SOUTH HOLLAND DISTRICT COUNCIL

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FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H07-0332-12 **Received:** 24th April 2012 **Type:** FULL

Name: Mr and Mrs P Lambe
Maple House Farm
North Road
Gedney Hill
Spalding
Lincs
PE12 0NS

Agent: G R Merchant Ltd
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding
Lincs
PE12 7EE

Description: Replacement dwelling (re-submission of H07-0920-11)

Location : Maple House Farm North Road
Gedney Hill

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. 2315-11-02A, received 23 April 2012, and dwg. nos. 2315-11-03B and 11B, received 16 May 2012.
Surface water details received 23 April 2012.
unless otherwise agreed in writing by the Local Planning Authority.

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

3 Before the new dwelling is commenced the existing dwelling shall be demolished and associated rubble cleared from the site, unless it is to be re-cycled and re-used.

Reason: To define the terms of the permission and to ensure that the existing dwelling is

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demolished.
This Condition is imposed in accordance with Policy HS17 of the South Holland Local Plan, 2006.

4 Before the commencement of the development hereby permitted, full details of the existing and proposed site levels and proposed floor levels of the buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the details so approved.

Reason: To ensure that the Local Planning Authority retains control over the finished site and floor levels of the development, in the interests of the amenity of adjacent residents and its visual and architectural relationship with adjacent development.
This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan 2006.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), none of the following developments or alterations shall be carried out without the prior written approval of the Local Planning Authority:
i) the erection of house extensions including dormer windows, conservatories, garages, car ports, porches or pergolas;
ii) alterations including the installation of replacement or additional windows or doors and the installation of roof windows;
iii) the painting, rendering or cladding of the external walls.

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 the area within which it is set.
This Condition is imposed in accordance with Policies HS17, SG14 and SG17 of the South Holland Local Plan 2006.

6 Before development is commenced a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority. It shall include:
- Details of which of the existing trees/shrubs/hedging are to be retained/removed.
- Details of all new planting including position, species and planting height.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set.
This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan 2006.

7 The approved scheme of landscaping shall be carried out in its entirety within a period of 12

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months beginning with the date on which development is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set.
This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan 2006.

8 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 by the Local Planning Authority before the commencement of the development hereby permitted. 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.

Note: the applicant is advised that a buff coloured mortar (using white Portland cement or similar) and a flush, 'bagged' finish would be appropriate.

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 Policy HS17 of the South Holland Local Plan 2006.

9 The brickwork to the development hereby permitted shall be constructed in English Garden Wall Bond at a ratio of 1 course of headers to every 3 courses of stretchers.

Reason: In the interests of the architectural and visual integrity of the overall development.
This Condition is imposed in accordance with Policy HS17 of the South Holland Local Plan, 2006.

10 The external roofing material shall be natural slates, a sample of which shall be submitted to and approved in writing by the Local Planning Authority before development is commenced. All tiles used in the development shall conform to the details 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, planning permission only having been granted on the basis that the development would deliver a high standard of design and

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detailing.
This Condition is imposed in accordance with Policy HS17 of the South Holland Local Plan 2006.

11 Details of the window frames and doors 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 development is commenced. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing, cill and lintol detailing, and means of opening. The window frames shall be installed in accordance with the approved details and thereafter so maintained.

Note: The windows should be traditional recessed box vertical sliding sash and Georgian or Victorian (6/6 panes or 2/2 panes/margin lights) in style, with traditional detailing including solid glazing bars.

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, planning permission only having been granted on the basis that the development would deliver a high standard of design and detailing.
This Condition is imposed in accordance with Policy HS17 of the South Holland Local Plan 2006.

12 All new window frames, glazing bars, doors and external door frames shall be of timber construction, white painted 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, planning permission only having been granted on the basis that the development would deliver a high standard of design and detailing.
This Condition is imposed in accordance with Policy HS17 of the South Holland Local Plan 2006.

13 Notwithstanding the approved drawings all ground and first floor windows shall have a four course deep flat camber arch, details of the design of which shall first have been submitted to and approved 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, planning permission only having been granted on the basis that the development would deliver a high standard of design and detailing.
This Condition is imposed in accordance with Policy HS17 of the South Holland Local Plan 2006.

14 Before the commencement of the development hereby permitted full details, including samples if so required, of the proposed roof lights shall be submitted to and approved in writing by the Local Planning Authority. The roof lights shall be installed in accordance with the approved details and

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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, planning permission only having been granted on the basis that the development would deliver a high standard of design and detailing.
This Condition is imposed in accordance with Policy HS17 of the South Holland Local Plan 2006.

15 The rainwater goods to be utilised in the development shall be of metal construction, coloured black and thereafter so maintained, unless agreed otherwise in writing with the Local Planning Authority.

Reason: To ensure that the Local Planning Authority retains control over this detail 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, planning permission only having been granted on the basis that the development would deliver a high standard of design and detailing.
This Condition is imposed in accordance with Policy HS17 of the South Holland Local Plan 2006.

16 The guttering to the development hereby permitted shall be fixed to the external walls by means of gutter spikes/rise and fall brackets and no fascia boarding shall be used 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, planning permission only having been granted on the basis that the development would deliver a high standard of design and detailing.

This Condition is imposed in accordance with Policy HS17 of the South Holland Local Plan 2006.

17 Notwithstanding the approved drawings, large scale details (at a scale of at least 1:20) of the eaves, verges and chimneys shall be submitted to and be approved in writing by the Local Planning Authority and no work shall commence in advance of that approval. These details shall provide for a cross sectional detailed drawing at 1:20 scale for each feature and the development shall be constructed in accordance with 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, planning permission only having been granted on the basis that the development would deliver a high standard of design and detailing.
This Condition is imposed in accordance with Policy HS17 of the South Holland Local Plan 2006.

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18 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 before the commencement of the development hereby permitted and there shall be no variation from the details so approved without the prior written consent of the Local Planning Authority.

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, planning permission only having been granted on the basis that the development would deliver a high standard of design and detailing.
This Condition is imposed in accordance with Policy HS17 of the South Holland Local Plan 2006.

19 Surface water from the new dwelling shall be disposed of in accordance with the approved details, unless agreed otherwise in writing with the Local Planning Authority.

Reason: To ensure the satisfactory disposal of surface water, in the interest of the amenities of the locality.
This Condition is imposed in accordance with Policy SG11 of the South Holland Local Plan, 2006.

Reason For Approval
The proposal is in accordance with national and local policies as set out in;
Sections 6, 7 and 12 of the National Planning Policy Framework, March 2012.
Policies HS17, SG11, SG13, SG14, SG17 and SG18 of the South Holland Local Plan, 2006.

The issues relating to amenity and drainage are material considerations but not sufficient in this case to indicate against the proposal and to outweigh the policies referred to above, subject to conditions.

Paul Jackson
Planning Manager
3rd July 2012

H07-0332-12

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.