

Mr T Smith
Tull Grange
Cawood Lane
Gosberton
Spalding Lincs
PE11 4HB

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990

LISTED BUILDING

Reference: H08-0371-16 **Date of Decision:** 16th June 2016

Applicant: Mr T Smith
Tull Grange
Cawood Lane
Gosberton
Spalding Lincs
PE11 4HB

Location: Cressy Hall Farm Barns Cawood Lane Gosberton Spalding Lincs

Description: Proposed change of use of existing barns to form two residential units, reinstatement of former farm buildings for residential use and erection of garaging

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the works in accordance with the application and plans submitted, subject to the following conditions:

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) 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. No. Dwgs Site location plan, Aerial Photograph, 650/01-0D/01, 650/1-FP 01, 650/01-00/02, 650/01-0D/03, 650/01-0D/07, 650/01-0D/04, 650/1-E/01 20-04-16, 650/01-0D/06, 650/01-0D/05, 650/1-01. Heritage Impact Assessment (January 2007), Design and Access Statement (March 2016), Structural Survey Neil Clarke and Associates (26 October 2005).

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

- 3 The Structural Survey undertaken by Neil Clarke and Associates (26 October 2005) is to be updated and submitted for approval prior to development taking place.

Reason: To ensure that the buildings remain capable of conversion without the need for extensive rebuilding.

- 4 No development shall take place until a written scheme of historic building recording 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 an 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: 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.

- 5 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 recording work required in connection with Condition 4 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.

- 6 A copy of the final report required in connection with condition 4 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.

- 7 Details of the external illumination of all buildings and areas of the site, including details of the design of any light fittings, luminance and fields of illumination shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of those

buildings and areas and there shall be no external illumination other than that so approved.

Reason: To ensure that the Local Planning Authority retains control over these matters, in the interests of the special architectural, historic and visual character of the host Listed Building.

This Condition is imposed in accordance with Policies SG20 and HS16 of the South Holland Local Plan 2006, and national guidance set out in Section 12 to the National Planning Policy Framework 2012.

- 8 Before the commencement of the development hereby permitted a schedule and samples of external materials of construction of 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 schedule and samples so approved.

Note: The applicant is advised that a cement-free lime mortar should be specified.

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 the special architectural, historic and visual character of the host Listed Building.

This Condition is imposed in accordance with Policies SG20 and HS16 of the South Holland Local Plan 2006, and national guidance set out in Section 12 to the National Planning Policy Framework 2012.

- 9 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. 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 appearance of the development, and the special architectural, historic and visual character of the host Listed Building.

This Condition is imposed in accordance with Policies SG20 and HS16 of the South Holland Local Plan 2006, and national guidance set out in Section 12 to the National Planning Policy Framework 2012.

- 10 A one metre square sample panel of render removal and brickwork repair (including re-pointing) to the main threshing barn shall be carried out and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. All further render removal and brickwork repair shall match that of the approved panel in terms of the method of removal and repair, the type of bricks used, the method of bonding, mortar colour and pointing style. The brickwork panel so constructed shall be retained on the site until the development hereby approved has been completed.

Note: This work should be carried out in accordance with recommendations set out in the

Historic Building Report on Condition of External Brickwork and Render approved as part of this application.

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 the special architectural, historic and visual character of the host Listed Building.

This Condition is imposed in accordance with Policies SG20 and HS16 of the South Holland Local Plan 2006, and national guidance set out in Section 12 to the National Planning Policy Framework 2012.

- 11 Full details of any acoustic/thermal insulation and fire precautions works to demonstrate their effect on the character and appearance of the Listed Building shall be submitted to and be approved by the Local Planning Authority before the commencement of the development hereby permitted and the development shall be carried out in complete accordance with the details so approved.

Note: You are advised that acoustic/thermal insulation or fire precautions works which adversely affect the character of the listed building will not be permitted, in particular:

- i) works should be designed to avoid damage to internal fabric and features. The preferred option is for works to be carried out within ceiling voids;
- ii) the installation of sealed double-glazed units is unlikely to be acceptable. Consideration should be given to draught exclusion measures.

Reason: In the interests of the architectural and historic integrity of the host Listed Building.

This Condition is imposed in accordance with Policy HS16 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

- 12 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 flush, low profile roof lights with a central vertical glazing bar to reflect the design of traditional cast iron roof lights would be appropriate.

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 special architectural, historic and visual character of the host Listed Building.

This Condition is imposed in accordance with Policies SG20 and HS16 of the South Holland Local Plan 2006, and national guidance set out in Section 12 to the National Planning Policy Framework 2012.

