SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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## Town and Country Planning Act 1990

# Planning Permission

**Reference:** H18-0497-15 **Received:** 11th June 2015 **Type:** FULL

Name: Mrs R Hook
2 Wharf Street
Sutton Bridge
Spalding
Lincolnshire
PE12 9UF

Agent: Mrs R Hook
2 Wharf Street
Sutton Bridge
Spalding
Lincolnshire
PE12 9UF

Description: Change of use of shop to bedroom as part of licensed HMO

Location : BILLS JUNK SHOP 14 BRIDGE 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. Ref. Floor Shop Plan, Block Plan (1:500) and Flood Risk Assessment (Received 16 August 2015).

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

3 The finished floor levels of the development permitted by this planning permission shall be set no lower than 300mm above existing ground levels. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

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Reason: To reduce the risk of flooding to the proposed development and future occupants.

The Local Planning Authority has acted positively and proactively in determining this application, having engaged with the Applicant at the pre-application stage, and by assessing the subsequent application against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise and subsequently determining to grant planning permission in as timely a manner as possible 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.

**Paul Jackson**
**Place Manager**

**12th August 2015** **H18-0497-15**

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.