SOUTH HOLLAND DISTRICT COUNCIL

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Priory Road
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PE11 2XE

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FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H16-0102-15 **Received:** 9th February 2015 **Type:** FULL

Name: Spalding News
24 Market Place
Spalding
Lincs
PE11 1SS

Agent: Neil Dowlman Architecture Ltd
14 Main Ridge West
Boston
Lincs
PE21 6QQ

Description: Convert existing accommodation above shop to flat with alterations to rear of shop

Location : SPALDING NEWS 24 MARKET PLACE
SPALDING

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 Historic Impact Assessment (January 2015), Site Location Plan (1:1250) and dwg. nos. B/2602-05, B/2602-06, B/2602-07, B/2602-08, B/2602-09 unless otherwise agreed in writing by the Local Planning Authority.

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

3 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, cill and lintol detailing, and means of opening. The window frames shall be installed in accordance with the approved details and thereafter so maintained.

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Reason: In the interests of the architectural and historic integrity of the Grade II Listed Building, its immediate setting, and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policies SG14 and SG20 of the South Holland Local Plan 2006, and with national guidance contained Section 12 of the National Planning Policy Framework, 2012.

4 Details of the design of all external doors 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 and all external doors used in the development shall conform to the details so approved.

Reason: In the interests of the architectural and historic integrity of the Grade II Listed Building, its immediate setting, and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policies SG14 and SG20 of the South Holland Local Plan 2006, and with national guidance contained Section 12 of the National Planning Policy Framework, 2012.

5 All rainwater goods shall be of cast iron construction and thereafter so maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the architectural and historic integrity of the Grade II Listed Building, its immediate setting, and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policies SG14 and SG20 of the South Holland Local Plan 2006, and with national guidance contained Section 12 of the National Planning Policy Framework, 2012.

6 Before the commencement of the development hereby permitted details of the roof tiles, including samples if so required, to be used for the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority, and all tiles used in the development shall conform to the details/samples so approved.

Reason: In the interests of the architectural and historic integrity of the Grade II Listed Building, its immediate setting, and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policies SG14 and SG20 of the South Holland Local Plan 2006, and with national guidance contained Section 12 of the National Planning Policy Framework, 2012.

7 Before the commencement of the development hereby permitted the applicant shall submit to and have approved in writing by the Local Planning Authority a detailed specification for roof repairs. The development shall be carried out in accordance with the details so approved.

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8 Before the commencement of the development hereby permitted details of the brick(s), bond, mortar mix and pointing style to be used to the external walls of the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with the details/samples so approved.

Reason: In the interests of the architectural and historic integrity of the Grade II Listed Building, its immediate setting, and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policies SG14 and SG20 of the South Holland Local Plan 2006, and with national guidance contained Section 12 of the National Planning Policy Framework, 2012.

9 Full details of any acoustic/thermal insulation and fire precautions works to demonstrate their effect on the character and appearance of the listed building shall be submitted to and be approved by the Local Planning Authority before the commencement of the development hereby permitted and the development shall be carried out in complete accordance with the details so approved.
NOTE: You are advised that acoustic/thermal insulation or fire precautions works which adversely affect the character of the listed building will not be permitted, in particular:
i) works should be designed to avoid damage to cornices, ceiling roses and panelled doors. The preferred option is for works to be carried out within ceiling voids;
ii) the installation of sealed double-glazed units will not be acceptable. Consideration should be given to draught exclusion measures.

Reason: In the interests of the architectural and historic integrity of the Grade II Listed Building, its immediate setting, and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policies SG14 and SG20 of the South Holland Local Plan 2006, and with national guidance contained Section 12 of the National Planning Policy Framework, 2012.

10 Large scale constructional drawings (at a scale of at least 1:10, and 1:1 for mouldings) of the following details shall be submitted to and be approved by the Local Planning Authority and no work shall commence in advance of that approval:
i) the new first floor staircase;
ii) the new fitted wardrobe to the third floor bedroom.

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This Condition is imposed in accordance with Policies SG14 and SG20 of the South Holland Local Plan 2006, and with national guidance contained Section 12 of the National Planning Policy Framework, 2012.

11 Before the commencement of the development hereby permitted, and notwithstanding the submitted details, the applicant shall submit to and have approved in writing by the Local Planning Authority a detailed schedule (including large scale drawings where required) of internal renovation works, and the development shall not be implemented other than in accordance with the approved schedule.
The schedule shall provide for:
i) The retention and repair of existing historic wall, floor and ceiling finishes, including skirting boards and plaster coving;
ii) Details of the construction and finish of new internal walls;
iii) Details of any new floor coverings, timber skirting boards and plaster coving;
iv) Details of new internal doors, including the reuse of an original door currently stored on the third floor;
v) The retention of the historic fitted wardrobe on the second floor;
vi) Details of all pipework and ventilation serving the kitchen and bathrooms;
vii) The retention of the opening and door between the two existing first floor rooms;
viii) Repairs to chimney breasts and fireplaces.
Other than those approved as part of the schedule required by this condition there shall be no internal alterations to the building without the prior written approval of the Local Planning Authority.

Reason: In the interests of the architectural and historic integrity of the Grade II Listed Building, its immediate setting, and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policies SG14 and SG20 of the South Holland Local Plan 2006, and with national guidance contained Section 12 of the National Planning Policy Framework, 2012.

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

1st April 2015 **H16-0102-15**

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.