FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0617/95 Received:12-JUN-95 Type:FULL

Name: Patterson Properties Ltd
Ornom House
Roman Bank
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Partial demolition and convert to nine dwelling units

Location : The Courtyard, 5 High Street 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 any of the dwelling units are occupied the applicants shall submit to and have approved by the Local Planning Authority the following:
(i) Detailed plans and sections of not less than 1:20 scale of all new external doors and windows and brick arches.
(ii) Details and specifications of a scheme of repairs and renovations to all areas of exposed brickwork and including all areas of proposed render and samples of materials to be used for any areas of new brickwork.
(iii) Samples of external materials to be used for all areas of new or replacement roofs.
(iv) Details and specifications of any works to be carried out to the High Street elevation of the building to include removal of painted surfaces to brick and stonework and the removal of any extraneous lighting and signs fitments and subsequent making good.
(v) Details of all new and replacement rainwater goods.
The development shall thereafter be completed in accordance with the approved plans and details.

Reason: To ensure a satisfactory development in the interests of the visual amenities of the locality and the character of this Listed Building.

3 All external joinery shall have a painted finish.

Reason: To ensure a satisfactory development in the interests of the visual amenities of the locality and the character of this Listed Building.

4 All windows to habitable rooms in the northern elevation of the proposal

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

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

SOUTH HOLLAND DISTRICT COUNCIL

shall be acoustically glazed in accordance with details to be approved by the Local Planning Authority.

Reason: To safeguard against noise from nearby commercial premises.

5 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

6 Before the properties are occupied the proposed vehicular access shall be provided, up to the parking area as shown on the submitted plans.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

Director of Housing and Planning Services
07-SEP-95 H16/0617/95

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

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Town and Country Planning Act etc

DRAFT PERMISSION

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31-AUG-95 AD check.....

Authorised to issue (inc Delegation)...