SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0044/03 Received: 14-MAR-03 Type: FULL

Name: Mr & Mrs Frost
Hurdletree House
Strongs Bank
Holbeach Fen
Spalding Lincs

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

Description: Proposed barn conversion and extension into 2 holiday lets

Location : Hurdletree House Strongs Bank
Holbeach Fen

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 The building shall be used only as holiday accommodation.

Reason: The use of the building as a permanent dwelling would be contrary to established planning policy relating to new residential development in the open countryside.

3 Before the development hereby permitted is commenced a sample of the material to be used for new external walls and also the roof shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the external appearance of the proposed development harmonises with and is sympathetic to Hurdletree House, which is a Grade II Listed Building.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

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4 Before development is commenced drawings to a scale not greater than 1:20 of all new windows and doors shall be submitted to and approved in writing by the Local Planning Authority. All new windows and doors shall be constructed in timber.

Reason: To ensure that the new fenestration harmonises with and is sympathetic to Hurdletree House, which is a Grade II Listed Building.

5 Before development is commenced details of a survey undertaken to establish the likely presence of bats and/or owls within the existing building shall be submitted to and approved in writing by the Local Planning Authority. Such a survey shall include a statement as to what measures will be undertaken to conserve the habitats of the bats and owls and to protect the bats and owls themselves (assuming their presence is established). Such measures shall be undertaken in consultation with English Nature prior to occupation.

Reason: In the interests of nature conservation and because bats and owls are a protected species under the Wildlife and Countryside Act, 1981.

6 Before development is commenced details of perimeter lighting and boundary treatment around the car parking area shall be submitted to and approved in writing. Such lighting/boundary treatment shall be put into effect before use of the building is commenced.

Reason: In the interests of the amenities of future occupiers of the holiday lets.

Note(s):

The determined plans are:
Dwg nos. 383-01, -02 and -05A received 17 January 2003.
Amended dwg no. 383-04B received 14 March 2003.

The development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

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Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and Section 21 of the Disability Discrimination Act 1991, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

Your attention is drawn to the attached advice from the Lincolnshire Police Architectural Liaison Officer dated 28 February 2003.

Your attention is drawn to the enclosed advice letter and leaflets about bats and your responsibilities under the Wildlife & Countryside Act 1981 and Conservation (Habitats etc) Regulations 1994. If bats are found work must cease and English Nature contacted for advice on how to proceed. (The local bat group contact is Colin & Annette Faulkner tel: 01775 766286).

Head of Planning & Development
24 APR 2003

H09/0044/03

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. See enclosed notes relating to rights of appeal.

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Town and Country Planning Act etc

DRAFT PERMISSION

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

Description: Proposed barn conversion and extension into 2 holiday lets

Location : Hurdletree House Strongs Bank
Holbeach Fen

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

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 The building shall be used ~~purely~~ only as holiday accommodation.

Reason: The use of the building as a permanent dwelling would be contrary to established planning policy relating to new residential development in the open countryside.

3 Before the development hereby permitted is commenced a sample of the material to be used for new external walls and also the roof shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the external appearance of the proposed development harmonises with and is sympathetic to Hurdletree House, which is a Grade II Listed Building.

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Reason: ??????~~??????~~

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Head of Planning & Development
17 APR 2003

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