

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H11-0258-24 **Applicant:** Mr P Flower

Proposal: Details of external materials and archaeological investigation (Conditions 2 and 9 of H11-1129-21)

Location: Rear Of 16 Market Place Long Sutton Spalding

Terminal Date: 23rd May 2024

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development
29 The Historic Environment

National Guidance

National Planning Policy Framework 2023

Section 2. Achieving sustainable development.
Section 12. Achieving well designed and beautiful places.
Section 16. Conserving and enhancing the historic environment.

Representations:

	Object	Support	No Obj.	Comments
RUBEN LOPEZ, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 2 and 9 of H11-1129-21 (details of external materials and archaeological investigation).

Site Description

The site is located to the rear of no. 16 Market Place, Long Sutton, which is a 19th Century three storey property. It is accessed via a pedestrian passageway. No. 16 presently has a foot clinic and discount store at ground floor level fronting Market Place and flats above. The site is within Long Sutton Conservation Area.

A hair/beauty salon is situated to the south fronting Market Place and a takeaway to the north. A dwelling (no. 22) is situated to the south-west with access via the passageway. Disused land associated with the Bull Hotel is located to the rear.

History

H11-0790-07 - Full - Two flats and shop store (including demolition of existing single-storey extension) - Granted 14 August 2007.

H11-0080-10 - Full - Alterations to 2 shops and convert first and second floors to 2 flats - Granted 26 May 2010.

H11-0081-10 - Full - Demolish rear single-storey building and erect 2 flats and store/WC extension for existing frontage shops - Granted 26 May 2010

H11-0688-10 - Full - Change of use of shop to office - Granted 11 October 2010

H11-0689-10 - C/C - Details of external materials, windows and external doors (Conditions 3, 6, and 8 of H11-0081-10) - Approved 7 September 2010

H11-0696-10 - Full - Alterations to 2 shops and conversion of first and second floors to 2 flats - Granted 11 October 2010.

H11-0946-10 - C/C - Details of refuse storage facilities (Condition 5 of H11-0696-10) - Approved 23 November 2010

H11-0864-17 - Full - Demolition of single storey building and erection of two flats - Granted 13 November 2017.

H11-1129-21 - Full - Demolition of rear single storey building and erection of 2 flats (part retrospective) - Granted 24 December 2021.

Consultation Responses

LCC Historic Environment Officer

The submitted archaeological WSI meets the required standards, and I can recommend discharge in full of condition 9.

SHDC Conservation Officer

Satisfied that the proposed slate roofing is appropriate to the setting. However, the applicant has proposed that the Brickwork be formed using 'Kemptions' bricks. There are multiple brick types and variants being marketed under this name with drastically different characteristics. The applicant must further clarify the proposed brick before this condition may be discharged.

Planning Considerations

Condition 2 (materials) - The proposed brick is a TBS Kimpton Blend brick, which is considered acceptable.

Condition 9 (scheme of archaeological investigation) - The LCC Historic Environment Officer has indicated that the submitted archaeological WSI meets the required standards, and therefore recommends discharge of condition 9 in full.

Conclusion

That conditions 2 and 9 of H11-1129-21 be discharged.