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Plan-It Design Ltd
Richmond House
Main Road
Long Bennington
Newark Notts
NG23 5JR

TOWN AND COUNTRY PLANNING ACT 1990
SECTION 73A CONTINUATION

Reference: H05-0078-16 **Date of Decision:** 24th March 2016

Applicant: Invicta Developments Ltd
C/O Plan-It Design Ltd
Richmond House
Main Road
Long Bennington Newark Notts
NG23 5JR

Location: Orchard House Fleet Road Holbeach

Description: Conversion of redundant health facility to form 14 dwellings and associated parking - approved under H05-0564-11. Modification of Condition 2 to allow amendments to previously approved plans

South Holland District Council hereby give notice that this application 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:
Dwg. no. OH/OR/16/001.
1:1250 site location plan and Dwg. nos. IDHH/EH/11/001, OR/11/001, SB/11/001, WB/11/001, OR/11/002, OR/11/003 and IDHH/BP/11/001-A accompanying planning permission H05-0563-11.

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

2 Within one month of the date of this decision, samples of the brick and slate to be used for the extension and repair of the existing building shall be submitted the Local Planning Authority for written approval. The development shall be constructed in accordance with the details so approved.

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.

3 A one metre square freestanding panel of brickwork showing the type of brick to be used in the construction of the development hereby permitted shall be constructed on site within one month of the date of this decision for written approval by the Local Planning Authority. All new brickwork shall match that of the approved panel in terms of the type of bricks used, the method of bonding, mortar colour and pointing style, unless otherwise agreed in writing by the Local Planning Authority. The brickwork panel so constructed shall be retained on the site until the development hereby approved has been completed.

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 All new gauged brick window head arches and stone window head lintels shall match those of the existing building in terms of material, design and detailing.

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 Within one month of the date of this decision, details of the design of all external doors and door frames to be utilised in the development hereby permitted shall be submitted to the Local Planning Authority for written approval. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing, threshold and lintol detailing, means of opening and finish. The doors and door frames shall be installed in accordance with the approved details and thereafter so maintained.

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.

6 Within one month of the date of this decision, details of any new window frames to be utilised in the development hereby permitted, including samples if so required, and details of alterations to existing windows shall be submitted to the Local Planning Authority for written approval. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing, cill and lintol detailing, means of opening and finish. The window frames shall be installed/altered in accordance with the approved details and thereafter so maintained.

Note: In the context of this condition 'alteration' includes the introduction of obscure glazing, which should be restricted to the rear elevation only, as well as more energy efficient glazing.

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.

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



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.