



Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

FILE COPY

Town and Country Planning Act 1990 Planning Permission

Reference: H20-0650-14 Received: 28th January 2015

Type: FULL

Name: Mr & Mrs A W Mason
Horsemoor House
Horsemoor Drove
Sutton St James
Spalding
Lincs
PE12 0EY

Agent: Cooper Architectural Design Ltd
90 Winsover Road
Spalding
Lincolnshire
PE11 1HA

Description: Change of use of barn/stables to residential

Location : HORSEMOOR HOUSE HORSEMOOR DROVE
SUTTON ST JAMES 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. 1254-01 (existing floor plan), 1254-01 (floor plans - sections -elevations), 1254-02, 1254-04, 1254-03-A, Flood Risk Assessment submitted with the application and Ecology and Protected Species Survey dated January 2015 by Scarborough Nixon Associates limited.

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)(England) 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:

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

- i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas or raised decks;
- 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 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.

- 5 Before the commencement of the development hereby permitted, elevational and cross sectional plans of the building(s) 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(s) 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: The application does not contain sufficient information or details on this matter and local planning authority wishes to agree the details before work commences in order to protect the interests of the area. Additionally, The details 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.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

This Condition is imposed in accordance with Policies HS16 and SG20 of the South Holland Local Plan 2006.

- 6 Before the commencement of the development hereby permitted details of the roof tiles, including samples if so required, to be used for the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority, and all tiles used in the development shall conform to the details/samples so approved.

Note: The roofing material shall be traditional slates or pantiles.

Reason: The application does not contain sufficient information or details on this matter and local planning authority wishes to agree the details before work commences in order to protect 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 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.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

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 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: The application does not contain sufficient information or details on this matter and local planning authority wishes to agree the details before work commences in order to protect the interests of the area and 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.

- 8 The development shall be carried out in strict accordance with all the recommendations contained within the submitted Ecology and protected Species Survey dated January 2015 by Scarborough Nixon Associates limited.

Reason: In the interests of the protection of the ecology and associated habitat of the site. This Condition is imposed in accordance with national guidance contained in Section 11 of the National Planning Policy Framework, 2012.

- 9 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, 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 on the existing building.

Reason: The application does not contain sufficient information or details on this matter and local planning authority wishes to agree the details before work commences in order to protect the interests of the area and 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.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

This Condition is imposed in accordance with Policy HS16 of the South Holland Local Plan 2006.

- 10 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 before the development is commenced. All external doors and boarding used in the development shall be constructed in timber and conform to the details so approved.

Reason: The application does not contain sufficient information or details on this matter and local planning authority wishes to agree the details before work commences in order to protect the interests of the area and 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 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 roof lights which reflect the design of traditional cast iron roof lights would be appropriate with a central vertical glazing bar.

Reason: The application does not contain sufficient information or details on this matter and local planning authority wishes to agree the details before work commences in order to protect the interests of the area and 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.

- 12 The 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.

- 13 The guttering to the development hereby permitted 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.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

14 No external boxes for gas and electricity supplies shall be installed on the road elevation.

Reason: In the interests of the architectural and visual integrity of the development.

This Condition is imposed in accordance with Policy HS16 of the South Holland Local Plan, 2006.

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.

Note(s):

For the avoidance of doubt, the approved residential curtilage is as outlined in red on dwg. no. 1254-04 dated January 2015.



Paul Jackson
Planning Manager

28th April 2015

H20-0650-14

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.