SOUTH HOLLAND DISTRICT COUNCIL

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FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H18-0153-15 **Received:** 20th February 2015 **Type:** FULL

Name: Mr & Mrs C Powell
170 Guys Head Road
Sutton Bridge
Spalding
Lincs
PE12 9QQ

Agent: G R Merchant Ltd
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding
Lincolnshire
PE12 7EE

Description: Barn Conversion

Location : Barn Adjacent 170 Guys Head Road Sutton Bridge
Spalding

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 three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg. nos. 2738-14-01, 2738-14-02C and 2738-14-03A;
Flood Risk Assessment (ref GCB/ Merchant) dated April 2015.

Reason: For the avoidance of doubt and in the interests of proper planning.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 20155, (or any Order or Statutory Instrument revoking and re-enacting that Order), none of the following developments or alterations shall be carried out other than those shown on the approved plans:
i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas or raised decks;

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ii) the erection of extensions including dormer windows, conservatories, garages, car ports, porches or pergolas;
iii) alterations including the installation of replacement or additional windows or doors and the installation of roof windows.

Reason: To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity, levels of residential amenity and the visual amenity and character of the area within which it is set.
This Condition is imposed in accordance with Policies HS16 and SG17 of the South Holland Local Plan 2006.

4 Before works commence on the building, elevational and cross sectional plans of the building at a scale of not less than 1:100 illustrating the extent of any proposed demolition and reconstruction including the proposed replacement of any of the existing roof structure and roof timbers shall be submitted to and approved in writing by the Local Planning Authority. No works of demolition/reconstruction or replacement of the existing fabric of the building shall be undertaken other than those works so approved.

Note: You are advised that should it become necessary during conversion to undertake works beyond those approved by this condition then this planning permission may become invalid and the development treated as the erection of a new building which will necessitate the submission of a planning application for such. That application will be considered under relevant local planning policies and may not be acceptable.

Reason: Planning permission is only granted for conversion of the existing buildings by virtue of the architectural and historic quality of the buildings. Significant alteration and reconstruction would be tantamount to the erection of a new dwelling in the open countryside which would be contrary to Policies HS7 and HS16 of the South Holland Local Plan 2006.
This Condition is imposed in accordance with Policies HS16 and SG20 of the South Holland Local Plan 2006.

5 All new and replacement brickwork utilised in carrying out the development hereby permitted shall match as closely as possible that of the existing building to which it relates in terms of the type of brick, mortar mix and method of bonding.

Reason: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policies HS16 and SG20 of the South Holland Local Plan 2006.

6 Details of all new materials(s), including samples if so required, to be used for the external roof of

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the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to installation, and all tiles used in the development shall conform to the details/samples so approved.

Note: Traditional roofing material shall be utilised that is sympathetic to the historic fabric of the building

Reason: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policies HS16 and SG20 of the South Holland Local Plan 2006.

7 Drawings to a scale not exceeding 1:100 of proposed elevations within the courtyard shall be submitted to and approved in writing by the Local Planning Authority prior to any works to which they relate commencing.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy HS16 of the South Holland Local Plan 2006.

8 Details of all new window frames to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority prior to installation. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing, cill and lintol detailing, and means of opening. The window frames shall be constructed in timber and installed in accordance with the approved details and thereafter so maintained.

Note: The windows shall be side hung flush casement windows with central horizontal glazing bars and lintels matching those existing.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy HS16 of the South Holland Local Plan 2006.

9 Details of the design of all new external doors, gates and external boarding to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to installation. All external doors, gates and external boarding used in the development shall be constructed in timber and conform to the details so approved.

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Note: All new external doors and gates shall be vertical timber boarded.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy HS16 of the South Holland Local Plan 2006.

10 Full details, including samples if so required, of proposed roof lights shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The roof lights shall be installed in accordance with the approved details and thereafter so maintained.

Note: The applicant is advised that roof lights which reflect the design of traditional cast iron roof lights would be appropriate with a central vertical glazing bar.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy HS16 of the South Holland Local Plan 2006.

11 All new rainwater goods utilised in the development hereby permitted shall be of metal construction, coloured black and thereafter so maintained.

Reason: In the interests of the appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy HS16 of the South Holland Local Plan 2006.

12 All new guttering shall be fixed to the external walls by means of gutter spikes/rise and fall brackets and no fascia boarding shall be used.

Reason: In the interests of the architectural composition and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy HS16 of the South Holland Local Plan 2006.

13 Details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be submitted to and approved in writing by the Local Planning Authority prior to installation and there shall be no variation from the details so approved.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy HS16 of the South Holland Local Plan 2006.

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14 The development hereby permitted shall be carried out in accordance with the flood risk measures set out in the flood risk assessment forming part of this planning application, plus the following mitigation measures:
- Finished Floor Levels shall be set at 4.00m AOD;
- 600mm demountable flood barriers on doorways;
- Safe refuge areas and associated rooflights as indicated on dwg. no. 2738-14-02C.
The flood mitigation measures shall be provided in accordance with the approved details prior to the development hereby permitted being brought into use.

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding.
This Condition is imposed in accordance with national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

15 The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority (LPA) and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures.
i) a desk-top study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). Two full copies of the desk-top study and a non-technical summary shall be submitted to the LPA without delay upon completion.
ii) if identified as being required following the completion of the desk-top study, a site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA without delay upon completion.
iii) thereafter, a written method statement detailing the remediation requirements for land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved in writing by the LPA, and all requirements shall be implemented and completed to the satisfaction of the LPA. No deviation shall be made from this scheme. If during redevelopment contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing by the LPA.
iv) two full copies of a full closure report shall be submitted to and approved in writing by the LPA. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post-remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required

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remediation has been fully met.

Note: The applicant is advised that the phased risk assessment required by the Contaminated Land Scheme Condition should be carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part 11A.

The applicant's attention is also drawn to the document entitled "Developing Land Within Lincolnshire - A guide to submitting planning applications to develop land that may be contaminated", which can be obtained through the Local Environmental Health Department.

Reason: To assess whether the site is polluted and to address any pollution to ensure a satisfactory development.
This Condition is imposed in accordance with Policy SG13 of the South Holland Local Plan 2006.

16 No development shall be commenced until an ecological survey to determine the presence or otherwise of any bats or owls on the site has been submitted to and approved in writing by the Local Planning Authority. If any species is found to be present the survey shall include a working design, method and timetable to mitigate any harm to the species involved. The development shall be carried out in accordance with the approved details.

Note: You are advised that a DEFRA Licence will be required to demolish any buildings where a bat roost is identified.

Reason: In the interests of nature conservation and because bats and owls are a protected species.
This Condition is imposed in accordance with national guidance contained in Section 11 of the National Planning Policy Framework, 2012.

The Local Planning Authority has acted positively and proactively in determining this application by assessing the application against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx.

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Paul Jackson
Planning Manager

13th July 2015 **H18-0153-15**

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.