Miss J Privitera
26 Sterling Place
Woodhall Spa
Lincoln
LN10 6NE

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 73A CONTINUATION

Reference: H11-0246-20 **Date of Decision:** 1st June 2020

Applicant: Miss J Privitera
26 Sterling Place
Woodhall Spa
Lincoln
LN10 6NE

Location: Former Antiques Centre London Road Long Sutton Spalding

Description: Conversion of Antiques Centre into 7 flats - approved under H11-1218-07. Removal of Condition 2 to allow affordable housing to be removed

South Holland District Council hereby give notice that this application has been GRANTED (or equivalent) subject to the following condition(s):

1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Accompanying application H11-1218-07
SD07-005/5
SD07-005/6
SD07-005/7A
SD07-005/10
SD07-005/2E

Accompanying application H11-0882-10
Letter from Status Design dated 26 September 2011 relating to the front entrance door and soil pipes, plus accompanying information
Letter from Mr J Farrow dated 7 March 2011 relating to door design
Letter from Mr J Farrow dated 11 October 2010 relating to external boxes and flues
SD07-005/4D

Accompanying application H11-0065-11
SD07-005/3G

Accompanying application H11-0246-20
1:1250 Location Plan

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

2 All new exposed brickwork shall match that existing, as closely as possible, in terms of colour, texture, brick bond, pointing and mortar mix.

Reason: To preserve the character/appearance of Long Sutton Conservation Area and also the setting of nearby Listed Buildings.
This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019.

3 Before the final unit is occupied the flat roofed extension at the rear of the building shall be rendered and finished to match that existing, as closely as possible.

Reason: To help enhance the character/appearance of the building.
This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019.

4 The roofing material shall be natural slate.

Reason: To preserve the character/appearance of Long Sutton Conservation Area and also the setting of nearby Listed Buildings.
This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019.

5 Before the associated flat is occupied the large arched window on the north-western elevation shall comply with details shown on dwg. no. SD07-005/3G accompanying application ref. H11-0065-11. The window shall thereafter not be altered unless agreed otherwise in writing with the Local Planning Authority.

Reason: To prevent material overlooking of nearby residential property.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

6 Before the associated flat is occupied the large arched window on the north-western elevation shall be fitted with obscure glass (at least level 4). Such glazing shall thereafter be retained unless agreed otherwise in writing with the Local Planning Authority.

Reason: To protect the amenity of neighbouring residents.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

7 Before the associated flat is occupied restraining devices shall be fitted to the large arched window on the north-western elevation to ensure that the top lights only open a maximum of 200mm. Such devices shall thereafter be retained unless agreed otherwise in writing with the Local Planning Authority.

DC_FINAL_DECISION - ODB:14

Reason: To protect the amenity of neighbouring residents.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

8 The scheme of boundary screening approved by virtue of condition compliance application ref. H11-0882-10 shall be erected in its entirety within 2 months of the date of this decision notice and shall thereafter be retained.

Reason: In the interest of the amenities of the locality.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

9 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), none of the following developments or alterations shall be carried out without the prior written approval of the Local Planning Authority:
i) the erection of freestanding curtilage buildings or structures including sheds, greenhouses, pergolas or raised decks;
ii) the erection of extensions including dormer windows and conservatories;
iii) any alterations other than those authorised by this permission, including the installation of replacement or additional windows or doors and the installation of roof lights;
iv) the installation of satellite dishes.

Reason: To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of the visual amenity and character of this part of the Conservation Area and also to protect the amenity of nearby residents.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

10 The refuse storage facility shown on dwg. no. SD07-005/10 accompanying application ref. H11-1218-07 shall be provided within 2 months of the date of this decision notice and shall thereafter be retained.

Reason: To ensure the provision of adequate facilities for the storage of refuse for the occupiers of the flats.
This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

Notes:

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

This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch



Phil Norman
Planning and Building Control Manager
South Holland District Council

BUILDING REGULATIONS:
This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planning inspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**.

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the

Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.