

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H17-0091-25 **Applicant:** Mr & Mrs GJR & KF Swindells

Proposal: Details of windows frames (Condition 5 of H17-0525-24)

Location: The Mermaid Inn 2 Gosberton Road Surfleet

Terminal Date: 28th March 2025

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
29	The Historic Environment

National Guidance

National Planning Policy Framework December 2024

Sections 12 and 16 of the National Planning Policy Framework (2024) (NPPF)

Representations:

	Object	Support	No Obj.	Comments
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CASE OFFICER ASSESSMENT

Proposal

This condition discharge application is for the discharge of condition 5 of H17-0525-24, which sought the details of proposed window frames.

Condition 5 of H17-0525-24 reads as follows:

"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.

Reason: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this Listed Building.

This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and Sections 12 and 16 of the National Planning Policy Framework, December 2023."

Site Description

The Mermaid Inn is a Grade II Listed, two-storey detached, period property with timber sash windows, red and white painted brick to the main facades with a mix of slate and concrete pantiles to the roofs. The Inn occupies a prominent position close to the road bridge across the River Glen and the junction of Gosberton Road and Stockhouse Lane in the middle of Surfleet.

The Inn occupies the north-eastern corner of the application site on the junction of Stockhouse Lane and Gosberton Road. To the south of the principal Inn building there is the River Glen and the main car park together with a riverside beer garden with outside bar and seating. There is a small ancillary single storey building within the main body of the site and another single storey building on the Stockhouse Lane frontage.

Currently vehicular access is gained from both Gosberton Road and Stockhouse Lane.

The Church of St. Lawrence, to the east, on the opposite side of Gosberton Road is a Grade I listed building and the Surfleet War Memorial further north is Grade II listed. There is no conservation area within Surfleet.

The general character of the area to the west of the application site is predominantly residential with the iron girder road bridge (1884) over the River Glen dominating the views out of the site to the south-east.

Alongside the River Glen there is a floating landing stage/ mooring and a brick revetment wall with ornamental coping and railings plus an archway down to the staging.

The levels within the site fall approximately 900mm from east to west. There is manicured soft landscaping on site and two short sections of deciduous hedges lie adjacent to the single storey store in roughly the middle of the site. The majority of the proposed development site is shown to be within Flood Zone 1 'Low Probability' with the area alongside the riverbank in Flood Zone 3 'High probability' as detailed on the Environment Agency's Flood Zone Maps without defences.

The Historic England listing description is set out below:

House now inn. Early C19. Coursed and squared gritstone rubble with ashlar quoins and dressings; clay tile roof with coped verges; ashlar ridge stacks. U-shaped plan. 2 storeys; 1:3:1 bays; gabled wings to left and right flanking deeply recessed central range; each gable has a first floor square shuttered opening, possibly pitching holes. Mullioned windows to central range, all of 3-lights except first floor centre which has 2-lights; flat faced mullions containing plate glass sashes with horns; sill band to first floor windows continued on inner sides of wings; central porch with hipped roof and 2-light casement window.

History

H17-0898-21. PLANNING APPLICATION. Proposed Change of Use of The Mermaid Inn to five apartments, associated demolition and erection of three attached dwellings, one detached dwelling, erection of refuse collection point, retention of wc/garage and alteration to existing access off Stockhouse Lane. Approved 12-01-23.

H17-1012-22. LISTED BUILDING CONSENT. Proposed change of use of The Mermaid Inn to 5 apartments, the erection of a terrace of 3 two storey dwellings, 1 single storey dwelling and associated demolition and alteration to existing access off Stockhouse Lane. Approved 12-01-23.

H17-0033-06. FULL. Erection of orangery, change of use to bedroom and re-building of boundary wall. Approved 13-02-06.

H17-0941-03. FULL. Construction of landing stage/mooring. Approved 02-09-03.

H17-0610-02. FULL. External Bar. Approved 15-07-02.

H17-0369-95. FULL. Erection of porch. Approved 31-05-95.

H17-0097-95. FULL. Improvements to kitchen facilities and reslate roofs. Approved 09-03-95.

Consultation Responses

None requested

Planning Considerations

Condition 5 of H17-0525-24

The proposal requires the installation of a single new window at this stage on the ground floor rear elevation of the site. the applicant has proposed a timber frame, simple 2x2 sliding sash, with full glazing bars and horns. In this instance, the window appears to be appropriate in style and materials, and therefore, the details are considered to be appropriate.

Conclusion

For the reasons listed above, this application is deemed to be in accordance with policies 1, 2, 3 and 29 of the SELLP as well as Sections 12 and 16 of the NPPF. Therefore, the details are considered to be acceptable and the condition 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.