

06/04/2006

Item 1.5

Reg. No. 9/2005/1229/F

Applicant:

John & Elizabeth Goodall
The Lilacs
Botany Bay
Swadlincote
Derbyshire
DE12 8DY

Agent:

David Lewis Associates
Delf View House
Church Street
Eyam
Derbyshire
S32 5QH

Proposal: The conversion of an existing cottage into two holiday cottages at Sealwood Cottage Farm Seal Wood Road Linton Swadlincote

Ward: Linton

Valid Date: 19/10/2005

The report for this application is set out in the preceding application.

GRANT permission subject to a Section 106 Agreement to secure the revocation (as uncontested by the applicant) of planning permission 9/2004/0207 and the following conditions:

1. The development permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To conform with Section 91(1) of the Town and Country Planning Act, 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).
2. This permission relates to amended drawings 1766 11B and 1766 23B, superseding drawing nos. 1766 11A and 1766 23A.
Reason: For the avoidance of doubt, the original submission being considered unacceptable.
3. Large scale elevational drawings to a minimum scale of 1:10 of replacement external joinery, new internal joinery and associated ironmongery shall be submitted to, and approved in writing by, the Local Planning Authority before building work starts. The joinery shall be constructed in accordance with the approved drawings which, in the case of external windows, shall include horizontal and vertical sections, precise constructional details, method of opening, and cill and lintel details (where these are to be altered). The details shall also include include the arrangement of lead comes and saddle bars to the staircase window in unit 1.

Reason: The details submitted are inadequate to determine whether the appearance of the building would be acceptable.

4. No part of the development shall be carried out until precise details, specifications and, where necessary, samples of the facing and flooring materials to be used in the construction of the works have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the appearance of the existing building and the locality generally.

5. The extent of repointing works shall be agreed in writing by the Local Planning Authority before any such works are commenced.

Reason: In the interests of the appearance of the building and the character of the area.

6. A sample panel of pointed brickwork 2 metres square or such other area as may be agreed by the Local Planning Authority shall be prepared for inspection and approval in writing by the Local Planning Authority prior to the implementation of any other works of pointing. The works shall be carried out in accordance with the approved sample.

Reason: In the interests of the appearance of the building and the locality generally.

7. Notwithstanding any details submitted, no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority plans indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the development is occupied or in accordance with a timetable which shall first have been agreed in writing with the Local Planning Authority.

Reason: In the interests of the appearance of the area.

8. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained.

Reason: In the interests of the appearance of the area.

9. No part of the development shall be carried out until precise details including paving patterns, specifications and samples of the materials to be used in the hard landscaping works have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority.

Reason: To safeguard the appearance of the Listed Building

10. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Reason: In the interests of the appearance of the area.

11. All works described in the approved listed building consent application and drawings shall be carried out in full prior to the occupation of any part of the development, with no departures or omissions unless prior agreement is obtained in writing from the Local Planning Authority.

Reason: To safeguard the appearance of the Listed Building.

12. A specification of the proposed decoration for the whole of the exterior and interior, including the colour scheme, shall be submitted to, and approved in writing by, the Local Planning Authority before implementation, and shall be carried out prior to occupation of any part of the development. No changes to the approved decorative scheme, internally or externally, shall be made without the prior agreement in writing of the Local Planning Authority.

Reason: To safeguard the appearance of the Listed Building.

13. No part of the development shall be carried out until method statements for the repair of the first floor structure to the bedroom of unit 1, and for the installation of the new steelwork to support the unit 1 chimney, have been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To safeguard the Listed Building.

14. The proposed additional support to the principal beam under the bedroom fireplace in unit 1 shall be constructed of brick as shown on drawing no 1766 12A, and not by timber posts as shown on drawing no 1766 15A.