- 13 Details of the external colour scheme to be applied to rendered sections of the buildings shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby granted and the approved scheme shall be implemented in full before the development hereby permitted is first brought into use.

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 special architectural, historic and visual character of the host Listed Building.

This Condition is imposed in accordance with Policies SG20 and HS16 of the South Holland Local Plan 2006, and national guidance set out in Section 12 to the National Planning Policy Framework 2012.

- 14 Notwithstanding the approved drawings, large scale details (at a scale of at least 1:10) of the following features 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 1:10 scale for each feature and the development shall be constructed in accordance with the details so approved:

- Eaves
- Verges
- Garage piers, columns, yokes and beams

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 special architectural, historic and visual character of the host Listed Building.

This Condition is imposed in accordance with Policies SG20 and HS16 of the South Holland Local Plan 2006, and national guidance set out in Section 12 to the National Planning Policy Framework 2012.

- 15 Before the commencement of the development hereby permitted, elevational and cross sectional plans of the buildings at a scale of not less than 1:50 illustrating the extent of any proposed demolition and reconstruction including the proposed replacement of any of the existing roof structure and roof timbers shall be submitted to and approved in writing by the Local Planning Authority. No works of demolition/reconstruction or replacement of the existing fabric of the buildings shall be undertaken other than those works so approved.

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 demolition of a listed building which will necessitate the submission of a Listed Building Consent application for such. That application will be considered under relevant local planning policies and national guidance and may not be acceptable, whilst the unauthorised works themselves could lead to criminal prosecution.

Reason: Planning permission is only granted for conversion of the existing Listed Buildings by virtue of their special architectural and historic significance. Significant alteration and reconstruction resulting in the loss of historic fabric and features would be contrary to national guidance contained in Section 12 of the National Planning Policy Framework, 2012, and Policy HS16 of the South Holland Local Plan 2006.

This Condition is imposed in accordance with Policy HS16 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

- 16 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.

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 special architectural, historic and visual character of the host Listed Building.

This Condition is imposed in accordance with Policies SG20 and HS16 of the South Holland Local Plan 2006, and national guidance set out in Section 12 to the National Planning Policy Framework 2012.

- 17 All new window frames, glazing bars, shutters, doors and door frames shall be of timber construction 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 special architectural, historic and visual character of the host Listed Building.

This Condition is imposed in accordance with Policies SG20 and HS16 of the South Holland Local Plan 2006, and national guidance set out in Section 12 to the National Planning Policy Framework 2012.

- 18 Before the commencement of the development hereby permitted, the applicant shall submit to and have approved in writing by the Local Planning Authority a schedule of window, shutter and door repairs. The schedule shall identify which windows and doors are to be repaired, the extent and method of repair, and those windows, shutters and doors which are to be replaced. The development shall be carried out 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 special architectural, historic and visual character of the host Listed Building.

This Condition is imposed in accordance with Policies SG20 and HS16 of the South Holland Local Plan 2006, and national guidance set out in Section 12 to the National Planning Policy Framework 2012.

- 19 Before the commencement of the development hereby permitted, the applicant shall submit to and have approved in writing by the Local Planning Authority internal elevational and sectional details indicating the manner in which the guest accommodation to Barn A and the master bedroom to Barn B will relate to the existing roof structure. The development shall be carried out 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 special architectural, historic and visual character of the host Listed Building.

This Condition is imposed in accordance with Policies SG20 and HS16 of the South Holland Local Plan 2006, and national guidance set out in Section 12 to the National Planning Policy Framework 2012.

- 20 Before the commencement of the development hereby permitted, and notwithstanding the submitted details, the applicant shall submit to and have approved in writing by the Local Planning Authority details of the design and finish of all internal and external doors and door frames, including those pinned back against the external walls. Such details shall

indicate at a scale of not less than 1:10 the longitudinal and cross-sectional detailing, cill and lintol detailing and door furniture. All doors and door frames used in the development shall conform to 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 special architectural, historic and visual character of the host Listed Building.

This Condition is imposed in accordance with Policies SG20 and HS16 of the South Holland Local Plan 2006, and national guidance set out in Section 12 to the National Planning Policy Framework 2012.

- 21 Before the commencement of the development hereby permitted, and notwithstanding the submitted details, the applicant shall submit to and have approved in writing by the Local Planning Authority details of the design and finish of all window frames and shutters. Such details shall indicate at a scale of not less than 1:10 (or 1:1 for glazing bars and mouldings) the longitudinal and cross-sectional detailing, cill and lintol detailing and means of opening. All window frames and shutters used in the development shall conform to 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 special architectural, historic and visual character of the host Listed Building.

