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COPY

Planning (Listed Buildings and Conservation Areas) Act '

Listed Building Consent

Reference: H12-0614-14 Received: 23rd July 2014 Type: LISTED BUILDING

Name: Mrs C Hyden
Garnsgate Hall
Lutton Garnsgate
Spalding
Lincs

Agent: Peter Slinger Architects
140 Fletton Avenue
Old Fletton
Peterborough
Cambridgeshire

Description: Re-instatement of cornice gutter, dormer windows, central chimney and re-furbishment of second floor.

Location : GARNSGATE HALL LUTTON GARNSGATE
LONG SUTTON SPALDING

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the works in accordance with the application and plans submitted, subject to the following condition(s):

1 The works must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans of June 2014:
Drawings numbers; PS/303/GH/01, PS/303/GH/02, PS/303/GH/03, PS/303/GH/04, PS/303/GH/05, PS/303/GH/06, PS/303/GH/07, PS/303/GH/08, PS/303/GH/09, PS/303/GH/10, PS/303/GH/11, PS/303/GH/12, PS/303/GH/013, PS/303/GH/21, PS/303/GH/22, PS/303/GH/23, PS/303/GH/24, PS/303/GH/25, PS/303/GH/26, PS/303/GH/27, PS/303/GH/28, PS/303/GH/29, PS/303/GH/30, PS/303/GH/41, PS/303/GH/42, PS/303/GH/43, PS/303/GH/44, PS/303/GH/45, PS/303/GH/46, PS/303/GH/47 and PS/303/GH/48

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

3 Large scale constructional drawings (at a scale of at least 1:10) of the following details shall be submitted to and be approved by the Local Planning Authority and no work shall commence in advance of that approval:
i) the chimney stack

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Reason: In the interests of the architectural and historic integrity of the Listed Building. This Condition is imposed in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

4 Before the commencement of the development hereby permitted details of the brick(s) to be used to construct the chimney stack hereby permitted, including samples, shall be submitted to and approved in writing by the Local Planning Authority, and all the brick(s) used in the construction shall conform to the details/samples so approved.

Reason: In the interests of the architectural and historic integrity of the Listed Building. This Condition is imposed in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

5 Before the commencement of the development hereby permitted the final colour of the cornice gutter hereby permitted shall be approved in writing by the Local Planning Authority, and the colour so approved shall be applied within one month of the development hereby permitted being first brought into use and thereafter so maintained.

Reason: In the interests of the architectural and historic integrity of the Listed Building. This Condition is imposed 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 applicationby 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

10th October 2014 H12-0614-14

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. See enclosed notes relating to rights of appeal.