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

Housing and Planning
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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H16/1485/00 Received: 22-DEC-00 Type: FULL

Name: Patterson Homes Ltd.
Ornom House
Roman Bank
Spalding
Lincs

Agent: Cooper Architectural Design
Unit 4, Wrights Mews
12A Park Road
Holbeach
Spalding, Lincs

Description: Demolish existing barn and erect dwelling

Location : Stable Cottage Holland Road
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 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 in writing by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to and approved in writing by 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.

3 Before the development hereby permitted is commenced samples of the type and colour 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.

4 All external doors, windows and entrance screen shall be constructed in timber.

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Reason: To safeguard the amenities of the locality by ensuring appropriate materials are used.

5 Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995, there shall be no alterations or extensions to the building.

Reason: To ensure the character of the building is retained, in the interests of the visual amenities of the locality and the amenities and privacy of existing householders.

6 Before building operations are commenced the applicant shall submit to and have approved in writing by the Local Planning Authority details and plans of a scheme incorporating some, or all, of the natural stone reclaimed from the demolition of the existing building into the fabric of the new dwelling, or into the fabric of the boundary wall or walls.

Reason: To ensure the retention of the reclaimed material on site in the interests of the character of the locality.

7 Before the dwelling is occupied, boundary walls shall be erected, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development for this Town Centre site.

The determined plans are:-
Location plan, block plan and dwg no. 0008:2 received 22 December 2000.

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.

The permitted development 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 - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
SERVICES DEPARTMENT

Director of Housing and Planning Services
16 FEB 2001

H16/1485/00

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.

SALLY WALTHAM
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Director of Housing & Planning Services

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H16/1485/00 Received: 22-DEC-00 Type: FULL

Name: Patterson Homes Ltd.
Ornom House
Roman Bank
Spalding
Lincs

Agent: Cooper Architectural Design
Unit 4, Wrights Mews
12A Park Road
Holbeach
Spalding, Lincs

Description: Demolish existing barn and erect dwelling

Location : Stable Cottage Holland Road
Spalding Lincs

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

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 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 in writing by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to and approved in writing by 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.

3 Before the development hereby permitted is commenced samples of the type and colour of the materials to be used for external walls shall be submitted to and approved in writing by the Local Planning Authority. and roof

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

4 All external doors, windows and ~~external~~ entrance screen shall be constructed in timber.

SALLY WALTHAM
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Director of Housing & Planning Services

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Reason: To safeguard the amenities of the locality ~~so~~ by ensuring appropriate materials are used.

5 Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995, there shall be no alterations or extensions to the building.

Reason: To ensure the character of the building is retained, in the interests of the visual amenities of the locality and the amenities and privacy of existing householders.

6 Before building operations are commenced the applicant shall submit to and have approved in writing by the Local Planning Authority. details and plans of a scheme of incorporating some or all of the natural stone reclaimed from the demolition of the existing building into the fabric of the ~~boundary wall or walls.~~ new dwelling, or into the fabric of the boundary wall or walls.

Reason: To ensure the retention of the reclaimed material on site in the interests of the character of the locality.

The determined plans are:-
Location plan, block plan and dwg no. 0008:2 received 22 December 2000.

Director of Housing and Planning Services
15 FEB 2001

H16/1485/00

7. Before the dwelling is occupied, boundary walls shall be erected, in accordance with details to be submitted to and approved in writing by the LPA.

Reason: To ensure a satisfactory development for this Town Centre site.

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

COPY *Earlier App*

Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H16/1392/01 Received: 06-DEC-01 Type: CONDITION COMPLIANCE

Name: Patterson Homes
Ornom House
Roman Bank
Spalding
Lincs

Agent: APS
The Old School
Cameron Street
Heckington
Sleaford Lincs NG34 9RW

Description: Details of Archaeological Watching Brief (Condition 2 of H16/1485/00)

Location : Stable Cottage Holland Road
Spalding

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Head of Planning & Development
24-APR-02

H16/1392/01

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.

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SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

COPY *Earlier App*

Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H16/0503/01 Received: 26-APR-01 Type: CONDITION COMPLIANCE

Name: Patterson Homes
Ornom House
Roman Bank
Spalding
Lincs

Agent: A P S
The Old School
Cameron Street
Heckington
Sleaford Lincs NG34 9RW

Description: Details of Archaeological Watching Brief (Condition 2 of H16/1485/00)

Location : Holland Road Spalding

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Head of Planning & Development
24-APR-02

H16/0503/01

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.

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

COPY Earlier App

Approval required by Condition of Permission

Reference: H16/0204/01 Received: 21-FEB-01 Type: CONDITION COMPLIANCE

Name: Patterson Homes Limited
Ornom House
Roman Bank
Spalding
Lincs

Agent: Cooper Architectural Design
Unit 4A Wrights Mews
12A Park Road
Holbeach Spalding
Lincs

Description: Details of materials, stone entrance screen & boundary wall (Conditions 3, 6 & 7 of H16/1485/00)

Location : Stable Cottage Holland Road
Spalding

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

The determined plans are:-
Block plan / wall detail and dwg no. 0008:2B received 21 January 2001.

Director of Housing and Planning Services
26-MAR-01

H16/0204/01

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.