Hybrid Planning & Development Ltd.
The Old Vyner Street Gallery
23 Vyner Street
London
E2 9DG

Council Offices
Priory Road
Spalding
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TOWN AND COUNTRY PLANNING ACT 1990

PRIOR NOTIFICATION

Reference: H16-1295-21 **Date of Decision:** 1st February 2022

Applicant: Aldrich Group
C/O Hybrid Planning & Development Ltd.
The Old Vyner Street Gallery
23 Vyner Street
London
E2 9DG

Location: Station House Kings Road Spalding

Description: Demolition of Station House and erection of 6 self contained studio flats - re-submission of H16-0690-21

South Holland District Council hereby give notice that this application has been REFUSED for the above proposal for the following reason(s):

1 The proposed development would result in the demolition of a building that can be considered a Non-Designated Heritage Asset by virtue of its aesthetics and historical importance in terms of its relationship with the once extensive railway hub at Spalding. Its demolition would lead to the complete and total loss of its significance and it is for this reason that the proposal is not considered to accord with Class ZA, ZA. 2(j) of Part 20 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Notes:

The determined plans are:
A1543-01
A1543-03
A1543-21
A1543-22A

A1543-10B
A1543-11B
A1543-12B
Flood Risk Assessment (prepared by S M Hemmings, dated 21st June 2021)
Environmental Noise Survey (prepared by Nova Acoustics, dated 18th June 2021)
Phase 1 Geo-Environmental Desk Study (prepared by EPS, dated 23rd June 2021)
Demolition Statement (prepared by Oglesby and Limb Ltd, dated 6th August 2021)
Covering Letter (prepared by Hybrid Planning and Development Limited, dated 14th December 2021)



Phil Norman
Planning 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		

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planning inspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State that the

Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the order.

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.