DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H11-1064-25**	**Applicant:**	**Mr P Flower**
Proposal:	Details of external materials, window frames, external doors, door frames and written scheme of archaeological investigation (Conditions 2, 5, 7 and 9 of H11-1129-21)		
Location:	Rear Of 16 Market Place Long Sutton Spalding		
Terminal Date:	23rd December 2025		

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
11	Distribution of New Housing
28	The Natural Environment
29	The Historic Environment
30	Pollution
31	Climate Change and Renewable and Low Carbon Energy
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework December 2024

Section 2 - Achieving sustainable development.
Section 3 - Plan making.
Section 4 - Decision making.
Section 5 - Delivering a sufficient supply of homes.
Section 11 - Making effective use of land.
Section 12 - Achieving well-designed places.
Section 14 - Meeting the challenge of climate change, flooding and coastal change.
Section 15 - Conserving and enhancing the natural environment.
Section 16 - Conserving and enhancing the historic environment.

Representations:

	Object	Support	No Obj.	Comments
OTHER STATUTORY BODIES	0	0	0	2

CASE OFFICER ASSESSMENT

Proposal

This is a condition compliance application seeking permission to discharge Conditions 2, 5, 7 and 9 of H11-1129-21. These relate to details of external materials, window frames, external doors, door frames and written scheme of 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.

Consultation Responses

Conservation Officer

In regard to conditions 5 and 7: We are happy with the window and door design and details provided. It is noted that the documents provided state that the colour of these features are not yet determined. I would like to take this opportunity to remind the applicant that condition 4 of the original application does specify that window frames, glazing bars and external door frames are to be white painted.

With respect to condition 9, the case officer should base their decision on the comments of the archaeological advisor.

For condition 2: We are happy with the Birkdale blend for the brick material. However, we do not support the use of a concrete pantie in the colour Dark English Red. The principle building to which

the new structure adjoins features a slate roof, and introducing a contrasting roofing material would appear visually jarring. To maintain a cohesive appearance and respect the character of the existing building, a slate or slate-effect material would be more appropriate.

Lincolnshire County Council Historic Places

Thanks for consulting us on this. This office recommended the discharge of Condition 9 (WSI) of H11-1129-21 on 18/04/2025. Subsequently, the applicant provided the required 10 working days' notice, which effectively fulfils the requirements of Condition 10. The submitted archaeological report meets the required standards, and we can recommend the full discharge of Condition 10 of H11-1129-21 (Final Report).

Planning Considerations

Materials Schedule

Condition 2 of H11-1129-21 states that:

Before the commencement of the development hereby permitted beyond oversite a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the materials so approved.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set.
This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 16 of the National Planning Policy Framework, 2021.

The conservation officer's comments outline that they are happy with the use of the Birkdale blend for the bricks, however, they do not support the use of a concrete pantile in dark English red. The use of this material would appear 'visually jarring' and to maintain a cohesive appearance they suggest using a slate or slate-effect material.

The case officer has corresponded with the agent to seek an amendment, a natural slate was then proposed with the conservation officer's new comments outlining they are 'happy for the roof tiles to be natural slate'.

It is on the basis of the amended details that the assessment is made.

Condition 2 of H11-1129-21 can therefore be discharged.

Window Details

Condition 5 of H11-1129-21 states that:

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: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set.
This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 16 of the National Planning Policy Framework, 2021.

The conservation officer has been consulted on this application and have commented stating they are content with the details provided for condition 5. The applicant is reminded that condition 4 of the previous permission states that the window frames and glazing bars are to be painted white.

Condition 5 of H11-1129-21 can therefore be discharged.

Door Details

Condition 7 of H11-1129-21 states that:

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: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set.
This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 16 of the National Planning Policy Framework, 2021.

The conservation officer has been consulted on this application and have commented to state they are content with the details provided for condition 7. The applicant is reminded that condition 4 of the previous permission states that the external door frames are to be painted white.

Condition 7 of H11-1129-21 can therefore be discharged.

Archaeological Scheme

Condition 9 of H11-1129-21 states that:

No development shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the following and should be in accordance with the archaeological brief supplied by the Lincolnshire County Council Historic Environment advisor on behalf of the Local Planning Authority:

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
2. A methodology and timetable of site investigation and recording
3. Provision for site analysis
4. Provision for publication and dissemination of analysis and records
5. Provision for archive deposition
6. Nomination of a competent person/organisation to undertake the work
7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook.
The archaeological site work shall only be undertaken in accordance with the approved written scheme.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with national guidance contained in Section 16 of the National Planning Policy Framework, 2021. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019.

Lincolnshire County Council Historic Places have commented on the application stating that Condition 9 can be discharged and was recommended to be discharged previously on 18/04/25. Whilst their comments outline that Condition 10 can be effectively discharged, as this application does not seek to discharge this condition the LPA are not permitted the discharge of Condition 10 in any case.

Condition 9 of H11-1129-21 can therefore 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

Conditions 2, 5, 7 and 9 of H11-1129-21 can therefore be discharged.