

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H16-1007-25 **Applicant:** Mr S Brown

Proposal: Details of window frames and proposed roofing felt/membrane (Conditions 4 & 5 of H16-0526-25)

Location: Monks House Bourne Road Spalding

Terminal Date: 10th December 2025

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

National Guidance

National Planning Policy Framework December 2024

Representations:

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

CASE OFFICER ASSESSMENT

Description of Proposal

This application seeks to discharge conditions 4 and 5 of H16-0526-25 relating to details of window frames and roofing membranes.

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 west of the settlement. Monks House is well obscured from the road by more modern residential developments and a scheme of planting. The dwelling is within relatively large grounds, which, coupled with the historic nature of the building, juxtaposes with the more contemporary character of the wider area.

Monks House is a Grade II* listed building. The Historic England entry reads as follows:

"Early C16 house in ashlar. Said to have been a Grange of the Priory. L plan. Pantiled roof. Main block is of 2 storeys, the gabled end of 3. Ground floor has 2 mullioned and transomed windows of 3 and 5 lights, with moulded stone labels. Small central doorway with 4-centred arch and moulded label. The gable end windows have no transoms and are of 6, 4 and 3 lights. Windows of 3 lights and modern door to gable end to road. 2 early brick stacks, 1 much restored. Moulded string

course, and low plinth. Modern glazing in most windows- some have early casements. Interior has 2 good moulded stone fireplaces with 4-centred arches."

Relevant History

H16-0250-25 - Full. Conversion of loft to habitable space, internal alterations, addition of dormer window to west elevation, re-roof & reinstatement of historic windows. Refused 20/05/25.

H16-0251-25 - LB. Conversion of loft to habitable space, internal alterations, addition of dormer window to west elevation, re-roof & reinstatement of historic windows. Refused 20/05/25.

H16-0526-25 - LB. Conversion of loft space into additional bedrooms, internal alterations, provision of conservation rooflights to west elevation and complete re-roofing and reinstatement of historic windows. Approved 13/10/25.

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 England

"Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application. We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/> It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request."

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 4

Wording

"Details of the window 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), cill and lintol detailing, and means of opening. The window frames shall be installed in accordance with the approved details and thereafter so maintained."

Assessment

The details provided meet the requirements of the condition, showing suitably detailed drawings of the frames to be used. As such, the details provided achieve the aims of the condition and Condition 4 can be discharged.

Condition 5

Wording

"Prior to its installation, details of the proposed roofing felt/membrane shall be submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in accordance with the approved roofing felt/membrane details.

Note: The proposed felt/membrane should be both air and vapour permeable and should be as thin as feasibly possible."

Assessment

It is proposed that Tyvek Supro Breathable Membrane would be installed. It is acknowledged that this is slightly thicker than alternatives on the market (with a thickness of approximately 45mm compared to TLX Gold's 33mm). However, this difference in thickness is so marginal is to not be noticeable in most circumstances.

Moreover, it should be acknowledged that the existing roof membrane is of poor quality, being a bitumen based, non-breathable product, installed when repair works were undertaken in the 1970s. Therefore, the proposal represents a significant betterment.

As such, the details provided are considered acceptable. Condition 5 can be discharged.

Conclusion

The details provided are considered to be acceptable and Condition 4 and 5 of H16-0526-25 can be 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.

Recommendation

Based on the assessment detailed above, it is recommended that the proposal should be approved

under Delegated Authority.