

FILE COPY

Town and Country Planning Act 1990 Planning Permission

Reference: H07/1067/08

Received: 14-OCT-08

Type: FULL

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

Agent: M2 Building Consultants
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Description: Proposed conversion of existing barn to residential accommodation

Location : 'Whitehouse Farm' Station 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 Before the commencement of the development hereby permitted 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 Policy HS16 of the South Holland Local Plan 2006.

- 3 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 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.

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 SG14 of the South Holland Local Plan 2006.

- 4 Notwithstanding the approved drawings, large scale details (at a scale of at least 1:20) of the following features shall be submitted to and approved in writing by the Local Planning Authority and no work 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 three.

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 Policy HS16 of the South Holland Local Plan 2006.

- 5 Details of all other 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 development is commenced. 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 Policy HS16 of the South Holland Local Plan 2006.

- 6 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 Policy HS16 of the South Holland Local Plan 2006.

- 7 Notwithstanding the submitted details, and before the commencement of the development hereby permitted 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. The roof light(s) shall be installed in accordance with the approved 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 Policy HS16 of the South Holland Local Plan 2006.

- 8 Notwithstanding the submitted details, and before the commencement of the development hereby permitted, the applicant shall submit to and have approved in writing by the Local Planning Authority revised details showing the threshold to the door opening in the west elevation serving the lounge retained at its existing level. The development shall be carried out in accordance with the details so approved.

Reason: In the interests of the character and appearance of the existing building.

This Condition is imposed in accordance with Policy HS16 of the South Holland Local Plan 2006.

- 9 Notwithstanding the submitted details, 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 Policy HS16 of the South Holland Local Plan 2006.

- 10 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 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 Policy HS16 of the South Holland Local Plan 2006.

- 11 Notwithstanding the submitted details, and before the commencement of development hereby granted, 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 before the development is first brought into use and thereafter maintained unless otherwise agreed in writing by the Local Planning Authority.

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 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 HS16 of the South Holland Local Plan 2006.

- 12 Notwithstanding the provisions of the Town & 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 freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas or raised decks;
 - ii) the erection of house extensions including dormer windows, conservatories, garages, car ports, 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 and the visual amenity and character of the area within which it is set.

This Condition is imposed in accordance with Policy HS16 of the South Holland Local Plan 2006.

- 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 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.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

- 14 Before the commencement of the development hereby permitted that 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, in accordance with the Protected Species Report, dated November 2008, and determined as part of this application. The development shall be carried out in accordance with the details so approved.

Reason: To ensure that the impact of the development on bats is mitigated.

This Condition is imposed in accordance with Policy NE4 of the Lincolnshire Structure Plan 2006.

- 15 The development shall be carried out in accordance with the Structural Report (dated November 2007) determined as part of this application, and there shall be no variation without the prior written approval of the Local Planning Authority.

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 in the open countryside which would be contrary to PPS7, PPS3 and Policy HS7 of the South Holland Local Plan.

This Condition is imposed in accordance with Policies HS16 and SG20 of the South Holland Local Plan 2006.

- 16 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 all internal finishes to the main barn. 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 Policy HS16 of the South Holland Local Plan 2006.

Reason For Approval

The proposal is in accordance with national and local policies as set out in Planning Policy Statement 3 'Housing'.

Planning Policy Guidance Note 15 'Planning and the Historic Environment'.

Policy BE3 of the Lincolnshire Structure Plan Adopted Version, 2006.

Policies SG17, SG20 and HS6 of the South Holland Local Plan 2006.

There are no material considerations that indicate against the proposal.

Note(s):

The determined plans are:

Dwg. nos. LOC.154.19.07.01, LOC.154.19.07.02, LOC.154.19.07.03, LOC.154.19.07.05, Structural Inspection Report (November 2007) and follow-up letter (reference 80933) and Flood Risk Assessment received 7 October 2008.

Amended dwg. nos. LOC.154.19.07.04A, LOC.154.19.07.06A and Protected Species Survey received 26 November 2008.

Where a Condition requires the approval of a sample (for example a brick, tile or surfacing material) you should arrange for the sample to be delivered to the application site for inspection and approval by the case officer. We are unable to accept samples delivered to the Council's offices.



Head of Planning & Development

12 JAN 2009

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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.