

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H16-1101-25 **Applicant:** Mr M Calitri

Proposal: Details of cross sectional drawings, brickwork panel, samples of brick to be used for external walls and details of any acoustic/thermal insulation and fire precautions works (Conditions 3, 7, 10 & 12 of H16-0589-10)

Location: 6 Pinchbeck Road Spalding

Terminal Date: 6th January 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
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Description of Proposal

This application seeks to discharge Conditions 3, 7, 10 & 12 of H16-0589-10 which relate to details of cross sectional drawings, brickwork panel, samples of brick to be used for external walls and details of any acoustic/thermal insulation and fire precautions works.

Site Description

The site is within the settlement boundaries of Spalding, as outlined within the South East Lincolnshire Local Plan, 2019. This site is within the defined town centre and Conservation Area. It is a Grade II listed property, with the Historic England description reading as follows:

"Early C18 house of 2 storeys and attics in brick with slate roof with 2 gabled dormers. 5 windows, centre blocked, new glazing bars. Ground floor has 1 modern window of 3 lights and 3 other windows (1 in place of former door). Extension to east of 2 storeys with 2 windows, segmental arches and 1 3-light segmental-headed window (later) and modern doorway. Rendered plinth."

Relevant History

H16-1100-25 - Condition discharge - Details of cross sectional drawings, brickwork panel, samples of brick to be used for external walls and details of any acoustic/thermal insulation and fire precautions works (Conditions 3, 7, 10 & 12 of H16-0589-10) - Ongoing

H16-1027-10 - Condition discharge - Details of boundary wall coping, gate pier caps, external staircase, handrailing, boundary gates, dormer window frames, doors, external materials, brickwork repointing and stonework (Part Condition 3, Conditions 4, 6, 8, 9 and 11 of H16-0589-10) - Approved 04/02/11

H16-0923-10 - Full - Change of use to form restaurant (A3) and retail unit (A1) and alterations to building - Approved 21/02/11.

H16-0589-10 - LB - Proposed rear extension, external staircase, new boundary railings, internal and external repairs and alterations - Approved 21/09/10.

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

"To confirm, I have no objections to the details proposed for discharge of these conditions. Typically, mineral fibre insulation would not be permissible for use in a Listed Building. However, after over a decade of being in situ, we have no evidence that it is causing harm to the material of the listed building, and removal could arguably risk greater harm to the material of the listed building. The external venting equipment is situated in the clearly later and lesser value portion of the site, and similarly, it is likely the case that having to chase the installed system out of the building would lead to a risk of causing more harm than good. For these exceptional reasons, I do not wish to raise objections."

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 3

Wording

"Notwithstanding the approved drawings, large scale details (at a scale of at least 1:10) of the following features shall be submitted to and be approved by the Local Planning Authority and no work shall commence in advance of that approval. These details shall provide for a cross sectional detailed drawing at 1:10 scale for each feature and the development shall be constructed in accordance with the details so approved:

-Boundary wall coping and gate pier caps

- External staircase and handrailing
- Timber boundary gates

Reason: To ensure that the Local Planning Authority retains control over these details, in the interests of the architectural and historic integrity of the Listed building.

This Condition is imposed in accordance with national guidance contained in PPS5 'Planning for the Historic Environment'."

Assessment

Condition 3 was part discharged under H16-1027-10, discharging the elements relating to boundary well coping, gate pier caps, external staircases and timber boundary gates. The only remaining element concerned the handrailing.

The handrailing was never installed, and therefore, no details exist to be provided. As such, Condition 3 can be discharged in full, as all other elements of the condition had already been assessed.

Condition 7

Wording

"A one metre square freestanding panel of brickwork showing the type of brick to be used in the construction of the boundary wall hereby permitted shall be constructed on site and approved by the Local Planning Authority before the commencement of the development hereby permitted. All new brickwork shall match that of the approved panel in terms of the type of bricks used, the method of bonding, mortar colour and pointing style, unless otherwise agreed in writing by the Local Planning Authority. The brickwork panel so constructed shall be retained on the site until the development hereby approved has been completed."

Assessment

The freestanding panel of brickwork was never constructed. However, the boundary wall has now been completed. The brick work appears to be acceptable and consistent throughout. No concerns have been raised historically regarding this feature.

On the basis that the works are now complete, and complete to a satisfactory quality, it is superfluous to require the square of brickwork. On this basis, condition 7 can be discharged.

Condition 10

Wording

"Before the commencement of the development hereby permitted samples of the brick(s) to be used to the external walls of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority, and all the brick(s) used in the development shall conform to the samples so approved."

Assessment

Samples of the bricks were not provided prior to the development taking place. That being said, the bricks that have been used are considered to be acceptable. No concerns have been raised historically regarding this feature.

On the basis that the works are now complete, and complete to a satisfactory quality, it is superfluous to require the brick sample. On this basis, condition 10 can be discharged.

Condition 12

Wording

"Full details of any acoustic/thermal insulation and fire precautions works to demonstrate their effect on the character and appearance of the listed building shall be submitted to and be approved by the Local Planning Authority before the commencement of the development hereby permitted and the

development shall be carried out in complete accordance with the detail so approved.
NOTE: You are advised that acoustic/thermal insulation or fire precautions works which adversely affect the character of the listed building will not be permitted, in particular:
i) works should be designed to avoid damage to cornices, ceiling roses and panelled doors. The preferred option is for works to be carried out within ceiling voids;
ii) the installation of sealed double-glazed units will not be acceptable. Consideration should be given to draught exclusion measures."

Assessment

The following insulation and measures have been undertaken as part of this condition:

"-Ceiling and floor voids: Mineral-fibre quilt insulation (glass mineral wool) installed between joists within ceiling and floor voids, providing both thermal resistance and airborne sound insulation between commercial and residential parts of the building.
-Fire protection: Fire-rated plasterboard ceilings installed to the underside of joists in the commercial areas, providing a 30-minute fire separation between uses.
-Visual impact: All insulation and fire protection works are concealed within voids, with no loss or alteration to cornices, decorative plasterwork, or panelled doors.
-Windows and fabric: Existing historic windows and frames have been retained and refurbished in accordance with the original consent."

The images and details provided show that the works would not have a significant impact upon the historic fabric of the building. The works appear reversible and proportionate.

Condition 12 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.

Conclusion

The submitted details are considered to be acceptable and Conditions 3, 7, 10 and 12 can be discharged.

Recommendation

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