SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H17/0562/96 Received:16-AUG-96 Type:FULL

Name: Messrs M & B Waltham (Farmers)
Bridge House Farm
Gosberton Bank
Gosberton
Spalding Lincs

Agent: M E Cresswell MBIAT
Architectural Design
Horseshoe Bridge
Spalding
Lincs PE11 3JA

Description: Conversion of barn and outbuildings into dwelling

Location : Bridge House Farm Gosberton Bank
Gosberton 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 New areas of external brick work shall only be constructed on new foundations around the cloaks, utility lobby and dining section of the kitchen and the corridor serving the bedrooms, in addition to the new porch. The remaining walls shall be repaired sympathetically with bricks and bonding to match the existing with a lime based mortar. The existing roof structure shall not be removed but shall be repaired/strengthened. If during the course of conversion sections of the retained walling need to be significantly rebuilt off new foundations or large sections of the roof structure need to be completely renewed this work shall not take place until the site has been inspected by an officer of the Development Control section who will assess jointly with a Building Inspector the departures from the approved scheme.

Reason: Planning permission has been sought and has been approved on the basis that the existing building will be converted. Significant rebuilding of walls and/or the roof structure undermine the case for conversion and it is therefore important that the amount of new work is kept to a minimum in order for the construction of a new dwelling to comply with established planning policies. These restrict new dwellings in the open countryside unless there is an agricultural need or an existing building is being converted.

This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on 17 June 1996 and 5 August 1996 and the structural surveys received on 28 June 1996 and 16 August 1996.

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

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

Director of Housing and Planning Services
01-OCT-96 H1770562/96

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

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

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire, PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

DRAFT PERMISSION

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Description: Conversion of barn and outbuildings into dwelling

Location : Bridge House Farm Gosberton Bank
Gosberton 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 New areas of external brick work shall only be constructed on new foundations around the cloaks, utility lobby and dining section of the kitchen and the corridor serving the bedrooms, in addition to the new porch. The remaining walls shall be repaired sympathetically with bricks and bonding to match the existing with a lime based mortar. The existing roof structure shall not be removed but shall be repaired/strengthened. If during the course of conversion sections of the retained walling need to be significantly rebuilt off new foundations or large sections of the roof structure need to be completely renewed this work shall not take place until the site has been inspected by an officer of the Development Control section who will assess jointly with a Building Inspector the departures from the approved scheme.

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DC
Is wording ok. not as report.

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26-SEP-96 Checked SRS 27/9

Authorised to issue (inc Delegation)