

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H14-0163-25 **Applicant:** Mr D Young
Proposal: Details of window frames to first floor (Part Condition 3 of H14-0331-23)
Location: West End Lodge 88 Knight Street Pinchbeck
Terminal Date: 14th April 2025

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
29	The Historic Environment

National Guidance

National Planning Policy Framework December 2024

Sections 12 and 16 of the National Planning Policy Framework (2024) (NPPF)

Representations:

	Object	Support	No Obj.	Comments
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CASE OFFICER ASSESSMENT

Proposal

This condition compliance application seeks to discharge the details of proposed windows as a partial discharge of condition 3 of H14-0331-23.

Condition 3 of H14-0331-23 read as follows:

"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.

Note: As this property is a listed building, it is expected that any proposed window would be of a high-quality, bespoke, timber construction which matches the existing original window frame style, utilising genuine glazing bars. Although conservation-style double glazing may be considered,

single-glazing is the preferred option. Standard double-glazing is not considered to be acceptable for a listed building of this type.

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 Listed Building.

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."

Site Description

West End Lodge is a Grade II listed house, which Historic England describes like so:

"House. c.1830. Red brick in Flemish bond, hipped slate roof, deeply overhanging eaves, 2 brick wall stacks. 2 storey, 3 bay front, the central bay is slightly recessed and contains half glazed panelled door, the panels have fluted decoration, flanked by narrow fluted columns, with petaloid fanlight, set in semi- circular headed recess, flanked by single glazing bar sashes. To first floor 3 similar windows. All have flat splayed rubbed brick arches. To the right hand side a small bow window."

The area in general is characterised principally by c20th residential development.

History

H14-0613-04

Conversion of attached outbuilding to provide kitchen/games room/playroom and bathroom.
Approved on 28-06-04

H14-0614-04

Conversion of attached outbuilding to provide kitchen/games room/playroom and bathroom.
Approved on 28-06-04

H14-0741-17

Erection of building for use as ancillary accommodation (retrospective). Withdrawn on 05-04-18

H14-0742-17

Erection of building for use as ancillary accommodation (retrospective). Withdrawn on 05-04-18

H14-0317-18

Retrospective application for ancillary Gym and Recreation Room accommodation. Approved on 06-06-18

H14-0318-18

Retrospective application for ancillary Gym and Recreation Room accommodation. Approved on 11-06-18

Consultation Responses

None requested

Planning Considerations

Condition 3 of H14-0331-23

The applicant has supplied details of the proposed replacement windows on the first floor of the original front wing of the building. The proposed windows are timber framed, oriented in a 3x3 pattern with full glazing bars, with conservation style double glazing. These details are considered to

be appropriate to the site and compliant with the note provided under the original condition.

Conclusion

For the reasons listed above, this application is deemed to be in accordance with Policies 1, 2, 3 and 29 of the SELLP as well as Sections 12 and 16 of the NPPF. Therefore, it is recommended that the condition can be discharged, as described above.

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.