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PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
LISTED BUILDING

Reference: H04-0315-16 **Date of Decision:** 7th December 2016

Applicant: Mr W Delahoy - Market Homes Limited
C/O Swann Edwards Architecture Limited
Elveden House
Gull Road
Guyhirn Wisbech Cambs
PE13 4ER

Location: Former Red Cow Hotel 8 High Street Donington

Description: Proposed residential development and demolition of Tap Bar

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 conditions:

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:

5392-1 Topographical Survey; SE-499-01; SE-499-02; SE-499-03; SE-499-04; SE-499-05; SE-499-20C; SE-499-21C; SE-499-22C; SE-499-23C; SE499-24C; SE-499-25C; SE-499-26A.

Design & Access Statement 3rd March 2016; Heritage Statement 13th March 2016.

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

3 No development shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the following and should be in accordance with the archaeological brief supplied by the Lincolnshire County Council Historic Environment advisor on behalf of the Local Planning Authority:

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
2. A methodology and timetable of site investigation and recording
3. Provision for site analysis
4. Provision for publication and dissemination of analysis and records
5. Provision for archive deposition
6. Nomination of a competent person/organisation to undertake the work
7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook.

The archaeological site work shall only be undertaken in accordance with the approved written scheme.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

4 The applicant shall notify the Lincolnshire County Council Historic Environment Department in writing of the intention to commence at least fourteen days before the start of archaeological work required in connection with Condition 3 above in order to facilitate adequate monitoring arrangements.

Reason: To ensure satisfactory archaeological investigation and retrieval of archaeological finds in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

5 A copy of the final report required in connection with Condition 3 above shall be submitted within three months of the work being carried out to the Local Planning Authority and the Lincolnshire Historic Environment Record. The material and paper archive required as part of the written scheme of investigation shall be deposited with an appropriate archive in accordance with guidelines published in The Lincolnshire Archaeological Handbook.

Reason: To ensure satisfactory arrangements are made for the recording of possible archaeological remains in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

6 Prior to development, the developer is required to undertake full historic building recording and include an in depth analysis of the building and highlight any features that are of particular note and all the upstanding buildings on this site.

Reason: To ensure satisfactory arrangements are made for the recording of historic buildings and features in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

7 Before the commencement of the development hereby permitted a schedule of all materials of construction, reconstruction and renovation of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. Samples shall be provided as may be required by the Local Planning Authority for the materials in the schedule and the use of such samples shall be approved in writing by the Local Planning Authority. The development shall be constructed and completed in accordance with the schedule and samples so approved.

Reason: To ensure that the Local Planning Authority retains control of the materials of construction in the interests of the appearance of the development and the character and appearance of the Grade II Listed Building and the Long Sutton Conservation Area.
This condition is imposed in accordance with Section 12 of the National Planning Policy Framework 2012.

8 The frontage of the former coaching inn and its rear wing shall be retained and converted in accordance with full architectural and structural specifications which shall be submitted to and approved in writing by the Local Planning Authority before that element of the development is commenced. The submitted information shall include full details and records of all internal features to be removed and all features to be retained and incorporated within the completed development.

Reason: To ensure a satisfactory development in the interests of preserving this curtilage Listed Building.
This condition is imposed in accordance with Section 12 of the National Planning Policy Framework 2012

9 Large scale constructional drawings and plans (at a scale of at least 1:10) of the following details shall be submitted to and approved in writing by the Local Planning Authority. No work shall be commenced in advance of that approval and the development shall be completed in accordance with the approved details:
- All new doors and windows, including surrounds, heads and cills.

Reason: To ensure a satisfactory development in the interests of preserving the character and integrity of the Listed Building.
This condition is imposed in accordance with Section 12 of the National Planning Policy Framework 2012 building.

10 All areas of new works, renovation and making good shall be carried out in accordance with a detailed specification to be first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development in the interests of preserving the character and integrity of the Listed Building.
This condition is imposed in accordance with Section 12 of the National Planning Policy Framework 2012 building.

11 There shall be no internal alterations to the building, other than in accordance with details which have been previously submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development in the interests of preserving the character and integrity of the Listed Building.
This Condition is imposed in accordance with Section 12 of the National Planning Policy Framework 2012 building.



Paul Jackson
Place 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		

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.

All appeals must be made using an Appeal Form which you can get from The Planning Inspectorate at Temple Quay House, 2 The Square, Bristol, BS1 6PN (tel: 0303 444 5000) or you can submit your appeal online at:

http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal

The Secretary of State can allow a longer period for giving notice of an appeal but he 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 him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the

provisions of the development order and to any directions given under the order. In practice the Secretary of State does not refuse to consider appeals solely because the Local Planning Authroity based its decision on a direction given by him.

For detailed information on appeals, appeal types and guidance on the appeals process please visit:

http://www.planningportal.gov.uk/planning/appeals/planningappeals

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.