FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H13/1324/97 Received:03-FEB-98 Type:FULL

Name: John Hayes Esq MP
Harrox House
3 High Street
Moulton
Spalding Lincs

Agent: Robert Freakley Associates
St Ann's House
St Ann's Street
Kings Lynn
Norfolk PE30 1LT

Description: Alterations and extension to include removal of shed, erection of garage and new vehicular access
Location : Harrox House, 3 High Street Moulton
Spalding Lincs

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 five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before the permitted access is commenced to be used, the existing access between the site and Broad Lane shall be stopped-up permanently, to the reasonable satisfaction of the Local Planning Authority. The fencing to be provided shall match as closely as possible that which exists along the Broad Lane frontage of the site.

Reason: In the interests of road safety.

3 Before the new access is formed, a turning space shall be provided to the reasonable satisfaction of the Local Planning Authority, in accordance with the details shown on the attached plan. Such a turning area shall have a gravelled surface.

Reason: To enable vehicles to enter and leave the highway in forward gear, in the interests of highway safety.

4 The new access shall have a gravelled surface and this surface shall be provided to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity and to protect the character and appearance of the Conservation Area.

5 Any trenching or excavation undertaken beneath the canopy spread of the trees shall be undertaken by hand and care taken not to damage any tree roots whatsoever. The trenches or excavated areas shall be carefully backfilled and consolidated by foot every 150mm of depth. Under no circumstances shall a machine dig be allowed within the canopy spread of

SOUTH HOLLAND DISTRICT COUNCIL

the trees. Nor shall any material, machinery or fuel be stored within the canopy spread of the trees.

Reason: To protect the trees, in the interests of visual amenity and to safeguard the character and appearance of the Conservation Area.

6 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

This permission is granted in accordance with the application submitted as revised by the amended plan (Drg No. 787/6A) received by the Local Planning Authority on 6th April 1998 and amended plan (Drg No 787/17A) received by the Local Planning Authority on 6th May 1998.

The applicant is reminded that separate notification to the Council is required under Section 80 of the Building Act 1984 prior to any demolition and that Building Control Services should therefore be advised at the appropriate time.

If Listed Building Consent has been granted for works which include whole or partial demolition of a listed building, your attention is drawn to Section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the effect of which is that demolition may not lawfully be undertaken (despite the grant of consent by the Local Planning Authority), until notice has been given to the Royal Commission on Historical Monuments, Shelley House, Acomb Road, York YO2 4HB and the Commission has either been given reasonable access to the building for at least one month following the grant of consent and before the commencement of the works, for the purpose of recording it, or has stated in writing that it has completed its record of the building or that it does not wish to record it.

Director of Housing and Planning Services
12-MAY-98 H13/1324/97

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

DRAFT PERMISSION

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Description: Alterations and extension to include removal of shed, erection of garage and new vehicular access
Location : Harrox House, 3 High Street Moulton
Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

X 2 Before the permitted access is commenced to be used, the existing access
X between the site and Broad Lane shall be stopped-up permanently, to the reasonable satisfaction of the Local Planning Authority. The fencing to be provided shall match as closely as possible that which exists along the Broad Lane frontage of the site.

X Reason: In the interests of road safety.

3 Before the new access is formed, a turning space shall be provided to the reasonable satisfaction of the Local Planning Authority, in accordance with the details shown on the attached plan. Such a turning area shall have a gravelled surface.

Reason: To enable vehicles to enter and leave the highway in forward gear, in the interests of highway safety.

4 The new access shall have a gravelled surface and this surface shall be provided to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity and to protect the character and appearance of the Conservation Area.

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X the trees. Nor shall any material, machinery or fuel be stored within the canopy spread of the trees.
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6 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

Is this OK?

This permission is granted in accordance with the application submitted as revised by the amended ~~details~~ plan (drawing no. 787/6A) and 6/5/98 (drawing no 787/17 received by the Local Planning Authority on 6.4.98.

The applicant is reminded that separate notification to the Council is required under Section 80 of the Building Act 1984 prior to any demolition and that Building Control Services should therefore be advised at the appropriate time.

Does this apply? We did not consult Royal Comm. Leave it SW 11/5

If Listed Building Consent has been granted for works which include whole or partial demolition of a listed building, your attention is drawn to Section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the effect of which is that demolition may not lawfully be undertaken (despite the grant of consent by the Local Planning Authority), until notice has been given to the Royal Commission on Historical Monuments, Shelley House, Acomb Road, York YO2 4HB and the Commission has either been given reasonable access to the building for at least one month following the grant of consent and before the commencement of the works, for the purpose of recording it, or has stated in writing that it has completed its record of the building or that it does not wish to record it.

07-MAY-98 Checked ✓ 11/5

Authorised to issue (inc Delegation) .. 11/5