

Cooper Architectural Design Ltd.
 90 Winsover Road
 Spalding
 PE11 1HA

Council Offices
 Priory Road
 Spalding
 Lincolnshire
 PE11 2XE
 Admin 01775 764723
 DC Officers 01775 764703
 facsimile 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 73A CONTINUATION

Reference:	H16-0992-15	Date of Decision:	25th February 2016
Applicant:	D & R Property Services Ltd 5 The Wentworths Long Sutton Spalding Lincs PE12 9RT		
Location:	Holland House/Government Offices High Street/Holland Road Spalding		
Description:	Proposed conversion of Holland House to 5 apartments together with new build of 6 two-bed apartments, 6 three-bed three storey town houses, 2 two-bed semi-detached town houses and 3 two-bed terraced town houses including demolition of ex-government offices - approved under H16-0040-14. Removal of Condition 8 relating to renewable energy		

South Holland District Council hereby give notice that this application has been GRANTED (or equivalent) subject to the following condition(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
 Dwg nos. 28812/01-A, 1303-01, 1303-02, 1303-03, 1303-04B, 1303-05, 1303-06, 1303-07, 1303-08G, 1303-09, 1303-10D, 1303-11A, 1303-12C, 1303-13A, 1303-14A, 1303-15B, 1303-16B, 1303-17A, 1303-18, Flood Risk Assessment ref: GCB/COOPER, Tree Survey, Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement & Tree Protection Plan Ref: 4054 (dated 04/04/2014 and Traffic Management Plan.

And the following Condition Compliance Approvals: H16-0110-15, H16-0951-14, H16-0883-14 and H16-0217-15 (except for details relating to renewable energy which are hereby discarded by the Local Planning Authority).

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The development shall be carried out in strict accordance with the hours of working put forward by the applicant on the 8th July 2014;

Monday to Friday 07:30AM - 17:30PM

Saturdays 08:00AM - 12:00PM

Not at all on Sundays and Public and Bank Holidays.

No work shall be carried out or deliveries of any kind made outside of these hours.

Reason: In the interests of the amenity of local residents.

This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan 2006.

- 3 The scheme of landscaping and tree planting (as indicated on Dwg. No. 1303-08-G received 20 May 2014) shall be carried out in its entirety by the end of the first planting season following the date that principal construction work is completed. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of ten years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Reason: To ensure that the development is adequately landscaped, and that that landscaping is afforded time to become established, in the interests of its visual amenity and that of the area in which it is set.

This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan 2006, and with guidance contained in Sections 7 and 12 of the National Planning Policy Framework 2012.

- 4 The guttering to the development hereby permitted shall be of metal construction coloured black and be fixed to the external walls by means of gutter spikes/rise and fall brackets and no fascia boarding shall be used.

Reason: In the interests of the architectural composition and appearance of the development, the setting of adjacent listed buildings, and the character and visual amenity of this part of the Conservation Area in which it is set.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006, and national guidance contained in Sections 7 and 12 of the National Planning Policy Framework, 2012.

- 5 All window frames, glazing bars, external door frames and doors to the development hereby permitted shall be of timber construction with a painted finish, and thereafter so maintained.

Reason: In the interests of the architectural composition and appearance of the development, the setting of adjacent listed buildings, and the character and visual amenity of this part of the Conservation Area in which it is set.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006, and national guidance contained in Sections 7 and 12 of the National Planning Policy Framework, 2012

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), none of the following developments or alterations shall be carried out.
- i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas or raised decks;
 - ii) the erection of house extensions including dormer windows, conservatories, garages, car ports, porches or pergolas;
 - iii) alterations including the installation of replacement or additional windows or doors and the installation of roof windows;
 - iv) no walls, fences or other means of enclosure (other than those approved separately in connection with Condition 6 above) shall be erected between the front main wall of any dwelling/apartment building facing onto a highway.
- Reason: To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity, levels of residential amenity, the setting of adjacent listed buildings, and the visual amenity and character of this part of the Conservation Area within which it is set. This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan 2006, and national guidance contained in Sections 7 and 12 of the National Planning Policy Framework, 2012.
- 7 The doors, door frames and windows shall be installed in accordance with the details approved under H16-0951-14 and H16-0883-14 and thereafter be so maintained.
Note: The applicant is advised that the windows should be traditional, flush casements.
- Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, the setting of adjacent listed buildings, and the character and visual amenity of this part of the Conservation Area in which it is set. This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006, national guidance contained in Sections 7 and 12 of the National Planning Policy Framework, 2012.
- 8 The protected sycamore and lime (as indicated on Dwg. No. 1303-08-G received 20 May 2014) shall be protected prior to construction work commencing in accordance with the detailed recommendations set out in the Tree Survey, Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement & Tree Protection Plan determined as part of this application, and all construction work with the potential to affect those trees shall be carried out in accordance with it's recommendations also.
- Reason: To mitigate, as far as possible, the impact of the development on trees on the site. This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan 2006 and national guidance contained in Section 11 of the National Planning Policy Framework, 2012.
- 9 The development shall be carried out in strict accordance with the Traffic Management Plan and accompanying plans reference A6 and Dwg number 1303-18 submitted by the applicant on the 8th July 2014.

Reason: In the interests of the safety and the free passage of those using the adjacent public highway and in the interests of protecting the amenity of neighbouring residents. This condition is imposed in accordance with Policies SG15 and SG17 of the South Holland Local Plan 2006.

- 10 Units 6-11 (as indicated on Dwg. No. 1303-08-G received 20 May 2014) to the development hereby permitted shall not be occupied until the secure, covered cycle storage shown on that drawing has been provided. Units 12-21 (also indicated on Dwg. No. 1303-08-G received 20 May 2014) to the development hereby permitted shall not be occupied until a lockable garden shed has been provided in the rear garden of each of those units, of sufficient size to enable the secure, covered storage of cycles. The cycle storage so provided shall thereafter be retained and maintained.

Reason: To ensure that secure, covered cycle storage is provided as part of the development in order to encourage the use of cycles as an alternative means of transport to the private car.

This condition is imposed in accordance with Policy SG16 of the South Holland Local Plan 2006, and with guidance contained in Section 4 of the National Planning Policy Framework, 2012.

Notes:

The development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (via call centre Tel: 01522 782070) prior to the commencement of any works within the public highway.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and subsequently determining to grant planning permission.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at <http://planning.sholland.gov.uk/OcellaWeb/planningSearch>



Paul Jackson
Place Manager
South Holland District Council

BUILDING REGULATIONS:

This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice OR the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

All appeals must be made using an Appeal Form which you can get from The Planning Inspectorate at Temple Quay House, 2 The Square, Bristol, BS1 6PN (tel: 0303 444 5000) or you can submit your appeal online at:

<http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>

The Secretary of State can allow a longer period for giving notice of an appeal but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the

provisions of the development order and to any directions given under the order. In practice the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

For detailed information on appeals, appeal types and guidance on the appeals process please visit:

<http://www.planningportal.gov.uk/planning/appeals/planningappeals>

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.