SOUTH HOLLAND DISTRICT COUNCIL

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

FILE COPY

Planning (Listed Buildings and Conservation Areas) Act 1990

Listed Building Consent

Reference: H05/0853/01 Received: 11-JUL-01 Type: LB DEMOLITION

Name: Mr P E Coupland
'Greyfriars'
Stonegate
Gedney
Spalding Lincs

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 7AP

Description: Demolition of rear extension & outbuilding and erection of single storey rear extension

Location : 'Jasmine Cottage' Old Main Road
Fleet Hargate Spalding Lincs

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 five years beginning with the date of this consent.

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

2 Large scale drawings of lintels over new/altered openings to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the character of the listed building.

3 Full details of proprietary rooflights to be submitted to and approved in writing by the Local Planning Authority (types which stand proud of the plane of the roof ("velux") are unlikely to be approved; "conservation" types may be appropriate).

Reason: In the interests of the character of the listed building.

4 All joinery (window frames, etc) is to be recessed at least 50/75mm back from the face of the

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wall/facade. The means of finishing of the "reveal" is to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the character of the listed building.

5 Where historic joinery is to be retained and repaired, works are to match the existing in every respect including material, style, moulding detail and workmanship. Where historic door or window furniture (hand-made iron hinges, latches, etc.) remain, these are to be carefully preserved and reused.

Reason: In the interests of the character of the listed building.

6 All window frame repairs are to meet the requirements of the Society for the Protection of Ancient Buildings Technical Pamphlet No. 13.

Reason: In the interests of the character of the listed building.

7 All new joinery is to be of timber and not metal or plastic.

Reason: In the interests of the character of the listed building.

8 Brickwork is to match exactly the historic work nearby in terms of bond, mortar mix design, joint thickness, pointing technique, brick dimension, colour and texture, etc.

Reason: In the interests of the character of the listed building.

9 All external joinery shall be painted in a colour to be agreed in writing with the Local Planning Authority.

Reason: In the interests of the character of the listed building.

10 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

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existing buildings in the area.

The determined plans are:
Dwg no. SD00-020/3 received 11 July 2001.
Amended dwg nos. SD00-020/6 and /7 received 8 March 2002.

Head of Planning & Development
19 JUN 2002 H05/0853/01

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 PERMISSION

Reference H05/0853/01 Received: 11-JUL-01 Type: LB DEMOLITION

Name: Mr P E Coupland
'Greyfriars'
Stonegate
Gedney
Spalding Lincs

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 7AP

Description: Demolition of rear extension & outbuilding and erection of single storey rear extension

Location : 'Jasmine Cottage' Old Main Road
Fleet Hargate Spalding Lincs

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

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

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

2 Large scale drawings of lintels over new/altered openings to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the character of the listed building.

3 Full details of proprietary rooflights to be submitted to and approved in writing by the Local Planning Authority (types which stand proud of the plane of the roof ("velux") are unlikely to be approved; "conservation" types may be appropriate).

Reason: In the interests of the character of the listed building.

4 All joinery (window frames, etc) is to be recessed at least 50/75mm back from the face of the wall/facade. The means of finishing of the "reveal" is to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the character of the listed building.

5 Where historic joinery is to be retained and repaired, works are to match the existing in every respect including material, style, moulding detail and workmanship. Where historic door or window furniture (hand-made iron hinges, latches, etc.) remain, these are to be carefully preserved and reused.

Reason: In the interests of the character of the listed building.

6 All window frame repairs are to meet the requirements of the Society for the Protection of Ancient Buildings Technical Pamphlet No. 13.

Reason: In the interests of the character of the listed building.

7 All new joinery is to be of timber and not metal or plastic.

Reason: In the interests of the character of the listed building.

8 Brickwork is to match exactly the historic work nearby in terms of bond, mortar mix design, joint thickness, pointing technique, brick dimension, colour and texture, etc.

Reason: In the interests of the character of the listed building.

9 All external joinery shall be painted in a colour to be agreed in writing with the Local Planning Authority.

Reason: In the interests of the character of the listed building.

10 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.

The determined plans are:
Dwg no. SD00-020/3 received 11 July 2001.
Amended dwg nos. SD00-020/6 and /7 received 8 March 2002.

Head of Planning & Development
14 JUN 2002

H05/0853/01

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COPY *Earlier App*

Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H05/0765/02 Received: 01-JUL-02 Type: CONDITION COMPLIANCE

Name: P E Coupland
Greyfriars
Stonegate
Gedney
Spalding Lincs

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 7AP

Description: Details of arch, rooflights, window-joinery, colour of external paint & samples of materials (Conditions 2,3,4,9 & 10 of H05/0853/01)

Location : Jasmine Cottage Old Main Road
Fleet Hargate

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

The determined plans are:
Specification and window details received 1 July 2002.

Head of Planning & Development
22-JUL-02

H05/0765/02

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