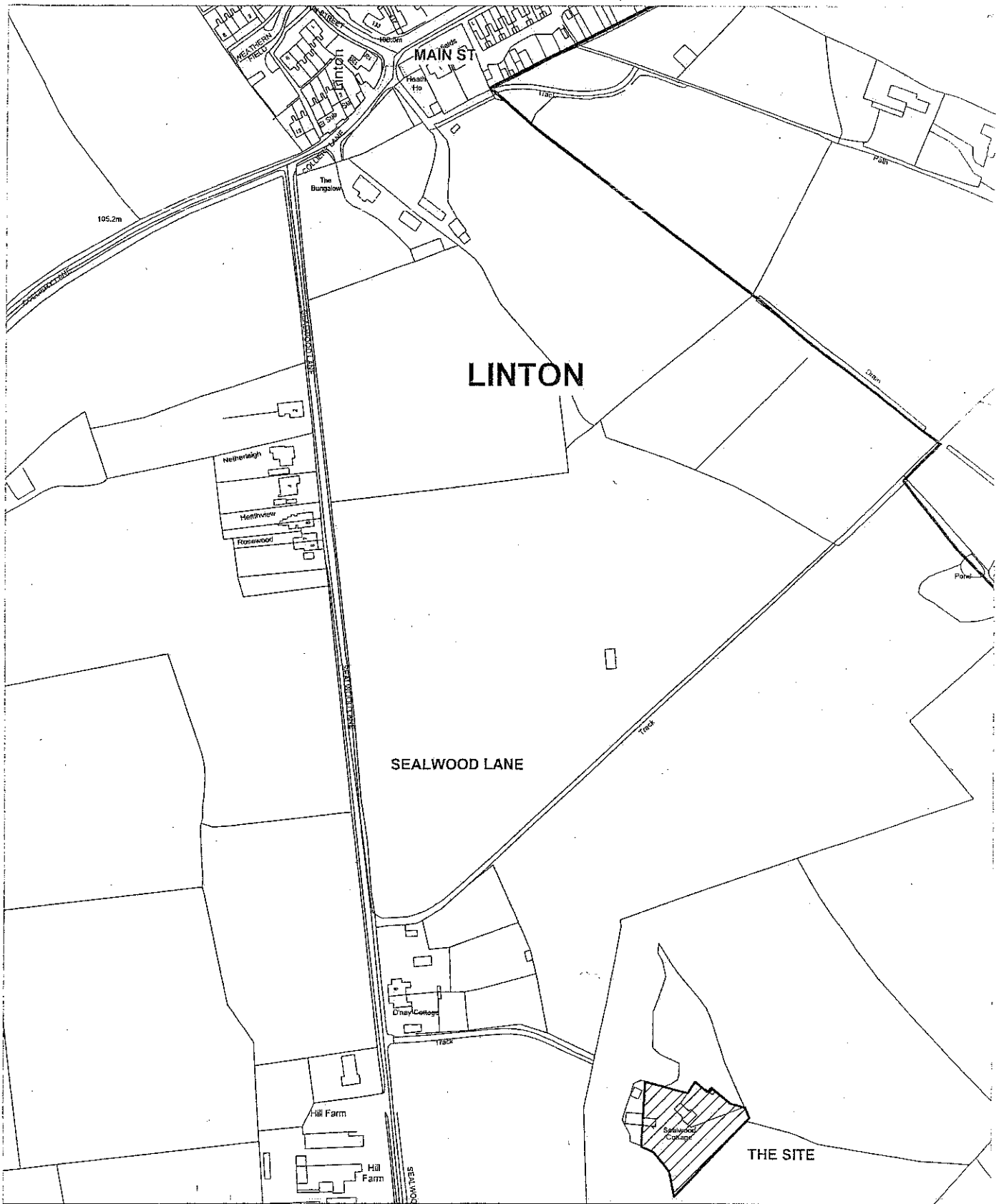
Reason: To safeguard the Listed Building.

15. All plumbing and service pipework, soil and vent pipes, electricity and gas meter cupboards and heating flues shall be located inside the building unless specifically agreed in writing by the Local Planning Authority. The type, number, finish and position of heating and ventilation flues outlets shall be agreed in writing with the Local Planning Authority before development is commenced. The routing of face-mounted pipes or cables over the fair-faced brickwork in the sitting room of unit 1 shall be agreed in writing with the Local Planning Authority before development is commenced.

