SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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FILE COPY

Planning (Listed Buildings and Conservation Areas) Act 1990

Refusal of Listed Building Consent

Reference: H07-0543-15 **Received:** 15th June 2015 **Type:** LISTED BUILDING

Name: Miss Angelita Franklyn
13 Valognes Avenue
Walthamstow
London
E17 5PW

Agent: M.A.P. Design Services
Hillcroft
Springfield
Fletton
Peterborough
PE2 8BU

Description: Proposed alterations including large flat roof single storey extension to the rear

Location : RED LION PUBLIC HOUSE 34 HILLGATE
GEDNEY HILL SPALDING

South Holland District Council hereby give notice that CONSENT HAS BEEN REFUSED for the works for the following reason(s):

1 The proposed external works (including the bricking up of important openings such as the front door and the addition of a large flat roof extension at the rear) would have an unacceptably harmful impact on the special architectural and historic character of this Grade II listed building. The proposal is therefore contrary to national guidance set out in Section 12 of the National Planning Policy Framework 2012.

The Local Planning Authority has acted positively and proactively in determining this application and by identifying matters of concern with the application and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory solution and due to the harm which has been clearly identified within the reason for the refusal, approval has not been possible.

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):

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The determined plans are:
1:1250 location plan;
Sheets 1, 2 and 3 by MAP Design Services;
Heritage Impact Assessment.

Paul Jackson
Place Manager

7th September 2015 **H07-0543-15**

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.