

FILE COPY

Planning (Listed Buildings and Conservation Areas) Act 1990 Listed Building Consent

Reference: H12-0932-14 Received: 4th December 2014

Type: LISTED BUILDING

Name: Mr Brendan Hyden
Garnsgate Hall
Lutton Garnsgate
Long Sutton
Spalding
Lincs
PE12 9JP

Agent: Symphonic Gardens
The Walled Garden
Grimsthorpe
Bourne
Lincs
PE10 0LT

Description: Landscaping including paved surface to rear of house and restoration of previously demolished garden boundary wall

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:
Location plan (dwg. no. 0415-02), Site and Location plan (dwg. no. 0415-02), Landscape Proposals Design and Concept Plan (dwg. no. 415-06) and Design and Access Statement.

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

- 3 Before the commencement of the development hereby permitted samples of materials of construction of the wall 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 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 Conservation Area in which it is set.

This Condition is imposed in accordance with national guidance set out in Section 12 to the National Planning Policy Framework, 2012.

- 4 The wall shall be constructed in English Garden wall bond to match the existing original wall.

Reason: In the interests of the appearance of the development and the character and visual amenity of this part of the Conservation Area in which it is set.

This Condition is imposed in accordance with national guidance set out in Section 12 to the National Planning Policy Framework, 2012.

- 5 A one metre square freestanding panel of brickwork showing the type of brick to be used in the reinstatement of the wall 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.

Note: The applicant is advised that a buff coloured mortar (using white Portland cement or similar) and a flush, brushed back finish to reveal the aggregate in the mortar will be appropriate.

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 Conservation Area in which it is set.

This Condition is imposed in accordance with national guidance set out in Section 12 to the National Planning Policy Framework, 2012.

The Local Planning Authority has acted positively and proactively in determining this application by 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 within the statutory timeframe 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.

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Paul Jackson
Planning Manager
2nd February 2015

H12-0932-14

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.