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FILE COPY

Planning (Listed Buildings and Conservation Areas) Act 1990

Listed Building Consent

Reference: H03-0574-15 **Received:** 13th July 2015

Type: LISTED BUILDING

Name: Mr and Mrs Tyson
St Nicholas House
Main Road
Deeping St Nicholas
Spalding
PE11 3HA

Agent: APC Design Ltd
2 High Street
Podington
Wellingborough
Bedford
NN29 7HS

Description: Addition of new orangery, repairs to outbuildings & new oil tank with screening

Location : ST NICHOLAS HOUSE MAIN ROAD
DEEPING ST NICHOLAS SPALDING

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the works in accordance with the application and plans submitted, subject to the following condition(s):

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg. nos. 23130-EX103, 23130-EX104, 23130-105, 23130-801, 23130-802, 23130-803, 23130-804, 23130-805, 23131-EX101-01, 23131-EX102, 23131-EX103 and e-mail from Alex Calvert, the agent (dated 25 August 2015).

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

- 3 Before the commencement of the development hereby approved, the areas of re-pointing works shall be identified and submitted to and approved in writing by the Local Planning Authority. No repointing shall be carried out other than those areas so approved.

Note: The information can be submitted as a drawing or good quality photograph with areas of re-

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pointing clearly identified.

~~Reason: In the interests of the architectural and historic integrity of the Listed Building.~~

This Condition is imposed in accordance with national guidance contained in section 12 of the National Planning Policy Framework 2012.

- 4 The mortar to be used in the re-pointing shall be a cement free lime mortar, the colour and texture of which shall match the existing historic mortar, to be mixed in accordance with the manufacturers instructions.

Reason: In the interests of the architectural and historic integrity of the Listed Building.

This Condition is imposed in accordance with national guidance contained in section 12 of the National Planning Policy Framework 2012.

- 5 A sample panel showing the mortar mix and re-pointing style to be used in the repairs and renovations hereby permitted shall be prepared in an inconspicuous location (i.e rear wall) on site and be approved in writing by the Local Planning Authority before the repair work is commenced. All new re-pointing shall match that of the approved panel in terms of mortar colour, texture and pointing style.

Reason: To ensure that the Local Planning Authority retains control over this detail, in the interests of the architectural and historic integrity of the Listed Building.

This Condition is imposed in accordance with national guidance contained in section 12 of the National Planning Policy Framework 2012.

- 6 All new and replacement brickwork utilised in carrying out the development hereby permitted shall match as closely as possible that of the principal existing building on the site in terms of the type of bricks, mortar mix and method of bonding.

Reason: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policy SG20 of the South Holland Local Plan 2006.

- 7 All new window frames, glazing bars, roof rafters and external door frames within the conservatory hereby permitted shall be of timber construction, white painted and thereafter so maintained.

Reason: In the interests of the architectural composition and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

S O U T H



H O L L A N D
DISTRICT COUNCIL

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The Local Planning Authority has acted positively and proactively in determining this application by assessing the application 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 within the statutory timeframe in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx.

Paul Jackson
Place Manager

7th September 2015

H03-0574-15

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.