SOUTH HOLLAND DISTRICT COUNCIL

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FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H09-0465-15 **Received:** 3rd June 2015 **Type:** FULL

Name: Mr Zafar Karim
17 High Street
Holbeach
Spalding
Lincolnshire
PE12 7DU

Agent: Mr Brian Shemeld
264 Eastfield Road
Peterborough
Cambridgeshire
PE1 4BE

Description: Demolition of single-storey rear wing (retrospective), removal and rebuild of upper part of front elevation (retrospective), construction of two-storey rear wing and change of use of first and second floors to offices

Location : 17 HIGH STREET HOLBEACH
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 hereby permitted shall be carried out in accordance with the following approved plans:
1:2500 Site Plan; Drg. Nos: 5006/1; 5006/2; 5006/3; 5006/4; 5006/5; 5006/6; 5006/20; 5006/21; 5006/22; 5006/23.

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

2 No further development shall be commenced until details of the bricks, method of bonding, mortar mix and pointing style to be used to the external walls of the development hereby permitted, including samples if so required, have been submitted to and approved in writing by the Local Planning Authority, and all the bricks, method of bonding, mortar mix and pointing style used in the development shall conform to the details/samples so approved.

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, 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 Policy SG20 of the South Holland Local Plan 2006,

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and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

3 Notwithstanding the information specified on the application form, the rainwater goods utilised in the development hereby permitted shall be of metal construction, coloured black and thereafter so maintained.

Reason: In the interests of the appearance of the development 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 Policy SG20 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

4 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 any further development is commenced. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing (including reveals), threshold and lintol detailing, and means of opening. 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 these details of the development in the interests of the appearance of the development, 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 Policy SG20 of the South Holland Local Plan 2006, national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

5 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 any further 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 these details of the development in the interests of the appearance of the development, 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 Policy SG20 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

6 All new window frames, glazing bars and external door frames shall be of timber construction, white painted and thereafter so maintained.

Reason: In the interests of the architectural composition and appearance of the development

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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 Policy SG20 of the South Holland Local Plan 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

7 Large scale constructional drawings (including vertical and horizontal sections) at a scale of at least 1:5 and/or full scale samples of the timber mouldings for such features as stallriser panels, door panels, pilasters, consoles, corbels, fascia surround and cornice, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of any further development hereby permitted. The development shall be constructed in accordance with the details so approved.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, 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 Policy SG20 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

8 Details of the external colour scheme shall be submitted to and approved in writing by the Local Planning Authority before the commencement of any further development hereby granted and the approved scheme shall be implemented in full before the development hereby permitted is first brought into use.

Reason : To ensure that the Local Planning Authority retains control over the external colour of the development in the interests of the appearance of the development, 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 Policy SG20 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

9 No development shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the following and should be in accordance with the archaeological brief supplied by the Lincolnshire County Council Historic Environment advisor on behalf of the Local Planning Authority:
1. An assessment of significance and proposed mitigation strategy (i.e preservation by record, preservation in situ or a mix of these elements).
2. A methodology and timetable of site investigation and recording
3. Provision for site analysis
4. Provision for publication and dissemination of analysis and records
5. Provision for archive deposition
6. Nomination of a competent person/organisation to undertake the work
7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook.

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The archaeological site work shall only be undertaken in accordance with the approved written scheme.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

10 The applicant shall notify the Lincolnshire County Council Historic Environment Department in writing of the intention to commence at least fourteen days before the start of archaeological work required in connection with Condition 9 above in order to facilitate adequate monitoring arrangements.

Reason: To ensure satisfactory archaeological investigation and retrieval of archaeological finds in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

11 A copy of the final report required in connection with condition 9 above shall be submitted within three months of the work being carried out to the Local Planning Authority and the Lincolnshire Historic Environment Record. The material and paper archive required as part of the written scheme of investigation shall be deposited with an appropriate archive in accordance with guidelines published in The Lincolnshire Archaeological Handbook.

Reason: To ensure satisfactory arrangements are made for the recording of possible archaeological remains in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

The Local Planning Authority has acted positively and proactively in determining this application by assessing the 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

4th September 2015 **H09-0465-15**

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.