



Town and Country Planning Act 1990

Planning Permission

Reference: H16/0638/96

Received: 30-AUG-96 Type: FULL

Name: Patterson Properties Ltd
Ornom House
Roman Bank
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Change of use/conversion of police station to dwellings & erecting pr of 3 bed houses & pr of 2 bed houses & garages.
Location : Old Police Station Victoria 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 the development hereby permitted is commenced samples of the materials to be used for external walls and roofs 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 Notwithstanding the submitted details, before any development is commenced the applicants shall submit to and have had approved in writing by the Local Planning Authority:
 - i) Alternative details for the landscaping of the site.
 - ii) Details of a scheme for low walls and/or railings to delineate the front boundaries of the pair of three-bedroomed semi-detached houses.

The development shall be carried out in accordance with the approved plans and details.

Reason: To ensure a satisfactory development.

- 4 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of five years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

- 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 The walls and fences shown on the approved plans shall be erected before any of the dwellings are occupied.

Reason: To ensure a satisfactory development in the interests of the amenities of future occupiers.

- 7 Before the dwellings are occupied the applicants shall install a scheme of lighting for the footpath areas in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenities of future occupants.

This permission is granted in accordance with the application submitted as revised by the amended plans (Drawing no.s 95053:2, 95053:5A, 95053:6A, 95053:8 95054:4A and Site Survey Plan 1) received by the Local Planning Authority on 29th October 1996.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

Director of Housing and Planning Services
13-MAR-97 H16/0638/96

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.

Town and Country Planning Act etc

DRAFT PERMISSION

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South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

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