



Town and Country Planning Act 1990

Planning Permission

Reference: H08/0533/97

Received: 02-JUL-97 Type: FULL

Name: Mr R Chamberlain
3a Hamilton Drive
The Park
Nottingham

Agent: Tony Bradley
2 Broad Oak Cottages
Main Street
Strelley
Nottingham NG8 6PD

Description: Convert farm buildings to single dwelling

Location : Swale Bank Farm Swale Bank
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 five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- 2 Before any development is commenced, the applicant shall submit to and have had approved in writing by the Local Planning Authority the following:
 - i) Plans and details showing the precise extent of areas of brickwork to be repaired or rebuilt;
 - ii) Plans and details showing the retention of existing roof timbers and the extent of all areas of repair and strengthening.The development shall be carried out in accordance with the approved plans and details.

Reason: To define the terms of this permission, in the interests of retaining the original fabric of the buildings and to ensure retention of the rural character.

- 3 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

- 4 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of five years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

- 5 This permission has been granted for the conversion of the existing buildings under the provisions of the Lincolnshire Structure Plan Policy 7a and (with the exception of the new works shown on the approved plans) does not permit nor imply that permission will be forthcoming for any subsequent works of rebuilding.

Reason: For the avoidance of doubt and to ensure that the provision of Structure Plan Policy 7a are complied with.

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall be no external alterations or extensions or erection of outbuildings other than those shown on the approved plans.

Reason: To ensure the rural character of the proposal is retained.

- 7 The boundary walls enclosing the courtyard to the buildings shall be retained in their present form.

Reason: To ensure the rural character of the proposal is retained.

- 8 Before the development hereby permitted is commenced samples of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

Director of Housing and Planning Services
08-SEP-97 H08/0533/97

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

Town and Country Planning Act etc

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Is this
OK
✓

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02-SEP-97

Checked ...SAS 2/9.

Authorised to issue (inc Delegation)...22...3/9.