FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

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PE11 2XE

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Town and Country Planning Act 1990

Planning Permission

Reference: H14-0521-13 **Received:** 13th June 2013 **Type:** FULL

Name: Mr P Hammond
Co Weston Design Ltd
2 Austendyke Road
Weston Hills
Spalding
Lincs
PE12 6BX

Agent: Weston Design Ltd
2 Austendyke Road
Weston Hills
Spalding
Lincolnshire
PE12 6BX

Description: Proposed extension and alterations to front elevation

Location : 75 Church Street Pinchbeck
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 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 The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg. no. WES/1522/13/00 received 12 June 2013.

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

3 All new window frames, glazing bars and external door frames on the front elevation shall be of timber construction with a painted finish, and thereafter so maintained.

Reason: In the interests of the architectural composition and 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 Policy SG20 of the South Holland Local Plan 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

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4 Details of the window frames and doors to be utilised in the front elevation of 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 lintol detailing, and means of opening. The window frames shall be installed in accordance with the approved details and thereafter so maintained.

Reason: To ensure that the Local Planning Authority retains control over these details 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 Policy SG20 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

5 The materials of the external walls shall match those of the principal existing building on the site including colour.

Reason: In the interests of the architectural and visual integrity of the overall 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 Policy SG20 of the South Holland Local Plan 2006, and 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 application, having engaged with the Applicant at the pre-application stage, and by assessing the subsequent 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

6th August 2013 **H14-0521-13**

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.

Trevor Holden - Chief Executive
Mark Stokes - Deputy Chief Executive Maxine O'Mahoney - Director of Commissioning