

Dragonfly Building Conservation & Landscape Design Ltd.
6 Scoldhall Lane
Surfleet
Spalding
PE11 4BJ

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764725
DC Officers 01775 764703

planningadvice@sholland.gov.uk
www.sholland.gov.uk

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990

LISTED BUILDING

Reference: H14-0992-22 **Date of Decision:** 21st December 2022

Applicant: Mr P Jeffery
The Grange
Northgate
Pinchbeck
Spalding
PE11 3SE

Location: The Grange Northgate Pinchbeck Spalding

Description: Replace unauthorised door (D1) to kitchen, doors (D3 & D4) to Trap House, retain & regularise up & over garage door (D5) to Trap House, regularise partial re-building of W gable of the Trap House & insertion of steel universal beam, replace 12 windows to rear of dwelling, reinstate down pipe to east elevation & matching RWG and partially infill door opening to sitting room (D2)

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 conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans and/or documents:

Application Form
Heritage Impact Assessment
JEF/22/01
Window Schedule
George Barnsdale Plans & Specification
Site Location Plan

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

- 2 Within 12 months of the date of this permission, full details of the replacement doors proposed at doors marked D1 in the Key Plan to Ground Floor and Cellar of the Grange and D3 & D4 in the Key Plan to the Trap House, both included within the document marked 'window schedule' shall be submitted and approved in writing. The approved doors shall thereafter be installed within a period of 6 months from the date of the approval of that condition compliance application.

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 the associated listed buildings.

This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 16 of the National Planning Policy Framework, 2021.

- 3 Within 12 months of the date of this permission, full details of the proposed ledged, framed and braced plank doors proposed to be installed at the exterior of the garage door at the Trap House, as outlined at paragraph 7.3 of the Heritage Impact Assessment shall be submitted and approved in writing. The approved doors shall thereafter be installed within a period of 6 months from the date of the approval of that condition compliance application.

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 the associated listed buildings.

This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 16 of the National Planning Policy Framework, 2021.

- 4 Prior to the commencement of the proposed infilling of door 'D2' to the Grange and installation of a replacement window as outlined under paragraph 7.6 of the Heritage Impact Assessment, full details of this proposal (including all proposed materials, methods and sectional details of the proposed new window) shall be submitted and approved in writing. The works shall be undertaken in accordance with the approved details.

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 the associated listed buildings.

This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 16 of the National Planning Policy Framework, 2021.

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>

The applicant is reminded that because part of this application relates to retrospective works which are subject to an enforcement case, failure to rectify the illegally conducted works in accordance with the proposals put forth by this application in a timely manner is likely to cause the re-opening of the enforcement case against the property.



Phil Norman
Head of Planning
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		

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State that the

Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the order.

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.