

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H16-0724-26 **Applicant:** Mr A Bridger
Proposal: Details of photographic building recording (Condition 3 of H16-1072-24)
Location: The Grange 8 Pinchbeck Road Spalding
Terminal Date: 12th 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
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Description of Proposal

This application seeks to discharge condition 3 of H16-1072-24 relating to a photographic building recording.

Site Description

The Grange is a Grade II* Listed building, of mid-C17th Origin. The Historic England Listing description describes the property like so:

"Good mid C18 house of 2 storeys in local brick with stone-capped parapet. 5 windows, centre being Venetian. Wood blind holders. No glazing bars, except to centre window. Good projecting porch in Roman Ionic with open modillion pediment. Door of 8 panels (4 glass) in panelled reveal and with good traceried fanlight. A 2 storey, 1-window extension of slightly later date on south side, and a 1-window, 1-storey C19 extension on north, with 2 storeys behind."

Furthermore, the Grange represents what could be considered one of the most characterful and imposing structures within the Pinchbeck Road portion of the Spalding Conservation Area. It's highly prominent position upon one of the main entrance and egress routes into and out of the town centre and main shopping area of Spalding mean that it is a well known site which contributes substantially to the overall character of the wider conservation area.

It is true to say that the most recent use of the site - as an office - has left the interior of the property substantially altered and modernised with few character features remaining within most rooms, however, the interior retains characterful features such as the 1st floor 'flying' conservatory and the Oriel Window to the rear, as well as historic surfaces / materials and a characterful, if somewhat altered, labyrinthine interior layout nodding to the historic context of secondary accommodation and service rooms. Unfortunately, in recent years, due to lack of a viable user for the site, the listed property has fallen into disrepair

The immediate setting of the site can be described as largely featuring residential development of a C19th origin. However, the site is also flanked by the late C20th business park to the North. A number of other commercial sites are within visual range. Moreover, the site is within close proximity to a number of Grade II listed building, including the adjacent former Peacock Public House, and No.7 Pinchbeck Rd situated directly across the road, as well as the similarly Grade II listed Congregational Church Sunday School and No. 2 & 4 Pinchbeck Rd and No. 24 & 25 New Road.

History

H16-1250-88 - Full - Conversion to office use involving provision of internal partitions, etc. Remove garden wall & shed' - Approved on 19-09-89

H16-1251-88 - Full - Conversion to office use involving provision of internal partitions, etc. Remove garden wall & shed'. - Approved 19-09-89

H16-0096-03 - Full - Restoration of conservatory, refurbishment of adjoining offices and external landscaping - Approved 20-06-03

H16-0644-22 - Full - Proposed change of use from vacant offices to HMO including erection of cycle/bin storage - Refused 11/11/22

H16-1072-24 - Full - Proposed change of use from vacant offices to 3 residential children's care home (C2) units - Approved 10/09/25

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:

Historic Environment Officer

Thank you for consulting us on this application.

We reiterate the advice provided in our previous consultation response in relation to H16- 1072-24, dated 17 February 2025. No WSI for the Historic Building Recording has been reviewed or agreed by this office, as required by our initial comments. The information submitted does not constitute an archivable report as required by Condition 3 attached to H16-1072-24, nor does it meet the requirements of the previously recommended Historic Building Recording in accordance with Historic England's *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016). A compliant Historic Building Record should therefore still be undertaken by a suitably qualified and competent historic buildings specialist, in accordance with Historic England guidance.

On the basis of the above, we cannot recommend the discharge of Condition 3, relating to the photographic building recording, attached to planning permission H16-1072-24

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 3

Wording

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.

This photographic building recording should also contain a written account which provides the precise location of the property as an address and in the form of a National Grid Reference, a note of any statutory designations, the date of recording with the name(s) of the recorder(s) and the location of any archive material.

Thereafter, the photographic building recording report shall be submitted to and approved in writing by the Local Planning Authority and submitted to the Lincolnshire County Council Historic Environment Record for archiving within 3 months of completion.

Assessment

The submitted document is considered unacceptable. As indicated by the comments from the relevant consultees, the proposal would fail to meet the requirements of the condition and would not address its aims. No WSI has been provided, as requested by the initial comments of the Historic Places Team. The scope of work is not consistent with the relevant best practice guidance, and fails to provide adequate detail.

Condition 3 of H16-1072-24 is therefore not 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.

Conclusion

The submitted details are considered unacceptable and fail to achieve the requirements of condition 3 of H16-1072-24.

Recommendation

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