Holt Architectural
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Dereham Road
Colkirk
Norfolk
NR21 7NQ

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TOWN AND COUNTRY PLANNING ACT 1990

FULL

Reference: H21-0306-17 **Date of Decision:** 30th May 2017

Applicant: Mr M Mallett
C/O Holt Architectural Ltd
Brambly Hedge
Dereham Road
Colkirk Norfolk
NR21 7NQ

Location: Rear And Adjacent: Tysdale Farm Common Way Tydd St Mary Spalding

Description: Proposed development - 7 dwellings

South Holland District Council hereby give notice that this application has been REFUSED for the above proposal for the following reason(s):

1 This part of the village predominantly consists of single depth plots, particularly along Common Way, Rectory Road and Church Way, which form the Tydd St Mary Conservation Area. This character has been retained from the medieval village and has been reinforced by later development. The four dwellings at the rear, however, would extend out beyond the present build form of the village and would be contrary to the existing linear grain. Moreover, the three dwellings along the frontage would be built at an angle to the road and would not reflect existing frontage development in terms of design and appearance. The proposal would therefore have a negative impact on the Tydd St Mary Conservation Area and cause harm to its significance. It is considered in this case that the resultant harm is not outweighed by public benefits, including the provision of additional housing within the district.

The proposal is therefore contrary to Policy SG14 of the South Holland Local Plan, 2006 and advice within Section 12 of the National Planning Policy Framework, 2012. The former indicates that development should not have an adverse effect on the character and appearance of the locality. Paragraph 132 of the Framework indicates that when

considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Significance can be lost through development within its setting. As heritage assets are irreplaceable, any harm should require clear and convincing justification.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise. However, the issues are so fundamental to the proposal, due to the harm which has been clearly identified within the reason for the refusal, that approval has not been possible.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch

The determined plans are:
Dwg. no. HAL 17-TYS-100;
Dwg. no. 413-17/TPP.001;
Dwg. no. HAL 17-TYS-200A;
Dwg. no. HAL 17-TYS-203A;
Dwg. no. HAL 17-TYS-204A;
Dwg. no. HAL 17-TYS-206A;
Dwg. no. HAL 17-TYS-207A;
Heritage Impact Assessment by John Selby dated 31 March 2017;
Flood Risk Assessment by Geoff Beel Consultancy dated April 2017;
Arboricultural Report prepared by Richard Morrish Associates Ltd dated March 2017;
Tree Constraints Plan (dwg. no. TS001);
Biodiversity checklist.



Paul Jackson
Place Manager
South Holland District Council

BUILDING REGULATIONS:
This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

All appeals must be made using an Appeal Form which you can get from The Planning Inspectorate at Temple Quay House, 2 The Square, Bristol, BS1 6PN (tel: 0303 444 5000) or you can submit your appeal online at:

http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal

The Secretary of State can allow a longer period for giving notice of an appeal but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the

provisions of the development order and to any directions given under the order. In practice the Secretary of State does not refuse to consider appeals solely because the Local Planning Authroity based its decision on a direction given by him.

For detailed information on appeals, appeal types and guidance on the appeals process please visit:

http://www.planningportal.gov.uk/planning/appeals/planningappeals

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.