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FILE COPY



Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16/1144/00

Received: 20-SEP-00

Type: FULL

Name: Miss P Dade
23 Delgate Avenue
Weston
Spalding
Lincs PE12 6HT

Agent: Miss P Dade
23 Delgate Avenue
Weston
Spalding
Lincs PE12 6HT

Description: Erection of 6' fence, fronting Welland Road

Location : 3 Welland Road Spalding
Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

- 1 The site marks the boundary of the Spalding Conservation Area and is adjacent a Grade II Listed Building. The Local Planning Authority has a duty to preserve and enhance the character of the Conservation Area and the setting of the Listed Building. This duty is expressed in Policies E2 and E2a of the South Holland District Local Plan. It is considered that the proposed fence owing to it being constructed of inappropriate materials does not preserve or enhance the Conservation Area or Listed Building in terms of form and design.

It is considered a suitably designed brick wall would be a better design solution to the need to provide a means of enclosure.

The determined plans are:- 1:2500 Site Location Plan and Anotated Plan received on 20-09-00.

Director of Housing and Planning Services
20 NOV 2000

H16/1144/00

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

Town and Country Planning Act etc

DRAFT REFUSAL

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**South Holland District Council hereby give notice
that permission has been refused etc
for the following reasons:**

- 1 The site marks the boundary of the Spalding Conservation Area and is adjacent a Grade II Listed Building. The Local Planning Authority has a duty to preserve and enhance the character of the Conservation Area and the setting of the Listed Building. ~~The proposed fence does not meet these requirements owing to its visual appearance.~~ *This duty is expressed in Policies B2 & B2A of the SHCLP. It is considered that the proposed fence (was to be) constructed of inappropriate materials does not protect the visual appearance of the site or character of the area.* It is considered a suitably designed brick wall would be a better design solution to the need to provide a means of enclosure.

The determined plans are:- 1:2500 Site Location Plan and Associated Plan received on 20-09-00.

Am. to J. Ford

*preserve or enhance the C. A or LB.
intensity of form + design.*

Director of Housing and Planning Services
07 NOV 2000

H16/1144/00

*16/11
CS 20/11*