

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H19-0444-25 **Applicant:** Mrs J Morrison

Proposal: Details of external door & door frames, window frames & proposed roof lights (Conditions 7, 8 & 9 of H19-0783-22)

Location: The Oaks 251 Broadgate Road Sutton St Edmund

Terminal Date: 7th July 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
--	--------	---------	---------	----------

CASE OFFICER ASSESSMENT

Description of Proposal

This application seeks to discharge conditions 7, 8 and 9 of H19-0783-22, relating to details of external door & door frames, window frames & proposed roof lights.

Site Description

The site is located on the western side of Broadgate to the north of The Oaks (house) and is occupied by a single storey brick and slate barn. A two storey dwelling (no. 255) has recently been constructed to the north and a barn conversion (no. 255A) is situated along the frontage to the north-east on the opposite side of the access.

Three new dwellings (nos. 257, 257A and 257B) are located further to the north and thereafter a converted chapel (no. 259). St Edmund's Church (grade II listed) is situated approximately 115 metres to the north. Residential properties are also located opposite.

Relevant History

H19-0852-15 - Full - Change of use of 3 no. redundant farm buildings to residential - Approved 3 November 2015.

H19-0329-16 - Cond Comp - Details of Desk-Top Study and Archaeological Investigation (Conditions 17 and 18 of H19-0852-15) - Approved 31 May 2016.

H19-0757-18 - Full - Demolition of existing barn and erection of new building for use as a single residential dwelling - Approved 23 October 2018.

H19-0838-18 - S73 - Change of use of 3 redundant farm buildings to residential - approved under H19-0852-15 - Modification of Condition 2 to allow amendments to previously approved plans.

H19-0167-19 - S73 - Demolition of existing barn and erection of new building to use as residential dwelling - approved under H19-0757-18. Modification of Conditions 2, 7 & 9 to allow amendments to previously approved plans to include doors and windows - Approved 15 April 2019.

H19-0980-19 - Full - Demolition of existing barn and rebuild as dwelling (Building 2) - Withdrawn 5 June 2020.

H19-0783-22 - Full - Demolition of existing barn (building 2) and erection of dwelling - Approved 4 October 2022.

H19-0609-24 - NMA - Demolition of existing barn (building 2) and erection of dwelling. Approved under H19-0783-22. Amendment to windows & doors. 9 August 2024.

H19-0746-24 - Cond Comp - Details of external materials of construction of buildings & hard surfaced areas (Condition 4 of H19-0783-22) - Approved 15 October 2024

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:

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 7 - Details of Doors

Condition 7 of H19-0783-22 reads as follows:

"Details of the design of all external doors and door 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), 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."

The relevant scaled details have been provided. The doors would be aluminium, coloured anthracite grey.

The materials and appearance are considered appropriate, and consistent with the overall design approach taken throughout the conversion. The designs are consistent with the details shown within H19-0609-24.

As such, the details are considered acceptable, and condition 7 can be discharged.

Condition 8 - Window Details

Condition 8 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.

Note: If uPVC windows are proposed heritage style windows would be most appropriate."

The relevant scaled details have been provided. The windows would be aluminium, coloured anthracite grey. The materials and appearance are considered appropriate, and consistent with the overall design approach taken throughout the conversion, particularly in relation to the details provided under condition 7. This creates a clear consistency in the appearance of the building. The designs are consistent with the details shown within H19-0609-24.

As such, the details are considered acceptable, and condition 8 can be discharged.

Condition 9 - Details of Roof Lights

Condition 9 reads:

"Prior to their installation full details of the proposed roof lights shall be submitted to and approved in writing by the Local Planning Authority. The roof lights shall be installed in accordance with the approved details and thereafter so maintained.

Note: The applicant is advised that a flush fitting rooflight of traditional design, having a slim metal frame and central vertical glazing bar, would be appropriate."

Submitted here are white painted, aluminium, Velux windows, with a central pivot. The design is relatively typical, and would appear consistent with the overall design approach taken in the development.

The details provided are considered appropriate, and condition 9 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 details provided are considered acceptable, and so conditions 7, 8 and 9 of H19-0783-22 can be discharged.

Recommendation

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