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PE8 6TL

TOWN AND COUNTRY PLANNING ACT 1990
SECTION 73A CONTINUATION

Reference: H02-0596-21 **Date of Decision:** 8th November 2021

Applicant: Mr D Bedford
Crawford House
Thorney Road
Crowland
PE6 0AL

Location: Crawford House Thorney Road Crowland

Description: Repair and alterations to dwelling including one storey extension to create two bedroomed accommodation and conversion of stables and coach house into two bedroomed flat - approved under H02-0840-16. Modification of Condition 2 to allow amendments to previously approved plans.

South Holland District Council hereby give notice that permission has been GRANTED (or equivalent) subject to the following condition(s):

1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

From H02-0840-16

Site Location Plan Drwg No 1605 000A
Block Plan Drwg No 1605 100B
Design & access statement (21st August 2016)
Photographs & photomontages (received 23-08-16)
Drwgs as existing; Nos 1605 001B, 1605 002B, 1605 202B, 1605 003B, 1605 203B, 1605 204B, 1605 205B, 1605 004C, 1605 005A, 1605 006B, 1605 007B, 1605 008B.
Drwgs as proposed;1605 101E, 1605 102D, 1605 103C, 1605 104D, 1605 105A, 1605 106D, 1605 107A, 1605 108D, 1605 109, 1605 201B, 1605 211F, 1605 212B (as amended received 10.11.2016), 1605 213B, 1605 214B, 1605 215B, 1605 SK15 and Rooflight information (received 10-11-16)

From H02-0123-17

1605-137B (Electrical Layout Part 1)
1605-138B (Electrical Layout Part 2)
1605-139B (Window Schedule)
1605-129 (Setting Out)
1605-128 (Construction Details)
1605-126 (Construction Details)
1605-247 (Window Schedule)
1605-122 (Roof Plan)
1605-124
1605-121 (Ground Floor (Part)
1605-120 (Ground Floor (Part)
1605-123
1605-125 (Construction Details)
1605-127 (Construction Details)
Alumen Quotation reference Q12967 Crawford House Coach House (12.01.2017)
Quotation reference Q12967 Crawford House New Extension (12.01.2017)
Glazing Vision Product Data Sheet - GV Standard Electric Visionvent
Smart Architectural Aluminium - Alitherm technical brochure
The Conservation Rooflight Sizing Information
Glazing Vision Brochure
Smart Architectural Aluminium - Visofold technical brochure
Letter Roger Mears Architects ref 1605/01 (8th February 2017)
Schuco Aluminium Door System ADS 75 HD.HI technical brochure.

From H02-0563-21
Application Form
Anglian Home Improvements - Details of windows and doors

H02-0596-21
Application Form
1605 101 E
07
Site Location Plan
Heritage Impact Assessment
Details of Amendments

Reason: For the avoidance of doubt and in the interests of proper planning.

2 The rainwater goods utilised in the development hereby permitted shall be coloured black and of metal construction and thereafter so maintained.

Reason: In the interests of the appearance of the development and the character and visual amenity of this listed building.
This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 16 of the National Planning Policy Framework, 2021.

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3 The guttering to the development hereby permitted shall be fixed to the external walls by means of gutter spikes/rise and fall brackets and no fascia boarding shall be used.

Reason: In the interests of the appearance of the development and the character and visual amenity of this listed building.
This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 16 of the National Planning Policy Framework, 2021.

4 All rainwater goods shall be of cast iron construction and thereafter so maintained.

Reason: In the interests of the appearance of the development and the character and visual amenity of this listed building.
This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 16 of the National Planning Policy Framework, 2021.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and subsequently determining to grant planning permission.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch

Phil Norman
Planning Manager
South Holland District Council

BUILDING REGULATIONS:
This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planning inspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**.

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the

Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.