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Remway Design Ltd
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PE11 3AP

TOWN AND COUNTRY PLANNING ACT 1990
FULL PLANNING PERMISSION

Reference: H14-0823-15 **Date of Decision:** 23rd December 2015

Applicant: Mr T Dear
Grosvenor House
Jubilee Road
Crays Hill
Billericay Essex
CM11 2YF

Location: The Packing Shed Glenside Pinchbeck Spalding

Description: Change of Use from Restaurant to Residential Dwelling (renewal of Permission H14-0253-09)

South Holland District Council hereby give notice that this application has been GRANTED (or equivalent) subject to the following condition(s):

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:

2608/001, 2608/002, 2608/003, 2608/004, 2608/005, 2608/006, 2608/007, 2608/008A, 2608/009, 2608/010, 2608/011 and Flood Risk Statement received on the 28th October 2015.

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

3 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Statement (received by the Local Planning Authority on 28 October 2015) and in particular the following measure:

- Finished floor levels shall be set no lower than 300mm above average surrounding ground levels.

the mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

This Condition is imposed in accordance with national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

4 The ground floor accommodation of the property hereby approved shall be used only for those residential purposes specified on the approved drawing 2608/008A 'ground Floor Plan'.

Reason: To reduce the risk of flooding to the proposed development and future occupants.
This Condition is imposed in accordance with national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), none of the following developments or alterations shall be carried out.

i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas or raised decks;
ii) the erection of house extensions including dormer windows, conservatories, garages, car ports, porches or pergolas;
iii) alterations including the installation of replacement or additional windows or doors and the installation of roof windows.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the setting of the adjacent Grade II listed building.
This Condition is imposed in accordance with Policies SG20 and HS16 of the South Holland Local Plan 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), no walls, fences or other means of enclosure other than those illustrated on the plans forming part of the application hereby approved shall be erected on the site.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the setting of the adjacent Grade II listed building.
This Condition is imposed in accordance with Policies SG20 and HS16 of the South Holland Local Plan 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

7 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), no walls, fences or other means of enclosure other than those approved by the Local Planning Authority in connection with Condition 16 below shall be erected on the site without the prior written consent of the Local Planning Authority.

Reason: To ensure that the Local Planning Authority retains control over any future subdivision of the application site, in the interests of its architectural and visual integrity and the setting of the adjacent Grade II listed building.
This Condition is imposed in accordance with Policies HS16 of the South Holland Local Plan 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

8 Before the commencement of the development hereby permitted a schedule of external materials for the repair of the existing building and external 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 character and appearance of the development and the setting of the adjacent Grade II listed building.
This Condition is imposed in accordance with Policies SG20 and HS16 of the South Holland Local Plan 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

9 A one metre square freestanding panel of brickwork showing the type of brick to be used when undertaking the repairs to the existing building associated with the removal of the various modern external accretions 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 permitted 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 character and appearance of the development and the setting of the adjacent Grade II listed building.
This Condition is imposed in accordance with Policies SG20 and HS16 of the South Holland Local Plan 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

10 Details of the design and positions of all external boxes for gas and electricity supplies and of any chimney flues, gas flues and soil vent pipes shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted and there shall be no variation from the details so approved without the prior written consent of the Local Planning Authority.

Reason: To ensure that the Local Planning Authority retains control over these details of the development, in the interests of its architectural and visual integrity and the setting of the adjacent Grade II listed building.
This Condition is imposed in accordance with Policies SG20 and HS16 of the South Holland Local Plan 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

11 Details of the window frames to be utilised in 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 1:10, the longitudinal and cross-sectional detailing, depth of reveal, cill and lintol detailing, means of opening, and finish. 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 its architectural and visual integrity and the setting of the adjacent Grade II listed building.
This Condition is imposed in accordance with Policies SG20 and HS16 of the South Holland Local Plan 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

12 Details of the design and finish of all external doors and door frames to be utilised in the development hereby permitted 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 1:10, the longitudinal and cross-sectional detailing, cill and lintol detailing, means of opening, and finish. The doors and door 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 its architectural and visual integrity and the setting of the adjacent Grade II listed building.
This Condition is imposed in accordance with Policies SG20 and HS16 of the South Holland Local Plan 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

13 All new window frames, glazing bars and external door frames shall be of timber construction and painted cream or white. They shall thereafter be 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 SG14 of the South Holland Local Plan, 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

14 All rainwater goods shall be of black painted metal construction and thereafter so maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the architectural composition and appearance of the development and the setting of the adjacent Grade II listed building.
This Condition is imposed in accordance with Policies SG20 and HS16 of the South Holland Local Plan 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

15 The guttering to the development hereby permitted shall be fixed to the external walls by means of rise and fall brackets and no fascia boarding shall be used unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the architectural composition and appearance of the development and the setting of the adjacent Grade II listed building.
This Condition is imposed in accordance with Policies SG20 and HS16 of the South Holland Local Plan 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

16 Before the commencement of development hereby permitted, and notwithstanding the submitted details, details of the proposed boundary treatments, including a schedule of materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use unless otherwise agreed in writing by the Local Planning Authority.
Note: The applicant is advised that the use of close-boarded fencing will not be supported, and that a less formal division between Glen House and the application building should be considered to reflect their historic relationship. Post and rail fencing with native hedging would be appropriate to the rear of the site between the garden areas.
Reason: In the interests of the character and appearance of the development and the setting of the adjacent Grade II listed building.

This Condition is imposed in accordance with Policies SG20 and HS16 of the South Holland Local Plan 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

17 The applicant shall submit to and have approved in writing by the Local Planning Authority a scheme for the external redecoration of the building. The scheme as approved shall be carried out before the dwelling is first occupied, and shall thereafter be so maintained.

Reason: To ensure that the Local Planning Authority retains control over this detail of the development, in the interests of its architectural and visual integrity and the setting of the adjacent Grade II listed building.
This Condition is imposed in accordance with Policies SG20 and HS16 of the South Holland Local Plan 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it 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.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch

Note:- The applicant is advised that this consent does not extend to cover the garage blocks indicated on Dwg. No. 2608/007. A separate planning application will therefore be required

The developer is strongly advised to register with the Environment Agency's Floodline Warnings Direct Service in accordance with the recommendation of the Flood Risk Statement.



Paul Jackson
Place Manager
South Holland District Council

BUILDING REGULATIONS:
This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

All appeals must be made using an Appeal Form which you can get from The Planning Inspectorate at Temple Quay House, 2 The Square, Bristol, BS1 6PN (tel: 0303 444 5000) or you can submit your appeal online at:

http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal

The Secretary of State can allow a longer period for giving notice of an appeal but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the

provisions of the development order and to any directions given under the order. In practice the Secretary of State does not refuse to consider appeals solely because the Local Planning Authroity based its decision on a direction given by him.

For detailed information on appeals, appeal types and guidance on the appeals process please visit:

http://www.planningportal.gov.uk/planning/appeals/planningappeals

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.