SALLY WALTHAM
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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Planning (Listed Buildings and Conservation Areas) Act 1990

Listed Building Consent

Reference: H16/1279/98 Received: 29-DEC-98 Type: LISTED BUILDING

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 inc. demolition of attached & separate building

Location : Albion Street Spalding
Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the works in accordance with the application and plans submitted, subject to the following condition(s):

1 The works must be begun not later than the expiration of five years beginning with the date of this consent.

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 Before any development is commenced, the applicants shall submit to and have had approved in writing by the Local Planning Authority, the following:

i) A schedule of all external decorative finishes, where these are different from existing finishes.

ii) Details of a screen wall along the south western boundary of the site.

The development shall be carried out in accordance with the approved details.

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

3 Notwithstanding the submitted details, before any development is commenced the applicants shall submit to, and have had approved in witing by the Local Planning Authority, details of alternative timber window panels with implanted mouldings, in lieu of T & G Boarding shown on drawing no. 9803:11B and the development shall be completed in accordance with the approved details.

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Reason: To ensure a satisfactory development.

For the avoidance of doubt, this consent does not authorise any changes to the external appearance of the Listed Buildings, other than those shown on the approved plans.

This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on 12th April 1999.

If Listed Building Consent has been granted for works which include whole or partial demolition of a listed building, your attention is drawn to Section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the effect of which is that demolition may not lawfully be undertaken (despite the grant of consent by the Local Planning Authority), until notice has been given to the Royal Commission on Historical Monuments, Shelley House, Acomb Road, York YO2 4HB and the Commission has either been given reasonable access to the building for at least one month following the grant of consent and before the commencement of the works, for the purpose of recording it, or has stated in writing that it has completed its record of the building or that it does not wish to record it.

The applicant is reminded that separate notification to the Council is required under Section 80 of the Building Act 1984 prior to any demolition and that Building Control Services should therefore be advised at the appropriate time.

Director of Housing and Planning Services
18 MAY 1999

H16/1279/98

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

Reference H16/1279/98 Received: 29-DEC-98 Type: LISTED BUILDING

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 inc. demolition of attached & separate building

Location : Albion Street Spalding
Lincs

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

1 The works must be begun not later than the expiration of five years beginning with the date of this consent.

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 Before any development is commenced, the applicants shall submit to and have had approved in writing by the Local Planning Authority, the following:

X i) A schedule of all external decorative finishes, where these are different from existing ← finishes.

ii) Details of a screen wall along the south western boundary of the site.

The development shall be carried out in accordance with the approved details.

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

Is this OK? X ✓ 3 For the avoidance of doubt, this consent does not authorise any changes to the external appearance of the Listed Buildings, other than those shown on the approved plans.

This permission is granted in accordance with the application submitted as revised by the amended ~~details received~~ Plans sket by the Local Planning Authority on 12th April 1999.

X Plans (drawing nos. 9803:108, 9803:118, 9803:128, 9803:138, 9803:14A)

3. Notwithstanding the submitted details, before any development is commenced the applicants shall submit to and have approved in writing by the LPA, details of ~~the~~ alternative Timber window panels with implanted mouldings, in lieu of T. & G Boarding shown on drawing No 9803:11B and the ~~building~~ development shall be completed in accordance with the approved alternative details.

Ground to ensure a satisfactory development

If Listed Building Consent has been granted for works which include whole or partial demolition of a listed building, your attention is drawn to Section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the effect of which is that demolition may not lawfully be undertaken (despite the grant of consent by the Local Planning Authority), until notice has been given to the Royal Commission on Historical Monuments, Shelley House, Acomb Road, York YO2 4HB and the Commission has either been given reasonable access to the building for at least one month following the grant of consent and before the commencement of the works, for the purpose of recording it, or has stated in writing that it has completed its record of the building or that it does not wish to record it.

The applicant is reminded that separate notification to the Council is required under Section 80 of the Building Act 1984 prior to any demolition and that Building Control Services should therefore be advised at the appropriate time.

Director of Housing and Planning Services
07 MAY 1999

H16/1279/98

SAS 10/5

D2 17/5