, 5, 6, 9, 10, 12 & 14 of H09-0627-19 be discharged.