SOUTH HOLLAND DISTRICT COUNCIL

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FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H18-1042-14 **Received:** 15th December 2014 **Type:** FULL

Name: Mr & Mrs P Clery
Curlew Court
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: Change of use of ancillary buildings to residential unit

Location : CURLEW COURT 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. 2728-14-01A, 2728-14-02F and 2728-14-03A;
Flood Risk Assessment (Reference GCB/Merchant) dated February 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 2015, (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 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 on the section of the building to which they relate.

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 the design of all external doors 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 and boarding used in the development shall be constructed in timber and conform to the details so approved.

Note: The new garage doors shall be vertical timber boarded and side opening.

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 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 prior to installation. The roof lights shall be

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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.

10 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.

11 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.

12 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.

13 The development hereby permitted shall be carried out in accordance with the flood risk measures set out on dwg. no. 2728-14-02F forming part of this planning application. The safe refuge and roof light escape window 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

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National Planning Policy Framework, 2012.

14 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 a scheme of archaeological mitigation at an appropriate point in the development procedure in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

15 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 14 above in order to facilitate adequate monitoring arrangements.

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.

16 A copy of the final report required in connection with condition 14 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.

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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 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
Planning Manager

12th May 2015 **H18-1042-14**

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.