SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
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Town and Country Planning Act 1990

Planning Permission

Reference: H11-1218-07 Received: 11-SEP-07 Type: FULL

Name: Mr J Farrow
c/o The Chapel Emporium
London Road
Long Sutton
Spalding Lincs

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs

Description: Conversion of Antiques Centre into 7 flats (revision of H11/1031/05)

Location : The Chapel Emporium London Road
Long Sutton

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 three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 Before the development is commenced there shall be submitted to and approved in writing by the Local Planning Authority a scheme for the provision and phasing of at least a third of the total residential units as affordable housing on the site to meet local housing needs. The scheme shall identify how the affordable housing is to be provided, whether by means of a registered social landlord or otherwise, and the timing of delivery. In the submission of these details the location of each affordable housing unit shall be indicated, along with the size and tenure, the type of affordable housing, and arrangements for ensuring that the affordable housing to be provided meets identified local housing need. Not more than 50% of the total number of the approved dwellings, excluding the affordable element, shall be occupied until there has been a material commencement on the affordable housing units and not more than 90% of the approved dwellings, excluding the affordable element, shall be occupied until all the affordable housing units have been completed.

Note: In order to comply with this condition it may be necessary for the applicant/developer to enter into a planning obligation and/or agreement. You are therefore asked to bear this in mind when determining the timing of your submissions.

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Note: Within the context of this condition, the definition of affordable housing is that included at Appendix A of Supplementary Planning Guidance 'Affordable Housing' approved by South Holland District Council in September 2005.

Reason: To ensure that affordable dwellings are provided to meet identified local need, and remain affordable in perpetuity.
This Condition is imposed in accordance with Policy HS8 of the South Holland Local Plan 2006.

3 Before any of the residential units are occupied the front elevation and return shall be painted cream and thereafter maintained, unless otherwise agreed in writing by the Local Planning Authority.

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 EN4 and EN7 of the South Holland Local Plan 2006.

4 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 EN4 and EN7 of the South Holland Local Plan 2006.

5 Before use of the building is commenced render shall be applied to the external walls of the flat roofed extension at the rear of the building in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To help enhance the character/appearance of the building.
This Condition is imposed in accordance with Policies SG14, EN4 and EN7 of the South Holland Local Plan 2006.

6 All new window frames, glazing bars and doors/frames shall be of timber construction and finished in accordance with details to be submitted to and approved in writing by the Local Planning Authority. They shall thereafter be so maintained, unless first agreed otherwise in writing by the Local Planning Authority.

Reason: To preserve the character/appearance of Long Sutton Conservation Area and also the

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setting of nearby Listed Buildings.
This Condition is imposed in accordance with Policies EN4 and EN7 of the South Holland District Local Plan 2006.

7 Details of all new 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 the development is commenced. Such details shall indicate, at a scale of not less than 1:20, the longitudinal and cross-sectional detailing, cill and lintel detailing, and means of opening. The window frames shall be installed in accordance with the approved details and thereafter so maintained.

Reason: No such details have been submitted and are required to ensure that the new development preserves/enhances the character/appearance of Long Sutton Conservation Area and also the setting of nearby Listed Buildings.
This Condition is imposed in accordance with Policies EN4 and EN7 of the South Holland District Local Plan 2006.

8 Details of the design of all doors to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and all doors used in the development shall conform to the details so approved.

Reason: No such details have been submitted and are required to ensure that the new development preserves/enhances the character/appearance of the building, Long Sutton Conservation Area and also the setting of nearby Listed Buildings.
This Condition is imposed in accordance with Policies EN4 and EN7 of the South Holland District Local Plan 2006.

9 Prior to the commencement of the development hereby permitted full details, including samples if so required, of the proposed roof lights shall be submitted to and approved in writing by the Local Planning Authority. The roof lights shall be installed in accordance with the approved details and thereafter so maintained.

Reason: No such details have been submitted and are required to ensure that the new development preserves/enhances the character/appearance of Long Sutton Conservation Area and also the setting of nearby Listed Buildings.
This Condition is imposed in accordance with Policies EN4 and EN7 of the South Holland District Local Plan 2006.

10 Details of the design and positions of all external boxes for gas and electricity supplies and of any

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gas flues and soil vent pipes shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and there shall be no variation from the details so approved without the prior written consent of the Local Planning Authority.

Reason: No such details have been submitted and are required to ensure that the new development preserves/enhances the character/appearance of Long Sutton Conservation Area and also the setting of nearby Listed Buildings.
This Condition is imposed in accordance with Policies EN4 and EN7 of the South Holland District Local Plan 2006.

11 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 EN4 and EN7 of the South Holland District Local Plan 2006.

12 All windows and roof lights shall be installed and glazed in accordance with details shown on dwg. nos. SD07-005/2E and SD07-005/3D accompanying the application and thereafter so maintained, unless agreed otherwise in writing by the Local Planning Authority.

Reason: In the interest of the amenities of the locality.
This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan 2006.

13 The cill of the high level windows on the western elevation of the building shall be a minimum of 1.8 metres above floor level on the ground floor and a minimum of 1.6 metres above floor level on the first floor.

Reason: To prevent material overlooking of nearby residential property.
This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan 2006.

14 Before development is commenced more precise details of screening (including exact position, height and type of construction) along the eastern, southern and western boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be erected in its entirety before occupation of any residential unit and shall thereafter be retained.

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Note: The height and type of boundary screening should be such as to alleviate overlooking of neighbouring properties at ground floor level. Sections may be required to demonstrate this given the difference in ground levels.

Reason: In the interest of the amenities of the locality.
This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan 2006.

15 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 SG14, EN7, EN4 and SG17 of the South Holland Local Plan 2006.

16 The refuse storage facility shown on dwg. no. SD07-005/10 accompanying the application shall be provided prior to the occupation of the first unit 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 SG13 and SG14 of the South Holland District Local Plan 2006.

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Reason for Approval
The proposal is in accordance with national and local policies as set out in
Planning Policy Statement 1 - 'Delivering Sustainable Development'.
Planning Policy Statement 3 - 'Housing'
Planning Policy Guidance Note 15 - 'Planning and the Historic Environment'.
Policies SG1, SG2, SG3, EN4, EN7, SG14, SG15, SG16, SG17, HS4 and HS8 of the South Holland Local Plan 2006.
Policies S1, S2, S3, H1, H2, MIC3 and BE3 of the Structure Plan 2006.

The objections lodged by nearby residents and other third parties have been taken into consideration, but are not considered to be such as to justify a refusal of planning permission in this particular case.

Note(s):

The determined plans are:
1:1250 site location plan, dwg. nos. SD07-005/3D, SD07-005/4B, SD07-005/5, SD07-005/6, SD07-005/7A and SD07-005/10 received 10 September 2007.
Amended dwg. no. DS07-005/2E received 21 November 2007.

Head of Planning & Development
29 NOV 2007 H11-1218-07

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.