

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H19-0584-19 **Applicant:** Mr M Bacon

Proposal: Details of external materials, landscaping, doors, windows and roof lights, archaeological report (Conditions 4, 6, 7, 8, 10, 15 and 17 of H19-0757-18)

Location: North Of The Oaks 251 Broadgate Road Sutton St Edmund

Terminal Date: 7th August 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development
29 The Historic Environment

National Guidance

National Planning Policy Framework 2019

Sections 12 and 16

Representations:

	Object	Support	No Obj.	Comments
IAN MARSHMAN - HISTORIC ENVIRONMENT OFFICER	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 4, 6, 7, 8, 10, 15 and 17 of H19-0757-18 (details of external materials, landscaping, doors, windows and roof lights, archaeological report).

Site Description

the site is part of a former farm yard located on the western side of Broadgate Road. The Church of St Edmund (grade II listed) is located further to the north beyond a converted chapel.

History

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

Consultation Responses

LCC Archaeology - No objections.

Planning Considerations

Condition 4 (External Materials) - Work has commenced on site. The external walls have been constructed using reclaimed red bricks. Reclaimed slates from the site. are proposed for the roof. The proposed materials are satisfactory.

Condition 6 (Landscaping) - The scheme includes Silver Birch, Cherry and Whitebeam, plus shrubs and ground cover plants. It is considered to be acceptable.

Condition 7 (External doors) - The submitted details are considered acceptable. The condition requires that the doors be constructed in timber.

Condition 8 (Windows) - The submitted details are acceptable. The windows would be constructed in timber and stained dark brown as per condition 9.

Condition 10 (Roof Lights) - Conservation rooflights are proposed and are considered to be acceptable.

Conditions 15 and 17 (Archaeology) - LCC Archaeology have confirmed that they have received and approved a revised final report for the historic building recording work required by conditions 15 and 17 of H19-0757-18. They have therefore recommended that these conditions be discharged.