

# Town and Country Planning Act 1990 Planning Permission

Name and address of applicant

J Hodgson & Sons Ltd  
28 Carre Street  
Sleaford  
Lincolnshire  
NG34 7TR

Name and address of agent (if any)

Mr Philip Morley  
Unit 3  
Site 7, Saxilby Enterprise Park  
Skellingthorpe Road  
Saxilby  
Lincoln  
LN1 2LR

## Notice of decision to grant planning permission

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**Application number: 13/0137/FULEXT**

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**Proposal:** Application for a new planning permission to replace an extant planning permission 10/0320/FUL (Repairs and alterations to restore buildings, with change of use from retail to mixed use comprising A1 retail, A2 offices, A3 restaurant, C3 residential and D2 leisure) to extend the time limit for implementation

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**Location:** 17/18 Market Place Sleaford Lincolnshire NG34 7SR

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North Kesteven District Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been **granted** for the carrying out of development referred to above, subject to the conditions set out below –

- 1 The development must be begun not later than the expiration of **three (3) years** beginning with the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Prior to the building being brought into use for any use falling within Use Class A3, a scheme for the extraction of cooking odours and fumes shall be submitted to and approved in writing by the District Planning Authority. The system as approved, shall be installed and operational prior to such a use operating for the first time and shall be operated at all times in accordance with the approved details.

Reason: In the interests of adjacent land users and to accord with saved Local Plan Policy C5.

Date: 26th March 2013

District Council Offices, Kesteven Street  
Sleaford, Lincolnshire, NG34 7EF

*Andrew McDonough*

Head of Planning, Economic and Cultural Services

- 3 The development shall be carried out in accordance with the shopfront details shown on drawing 2036/09/05 approved under condition discharge application 10/1012/DISCON on 21 September 2010.

Reason: To ensure that the appearance of the completed development respects the special character and appearance of the listed building to accord with saved policy Policies HE6 and HE7 of the Local Plan.

- 4 The development shall be carried out in accordance with the materials detailed on drawings 2036/09/5 and 2036/09/6 and accompanying Carlton Brick Company Weathered Red sample approved under condition discharge application 10/1012/DISCON on 21 September 2010.

Reason: To ensure that the appearance of the completed development respects the special character and appearance of the listed building to accord with saved policy Policies HE6 and HE7 of the Local Plan.

- 5 The development shall be carried out in accordance with the eaves/ verge and guttering details shown on drawing 2036/09/6 approved under condition discharge application 10/1012/DISCON on 21 September 2010.

Reason: To ensure that the appearance of the completed development respects the special character and appearance of the listed building to accord with saved policy Policies HE6 and HE7 of the Local Plan.

- 6 The development shall be carried out in accordance with the fenestration details shown on drawings 2036/09/5 and 2036/09/6 approved under condition discharge application 10/1012/DISCON on 21 September 2010.

Reason: To ensure that the appearance of the completed development respects the special character and appearance of the listed building to accord with saved policy Policies HE6 and HE7 of the Local Plan.

### Reason for granting Planning Permission

Having regard to the details of the application proposals, and the relevant provisions of the Development Plan as summarised below, it is considered that subject to compliance with the conditions attached in this permission, the proposed development would be in accordance with the Development Plan.

<b>Policy</b>	<b>Plan</b>
C1 - Development within settlement curtilages	Saved Policies of Local Plan 2007
C5 - Effects on amenities	Saved Policies of Local Plan 2007
C18 - Design	Saved Policies of Local Plan 2007
R1 - Retail and town centre development	Saved Policies of Local Plan 2007
R2 - Mixing uses within Sleaford town centre	Saved Policies of Local Plan 2007
T4 - Safety	Saved Policies of Local Plan 2007
HE5 - Development affecting the setting of a listed building	Saved Policies of Local Plan 2007
HE6 - Extension, alteration or change of use of a listed building	Saved Policies of Local Plan 2007
HE7 - Development in a conservation area	Saved Policies of Local Plan 2007
HE8 - Demolition within a conservation area	Saved Policies of Local Plan 2007
National Planning Policy Framework	National Planning Guidance

## Explanatory Note:

This reason is intended only to be a summary of the reasons for granting of planning permission. For further details on the decision, please see the application report and related documents under the above reference.

This decision has been made in accordance with the requirements of the National Planning Policy Framework 2012. The Local Planning Authority has sought all reasonable measures to resolve issues and find solutions when coming to its decision, working to secure sustainable development that will improve the economic, social and environmental conditions of the District.

## The decision relates to the plans identified below:

Drawing No.	Drawing Name	Received Date
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## Additional Information

1. The planning permission to which this notice refers may contain the requirement to comply with certain conditions prior to any works being commenced, as well as conditions to be met both during and after the completion of the development. You are hereby advised that non-compliance with any condition may render this permission invalid and the development itself unlawful and could lead to enforcement action and/or prosecution. If you are in doubt as to the requirements established by any condition attached to this permission, you are strongly advised to contact North Kesteven District Council Planning Department for clarification prior to the commencement of any works.
2. If any condition on this planning permission requires the submission of further information, for example agreement of materials, boundary treatments, drainage etc, an application to provide the information required must be made in written form, preferably on the standard application forms entitled Application to Discharge Conditions, which can be downloaded from the Council's website at [www.n-kesteven.gov.uk/planningapplicationforms](http://www.n-kesteven.gov.uk/planningapplicationforms). Any application must also be accompanied by the relevant fee set by central government, details of which are available on the above webpage. Material samples should ideally be left at the application site for officer inspection.
3. This permission shall not be construed as granting rights to carry out works on, or over, land not within the ownership, or control of the applicant. You must obtain the prior written consent of the owner and occupier of any land upon which it is necessary for you to enter in order to construct, externally finish, decorate or in any other way carry out works in connection with this development including future repairs/maintenance, or to obtain support from adjoining property. This permission does not authorise you to take such action without first obtaining this consent. Your attention is drawn to the Access of Neighbouring Land Act 1992 and the Party Wall Act 1996.
4. Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. For example, Building Regulations are likely to apply to most developments.
5. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for Transport, Local Government and the Regions in accordance with Section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. For further guidance on this please visit the Planning Inspectorates website at [www.planningportal.gov.uk/appeal](http://www.planningportal.gov.uk/appeal)