SOUTH HOLLAND DISTRICT COUNCIL

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Town and Country Planning Act 1990

Prior Notification Application

Reference: H14-1060-14 **Received:** 18th December 2014 **Type:** Prior Approval App

Name: Mr C Ayre
64 Aintree Drive
Spalding
Lincs
PE11 3BS

Agent: Mr C Ayre
64 Aintree Drive
Spalding
Lincs
PE11 3BS

Description: Change of use from offices to residential

Location : Oxyjet House (formerly Laburnum House Barn) Northgate Pinchbeck Spalding

South Holland District Council give notice that PRIOR APPROVAL IS GRANTED as, notwithstanding the objection(s) received, it is not considered that the effect of the development on the amenity of adjoining properties is unacceptable.

1 This development must be carried out in accordance with the information supplied on the application form and plans and in accordance with all other relevant limitations and conditions which apply to changes of use, as set out in Class J to Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), details of which can be found at www.planningportal.gov.uk.

The development must be completed on or before 30 May 2016.

The determined plans are: Site Location Plan (1:1250), Block Plan (1:500) and Flood Risk Assessment (prepared by SM Hemmings dated November 2014).

2 The development shall be carried out in strict accordance with the approved Flood Risk Assessment (prepared by SM Hemmings dated November 2014) and in particular the following mitigation measures detailed within:
· Finished floor levels shall be set no lower than 4.10m AOD;
· Flood resilient and resistant construction techniques shall be incorporated into the dwelling;
· Demountable defences to a height of 500mm above finished floor levels shall be fitted on all ground floor doorways.

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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 its occupants.

Paul Jackson
Planning Manager
12th February 2015 **H14-1060-14**

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.