

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: H23-0649-15 Received: 17th July 2015

Type: FULL

Name: Mr J Burchnall
10 Pinchbeck Road
Spalding
Lincolnshire
PE11 1QD

Agent: G R Merchant Ltd
4 Wrights Mews
12A Park Road
Holbeach
Lincs
PE12 7EE

Description: Barn conversion to residential studio

Location : Adjacent 42 Broadgate Whaplode Drove
Spalding Lincolnshire

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. No. 2796-15-02A.

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 approved by virtue of this permission:
 - i) the erection of extensions including dormer windows, conservatories, garages, car ports, porches or pergolas;
 - ii) alterations including the installation of replacement or additional windows or doors and the

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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 SG14, SG17 and SG20 of the South Holland Local Plan 2006.

- 4 Any new/replacement brickwork utilised in carrying out the development hereby permitted shall match as closely as possible that of the principal existing building on the site in terms of the type of brick, mortar mix and method of bonding.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction 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 Policies SG14 and SG20 of the South Holland Local Plan 2006.

- 5 Before the new rear extension is commenced a schedule of external materials of construction of the rear extension shall be submitted to and approved in writing by the Local Planning Authority. Samples shall be provided as may be required by the Local Planning Authority of the materials in the schedule and the use of such samples shall be approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the schedule and samples so approved.

Note: The extension should be constructed using high quality timber cladding (eg, Cedar).

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction 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 Policies SG14 and SG20 of the South Holland Local Plan 2006.

- 6 Before the new rear extension is commenced details of the finish of all external timber shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and thereafter so maintained.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction 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 Policies SG14 and SG20 of the South Holland Local

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Plan 2006.

- ~~7 Before work is commenced on the roof, details of the materials to be used to the roof of the~~
development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority, and all roofing materials used in the development shall conform to the details/samples so approved.

Note: The external material to be used for the roof of the existing building shall be terracotta pantiles or traditional slates.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction 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 Policies SG14 and SG20 of the South Holland Local Plan 2006.

- 8 Details of the window and door 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 1:20, the longitudinal and cross-sectional detailing, cill and lintol detailing, and means of opening. The window and door 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 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 Policies SG14 and SG20 of the South Holland Local Plan 2006.

- 9 All new window frames and glazing bars shall be of timber construction and thereafter so maintained.

Reason: 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 Policies SG14 and SG20 of the South Holland Local Plan 2006.

- 10 Details of the design of all external doors and door frames to be utilised in the development hereby permitted 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 (including reveals), threshold and lintol detailing, and means of

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opening. The doors and door frames shall be constructed in timber installed in accordance with the approved details and thereafter so maintained.

Reason: 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 Policies SG14 and SG20 of the South Holland Local Plan 2006.

- 11 The rainwater goods utilised in the development hereby permitted shall be of metal construction, painted black and thereafter so maintained.

Reason: 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 Policies SG14 and SG20 of the South Holland Local Plan 2006.

- 12 No external boxes for gas or electricity shall be positioned on the front elevation of the building.

Reason: In the interests of the character and appearance of the development and the rural area in which it is set.

This Condition is imposed in accordance with Policies SG14 and SG20 of the South Holland Local Plan 2006.

- 13 Within one month of commencement, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of 12 months beginning with the date on which development is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary, unless the Local Planning Authority gives written consent to any variation.

Note: The landscaping scheme should include native hedging along the site's frontage.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set.

This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan 2006.

- 14 Development shall not begin until a scheme to deal with contamination of the site has been decision

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submitted to and approved in writing by the local planning authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be ~~taken to avoid risk to the residents when the site is developed. Development shall not commence~~ until the measures approved in the scheme have been implemented.

Reason: 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.

- 15 Prior to the development hereby permitted being brought into use an area shall be reserved within the curtilage of the site for the parking, loading, unloading and manoeuvring of all vehicles expected to call at the site at any one time in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To enable calling vehicles to wait clear of the carriageway of Broadgate and to allow vehicles to enter and leave the highway in forward gear in the interests of highway safety.

This condition is imposed in accordance with Policies SG15 and SG16 of the South Holland Local Plan 2006.

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 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

10th September 2015

H23-0649-15

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.