

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H15-0262-25 **Applicant:** Ms Morter

Proposal: Details of written scheme of archaeological investigation, full photographic building recording of site and schedule of external materials (Conditions 3, 4, 5, 6 & 7 of H15-0216-24)

Location: 182 Main Road Quadring Spalding

Terminal Date: 8th May 2025

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development
29 The Historic Environment

National Guidance

National Planning Policy Framework December 2024

Section 2 - Achieving sustainable development
Section 4 - Decision-Making
Section 12 - Achieving well-designed places
Section 16 - Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a discharge of conditions application providing details of written scheme of archaeological investigation, full photographic building recording of site and schedule of external materials (Conditions 3, 4, 5, 6 & 7 of H15-0216-24)

Site Description

The application site relates to a disused barn associated with number 182 Mian Street, Quadring.

The application site is located within the settlement boundary as identified by policies inset maps No 22. Whilst there are areas of flood zone 2 and 3 in the area (EA Flood Maps for planning) the application site is located within flood zone 1. The South East Lincolnshire SFRA shows Quadding to be in a low Hazard Area.

History

H15-0216-24 - Proposed Barn Conversion into Residential including Extension. Approved 12-09-24

Consultation Responses

Historic Environment Officer - Thank you for consulting us on this.

The submitted archaeological WSI and HBR report meet the required standards, and We can recommend discharge in full of Condition 3, 4, 5 and 6) of H15-0216-24 (Details of written scheme of archaeological investigation, notice and reporting).

Planning Considerations

Condition 3

The condition requires:

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

The applicant has provided:

An Archaeological Written Scheme of Investigation by Parker Planning Services.

The information provided is considered acceptable. LCC Historic Places Team have reviewed the information and consider it acceptable. Condition 4 is hereby discharged.

Condition 4

The condition requires:

The applicant shall notify the Lincolnshire County Council Historic Environment Department in writing of the intention to commence at least fourteen days before the start of archaeological work required in connection with Condition 3 above in order to facilitate adequate monitoring arrangements

This is a compliance condition that does not require discharge.

Condition 5

The condition requires:

A copy of the final report required in connection with Condition 3 above shall be submitted within three months of the work being carried out to the Local Planning Authority and the Lincolnshire Historic Environment Record. The material and paper archive required as part of the written scheme of investigation shall be deposited with an appropriate archive in accordance with guidelines published in The Lincolnshire Archaeological Handbook.

This is a compliance condition that does not require discharge.

Condition 6

The conditions requires:

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

The applicant has provided:

-A Photographic Record of the Barn at 182a Main Road, Quadring prior to Conservation and Renovation for Accommodation by Austin John

LCC confirm that the level of detail provided is acceptable and the condition is therefore discharged.

Condition 7

The condition requires:

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.

The application has provided:

- External Materials Schedule by Austin John Limited

The proposed palette of materials are considered sufficient to discharge the condition. Condition 7 is hereby discharged.

Conclusion

Conditions 3, 6 & 7 of H15-0216-24 are hereby 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.