

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H14-1106-23 **Applicant:** Mr P Jeffery

Proposal: Details of replacement doors (D1) to Ground Floor and Cellar of the Grange and (D3 & D4) to the Trap House, proposed ledged, framed and braced plank doors at the exterior of the garage door at the Trap House (Conditions 2 and 3 of H14-0992-22)

Location: The Grange Northgate Pinchbeck

Terminal Date: 8th February 2024

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 2023

Sections 12 and 16 of the National Planning Policy Framework (December 2023) (NPPF)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0

CASE OFFICER ASSESSMENT

Proposal

This application is for the discharge of Conditions 2, 3 of H14-0992-22.

Those conditions read as follows:

Condition 2

"Within 12 months of the date of this permission, full details of the replacement doors proposed at doors marked D1 in the Key Plan to Ground Floor and Cellar of the Grange and D3 & D4 in the Key

Plan to the Trap House, both included within the document marked 'window schedule' shall be submitted and approved in writing. The approved doors shall thereafter be installed within a period of 6 months from the date of the approval of that condition compliance application.

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 the associated listed buildings.

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."

Condition 3

Within 12 months of the date of this permission, full details of the proposed ledged, framed and braced plank doors proposed to be installed at the exterior of the garage door at the Trap House, as outlined at paragraph 7.3 of the Heritage Impact Assessment shall be submitted and approved in writing. The approved doors shall thereafter be installed within a period of 6 months from the date of the approval of that condition compliance application.

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 the associated listed buildings.

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.

Condition 4 was originally included within the proposal, however, as the applicant did not provide the full extent of the details required to discharge this condition, it was agreed that this would be removed from the request. However, for the sake of completeness, condition 4 read the following:

Condition 4

Prior to the commencement of the proposed infilling of door 'D2' to the Grange and installation of a replacement window as outlined under paragraph 7.6 of the Heritage Impact Assessment, full details of this proposal (including all proposed materials, methods and sectional details of the proposed new window) shall be submitted and approved in writing. The works shall be undertaken in accordance with the approved details.

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 the associated listed buildings.

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

As in host application

History

As in host application

Consultation Responses

Pinchbeck Parish Council

The proposals are in keeping with the street scene

Planning Considerations

Condition 2

The applicant has provided details of the proposed doors to be used on both the main house and

the traphouse. All are timber in construction and vernacular in design and as such are considered to be appropriate. Condition 2, therefore, may be discharged.

Condition 3

The applicant has provided details of the proposed ledged, framed and braced plank doors proposed to be installed at the exterior of the garage door at the Trap House. It is timber in construction and vernacular in design, matching that which is considered to be the standard for this type and nature of cart shed door, and as such is considered to be appropriate. Condition 3, therefore, may be discharged.

Condition 4

Condition 4 sought the full constructional details of the proposed infilling of a historic door opening and installation of a window. No such details have been provided, apart from the sectional details of the proposed window. Therefore, this condition may not be discharged.

Conclusion

For the reasons listed above, the Local Planning Authority considers the proposed discharges of Conditions 2 and 3 to satisfy Policies 2, 3, and 29 of the SELLP and as such they may be discharged. However, due to the lack of supply of the requested information, condition 4 may not 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.