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FILE COPY

Town and Country Planning Act 1990 Planning Permission

Reference: H16-0228-15 Received: 10th March 2015

Type: FULL

Name: Mr A Smith
C/O M W Architectural Services
13 Wimberley Way
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Agent: M W Architectural Services
13 Wimberley Way
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Description: Proposed change of use of part existing Queensgate Hotel (C1) to HMO whilst retaining the existing use of bar and restaurant facilities (A3/A4/A5)

Location : QUEENSGATE HOTEL WESTLODE 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. 414/LP/BP/2015, 414/1/2015A and 414/2/2015B.

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

- 3 Before development is commenced details of secure covered cycle storage shall be submitted to and approved in writing by the Local Planning Authority. Such facilities shall thereafter be provided in accordance with the approved details before the first floor is brought into use as a house in multiple occupation (HMO) and shall thereafter be retained.

Reason: The application did not include sufficient details in this respect and to ensure that such

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facilities are provided in the interests of the amenities of future residents and the amenities of the locality.

This Condition is imposed in accordance with Policies HS18 and SG16 of the South Holland Local Plan, 2006.

- 4 The occupation of the property shall be limited to no more than 17 (seventeen) residents as shown in dwg. no. 414/2/2015B.

Reason: To define the terms of the permission and to ensure a satisfactory level of amenity for future residents.

This Condition is imposed in accordance with Policy HS18 of the South Holland Local Plan, 2006.

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 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.



Paul Jackson
Planning Manager

16th June 2015

H16-0228-15

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.