FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

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

Planning (Listed Buildings and Conservation Areas) Act 1990

Refusal of Listed Building Consent

Reference: H23-1012-14 **Received:** 5th December 2014 **Type:** LISTED BUILDING

Name: The Regard Partnership
Unit 1, 6 & 7 Princeton Mews
167-169 London Road
Kingston Upon Thames
Surrey
KT2 6PT

Agent: Love Jenkins Associates
123 High Street
Epsom
Surey
KT19 8EB

Description: Demolition of timber framed conservatory and rebuilding with new uPVC conservatory (retrospective)

Location : PIPWELL MANOR WASHWAY ROAD
SARACENS HEAD SPALDING

South Holland District Council hereby give notice that CONSENT HAS BEEN REFUSED for the works for the following reason(s):

1 In the opinion of the Local Planning Authority the unauthorised upvc conservatory will have an unacceptably harmful impact on the special architectural and historic character of the host building, a Grade II listed farmhouse. The alien appearance of modern plastic material in a traditional building undermines the character and appearance of the host building. As such the proposed retention of UPVC conservatory would be contrary to national guidance set out in Section 12 of the National Planning Policy Framework 2012.

The Local Planning Authority has acted positively and proactively in determining this application in as timely a manner as possible. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory solution and due to the harm which has been clearly identified within the reason for the refusal, approval has not been possible.

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 determined plans are: Location Plan (2792-05-100), Block plan (2792-105-103) Drw No's 2792-05-101A, 2792-05-201A, 2792-05-206A, Heritage Statement 28 November 2014.

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Notwithstanding the design of the previous timber construction, any future application should have proper regard for the building's architecture.

Paul Jackson
Planning Manager

26th February 2015 **H23-1012-14**

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.