DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H16-0249-26**	**Applicant:**	**Sandhu**
Proposal:	Details of the design of all external doors and door frames (Condition 3 of H16-0695-25)		
Location:	18-19 Broad Street Spalding		
Terminal Date:	11th May 2026		

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 12 - Achieving well-designed places
Section 16 - Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Proposal

This is a discharge of condition application providing details of the design of all external doors and door frames (Condition 3 of H16-0695-25)

Site Description

The application site relates to a vacant unit that last functioned as a department store, which now benefits from planning permission. It is located within the Town Centre and primary shopping area as well as Spalding Conservation Area.

The building abuts number 17 Broad Street, which is Grade II listed, the opposite side of the building is The South Holland Centre. There are also a cluster of listed buildings nos. 21-26 Market Place. To the front of the building is Broad Street and to the rear is Double Street, both having shop frontage entrances.

There is an alleyway connecting these two streets, providing a pedestrian route between the former department store and The South Holland Centre. The building itself is a three-storey property extending back in linear form to meet Double Street, the building retains sash windows to the frontage and a traditional style shop front at ground floors.

To the rear there is also an entrance into the store, where an element of parking provision is also located. Planning permission exist to allow the building to function as a mixed use development with a blend of community and town centre uses.

History

H16-0695-25 - Change of use from retail (Class E (a) to mixed use, comprising of ancillary retail, cafe, play space, offices (Class E), Church (Class F1), a community meeting place (Class F2) and food bank (Sui Generis) - approved under H16-1093-23. Modification of Condition 2 to allow amendments to previously approved plans. Approved 24-09-25

Original permission for mixed use

H16-1093-23 - Change of use from retail (Class E (a) to mixed use, comprising of ancillary retail, cafe, play space, offices (Class E), Church (Class F1), a community meeting place (Class F2) and food bank (Sui Generis). Approved 30-07-24

Consultation Responses

Conservation Officer

No comments received.

Planning Considerations

Condition 3 - Design of External Doors

The condition states (in part):

Details of the design of all external doors and door 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), threshold and lintol detailing, and means of opening. The doors and door frames shall be installed in accordance with the approved details and thereafter so maintained.

The applicant has provided the following information in support of the discharge of this condition:

· Block Plan, Ground Floor Plan & Elevation as Proposed
· Proposed Door Details
· Email confirming colour of doors
· Photograph

These details relate to the external doors and door frames to be altered, including those associated with the opening up of a former bricked opening approved under planning permission H16-1093-23. The submitted information confirms that the proposed doors would be aluminium framed and finished in anthracite.

Section B of Policy 29 of the South East Lincolnshire Local Plan requires that proposals within, or affecting the setting of, a Conservation Area preserve and, where appropriate, enhance features that contribute positively to its character, appearance and setting. In particular, the policy seeks the retention of architectural details, reinforcement of local distinctiveness through materials and design, and the avoidance of features that would detract from the area.

In this instance, the proposal retains the existing moulding and introduces door detailing that is considered sympathetic in terms of design, scale and finish. The use of aluminium frames in an anthracite colour is not considered to detract from the character or appearance of the host building or the wider Conservation Area. The development therefore accords with the aims of Policy 29, as it preserves the character and appearance of the area and does not introduce harm to the immediate

or wider Conservation Area.

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

Condition 3 of H16-0695-25 is hereby discharged.