SOUTH HOLLAND DISTRICT COUNCIL

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FILE COPY

Planning (Listed Buildings and Conservation Areas) Act 1990

Listed Building Consent

Reference: H22-1047-14 **Received:** 16th December 2014 **Type:** LISTED BUILDING

Name: George Hay & Sons Ltd
Co Robert Doughty Consultancy Ltd
32 High Street
Helpringham
Sleaford
Lincs
NG34 0RA

Agent: Robert Doughty Consultancy Ltd
32 High Street
Helpringham
Sleaford
Lincs
NG34 0RA

Description: Demolition and reinstatement of two-storey extension, replacement wooden sash windows, replacement internal floor to one room, removal of external stainless steel boiler flue introduction of a new ground floor window and general refurbishment

Location : Wragg Marsh Farm House Marsh Road
Weston Spalding

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the works in accordance with the application and plans submitted, subject to the following condition(s):

1 The development hereby permitted shall be carried out in accordance with the following approved plans: Dwg. No's. A/238/08, 1154-01-01-BP01, A-238-01, A-238-02, A-238-03, A-238-04, A-238-05, A-238-06, A-238-07, A-238-51A, A-238-52, A-238-53A, A-238-54B

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

2 No further work shall take place, and notwithstanding the submitted details, until the applicant has submitted to and had approved in writing by the Local Planning Authority a written specification accompanied by annotated floor plans showing all internal floor, wall and ceiling finishes. The development shall be carried out in accordance with the details so approved.

Reason: In the interests of the architectural and historic integrity of the Grade II Listed Building, its immediate setting, 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, and with national guidance contained Section 12 of the National Planning Policy Framework, 2012.

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3 Details of windows WG7 and WG10 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 any further work takes place. 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 installed in accordance with the approved details and thereafter so maintained.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and the character and visual amenity of the listed building in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006, *and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.*

The Local Planning Authority has acted positively and proactively in determining this application 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 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

Note(s):

The applicant is advised that should it become necessary to undertake works beyond those hereby approved then this listed building consent may become invalid, and that it is a criminal offence to carry *out works to a Listed Building which would affect its character as a building of special architectural or* historic interest, unless those works are properly authorised.

Paul Jackson
Planning Manager
26th February 2015 **H22-1047-14**

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.