

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

FILE COPY

Town and Country Planning Act 1990 Planning Permission

Reference: H06-0276-15 Received: 26th March 2015

Type: FULL

Name: JEPCO
Norfolk House Farm
Gedney Marsh
Spalding
Lincs
PE12 9PB

Agent: Hennock Industries Ltd.
5 The Dales
Nettleham
Lincs
LN22SA

Description: Change of use of garage and outbuildings to office accommodation, including construction of link between existing and proposed offices

Location : NORFOLK HOUSE FARM MAIN ROAD
GEDNEY DROVE END SPALDING

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 three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning 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:
1:2500 Location Plan;
Dwg. nos. JEP-10-01, JEP-10-02, JEP-10-03 and JEP-10-04.

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

- 3 All new brickwork shall match that existing, as closely as possible, in terms of the type of brick, mortar mix and method of bonding.

Reason: To ensure that the new development harmonises with existing buildings and to protect the setting of Norfolk House, which is Grade II listed.

This Condition is imposed in accordance with Policies SG14 and SG20 of the South Holland Local Plan and advice within Section 12 of the National Planning Policy Framework, 2012.

- 4 The external roofing material shall be natural slate.

Reason: To ensure that the new development harmonises with existing buildings and to protect the setting of Norfolk House, which is Grade II Listed.

This Condition is imposed in accordance with Policies SG14 and SG20 of the South Holland Local Plan and advice within Section 12 of the National Planning Policy Framework, 2012.

- 5 Large scale details (at a scale of at least 1:20) of the verges shall be submitted to and be approved in writing by the Local Planning Authority and no work shall commence on the verges in advance of that approval. These details shall provide for a cross sectional detailed drawing at 1:20 scale and the development shall be constructed in accordance with the details so approved.

Reason: To ensure that the new development harmonises with existing buildings and to protect the setting of Norfolk House, which is Grade II Listed.

This Condition is imposed in accordance with Policies SG14 and SG20 of the South Holland Local Plan and advice within Section 12 of the National Planning Policy Framework, 2012.

- 6 Details of the design of all new external doors and windows to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the doors and windows are installed. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing (including reveals), threshold and lintol detailing, and means of opening. The doors and windows shall be installed in accordance with the approved details and thereafter so maintained.

Reason: To ensure that the new development harmonises with existing buildings and to protect the setting of Norfolk House, which is Grade II Listed.

This Condition is imposed in accordance with Policies SG14 and SG20 of the South Holland Local Plan and advice within Section 12 of the National Planning Policy Framework, 2012.

- 7 All new window/door frames and doors shall be constructed in timber.

Reason: To ensure that the new development harmonises with existing buildings and to protect the setting of Norfolk House, which is Grade II Listed.

This Condition is imposed in accordance with Policies SG14 and SG20 of the South Holland Local Plan and advice within Section 12 of the National Planning Policy Framework, 2012.

- 8 Full details, including samples if so required, of the proposed roof lights shall be submitted to and

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approved in writing by the Local Planning Authority prior to installation. The roof lights shall be installed in accordance with the approved details and thereafter so maintained.

Note: The applicant is advised that a flush fitting rooflight of traditional design, having a slim metal frame and central vertical glazing bar, would be appropriate.

Reason: To ensure that the new development harmonises with existing buildings and to protect the setting of Norfolk House, which is Grade II Listed.

- 9 The existing doors on the western elevation shall remain in situ.

Reason: To define the terms of the permission and to protect the setting of Norfolk House, which is Grade II Listed.

This Condition is imposed in accordance with Policies SG14 and SG20 of the South Holland Local Plan and advice within Section 12 of the National Planning Policy Framework, 2012.

- 10 All new guttering shall be of metal construction, painted black and fixed by rise and fall brackets.

Reason: To ensure that the new development harmonises with existing buildings and to protect the setting of Norfolk House, which is Grade II Listed.

This Condition is imposed in accordance with Policies SG14 and SG20 of the South Holland Local Plan and advice within Section 12 of the National Planning Policy Framework, 2012.

- 11 No ceilings shall be installed and all roof timbers shall remain exposed internally.

Reason: To ensure that the new development harmonises with existing buildings and to protect the setting of Norfolk House, which is Grade II Listed.

This Condition is imposed in accordance with Policies SG14 and SG20 of the South Holland Local Plan and advice within Section 12 of the National Planning Policy Framework, 2012.

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 in as timely a manner as possible 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.

S O U T H



H O L L A N D
DISTRICT COUNCIL

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Paul Jackson
Planning Manager

20th May 2015

H06-0276-15

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.