SOUTH HOLLAND DISTRICT COUNCIL

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FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H07-0389-15 **Received:** 12th May 2015 **Type:** FULL

Name: Mr B Fowler
Whitehouse Farm
Station Road
Gedney Hill
Spalding
Lincs
PE12 0NP

Agent: Remway Design Ltd
Treetops
The Raceground
Spalding
Lincolnshire
PE11 3AP

Description: Proposed conversion of barns into residential accommodation

Location : WHITEHOUSE FARM STATION ROAD
GEDNEY HILL 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. 2548-001, 2548-002, 2548-003, 2548-004A, 2548-005, 2548-006A, 2548-007A, 2548-008A and 2548-009A.

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

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), none of the following developments or alterations shall be carried out other than approved by virtue of this permission:
i) the erection of freestanding curtilage buildings or structures including, sheds, greenhouses, pergolas or raised decks;

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ii) the erection of house extensions including dormer windows, conservatories, porches or pergolas;
iii) alterations including the installation of replacement or additional windows or doors and the installation of roof windows.

Reason: To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity, levels of residential amenity and the visual amenity and character of this rural area.
This Condition is imposed in accordance with Policies SG14, SG17 and SG20 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

4 Prior to commencement of works on the external walls and roof a schedule of external materials of construction 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 of 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 in accordance with the schedule and 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 character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policies SG14 and SG20 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

5 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 and approved in writing by the Local Planning Authority before the commencement of any works on the external walls. 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: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policies SG14 and SG20 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

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6 Notwithstanding the approved drawings, large scale details (at a scale of at least 1:20) of the following features shall be submitted to and be approved by the Local Planning Authority and no work to which this condition relates shall commence in advance of that approval. These details shall provide for an elevation and cross sectional detailed drawing at 1:20 scale for each feature and the development shall be constructed in accordance with the details so approved:
- glazed screens, including details of finish;
- staircase and gallery to bedroom two.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policies SG14 and SG20 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

7 Details of all new window frames to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority before the new window frames are installed. Such details shall indicate, at a scale of not less than 1:20, the longitudinal and cross-sectional detailing, cill and lintol detailing, means of opening and finish. The window frames shall be installed in accordance with the approved details and thereafter so maintained.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policies SG14 and SG20 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

8 All new window frames, glazing bars and external door frames shall be of timber construction, and thereafter so maintained.

Reason: In the interests of the architectural composition and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policies SG14 and SG20 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

9 Notwithstanding the submitted details full details, including samples if so required, of the proposed roof light(s) shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The roof light(s) shall be installed in accordance with the approved

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details and thereafter so maintained.
Note: The applicant is advised that the roof lights should have a central vertical glazing bar.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policies SG14 and SG20 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

10 All rainwater goods shall be of metal construction painted black and thereafter so maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the architectural composition and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policies SG14 and SG20 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

11 The guttering to the development hereby permitted shall be fixed to the external walls by means of rise and fall brackets and no fascia boarding shall be used.

Reason: In the interests of the architectural composition and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policies SG14 and SG20 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

12 Prior to occupation of the building details of the proposed boundary treatment, including a schedule of materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full. The boundary treatment shall thereafter be retained.

Note: The applicant is advised that a brick wall between the barn and existing dwelling in the manner of a crew yard wall may be appropriate.

Reason: In the interests of residential amenity and the character and appearance of the development.
This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

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13 Details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be submitted to and approved in writing by the Local Planning Authority prior to installation and there shall be no variation from the details so approved.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policies SG14 and SG20 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

14 Before the commencement of the development hereby permitted the applicant shall submit to and have approved in writing by the Local Planning Authority details of measures to mitigate the impact of the development on bats. The mitigation measures so approved shall thereafter be implemented in full prior to occupation of the building.

Reason: To ensure that the impact of the development on bats is mitigated.
This Condition is imposed in accordance with Section 11 of the National Planning Policy Framework, 2012.

15 The development shall be carried out in accordance with the Structural Report prepared by MK Design Associates (dated November 2007) accompanying planning application H07-1067-08.

Note: You are advised that should it become necessary during conversion to undertake works beyond those approved by this condition then this planning permission may become invalid and the development treated as the erection of a new building which will necessitate the submission of a planning application for such. That application will be considered under relevant local planning policies and may not be acceptable.

Reason: Planning permission is only granted for conversion of the existing building by virtue of its architectural and historic quality. Significant alteration and reconstruction would be tantamount to the erection of a new dwelling, which would be contrary to Policies HS6 and SG14.

16 Details of all internal finishes to the main barn shall be submitted to and approved in writing by the Local Planning Authority before such works are carried out. Such details should provide for a significant area of the existing internal wall surface to be left exposed, and the development shall be carried out in accordance with the details so approved.

Reason: To ensure that the Local Planning Authority retains control over this detail of the development, in the interests of its architectural and historic integrity.
This Condition is imposed in accordance with Policies SG14 and SG20 of the South Holland

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Local Plan 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

17 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: Such details are required before development commences 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.

18 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 17 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.

19 A copy of the final report required in connection with condition 17 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.

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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 by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. 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

Note(s):

The applicant is reminded that the residential curtilage associated with the dwelling hereby permitted is restricted to the site outlined in red on dwg. no. 2548-004A accompanying the application.

The removal of any asbestos from the site should be undertaken by a specialist contractor.

Paul Jackson
Planning Manager

6th July 2015 **H07-0389-15**

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.