SOUTH HOLLAND DISTRICT COUNCIL

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PE11 2XE

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FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H18-0407-15 **Received:** 25th June 2015 **Type:** FULL

Name: Mr & Mrs P Karadia
Avenue Farm House
Avenue Farm Road
Sutton Bridge
Spalding
Lincs
PE12 9QF

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

Description: Conversion of barn, alterations and erection of swimming pool

Location : AVENUE FARM HOUSE AVENUE FARM 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. 2706-14-02, 2706-14-03B and 2706-14-04B;
Flood Risk Assessment (ref GCB/Merchant) dated June 2015.

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

3 The development hereby permitted shall be used solely for a purpose incidental to the enjoyment of the dwelling currently known as Avenue Farm House and shall not be sold or let off separately.

Reason: Independent use of the development, including the residential accommodation, would be contrary to Policies SG4 and HS7 of the South Holland Local Plan, 2006 and guidance contained in the National Planning Policy Framework, 2012.

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4 All new external brickwork shall match that of the existing building, as closely as possible, in terms of type of bricks used, the method of bonding, mortar colour and pointing style.

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 Policy SG20 of the South Holland Local Plan 2006 and advice within Section 12 of the National Planning Policy Framework, 2012.

5 All new external roofing material shall be natural slates.

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 Policy SG20 of the South Holland Local Plan 2006 and advice within Section 12 of the National Planning Policy Framework, 2012.

6 Details of the design of all external doors and door frames to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing (including reveals), threshold and lintol detailing, and means of opening. The doors and door frames shall be constructed in timber and installed in accordance with the approved details and thereafter so maintained.

Note: The garage doors shall be traditional side opening and not "up and over". All new openings shall have either a stone lintol or brick segmental arch (not a soldier arch).

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 Policy SG20 of the South Holland Local Plan 2006 and advice within Section 12 of the National Planning Policy Framework, 2012.

7 Details of the 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 before the development is commenced. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing (including reveals), 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: All new openings shall have a brick segmental arch (not a soldier arch).

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.

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This Condition is imposed in accordance with Policy SG20 of the South Holland Local Plan 2006 and advice within Section 12 of the National Planning Policy Framework, 2012.

8 Before the commencement of the development hereby permitted full details, including samples if so required, of the proposed roof lights shall be submitted to and approved in writing by the Local Planning Authority. The roof lights shall be installed in accordance with the approved details and thereafter so maintained.

Note: The applicant is advised that a flush fitting rooflight of traditional design, having a slim metal frame and central vertical glazing bar, would be appropriate.

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 Policy SG20 of the South Holland Local Plan 2006 and advice within Section 12 of the National Planning Policy Framework, 2012.

9 No development shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the following and should be in accordance with the archaeological brief supplied by the Lincolnshire County Council Historic Environment advisor on behalf of the Local Planning Authority:
1. An assessment of significance and proposed mitigation strategy (i.e preservation by record, preservation in situ or a mix of these elements).
2. A methodology and timetable of site investigation and recording
3. Provision for site analysis
4. Provision for publication and dissemination of analysis and records
5. Provision for archive deposition
6. Nomination of a competent person/organisation to undertake the work
7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook.
The archaeological site work shall only be undertaken in accordance with the approved written scheme.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

10 The applicant shall notify the Lincolnshire County Council Historic Environment Department in writing of the intention to commence at least fourteen days before the start of archaeological work required in connection with Condition 9 above in order to facilitate adequate monitoring arrangements.

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Reason: To ensure satisfactory archaeological investigation and retrieval of archaeological finds in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

11 A copy of the final report required in connection with condition 9 above shall be submitted within three months of the work being carried out to the Local Planning Authority and the Lincolnshire Historic Environment Record. The material and paper archive required as part of the written scheme of investigation shall be deposited with an appropriate archive in accordance with guidelines published in The Lincolnshire Archaeological Handbook.

Reason: To ensure satisfactory arrangements are made for the recording of possible archaeological remains in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

12 The development hereby permitted shall be carried out in general accordance with the measures set out in the Flood Risk Assessment forming part of this planning application and in particular the following mitigation measures:
i) Flood resilient and resistant construction measures shall be incorporated throughout the development;
ii) All habitable accommodation shall be located at first floor level.
The mitigation measures shall be fully implemented prior to occupation and thereafter retained.

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 Section 10 of the National Planning Policy Framework, 2012.
This Condition is imposed in accordance with national guidance contained in Section 10 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
Place Manager

5th August 2015 **H18-0407-15**

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.