

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H22-0148-19 **Applicant:** Graham Bowater

Proposal: Proposed barn conversion - approved under H22-0180-18 - Modification of Condition 2 to allow amendments to previously approved plans

Location: Broadgate House 696 Broadgate Weston

Terminal Date: 5th April 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

National Guidance

National Planning Policy Framework 2019

Section 12 - Achieving well-designed places

Section 16 - Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

This is an application to amend the approved plans for a proposed barn conversion at Broadgate House, 696 Broadgate, Weston (H22-0180-18).

The addition of an oak open porch/canopy with tiles to match the main roof is proposed and the existing brickwork would be repointed with a mortar mix of 6;1;1 of sand, cement and lime (as used on the adjacent cottage). All non-original or damaged bricks would be replaced with reclaimed bricks.

SHDC's Conservation Officer has no objection.

Taking the above into account, the proposal is considered to be in accordance with Policies 2, 3 and

29 of the South East Lincolnshire Local Plan (2019), as well as Sections 12 and 16 of the National Planning Policy Framework (2019).

The recommendation is therefore for a delegated approval.