SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Planning (Listed Buildings and Conservation Areas) Act 1990

Refusal of Conservation Area Consent

Reference: H02/0692/01 Received: 07-JUN-01 Type: CONS AREA CONSENT

Name: David Knott
32 Church Street
Deeping St. James
Peterborough
PE6 8HD

Agent: David Knott
32 Church Street
Deeping St. James
Peterborough
PE6 8HD

Description: Demolition of 6/8 Hall Street, Crowland

Location : 8 Hall Street Crowland
Peterborough Cambs

South Holland District Council hereby give notice that CONSENT HAS BEEN REFUSED for the works for the following reason(s):

1 The demolition of the dwellings on the site in the absence of an appropriate replacement scheme of development will cause an unacceptable gap in the frontage of the street in this part of the Crowland Conservation Area. This would not preserve or enhance the character of the conservation area and is therefore contrary to Policy E3 of the South Holland District Local Plan and Policy BE4 of the First Deposit Draft of the South Holland District Local Plan to 2011.

2 In the absence of an archaeological evaluation the Local Planning Authority cannot be satisfied that the development can be carried out having regard to the need to identify and formulate an appropriate strategy for any archaeological remains. As such the proposal is contrary to Policy E6 of the adopted South Holland District Local Plan.

The determined plans are:
1:1250 site location plan received 28 November 2001.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
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22 FEB 2002 H02/0692/01

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

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Town and Country Planning Act etc

DRAFT REFUSAL

Reference H02/0692/01 Received: 07-JUN-01 Type: CONS AREA CONSENT

Name: David Knott
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PE6 8HD

Description: Demolition of 6/8 Hall Street, Crowland

Location : 8 Hall Street Crowland
Peterborough Cambs

South Holland District Council hereby give notice that permission has been refused etc for the following reasons:

1 The demolition of the dwellings on the site in the absence of an appropriate replacement scheme of development will cause an unacceptable gap in the frontage of the street in this part of the Crowland Conservation Area. This would not preserve or enhance the character of the conservation area and is therefore contrary to Policy E3 of the South Holland District Local Plan and Policy BE4 of the First Deposit Draft of the South Holland District Local Plan to 2011.

2 In the absence of an archaeological evaluation the Local Planning Authority cannot be satisfied that the development can be carried out having regard to the need to identify and formulate an appropriate strategy for any archaeological remains. As such the proposal is contrary to Policy E6 of the adopted South Holland District Local Plan.

The determined plans are:

1:1250 Site location Plan 28-11-01

~~21-086/A 28-11-01~~

Director of Customer Services
20 FEB 2002

H02/0692/01

PDM 21/2

D2 21/2