SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H09/0195/96 Received:08-MAR-96 Type:FULL

Name: Mr BC Johnson & Miss AL Grundy
The Fenlands
16A Fishpond Lane
Holbeach
Spalding Lincs PE12 7DE

Agent: Alan J Finch
63 East Cobgate
Moulton
Spalding
Lincs PE12 6QJ

Description: Conversion of barn and extensions to barn to form one dwelling
Location : Gents Farm, Hurdletree Bank Holbeach Fen Spalding Lincs

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

1 In the opinion of the Local Planning Authority the proposed works are substantially beyond the conversion of an existing redundant building, and would constitute a largely new building incorporating the original building, and as such are contrary to Policy 7A of the Lincolnshire Structure Plan, and Policy H3 of the Deposit Draft of the South Holland District Plan.

2 In the opinion of the Local Planning Authority the proposed conversion works are by reason of their scale and bulk inconsistent with the character of the existing building and would not retain the character of that building as an agricultural building converted to a residential use or adequately safeguard the visual amenities of the locality in which it is set. As such, the proposed development would not accord with the Authority's practice, in pursuing the advice contained in Planning Policy Guidance Note No. 7 'The Countryside and the Rural Economy', of providing for the re-use of redundant buildings in the countryside whilst safeguarding the architectural integrity of those buildings and the visual amenities of the locality in which they are set. Furthermore, the proposed development, for the above mentioned reasons, would not accord with the provisions of the Deposit Draft of the District Local Plan.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

DRAFT REFUSAL

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SEAN 8/7

08-JUL-96 Checked DR 9/7

Authorised to issue (inc Delegation) 9/8/96

SOUTH HOLLAND DISTRICT COUNCIL

Director of Housing and Planning Services
10-JUL-96 H09/0195/96

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.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

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