FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0912/96 Received:01-OCT-96 Type:FULL

Name: Longhurst Housing Assoc. Ltd
Friars House
Quaker Lane
Boston
Lincs PE21 6DZ

Agent: Broadgate Builders (Spalding)
Broadgate House
Broadgate
Weston Hills
Spalding Lincs PE12 6DB

Description: Refurbishment to provide three dwellings

Location : Nos. 34-36 Double 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 Before any development is commenced, the applicants shall submit to and have had approved in writing by the Local Planning Authority the following:
i) Plans and sections to 1/5, 1/10, 1/20 scale as appropriate of all doors and windows, lintels, eaves and verges.
ii) A schedule of all external finishes.
The development shall be completed in accordance with the approved details.

Reason: To ensure a satisfactory development, in the interests of safeguarding the character and appearance of the Listed Buildings.

4 The southern boundary of the site shall be delineated by a 1.8 metre high wall, which shall be erected prior to the occupation of any of the dwelling units, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development, in the interests of the future amenities of the future occupants and to safeguard the character and appearance of the adjoining Listed Buildings and the Conservation Area.

5 Any significant works of demolition or dismantling of nos. 34-36 Double

SOUTH HOLLAND DISTRICT COUNCIL

Street shall be the subject of prior notification to, and written approval by the Local Planning Authority and all new works shall be carried out in accordance with the approved details using materials to match those of the existing buildings, with brick bonding and pointing to match the existing.

Reason: To safeguard the character and appearance of the Listed Buildings.

6 The wall along the western boundary of the site shall be constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority before any of the dwellings are occupied.

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

The applicants are advised to consider submitting an application for a comprehensive scheme of development for this site, together with the site of H16/0911/96.

Director of Housing and Planning Services
19-DEC-96 H16/0912/96

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.

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

Reference: H16/0912/96 Received:01-OCT-96 Type:FULL

Name: Longhurst Housing Assoc. Ltd
Friar House
Quaker Lane
Boston
Lincs PE21 6DZ

Agent: Broadgate Builders (Spalding)
Broadgate House
Broadgate
Weston Hills
Spalding Lincs PE12 6DB

Description: Refurbishment to provide three dwellings

Location : Nos. 34-36 Double Street Spalding
Lincs

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

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 Before any development is commenced, the applicants shall submit to and have had approved in writing by the Local Planning Authority the following:
i) Plans and sections to 1/5, 1/10, 1/20 scale as appropriate of all doors and windows, lintels, eaves and verges.
ii) A schedule of all external finishes.
The development shall be completed in accordance with the approved details.

Reason: To ensure a satisfactory development, in the interests of safeguarding the character and appearance of the Listed Buildings.

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Reason: To ensure a satisfactory development, in the interests of the future amenities of the future occupants and to safeguard the character and appearance of the adjoining Listed Buildings and the Conservation Area.

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19-DEC-96 Checked 19/12

Authorised to issue (inc Delegation)....19/12