DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H14-0538-20**	**Applicant:**	**Dr & Mrs C Scarisbrick**
Proposal:	Details of photographic building recording (Condition 4 of H14-0087-20)		
Location:	Crowtree Farm Barns White Cross Lane Surfleet		
Terminal Date:	2nd September 2020		

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 2019

Section 16 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 discharge application is for the discharge of condition 4 of application H14-0087-20, which requested the following;

"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 nay 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.

Reason: To ensure that the heritage significance of the host property is properly recorded in its undeveloped state.
This condition is imposed in accordance with Section 16 of the National Planning Policy Framework."

The applicant has submitted a highly detailed report to the effect of the above, and seeks to use this document to satisfy and therefore discharge the above condition.

Site Description

The proposal site is neither listed nor within a conservation area, however, as fairly in-tact examples of early C20th fenland vernacular agricultural buildings, they are considered 'non-designated heritage assets'. However, in spite of this the buildings are in a poor state and in need of restoration if they are to be retained. The extant glasshouses are in a particularly bad condition, having lost all glazing panels and overgrown.

The area itself can be characterised by being in open countryside, the site is adjacent to another, recently constructed dwelling, however, these structures are isolated from any settlement.

History

H14-0229-17

Conversion of Barn into dwelling. APPROVED on 07/04/2017

H14-0451-19

Proposed Barn Conversion. REFUSED on 18/06/2019

H14-0087-20

Proposed change of use, including conversion of agricultural buildings to create single dwelling (revised scheme) - re-submission of H14-0451-19. APPROVED on 07/05/2020

Consultation Responses

Lincolnshire County Council Historic Environment Record Officer

No objections to the details provided. Recommends that Condition 4 be discharged.

Planning Considerations

The applicant has submitted the details as requested by condition 4 of H14-0087-20 and these details have been found by the County Council Historic Environment Record to be satisfactory for the discharging of the condition. For this reason, the Local Planning Authority determines that

Condition 4 should be discharged.

Conclusion

For the reasons listed above, this application is determined to be in accordance with Policy 29 of the South East Lincolnshire Local Plan (2019) as well as Section 12 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.