SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
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planningadvice@sholland.gov.uk
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COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H16-0196-15 **Received:** 3rd March 2015 **Type:** FULL

Name: Mr Tom Wright
The Limes
12 Double Street
Spalding
Lincolnshire
PE11 2AA

Agent: Anderson and Glenn
Yew Tree Nurseries
Frampton West
Boston
Lincs
PE20 1NS

Description: Rear addition of single-storey glazed conservatory, side addition of small glazed porch and internal alterations

Location : THE LIMES 12 DOUBLE STREET
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. A/220/01 Location Plan, A-228-02, A-228-03, A-228-04, A-228-05, A-228-06, A-228-07, A-228-08, A-228-09, A-228-10, A-228-52 Rev A, A-228-53 Rev A, A-228-54 Rev A, A-228-55 Rev A, A-228-56 Rev A, A-228-57 Rev A, A-228-58 Rev A, A-228-59 Rev and Heritage Impact Assessment (January 2015).

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

3 Large scale constructional drawings (at a scale of at least 1:10) 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:

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(i) porch
(ii) conservatory.

Reason: Further detail needs to be submitted in support of the application to address the particular interest of the architectural and historic integrity of the Listed Building.
This Condition is imposed in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

4 Before the commencement of the development hereby permitted a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. Samples shall be provided as may be required by the Local Planning Authority of the materials in the schedule and the use of such samples shall be approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the schedule and samples so approved.

Reason: Further detail needs to be submitted in support of the application 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 historic integrity of the listed building.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

The Local Planning Authority has acted positively and proactively in determining this application having engaged with the Applicant at the pre-application stage, and by assessing the subsequent application against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal in as timely a manner as possible, 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

23rd June 2015 **H16-0196-15**

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.