Reason: In the interests of the appearance of the building(s) and the character of the area.

16. Notwithstanding the originally submitted plans no work shall take place on the site until details of a scheme for the disposal of foul water have been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be carried out in conformity with the details which have been agreed before the development is first brought into use.

Reason: In the interests of pollution control because the originally submitted details are unacceptable.



South Derbyshire
District Council
Civic Offices
Civic Way
Swadlincote
DE11 0AH

9/2005/1229/F Sealwood Cottage Farm
Seal Wood Rd
Linton

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Date Plotted 24/3/2006



Plot centred at 428078 315958 Scale 1:3000

06/04/2006

Item 1.6

Reg. No. 9/2005/1230/L

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S32 5QH

Proposal: The conversion of an existing cottage into two holiday cottages at Sealwood Cottage Farm Seal Wood Road Linton Swadlincote

Ward: Linton

Valid Date: 19/10/2005

The report for this item is set out under application number 9/2005/1228

Recommendation

GRANT consent subject to the following conditions:

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

Reason: To conform with Section 18(1) of the Planning and Listed Buildings and Conservation Area Act 1990.

2. This permission relates to amended drawings 1766 11B and 1766 23B, superseding drawing nos. 1766 11A and 1766 23A.

Reason: For the avoidance of doubt, the original submission being considered unacceptable.

3. Prior to the commencement of any works large scale elevational drawings to a minimum scale of 1:10 of replacement external joinery, new internal joinery and associated ironmongery shall be submitted to, and approved in writing by, the Local Planning Authority. The joinery shall be constructed in accordance with the approved drawings which, in the case of external windows, shall include horizontal and vertical sections, precise constructional details, method of opening, and cill and lintel details (where these are to be altered). The details shall also include the arrangement of lead comes and saddle bars to the staircase window in unit 1.

Reason: The details submitted are inadequate to determine whether the appearance of the building would be acceptable.

4. No part of the development shall be carried out until precise details, specifications and, where necessary, samples of the facing and flooring materials to be used in the construction of the works have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved materials.

Reason: To safeguard the appearance of the existing building and the locality generally.

5. The extent of repointing works shall be agreed in writing by the Local Planning Authority before any such works are commenced.

Reason: In the interests of the appearance of the building(s) and the character of the area.

6. A sample panel of pointed brickwork/stonework 2 metres square or such other area as may be agreed by the Local Planning Authority shall be prepared for inspection and approval in writing by the Local Planning Authority prior to the implementation of any other works of pointing. The works shall be carried out in accordance with the approved sample.

Reason: In the interests of the appearance of the building(s) and the locality generally.

7. Notwithstanding any details submitted, no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority plans indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the development is occupied or in accordance with a timetable which shall first have been agreed in writing with the Local Planning Authority.

Reason: In the interests of the appearance of the area.

8. Notwithstanding any details submitted, no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority plans indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the development is occupied or in accordance with a timetable which shall first have been agreed in writing with the Local Planning Authority.

Reason: In the interests of the appearance of the area.

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Reason: To safeguard the appearance of the building.

10. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Reason: In the interests of the appearance of the area.

11. All works described in the approved listed building consent application and drawings shall be carried out in full prior to the occupation of any part of the development, with no departures or omissions unless prior agreement is obtained in writing from the Local Planning Authority.

Reason: To safeguard the appearance of the Listed Building.

12. A specification of the proposed decoration for the whole of the exterior and interior, including the colour scheme, shall be submitted to, and approved in writing by, the Local Planning Authority before implementation, and shall be carried out prior to occupation of any part of the development. No changes to the approved decorative scheme, internally or externally, shall be made without the prior agreement in writing of the Local Planning Application.

Reason: To safeguard the appearance of the Listed Building.

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Reason: To safeguard the Listed Building

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Reason: In the interests of the appearance of the building and the character of the area.

16. Notwithstanding the originally submitted plans no work shall take place on the site until details of a scheme for the disposal of foul water have been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be carried out in conformity with the details which have been agreed before the development is first brought into use.

Reason: In the interests of pollution control because the originally submitted details are unacceptable.

