DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H15-0902-26**	**Applicant:**	**Mr M Burrell**
Proposal:	Demolition of Dwelling		
Location:	The Burrells Town Drove Quadring		
Terminal Date:	21st October 2026		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019
National Guidance **National Planning Policy Framework August 2026**

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Proposal

The proposal seeks to establish if prior approval is required for the demolition of a dwelling, The Burrells, Town Drove, Quadring.

The application is submitted on the basis that the proposal complies with Schedule 2, Part 11, Class B of the (General Permitted Development) (England) Order (GPDO) 2015 (as amended). One of the conditions of Class B is that the applicant must apply to the relevant local planning authority (LPA) to establish if prior approval is required for the proposed demolition as to the method of demolition and any proposed restoration of the site (B.2(i)). Therefore, the application has been submitted to comply with this requirement.

Site Description

The building within the site comprises a detached two storey dwelling located to the north of Town Drove, Quadring. There are some dwellings located to the east and north-east of the site. There is a steel fabricator business, Premier Pits, located to the north-west of the site which includes various buildings and open storage.

Relevant Planning History

H15-0431-25: (Prior Approval) Demolition of 3 Bed Derelict House - refused 11 June 2026

The following applications overlap the eastern side of the site:

H15-0152-98: (Full Application) Proposed storemans office extension - approved 24 March 1998

H15-0174-04: (Full Application) Proposed single storey extension to office - approved 23 March 2004

H15-0450-04: (Discharge of Conditions) Details of finished floor levels for FRA (Condition 3 of H15/0174/04) - approved 07 September 2004

H15-1651-04: (Full Application) Proposed extensions to workshop - approved 28 January 2005

H15-1270-07: (Full Application) Proposed extensions to workshop and spraybooth - approved 15 November 2007

H15-0858-14: (Full Application) Proposed extension to form office - approved 27 November 2014

H15-1063-14: (Full Application) Proposed extension to form office - approved 26 January 2015

H15-1033-20: (Full Application) Proposed extension to workshop and change of use of agricultural land to industrial - approved 03 February 2021

H15-0431-25: (Prior Notification) Demolition of 3 Bed Derelict House - refused 11 June 2025

Consultation

There is no specific requirement to consult statutory consultees for a demolition prior approval application; however, the council's ecology officer has been consulted in this instance as a Bat Emergence and Re-Entry Survey has been submitted. A consultation response was not received from the officer.

Public Representations

One of the conditions of Class B is that the applicant must display a site notice for not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the LPA (B.2(iv)). The applicant displayed a site notice at the site on 15th September 2026 and as such, the notice expired on 6th October 2026.

No representations were received from members of the public.

Key Planning Considerations

National and local planning policies are not relevant in this case as the application seeks only to establish if prior approval is required for the demolition of the building within the site. Therefore, it is only necessary to assess the proposal against the requirements of Class B.

Whether the Proposal Accords with the Conditions of Class B

Class B of Part 11 of the GPDO indicates that any building operation consisting of the demolition of a building would be considered permitted development, subject to conforming with the relevant limitations of the class. The proposed demolition is assessed against these criteria below.

"(a)the building has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the building stands and it is practicable to secure safety or health by works of repair or works for affording temporary support;"

The existing building is not unsafe and still appears to be structurally sound.

"*(b)the demolition is "relevant demolition" for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area)"*

The proposal would not be considered relevant demolition due to its positioning outside of any identified Conservation Area.

"(c)the building is used, or was last used, for a purpose falling within
(i)article 3(6)(p) (drinking establishments etc.) of the Use Classes Order; or

(ii)article 3(6)(q) (drinking establishments with expanded food provision) of that Order;

The building is not a drinking establishment.

"*(d) the building is used, or was last used, for the purpose of*
(i) a concert hall;
(ii) a venue for live music performance; or
(iii) a theatre"

The building has not been used as any of the above.

"(e) the demolition relates to a statue, memorial or monument ("a commemorative structure") in place for a period of at least 10 years on the date of any proposed demolition, other than a commemorative structure
(i) that is a listed building;
(ii) that is a scheduled monument;
(iii) within a cemetery, on consecrated land, or within the curtilage of a place of public worship;
(iv) within the grounds of a museum or art gallery; or
(v) within the curtilage of a dwellinghouse"

The demolition would not relate to a statue, memorial or monument.

Therefore, the proposal represents permitted development, as it does not exceed any of the limitations set out under B.1.

Whether Prior Approval is Required for Demolition

According to the submission, the applicant has submitted the current application as the dwelling is derelict and has not been occupied in over 11 years. According to the application form, the applicant intends to use Monksview Demolition Company and the dwelling will be levelled to the ground.

A prior notification application (ref: H15-0431-25) was previously refused on 11th June 2025 as it was considered that the site might contain bat roosts and no information had been provided to establish if the site had been surveyed for bat roosts. Bat surveys have subsequently been undertaken and a Bat Emergence and Re-Entry Survey accompanies the current submission. This concludes that no bat emergences were witnessed and no bat roosts were found within the site. As such, no further surveys were recommended.

Notwithstanding this, the survey also sets out the following:

"Due to the high habitat value of the site, the fact that bats roost switch regularly and the small number of droppings discovered during the PBRA there is still some risk that bats could still be present at certain times of year despite having not recorded any roosting activity during the BERS. Precautionary working methods are required to reduce the risk to an acceptable level. The following measures will be implemented:

- Prior to the start of work, the building will undergo an updated inspection by a suitably qualified ecologist.
- The high risk areas of the building will be demolished by hand under ecological supervision (e.g. hanging tiles, gable end barge boards, roof ridges, verges and around chimneys). If bats or evidence of bats is found, work will stop and the ecologist will advise how to proceed".

It is considered that these measures could be required via a condition.

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.

Conclusion

Taking these factors into consideration, the proposal is considered to comply with the provisions of Schedule 2, Part 11, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015, and as such the proposal is permitted development. It is considered that prior approval is required due to the need to include a condition requiring that the development is carried out in accordance with the measures outlined within the Bat Emergence and Re-Entry Survey.

Recommendation

Based on the assessment detailed above, it is considered that prior approval is required in this instance and that prior approval should be granted subject to conditions.