DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H22-0966-24**	**Applicant:**	**Mr G Bowater**
Proposal:	Details of brickwork sample, roof tiles, external doors & door frames, window frames & rooflights (Conditions 3, 4, 5, 6 & 7 of H22-0382-24)		
Location:	Broadgate Barns Broadgate Weston		
Terminal Date:	5th February 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

CASE OFFICER ASSESSMENT

Proposal

This condition compliance application is for the discharge of conditions 3, 4, 5, 6 & 7 of H22-0382-24

Those conditions read as follows:

Condition 3

"*A one metre square freestanding panel of brickwork showing the type of brick to be used in the construction of the development hereby permitted shall be constructed on site and approved by the Local Planning Authority before the commencement of the development hereby permitted beyond oversite. 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. The brickwork panel so constructed shall be retained on the site until the development hereby approved has been completed.*

Note: The applicant is advised that a buff coloured mortar (white Portland cement or similar with sharp yellow/orange sand) with flush, 'bagged' finish to reveal the aggregate in the mortar would be appropriate.

Note 2: In the interests of best replicating the original structure which this consent seeks to rebuild, the applicant is advised that efforts should be made to incorporate reclaimed bricks where possible. Where not possible and within the new extension element hereby approved, the brick type should match as closely as possible the original structure.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and Section 12 of the National Planning Policy Framework, December 2023.

Condition 4

"Before the commencement of the development hereby permitted beyond oversite, details of the roof tiles to be used for the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority, and all tiles used in the development shall conform to the details so approved.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and Section 12 of the National Planning Policy Framework, December 2023."

Condition 5

"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.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and Section 12 of the National Planning Policy Framework, December 2023."

Condition 6

"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: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and Section 12 of the National Planning Policy Framework, December 2023."

Condition 7

Prior to their installation full details of the proposed roof light(s) shall be submitted to and approved in writing by the Local Planning Authority. The roof light(s) 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.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and Section 12 of the National Planning Policy Framework, December 2023."

Site Description

As in host application

History

As in host application

Consultation Responses

None requested.

Planning Considerations

Condition 3

The applicant has provided photographic proof of the brickwork they intend to utilise, matching a scheme of brickwork used elsewhere on the listed site under former consents. The proposed brickwork is that which has been used throughout the restoration of the original structure and is a tumbled, antiqued brick. Its use has been seen as acceptable throughout the remainder of the listed building and therefore is appropriate for use within this development.

Condition 4

The applicant has confirmed that the structure shall be roofed with spanish slate. This material matches that used elsewhere on the site under recent permissions. It is therefore in uniformity across the site and seen as acceptable to this setting.

Condition 5

The applicant has provided details of the proposed doors on the site, these include 2 sets of aluminium framed sliding doors, and a steel crittal style personnel door. The central sliding door is to be hidden behind a timber sliding barn style doors. The glazing throughout is proposed to be double glazed and matches the glazing pattern permitted throughout the host property. These details are considered to be appropriate and as such, this condition may be discharged.

Condition 6

The applicant has provided details of the windows throughout, which are to be metal (aluminium) framed with double glazing. As with the doors, this matches the glazing used throughout the host dwelling. The original structure is evidenced to have contained metal rather than timber windows. Because of the above, these details are considered to be acceptable and therefore, the condition may be discharged.

Condition 7

The applicant has provided details of the proposed roof windows. These are conservation style, aluminium framed rooflights with the standard central glazing bar. These particular units are commonplace amongst such developments and generally match the style used in the host dwelling. The would not appear out of place and as such the details are considered acceptable and so the condition may be discharged.

Conclusion

For the reasons listed above, this application is deemed to be in accordance with Policies 1, 2, 3,

and 29 of the SELLP (2019) in addition to Sections 12 and 16 of the NPPF (2024). This application is therefore recommended for approval.

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.