

Town and Country Planning Act 1990

Planning Permission

Reference: H04/0198/96

Received: 29-MAR-96 Type: FULL

Name: J W Moses
c/o Brown & Co
18 South Street
Boston
Lincs, PE21 6HE

Agent: Barry Johnson Architect
16 Main Ridge West
Boston
Lincs
PE21 6QN

Description: Change of use of redundant barns to single dwelling with internal alterations and small link

Location : Crossgate Farm Quadring Road
Donington Spalding Lincs

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 any development is commenced, the applicants shall submit to and have had approved in writing by the Local Planning Authority the following:
 - 1 Fully detailed plans relating to the buildings fronting the A152 to be used as garage accommodation.
 - 2 Detailed plans to an appropriate scale i.e. 1:5, 1:10, 1:20 in respect of all external doors and windows and openings, including details of finished decoration.
 - 3 Revised plans to show the deletion of the drawing room window to the north-west elevation, the deletion of the ground floor toilet and cloakroom windows in the north-eastern elevation and their substitution by roof lights if required, and alternative details relating to the entrance hall doorway and windows in the proposed link building. The development shall subsequently be completed in accordance with the approved details.

Reason: To ensure that the original character of the barn is retained as far as possible, in the interest of the visual amenities of this rural location.

- 3 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

- 4 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of five years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

- 5 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.

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995. There shall be no external alteration or extension other than those shown on the plans approved with this application.

Reason: To ensure that the rural character of the buildings are retained.

- 7 This permission has been granted for the use and conversion of the existing buildings under the provisions of the Lincolnshire Structure Plan Policy 7a and (with the exception of the new works shown on the approved plans) does not permit nor imply that permission will be forthcoming for any subsequent works of rebuilding.

Reason: For the avoidance of doubt and to ensure that the provisions of Structure Plan Policy 7a are complied with.

Director of Housing and Planning Services
23-SEP-96 H04/0198/96

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.

DRAFT PERMISSION

Reference: H04/0198/96

Received: 29-MAR-96 Type: FULL

Name: J W Moses
c/o Brown & Co
18 South Street
Boston
Lincs, PE21 6HE

Agent: Barry Johnson Architect
16 Main Ridge West
Boston
Lincs
PE21 6QN

Description: Change of use of redundant barns to single dwelling with internal alterations and small link

Location : Crossgate Farm Quadring Road
Donington Spalding Lincs

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 any development is commenced, the applicants shall submit to and have had approved in writing by the Local Planning Authority the following:
 - 1 Fully detailed plans relating to the buildings fronting the A152 to be used as garage accommodation.
 - 2 Detailed plans to an appropriate scale i.e. 1:5, 1:10, 1:20 in respect of all external doors and windows and openings, including details of finished decoration.
 - 3 Revised plans to show the deletion of the drawing room window to the north-west elevation, the deletion of the ground floor toilet and cloakroom windows in the north-eastern elevation and their substitution by roof lights if required, and alternative details relating to the entrance hall doorway and windows in the proposed link building. The development shall subsequently be completed in accordance with the approved details.

Reason: To ensure that the original character of the barn is retained as far as possible, in the interest of the visual amenities of this rural location.

- 3 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

- 4 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of five years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

- 5 Before the development hereby permitted is commenced ^{sample} ~~details~~ of the ~~type and colour 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.

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995. There shall be no external alteration or extension other than those shown on the plans approved with this application.

Reason: To ensure that the rural character of the buildings are retained.

- 7 This permission has been granted for the use and conversion of the existing buildings under the provisions of the Lincolnshire Structure Plan Policy 7a and (with the exception of the new works shown on the approved plans) does not permit nor imply that permission will be forthcoming for any subsequent works of rebuilding.

Reason: For the avoidance of doubt and to ensure that the provisions of Structure Plan Policy 7a are complied with.

19-SEP-96

Checked

22/9/96

Authorised to issue (inc Delegation) 22/9/96