SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H16/1278/98 Received: 29-DEC-98 Type: FULL

Name: Patterson Homes Ltd
Ornom House
Roman Bank
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Change of use of Albion House & White House Chambers to residential/partial demolition & erect 8 houses

Location : Albion 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 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.

3 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas, other than small privately owned gardens, shall be submitted to and approved in writing by the Local Planning Authority before any dwelling is occupied. The landscape management plan shall be carried out as approved.

Reason: To ensure a satisfactory development.

4 The walls, fences and railings shown on the approved plans shall be constructed prior to the

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occupation of the dwelling bounded by such walls or fences etc and the railings separating the open space from the remainder of the development shall be provided prior to the occupation of any of the dwellings on site.

Reason: To ensure a satisfactory development.

5 All new external doors and joinery shall be painted timber and shall be retained as such.

Reason: To safeguard the amenities of the locality and ensure a satisfactory development.

6 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

7 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved in writing by the Local Planning Authority and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

8 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To ensure that satisfactory access is provided to each building plot, at all times that the development is in progress, in the interests of the proper development of the site.

9 Before any development is commenced the written approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out

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before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

10 Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure safe and adequate provision for vehicles and pedestrians travelling along the existing public highway in the interests of highway safety and convenience.

11 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 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.

12 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.

The determined plans are:-
Drawing No.s: 9803:01, 9803:02, 9803:03, 9803:05, 9803:06, 9803:08, 9803:09, 9803:18 & 9803:24 received on 29 December 1998.
Drawing No.s: 9803:19A and 9803:4A received on 11 February 1999.
Drawing No. 9803:20 received on 23rd February 1999.
Drawing No.s 9803:10A , 9803:11B, 9803:12A, 9803:13A, 9803:14A, 9803:15A, 9803:16A & 9803:17A received on 12 April 1999.
Plus lighting details received on 29 December 1998.

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

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Director of Housing and Planning Services
27 JUL 1999

H16/1278/98

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 PERMISSION

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

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occupation of the dwelling bounded by such walls or fences etc and the railings separating the open space from the remainder of the development shall be provided prior to the occupation of any of the dwellings on site.

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Reason: To safeguard the amenities of the locality and ensure a satisfactory development.

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Reason: The site is of archaeological interest.

7 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved in writing by the LPA and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

8 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To ensure that satisfactory access is provided to each building plot, at all times that the development is in progress, in the interests of the proper development of the site.

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building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

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26/7

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To go to Jackie B.