COPY DECISION

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TOWN AND COUNTRY PLANNING ACT 1990

FULL

Reference: H16-0111-96 **Date of Decision:** 14th March 1996

Applicant: Hambledon Properties Ltd
Europlan House
19 Mount Havelock
Douglas
Isle Of Man, Im1 2qg

Location: 17/18 Market Place & The White Hart Hotel Spalding Lincs

Description: Two new retail units on ground and first floors

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 five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before a development is commenced, the following detailed plans shall be submitted to and approved by the Local Planning Authority:
(a) 1:50 elevation plans and cross-sections of the Market Place, Red Lion Street and White Hart yard elevation.
(b) 1:20 drawings and cross-sections of
(i) All windows (including shop windows and dormers) on the Market Place, Red Lion Street and White Hart yard elevations.
(ii) The gutter and/or cornice and brackets on the Market Place elevations and the gutters to the Red Lion Street and White Hart yard elevations.
(iii)The plaque feature on the Market Place elevation.

Reason: To ensure a satisfactory development in this important part of the

Conservation Area between two Listed Buildings.

3 Before any development is commenced, details of external materials to be used, including those of doors and windows, shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure a satisfactory development in this important part of the Conservation Area between two Listed Buildings.

4 Before any development is commenced, the brick bond to be used shall be agreed with the Local Planning Authority.

Reason: To ensure a satisfactory development in this important part of the Conservation Area between two Listed Buildings.

5 Before any other development is commenced, a sample panel of brickwork shall be erected and approved by the Local Planning Authority.

Reason: To ensure a satisfactory development in this important part of the Conservation Area between two Listed Buildings.

6 Before development is commenced detailed drawings showing how the new building will abut the adjoining Listed Buildings shall be submitted to and approved by the Local Planning Authority. Any discovery during demolition or other works that necessitate any variation from the approved details shall be reported to and amended details submitted to and approved by the Local Planning Authority.

Reason: To protect the historic and architectural interest of the Red Lion and White Hart, Grade II Listed Buildings.

7 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

Notes:

Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to

Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

South Holland District Council
Planning Department

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