DECISION DELEGATED TO HEAD OF PLANNING

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| **Application No:** | **H16-0415-26** | **Applicant:** | **Spalding Private Practice** |
| **Proposal:** | Details of design of all external doors & door frames (Condition 5 of H16-0882-25) | | |
| **Location:** | 65 Holbeach Road Spalding Lincolnshire | | |
| **Terminal Date:** | 24th June 2026 | | |

**Planning Policies**

**South East Lincolnshire Local Plan - Adopted: March 2019**

**National Guidance**

**National Planning Policy Framework December 2024**

**Representations:**

| | Object | Support | No Obj. | Comments |
|---|---|---|---|---|
| SHDC INTERNAL | 0 | 0 | 0 | 1 |

CASE OFFICER ASSESSMENT

**Description of Proposal**

This application seeks to discharge condition 5 of H16-0882-25 relating to details of external doors and door frames.

**Site Description**

The site is within the settlement boundaries of Spalding, as outlined within the South East Lincolnshire Local Plan, 2019. The site is located towards the north-east of the settlement, within the Fulney area. Holbeach Road bridge, over the Coronation Chanel, is located approximately 100m east of the site. The recreation ground lies opposite. Three protected trees stand within the south eastern corner.

65 Holbeach Road is a Grade II* listed, former vicarage associated with the Grade I listed Church of St Paul to the immediate east. Both were designed by Sir George Gilbert Scott in 1877 and read as a trio alongside the schoolroom associated with the church. It is a red brick dwelling, with brick and stone dressing. It features a plain tile roof with coped gables and stone finials and ornamental brick stacks with linked and moulded octagonal flues. The building retains may original features, such as the banisters.

## Relevant History

H16-0402-11 - Full - Erection of boundary fence - Approved 19/08/11

H160919-12 - LB - Proposed boiler and flue within garage and new bathroom on second floor (retrospective) - Approved 11/01/13

H16-0881-25 - Full - Change of use from a single dwelling to dental surgery including alterations, additional gravel parking, improvements to existing access and plant shed - Approved 20/11/25

H16-0882-25 - LB - Change of use from a single dwelling to dental surgery including alterations, additional gravel parking, improvements to existing access and plant shed - Approved 20/11/25

## Consultation Responses

The responses received from consultees during the initial consultation exercises, which can be viewed in their entirety through the South Holland website, can be summarised as follows:

Conservation Officer

No objections

Public Representations

This application has been advertised in accordance with the Development Procedure Order and the Council's Statement of Community Involvement. In this instance, no letters of representation have been received.

## Key Planning Considerations

Condition 5

*Wording*

"Details of the design of all external doors and door frames to be utilised in the works hereby consented 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."

*Assessment*

The details provided are considered acceptable. The Conservation Officer has raised no objections to the proposal.

On this basis, the requirements of Condition 5 have been met.

## 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 notconsidered 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**

The submitted details achieve the aims of the conditions and are considered acceptable. Condition 5 can be discharged.

**Recommendation**

Based on the assessment detailed above, it is recommended that the proposal should be approved under Delegated Authority.