

FILE COPY

Town and Country Planning Act 1990 Planning Permission

Reference: H11/0964/06

Received: 26-SEP-06

Type: FULL

Name: Korvin Developments Ltd
13 Mendora Road
London

Agent: KMB Architects
The Old Bake House
Kirton
Boston
Lincs

Description: Extension, alteration and refurbishment of hotel including
refurbishment/conversion of outbuilding for disabled accommodation and erect
21 residential apartments

Location : Bull Hotel and land at rear Market Place/Bull Lane
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 commencement of the development hereby permitted a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. Samples shall be provided as may be required by the Local Planning Authority of the materials in the schedule and the use of such samples shall be approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the schedule and 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 Long Sutton Conservation Area in which it is set. This Condition is imposed in accordance with Policies SG14 and EN7 of the South Holland Local Plan 2006.

- 3 A one metre square freestanding panel of brickwork showing the type of brick to be used in the construction of the development hereby permitted shall be constructed on site and approved by the

Local Planning Authority before the commencement of the development hereby permitted. All new brickwork shall match that of the approved panel in terms of the type of bricks used, the method of bonding, mortar colour and pointing style, unless otherwise agreed in writing by the Local Planning Authority. The brickwork panel so constructed shall be retained on the site until the development hereby approved has been completed.

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 Long Sutton Conservation Area in which it is set. This Condition is imposed in accordance with Policies SG14 and EN7 of the South Holland Local Plan 2006.

- 4 Before the commencement of the development hereby permitted, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of 12 months beginning with the date on which development is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary, unless the Local Planning Authority gives written consent to any variation.
Note: The applicant is recommended to employ a qualified and experienced landscape designer to produce a landscaping scheme for the development.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set.

This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan 2006.

- 5 Large scale constructional drawings (at a scale of at least 1:10) of the following details shall be submitted to and approved in writing by the Local Planning Authority and no work shall commence in advance of that approval and the development shall thereafter be completed in accordance with the approved details:
- Eaves and verges.
 - Window heads and cills.
 - All doors, windows and balconies (including materials of construction and finished colours).
 - Reveals for all doors and windows.
 - Rainwater goods, including detail of fixings, materials and colour.

Reason: To ensure a satisfactory development in the interests of the amenities of the Long Sutton

Conservation Area and setting of the Grade II Listed Building.

This Condition is imposed in accordance with Policies EN4 and EN7 of the South Holland Local Plan, 2006.

- 6 Before the commencement of the development hereby permitted, full details of the existing and proposed site levels and proposed floor levels of the buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the details so approved.

Reason: To ensure that the Local Planning Authority retains control over the finished site and floor levels of the development, in the interests of the amenity of adjacent residents and its visual and architectural relationship with adjacent development.

This Condition is imposed in accordance with Policies SG17 and EN7 of the South Holland Local Plan 2006.

- 7 A management plan for the areas of publicly accessible open space and any outdoor play areas, including management responsibilities and maintenance schedules, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted. The management of these areas shall be carried out in accordance with the details so approved.

Reason: To ensure that adequate open space provision is made available for the occupiers of the development hereby permitted and that provision is made for the management and maintenance of the open space.

This Condition is imposed in accordance with Policies SG1 and HS11 of the South Holland Local Plan 2006.

- 8 Large scale constructional drawings (at a scale of at least 1:10) of all boundary walls, railings and bollards shall be submitted to and approved in writing by the Local Planning Authority. No work shall commence in advance of that approval and the development shall thereafter be completed in accordance with the approved details.

Reason: To ensure a satisfactory development in the interests of the amenities of the Long Sutton Conservation Area and the setting of the Grade II Listed Building.

This Condition is imposed in accordance with Policies EN4 and EN7 of the South Holland Local Plan, 2006.

- 9 The former stable block shall be retained and converted in accordance with full architectural and structural specifications which shall be submitted to and approved in writing by the Local Planning

Authority before that element of the development is commenced. The submitted information shall include full details and records of all internal features to be removed and all features to be retained and incorporated within the completed development.

Reason: to ensure a satisfactory development in the interests of preserving the integrity of this curtilage Grade II Listed Building.

This Condition is imposed in accordance with Policies EN4 and EN7 of the South Holland Local Plan, 2006.

- 10 Before development is commenced revised details of the alignment of the wall separating the hotel courtyard from the hotel access shall be submitted to and approved in writing by the Local Planning Authority. Such details shall incorporate constructional drawings of the wall and a pair of timber gates and the development shall be carried out in accordance with the approved details.

Reason: to ensure a satisfactory development in the interests of preserving the integrity of this curtilage Grade II Listed Building.

This Condition is imposed in accordance with Policies EN4 and EN7 of the South Holland Local Plan, 2006.

- 11 The middle ground floor window of the westernmost unit of Block A shall be amended to reflect the style of the stairwell window/doors in the front elevation of that block, all in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development.

This Condition is imposed in accordance with Policies EN4 and EN7 of the South Holland Local Plan, 2006.

- 12 The area of carriageway arch enclosed by the glazed screens shall remain free of furniture, display boards and other items unless the prior written consent has first been obtained from the Local Planning Authority for their display or installation.

Reason: To ensure a satisfactory development and maintain the integrity of the Grade II Listed Building.

This Condition is imposed in accordance with Policies EN4 and EN7 of the South Holland Local Plan, 2006.

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 Guidance Note 15 - 'Planning and the Historic Environment'.
Policies E4, E5, BE2, BE3 and BE6 of the Lincolnshire Structure Plan Adopted Version, 2006.
Policies SG1, SG14, SG16, SG17, SG19, HS4, EC5, EC9, EN4, EN5, EN6, EN7, EN8, LT1 and LT2 of the South Holland District Local Plan, 2006.

Although there is some conflict with Policy HS8 of the South Holland Local Plan 2006 in this instance the issues raised do not outweigh the principal Policies referred to.

The issues relating to lack of provision of affordable housing and highway issues are material considerations but not sufficient in this case to indicate against the proposal and to outweigh the principal Policies referred to above. The Council considers that any harm to residential amenity can be overcome by the above.

Note(s):

The determined plans are:

Flood Risk Assessment (April 2005).

Archaeological Evaluation (May 2005).

Proposed Tree Replacement Survey (September 2006).

Site location plan and dwg. no. 300/1189/100 received 6 July 2006.

Dwg. nos. 300/1189/001A, 300/1189/002A, 300/1189/003A, 300/1189/004A and 300/1189/006A, received 19 February 2007.

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

Where a Condition requires the approval of a sample (for example a brick, tile or surfacing material) you should arrange for the sample to be delivered to the application site for inspection and approval by the case officer. We are unable to accept samples delivered to the Council's offices.

Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and Section 21 of the Disability Discrimination Act 1991, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

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Head of Planning & Development
08 JUN 2007

H11/0964/06

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.