SOUTH HOLLAND DISTRICT COUNCIL

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FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H06-0280-15 **Received:** 25th March 2015 **Type:** FULL

Name: Ms H Atkinson
Wisteria House
382 North Brink
Wisbech
Cambs
PE13 4UN

Agent: Alexandra Design
Southfork Farm
Seadyke Road
Murrow
Wisbech
Cambs
PE13 4SD

Description: Change of use of village store and post office to domestic living space including alterations and external brick frontage wall

Location : 60 MAIN STREET GEDNEY DYKE
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:
Dwg. nos. HA/13/01, HA/13/02B, HA/13/03, HA/13/04B and HA/13/05B.

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

3 All new and replacement brickwork utilised in carrying out alterations to the main building shall match as closely as possible that of the existing building on the site in terms of the type of brick, mortar mix and method of bonding.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the appearance of the development, and to

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preserve the setting of nearby listed buildings.
This Condition is imposed in accordance with Policy SG20 of the South Holland Local Plan 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

4 Details of the materials to be used to construct the frontage wall, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority before the wall is commenced. All the materials used in the development shall conform to the details/samples so approved.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the appearance of the development, and to preserve the setting of nearby listed buildings.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

5 The development hereby permitted shall be carried out in general accordance with the measures set out in the Flood Risk Assessment forming part of this planning application, including the following mitigation measure:
- Flood resilient measures shall be incorporated throughout the development to a minimum height of 300mm above surrounding ground levels.
The mitigation measures shall be fully implemented prior to occupation.

Reason: To reduce the risk of flooding of the proposed development and future occupants.
This Condition is imposed in accordance with national guidance contained in Section 10 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. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal 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.

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Paul Jackson
Planning Manager

18th June 2015 **H06-0280-15**

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.