SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0653/94 Received:07-JUL-94 Type:PERMISSION RENEWAL

Name: Guardian Properties
17 Bruton Street
London
W1X 7AH

Agent: The Design Solution
8-9 Paddington Street
London
W1M 3LA

Description: Retail development (Renewal of permission H16/0112/89)

Location : Market Place, Red Lion Street, Broad 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 development is commenced, fully detailed drawings of the elevation of the proposed new buildings to Broad Street shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity, and because the details submitted to date are insufficient to enable the Planning Authority to give its approval to this part of the scheme.

3 Before any development is commenced, the following further details shall be submitted to and approved by the Local Planning Authority:-
(a) Details of the windows and doors, including materials of construction finish and method of opening.
(b) Details of gutters, down-pipes and sockets.
(c) Details of all materials to be used on external walls, roofs and hard surfacing, including the roofing to the Market Place canopy and the colour of the proposed rendered walls.

Reason: In the interests of visual amenity, and because the details submitted to date are insufficient to enable the Planning Authority to give its approval to this part of the scheme.

4 Before the installation of any shop-front, full details shall be submitted and approved by the Local Planning Authority. These details shall include positioning of any proposed fascia sign.

Reason: In the interests of visual amenity, and because the details submitted to date are insufficient to enable the Planning Authority to give

its approval to this part of the scheme.

5 No fascia sign shall be displayed other than in the positions approved under the above condition.

Reason: In the interests of visual amenity.

6 Detailed proposals for the surfacing, layout and landscaping of the proposed car park extension shall be submitted to and approved by the Local Planning Authority before development takes place in the area of the proposed car park.

Reason: In the interests of visual amenity, and because the details submitted to date are insufficient to enable the Planning Authority to give its approval to this part of the scheme.

7 Concurrent with the erection of the development, the turning bay on Red Lion Street as shown on Drawing no: ACA 2556/62 shall be constructed to the satisfaction of the Local Planning Authority.

Reason: In the interests of road safety.

8 The units shall not be used until the turning bay referred to in Condition 7 above has been completed.

Reason: In the interests of road safety.

9 The service yards off Red Lion Street and Broad Street shall be available for use for loading/unloading at all times that the premises are in use.

Reason: So that adequate on-site loading/unloading facilities are provided, in the interests of road safety.

10 The developer shall:-
(a) Give a minimum of 2 weeks notice in writing of commencement of works to the Archaeologist nominated by the Local Planning Authority, and no works shall commence on site until the 2 week notice period has expired, and
(b) Shall afford access to the site to the Archaeologist at all reasonable times and allow the Archaeologist to observe the excavations and record items of interest and finds.

Reason: The site is of Archaeological interest.

No works of demolition or alteration may take place without the appropriate Listed Building Consents or Conservation Area Consents having been obtained. Attention is drawn to the need to comply with any conditions attached to these consents, which take precedent of any matters stated or implicit in this planning permission.

Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of

SOUTH HOLLAND DISTRICT COUNCIL

the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

Development should not be commenced unless or until the public footpath whichwill be affected thereby has been stopped-up or diverted in accordance with an order made by the Local Planning Authority under the provisions of Section 257 of the Town and Country Planning Act 1990.

For the avoidance of doubt the applicants are advised that this permission is granted on the basis that it is a renewal of the previous permission, with no variation from the previously approved details.

Director of Planning and Building Control Services
30-SEP-94 H16/0653/94

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.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

Town and Country Planning Act etc

DRAFT PERMISSION

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Location : Market Place, Red Lion Street, Broad Street, Spalding Lincs

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(a) Details of the windows and doors, including materials of construction finish and method of opening.
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the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

Development should not be commenced unless or until the public footpath whichwill be affected thereby has been stopped-up or diverted in accordance with an order made by the Local Planning Authority under the provisions of Section ~~2.18~~ 257 of the Town and Country Planning Act ~~1971~~ 1990.

For the avoidance of doubt the applicants are advised that this permission is granted on the basis that it is a renewal of the previous permission, with no variation from the previously approved details.

05-SEP-94 AD check....N 28/9..

Authorised to issue (inc Delegation)....pp. NRM..