This Condition is imposed in accordance with Policies SG20 and HS16 of the South Holland Local Plan 2006, and national guidance set out in Section 12 to the National Planning Policy Framework 2012.

- 22 Before the commencement of the development hereby permitted, and notwithstanding the submitted details, the applicant shall submit to and have approved in writing by the Local Planning Authority details of the threshing barn glazed screens. 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 glazed screens used in the development shall conform to 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 special architectural, historic and visual character of the host Listed Building.

This Condition is imposed in accordance with Policies SG20 and HS16 of the South Holland Local Plan 2006, and national guidance set out in Section 12 to the National Planning Policy Framework 2012.

- 23 Before the commencement of the development hereby permitted the applicant shall submit to and have approved in writing by the Local Planning Authority a schedule of existing and proposed internal floor, wall and ceiling finishes. The schedule should provide for the retention of historic fabric and finishes, and the development shall be carried out in accordance with the details so approved.

Note: The applicant is advised that significant areas of internal floor, wall and ceiling finishes should be left exposed.

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 special architectural, historic and visual character of the host Listed Building.

This Condition is imposed in accordance with Policy HS16 of the South Holland Local Plan 2006, and national guidance set out in Section 12 to the National Planning Policy Framework 2012.

- 24 Before the commencement of the development hereby permitted, and notwithstanding the submitted details, the applicant shall submit to and have approved in writing by the Local Planning Authority full constructional, elevational and sectional details for the two floors of accommodation formed within the main threshing barn. These details shall clarify the position of the new structure in relation to the existing roof structure, and the development shall be carried out in accordance with the details so approved.

Note: The applicant is advised that the new structure should effectively free-stand within the shell of the existing threshing barn.

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 special architectural, historic and visual character of the host Listed Building.

This Condition is imposed in accordance with Policy HS16 of the South Holland Local Plan 2006, and national guidance set out in Section 12 to the National Planning Policy Framework 2012.

- 25 The brickwork to the reinstated barn shall be constructed in English Garden Wall bond at a ratio of three courses of stretchers to every one course of headers, and the new crew yard wall shall be constructed likewise to match the brickwork of the existing section of wall in the south west corner of the yard.

Reason: In the interests of the character and appearance of the development and the special architectural, historic and visual character of the host Listed Building.

This Condition is imposed in accordance with Policy HS16 of the South Holland Local Plan 2006, and national guidance set out in Section 12 to the National Planning Policy Framework 2012.

- 26 The new sections of crew yard wall shall be constructed utilising a natural stone coping to match exactly the existing copings in the south west corner of the yard, a sample of which shall first have been submitted and approved in accordance with Condition 7 above.

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 special architectural, historic and visual character of the host Listed Building.

This Condition is imposed in accordance with Policy HS16 of the South Holland Local Plan 2006, and national guidance set out in Section 12 to the National Planning Policy Framework 2012.

- 27 All rainwater goods shall be of cast iron construction painted black and thereafter so maintained.

Reason: In the interests of the character and appearance of the development and the special architectural, historic and visual character of the host Listed Building.

This Condition is imposed in accordance with Policy HS16 of the South Holland Local Plan 2006, and national guidance set out in Section 12 to the National Planning Policy Framework 2012.

- 28 Before the commencement of the development hereby permitted, and notwithstanding the submitted details, the applicant shall submit to and have approved in writing by the Local Planning Authority details showing a revised internal layout to Barn B to provide for the retention of the two existing staircases. The details should include constructional, elevational and sectional details of any proposed alterations to the staircases themselves, 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 the character and appearance of the development and the special architectural, historic and visual character of the host Listed Building.

This Condition is imposed in accordance with Policy HS16 of the South Holland Local Plan 2006, and national guidance set out in Section 12 to the National Planning Policy Framework 2012.

Notes:

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 subsequently determining to grant planning permission 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):

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.



Paul Jackson
Place Manager
South Holland District Council

BUILDING REGULATIONS:

This decision refers only to planning permission as granted under the Town and Country Planning

Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

All appeals must be made using an Appeal Form which you can get from The Planning Inspectorate at Temple Quay House, 2 The Square, Bristol, BS1 6PN (tel: 0303 444 5000) or you can submit your appeal online at:

<http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>

The Secretary of State can allow a longer period for giving notice of an appeal but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the

provisions of the development order and to any directions given under the order. In practice the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

For detailed information on appeals, appeal types and guidance on the appeals process please visit:

<http://www.planningportal.gov.uk/planning/appeals/planningappeals>

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.