

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H13-0026-21 **Applicant:** Mr & Mrs Ford

Proposal: Details of full photographic building recording, doors, windows and rooflights (Conditions 3, 4, 5 and 6 of H13-0865-20)

Location: 7 Broad Lane Moulton Spalding

Terminal Date: 15th March 2021

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01 Spatial Strategy
02 Development Management
29 The Historic Environment

National Guidance

National Planning Policy Framework 2019

Sections 12 and 16 of the National Planning Policy Framework (2019)

Representations:

	Object	Support	No Obj.	Comments
IAN MARSHMAN - HISTORIC ENVIRONMENT OFFICER	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This condition compliance application is for the discharge of conditions 3, 4, 5 and 6 of H13-0865-20. Those conditions are as follows:

"3. Prior to commencement of the development hereby approved, a full photographic building recording of the site shall be carried out which contains:

- 1 A general view or views of the building in its wider setting.
- 2 The building's external appearance.
- 3 The overall appearance of the principal rooms and circulation areas.
- 4 Any external or internal detail, structural or decorative, which is relevant to the building's design,

development and use, with scale where appropriate.

5 Any machinery or other plant, or evidence for its former existence.

6 Any dates or other inscriptions; any signage, makers' plates or graffiti which contribute to an understanding of the building. A transcription should be made wherever characters are difficult to interpret.

7 Any fixtures and fittings

8 Copies of maps, drawings, views and photographs, present in the building and illustrating its development or that of its site.

This photographic Building recording should also contain a written account which provides the precise location of the property as an address and in the form of a National Grid Reference, A note of any statutory designations and the date of recording with the name(s) of the recorder(s) and the location of any archive material.

Prior to the development hereby approved, the photographic building recording report shall be submitted to and approved in writing by the Local Planning Authority and submitted to the Lincolnshire County Council Historic Environment Record for archiving within 3 months of completion."

"4.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: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this Listed Building and the 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, 2019."

"5. 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: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this Listed Building and the 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, 2019."

"6. Prior to their installation full details of the proposed roof light(s) shall be submitted to and approved in writing by the Local Planning Authority. The roof light(s) shall be installed in accordance with the approved details and thereafter so maintained.

Note: The applicant is advised that a flush fitting rooflight of traditional design, having a slim metal frame and central vertical glazing bar, would be appropriate.

Reason: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this Listed Building and the 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, 2019."

In aid of discharging the above conditions, the applicant has submitted plans containing the details of all windows, rooflights and doors, as well as a Photographic Building Recording.

Site Description

As host consent.

History

H13-0865-20. Partial demolition of curtilage listed outbuilding and rebuilding and conversion to annex. APPROVED. 21-12-20.

Consultation Responses

LCC Historic Environment Officer

Confirms that the photographic building recording report submitted meets requirements, and is sufficient to discharge condition 3 of permission H13-0865-20.

Planning Considerations

The wording of the conditions and relevant policies are set out above.

Condition 3

The Lincolnshire County Council Historic Environment Officer has been consulted on this application and has found the details of the Photographic survey to be sufficient and thus this condition may be discharged.

Condition 4

The details of the doors and door frames to be used have been presented and deemed by the local planning authority to be satisfactory due to the timber nature of their construction and the slimline, conservation style assembly of the glazing. This condition, therefore, may be discharged.

Condition 5

The details of the window frames to be used have been presented and deemed by the local planning authority to be satisfactory due to the timber nature of their construction and the slimline, conservation style assembly of the glazing. Furthermore, their design is deemed to be fully appropriate to the property, being of either mock-Victorian style with glazing bars or disguised as traditional barn-style doors. This condition, therefore, may be discharged.

Condition 6

The details of the rooflights to be used have been presented and deemed by the local planning authority to be satisfactory due to the slimline, conservation style, flush sitting design, incorporating glazing bars. This condition, therefore, may be discharged.

Planning balance

This is a condition compliance application and all of the discharge details provided have been deemed to be acceptable. Therefore, there are no elements against which to balance.

Conclusion

The Local Planning Authority have determined that this application is in accordance with Policies 1, 2, 3, and 29 of the South East Lincolnshire Local Plan (2019) as well as Sections 12 and 16 of the National Planning Policy Framework (2019). Therefore, this application is recommended for approval.

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.