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Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16-0330-15 **Received:** 14th April 2015

Type: FULL

Name: Mr Z Abdullah
53 Beechwood Road
Wisbech
Cambs
PE13 3PF

Agent: Design and Planning
Miller Farm
Trinity Road
Walpole Highway
Wisbech
Cambs
PE14 7SR

Description: Alterations to elevation to change window to door

Location : THE STATION GATES 4 WINSOVER ROAD
SPALDING

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

- 1 The ground floor of The Station Gates would be significantly undermined by the replacement of the present window with a pair of double doors by virtue of upsetting the pattern of fenestration, and creating architectural ambiguity in relation to the traditional public house entrance. The proposed alterations to this late Victorian former public house would cause unacceptable harm to both the traditional character of what is a prominent traditional building, and the wider Spalding Conservation Area to which it is adjacent. The proposal is therefore contrary to national guidance contained in Section 12 of the National Planning Policy Framework, 2012, which seeks to conserve and enhance the historic environment.

The Local Planning Authority has acted positively and proactively in determining this application within the statutory timeframe, having engaged with the Applicant at the pre-application stage and by identifying matters of concern with the subsequent application and discussing those with the Applicant. Unfortunately, it has not been possible to resolve those matters within a reasonable timescale. However, the Local Planning Authority has clearly set out, within its Delegated report, the steps necessary to remedy the harm identified within the reasons for refusal - which may lead to the submission of a more acceptable proposal in the future. The Local Planning Authority is willing to provide further pre-application advice in respect of any future application for a revised development.

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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The determined plans are: Site Location Plan (1:1250), Block Plan (1:500) and Drawing Ref: Revised elevation.



Paul Jackson
Planning Manager

3rd June 2015

H16-0330-15

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.