

FILE COPY

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H09-0149-15 **Received:** 19th February 2015 **Type:** FULL

Name: Mr G Watt
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Mill Green Road
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Agent: Austin John Developments
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Mill Green Road
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Spalding
PE11 3PU

Description: Change of use of derelict chapel including extension, garage and recreation room

Location : THE OLD CHURCH HOUSE BARGE ROAD
HOLBEACH ST MATTHEWS SPALDING

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

- 1 The existing building is a nineteenth century (circa 1869) former church designed by renowned architect Ewan Christian. It retains significant architectural and historic fabric and character and is classified as a non-designated heritage asset. In the opinion of the Local Planning Authority the proposed development would, by virtue of its scale and design, cause significant harm to the character and appearance of the building and also its setting, to the detriment of the rural character of the locality. The proposal is, therefore, contrary to the clear aims and objectives of Policy HS16 of the South Holland Local Plan, 2006 and national guidance as set out in the National Planning Policy Framework, 2012. For example, Paragraphs 7 and 17 and Section 12 of the Framework indicate that the planning system should seek to protect and enhance the built and historic environment and conserve heritage assets.
- 2 The application site lies within Flood Zone 3, which is defined by the Environment Agency as having a high risk of flooding. Section 10 of the National Planning Policy Framework, 2012 requires applications in such locations to be accompanied by a Flood Risk Assessment (FRA) demonstrating that the development will be safe from flooding, without increasing flood risk elsewhere. However, no such assessment has been submitted. In the absence of a FRA, the flood risks resulting from the proposed development and required mitigation measures are unknown.

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The Local Planning Authority has acted positively and proactively in determining this application in as timely a manner as possible and by identifying matters of concern. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory solution and due to the harm which has been clearly identified within the reasons for the refusal, approval has not been possible.

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):

The determined plans are:
Dwg. nos. A200, A201, A202 and A203.



Paul Jackson
Planning Manager

13th April 2015

H09-0149-15

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.