SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0147/98 Received:12-FEB-98 Type:FULL

Name: Mr & Mrs G Hay
Wykeham House
Marsh Road
Spalding
Lincs PE12 6HD

Agent: Michael S Coates RIBA
Courtyard House
Tansor
Peterborough
PE8 5HP

Description: Construction of replacement private dwelling.

Location : Wykeham House, Marsh Road Spalding
Lincs

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 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 the development hereby permitted is commenced more precise details of the materials to be used for the external walls shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

3 Apart from Tree TR4 shown on drg no. 246-04, no trees on the site shall be lopped, topped, felled or uprooted. Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of the area.

4 Within 3 months of the date the dwelling hereby permitted is occupied, the existing house on the site shall be demolished and associated rubble cleared from the site, to the reasonable satisfaction of the Local Planning Authority.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not normally to permit additional residential development. The proposed development is a replacement dwelling and this condition is imposed as it is not considered that a departure from that policy is warranted.

The applicant is reminded that separate notification to the Council is

SOUTH HOLLAND DISTRICT COUNCIL

required under Section 80 of the Building Act 1984 prior to any demolition and that Building Control Services should therefore be advised at the appropriate time.

Director of Housing and Planning Services
07-APR-98 H16/0147/98

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. *Director of Housing & Planning Services*

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

DRAFT PERMISSION

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that permission has been granted (or equiv)
on the following condition(s):

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

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Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

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Note

(1) SN14

01-APR-98

Checked ✓ 3/4 .....

Authorised to issue (inc Delegation)..... ✓ 6/4 6/4