SOUTH HOLLAND DISTRICT COUNCIL

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FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H08-0514-15 **Received:** 5th June 2015 **Type:** FULL

Name: Mr K Sylvester
7 St Helena Drive
Spalding
Lincs
PE11 1UF

Agent: Oglesby & Limb Ltd
Suite 4 and 5
Market Chambers
12 Market Place
Spalding
Lincs
PE11 1SL

Description: Proposed demolition of a rear single storey extension and construction of a new single storey lean-to extension, alterations to a window and ancillary internal alterations

Location : 14 MILL LANE GOSBERTON
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. no. A1144-10 (rev A) site location and block plan, dwg. nos. A1144-02 and A1144-10(rev A), Design and Access Statement incorporating Heritage Assessment of Significance.

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

3 Before the commencement of the development hereby permitted a written 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.

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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, the architectural character of the listed building and the character and visual amenity of this part of the Conservation Area in which it is set. This Condition is imposed in accordance with national guidance set out in Section 12 to the National Planning Policy Framework, 2012.

4 The brickwork to the development hereby permitted shall be constructed in English Garden Wall bond at a ratio of one course of headers to every three courses of stretchers.

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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 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, brushed back finish to reveal the aggregate in the mortar will be appropriate.

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6 Notwithstanding the submitted details, the guttering to the development hereby permitted shall be of black painted metal construction 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.

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guidance set out in Section 12 to the National Planning Policy Framework, 2012.

7 Details of the design of all external doors and door frames to be utilised in the development hereby permitted 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, threshold and lintol detailing, means of opening and finish. The doors and door 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 the external materials of construction of the development in the interests of the appearance of the development, the architectural character of the listed building and the character and visual amenity of this part of the Conservation Area in which it is set. This Condition is imposed in accordance with national guidance set out in Section 12 to the National Planning Policy Framework, 2012.

8 Details of the 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 1:10, the longitudinal and cross-sectional detailing (including reveals), cill and lintol detailing, and means of opening. 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 the external materials of construction of the development in the interests of the appearance of the development, the architectural character of the listed building and the character and visual amenity of this part of the Conservation Area in which it is set. This Condition is imposed in accordance with national guidance set out in Section 12 to the National Planning Policy Framework, 2012.

The Local Planning Authority has acted positively and proactively in determining this application having engaged with the Applicant at the pre-application stage, and by assessing the subsequent 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

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Paul Jackson
Place Manager

25th August 2015 **H08-0514-15**

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.