SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H02/0273/97 Received:14-MAR-97 Type:FULL

Name: B Alcock, A D Alcock,
J M Alcock and R M Alcock
81 Postland Road
Crowland
Peterborough PE6 0JB

Agent: Robert Freakley Associates
St Ann's House
St Ann's Street
Kings Lynn
Norfolk PE30 1LT

Description: Renovate existing cottages & shop house and construct two new houses in place of existing buildings to rear
Location : 7-11 East Street Crowland
Peterborough

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before the development hereby permitted is commenced samples of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

3 Before any development is commenced, the applicants shall submit to and have had approved in writing by the Local Planning Authority the following. Detailed plans and sections to scale 1:5, 1:10, 1:20 as appropriate of all doors and windows, lintels, eaves and verge details, chimney stacks and other architectural details relating to proposed new works. The development shall subsequently be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development in the interests of maintaining the visual amenities of this part of the Crowland Conservation Area.

4 All external doors, windows and joinery shall be constructed of timber and have a painted finish.

Reason: To ensure a satisfactory development in the interests of maintaining the visual amenities of this part of the Crowland Conservation Area.

5 Before any development is commenced, plans and details showing a scheme of

screening for the site boundaries shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented prior to the occupation of any of the dwellings hereby permitted.

Reason: To ensure satisfactory levels of privacy for existing and proposed householders.

6 Before development is commenced, the Applicants shall submit to and have had approved in writing by the Local Planning Authority revised plans and elevations to show the deletion of the first floor balcony on the southern elevation of unit 2 and the deletion also of the first floor french doors and their substitution by a window. The development shall be completed in accordance with the revised details.

Reason: To safeguard the privacy of dwellings to the rear of the site.

7 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

8 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

9 Before development is commenced details of the arrangements made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance shall be submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be carried out during site operation, and a report of the findings of the archaeologist shall be submitted to the Local Planning Authority within one month of the completion of site operation and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The proposed development is in an area of archaeological significance.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

Director of Housing and Planning Services
07-MAY-97 H0270273/97

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

MRS SALLY WALTHAM BA (Hons) FC.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

DRAFT PERMISSION

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Description: Renovate existing cottages & shop house and construct two new houses in place of existing buildings to rear
Location : 7-11 East Street Crowland
Peterborough

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before the development hereby permitted is commenced samples of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

3 Before any development is commenced, the applicants shall submit to and have had approved in writing by the Local Planning Authority the following. Detailed plans and sections to scale 1:5, 1:10, 1:20 as appropriate of all doors and windows, lintels, eaves and verge details, chimney stacks and other architectural details relating to proposed new works. The development shall subsequently be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development in the interests of maintaining the visual amenities of this part of the Crowland Conservation Area.

4 All external doors, windows and joinery shall be constructed of timber and have a painted finish.

Reason: To ensure a satisfactory development in the interests of maintaining the visual amenities of this part of the Crowland Conservation Area.

5 Before any development is commenced, plans and details showing a scheme of

screening for the site boundaries shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented prior to the occupation of any of the dwellings hereby permitted.

Reason: To ensure satisfactory levels of privacy for existing and proposed householders.

6 Before development is commenced, the Applicants shall submit to and have had approved in writing by the Local Planning Authority revised plans and elevations to show deletion of the first floor balcony on the southern elevation of unit 2 and the deletion also of the first floor french doors and their substitution by a window. The development shall be completed in accordance with the revised details.

Reason: To safeguard the privacy of dwellings to the rear of the site.

7 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

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Reason: In the interests of the safety and convenience of traffic using the adjacent road.

9 Before development is commenced details of the arrangements made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance shall be submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be carried out during site operation, and a report of the findings of the archaeologist shall be submitted to the Local Planning Authority within one month of the completion of site operation and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The proposed development is in an area of archaeological significance.

01-MAY-97 Checked ..

Authorised to issue (inc Delegation)..