

FILE COPY

Town and Country Planning Act 1990 Planning Permission

Reference: H16-0116-15 **Received:** 11th February 2015 **Type:** FULL

Name:	J P Builders C/O Remway Design Treetops The Raceground Spalding Lincs PE11 3AP	Agent: Remway Design Ltd Treetops The Raceground Spalding Lincs PE11 3AP
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Description: Shop front repairs and alterations

Location : ELSAM CROSS AND CO 5 - 6 LONDON ROAD
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 following approved plans:
Dwg. nos. 2390-001, 2390-003, 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

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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.

- 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

23rd March 2015

H16-0116-15

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.