SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0805/95 Received:08-AUG-95 Type:PERMISSION RENEWAL

Name: Mr & Mrs W R Herd
Bedford House
10 London Road
Spalding
Lincs

Agent: Mary E Cresswell
Horseshoe Bridge
Spalding
Lincs
PE11 3JA

Description: Alterations and extensions to house adding to guest-house accommodation
Location : Bedford House, 10 London Road 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, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 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 ten 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.

4 Before the development hereby permitted is commenced details of the type and colour 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.

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

SOUTH HOLLAND DISTRICT COUNCIL

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 extra bedrooms are commenced to be used the access via London Road shall be clearly marked 'IN' only and the exit to Orchard Street shall be similarly marked 'OUT' only.

Reason: Due to the inadequate visibility at the access onto London Road and the narrow tortuous route from Orchard Street.

7 To ensure Condition 6 above is effective in practice physical restraints shall be constructed on site at the access and exit, before the extra rooms are occupied, and details of such restrainers shall be submitted to the Local Planning Authority for approval.

Reason: To prevent vehicles entering onto London Road to the detriment of highway safety and to reduce the possible conflict of traffic along Orchard Street.

8 The copper beech tree, adjacent the rear access onto Orchard Street, shall not be lopped, topped, felled or uprooted.

Reason: The tree is within the Spalding Conservation Area in which trees are protected under the terms of the Act.

9 All trenches for footings and service pipe runs shall be hand dug underneath the canopy of the Beech tree.

Reason: To protect the root system of the beech tree from damage.

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 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.

Director of Housing and Planning Services
27-SEP-95 H16/0805/95

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

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

Town and Country Planning Act etc

DRAFT PERMISSION

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Location : Bedford House, 10 London Road Spalding Lincs

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

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Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 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 ten 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.

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Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

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parking at all times when the premises are in use.

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21-SEP-95 AD check.....AD 25/9...

Authorised to issue (inc Delegation)...DP 27/9

+ SN 12 Disabled