SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/1059/96 Received:29-NOV-96 Type:FULL

Name: E A Lane (Holbeach) Ltd
Margaretta House
Clenchwarton
Kings Lynn
Norfolk

Agent: Cruso & Wilkin
Waterloo Street
Kings Lynn
Norfolk
PE30 1NZ

Description: Convert former granary to dwelling, including demolition of surplus building & use of poultry house for garage
Location : Penny Hill Farm Holbeach
Spalding Lincs

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 development shall be carried out strictly in accordance with the approved plans before the dwelling hereby permitted is occupied.

Reason: In the interests of visual amenity and the site's proximity to Penny Hill Farmhouse, which is a Grade II Listed Building.

3 Before the dwelling is occupied the existing access onto Peartree House Road shall be improved to incorporate 6 metre radii and a width of 4.25 metres for a distance of 10 metres from the adjoining carriageway edge, to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

4 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

5 The access onto Peartree Road shall be available for use at all times by occupiers of the dwelling and their visitors.

Reason: To ensure satisfactory vehicular access, in the interests of road safety.

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)

SOUTH HOLLAND DISTRICT COUNCIL

6 Before occupation of the dwelling the garden wall on the southern elevation of the site shall be completed to the reasonable satisfaction of the Local Planning Authority.

Reason: To safeguard the residential amenity of future occupiers, given the site's proximity to a working farmyard.

7 Prior to occupation of the dwelling the lounge window on the southern elevation and also the bedroom windows on the eastern elevation shall be double glazed, to the reasonable satisfaction of the Local Planning Authority.

Reason: To safeguard the residential amenity of future occupiers, given the site's proximity to a working farm.

8 Prior to occupation of the dwelling acoustic vents shall be installed within bedrooms 3 and 4 (as shown on drawing no. 193/2a) to the reasonable satisfaction of the Local Planning Authority.

Reason: To safeguard the residential amenity of future occupiers, given the site's proximity to a working farm.

9 All new brickwork shall match the existing as closely as possible in terms of colour, texture, bonding and type of mortar used.

Reason: In the interests of visual amenity, particularly bearing in mind the site's proximity to Penny Hill Farmhouse, which is a Grade II Listed Building.

10 Within a period of six months of the works of demolition being carried out any exposed wall shall be made good to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity and the site's proximity to Penny Hill Farmhouse, which is a Grade II Listed Building.

11 Before development is commenced, more specific details of the brick capping on the new garden wall shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and the site's proximity to Penny Hill Farmhouse, which is a Grade II Listed Building.

12 Before development is commenced more specific details of the colour of stain to be used for the doors and screens shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and the site's proximity to Penny Hill Farmhouse, which is a Grade II Listed Building.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

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)

SOUTH HOLLAND DISTRICT COUNCIL

Director of Housing and Planning Services
16-SEP-97 H09/1059/96

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.

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Town and Country Planning Act etc

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12-SEP-97

Checked 12/9

Authorised to issue (inc Delegation)..... 12/9