

Council Offices
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FILE COPY

Planning (Listed Buildings and Conservation Areas) Act 1990 Listed Building Consent

Reference: H16-0111-15 **Received:** 22nd January 2015

Type: LISTED BUILDING

Name: JP Builders
183 Woolram Wygate
Spalding
Lincs

Agent: Remway Design Ltd
Treetops
The Raceground
Spalding
Lincolnshire
PE11 3AP

Description: Shopfront Repairs and Reinstatement

Location : ELSAM CROSS AND CO 5 - 6 LONDON ROAD
SPALDING

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 condition(s):

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) 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. nos. 2390-001, 2390-003 and 2390-004, and Design and Access Statement.

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

- 3 Before the commencement of the development hereby permitted samples of materials of construction for the walls shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the 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 appearance of the development and the character and visual amenity of this part of the Conservation Area in which it is set.

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This Condition is imposed in accordance with national guidance set out in Section 12 to the National Planning Policy Framework, 2012.

- 4 Before the commencement of works a working drawing at 1:5 of the profile of the cills is to be submitted and approved in writing by the Local Planning Authority.

Reason: 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 national guidance set out in Section 12 to the National Planning Policy Framework, 2012.

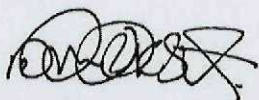
- 5 The brick slips shall be fixed and the stallriser constructed to match the bond of the existing original wall.

Reason: 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 national guidance set out in Section 12 to 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.



Paul Jackson
Planning Manager

17th March 2015

H16-0111-15

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.