

Application No: F/YR08/0662/F
Date Registered: 18 July 2008
Applicant: D J Fitzpatrick

Name and Address Agent/Applicant
John D Lynch Partnership
28 Havelock Street
Spalding
Lincs
PE11 2YL

Address to which the application relates :
The Barn Common Road Throckenholt
Cambridgeshire

Parish : Parson Drove Parish Council

Application Type : Full

Description of Proposal :
Conversion of barn to 3-bed dwelling
including erection of single-storey
extension and erection of detached open
barn

Town and Country Planning Act 1990

Permission to carry out the above development in accordance with the application plans, drawings and any clarifying or amending information submitted by you is **Granted** subject to any conditions set out below.

1

The development permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason

To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

2

Notwithstanding the submitted plans particulars of the materials, and their finishes, to be used for the external walls and roof shall be submitted in writing to and approved in writing by the Local Planning Authority before any development commences on the site and the work shall be carried out in accordance with the approved particulars.

Reason

To safeguard the visual amenities of the area.

3

The permanent space to be reserved on the site for parking shall be provided before the use commences and thereafter used for no other purpose.

Reason

In the interests of highway safety.

4

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), planning permission shall be required in respect of development falling within Part 1, Classes A-E (inclusive) and Part 2, Class A to the Second Schedule of that Order.

Reason

In order to minimise and control the future development of the barn which may be harmful to its character.

5

Prior to the commencement of development, large scale details of all external windows and doors shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with those details and retained in perpetuity.

Reason

To safeguard the character of the barn.

6

All rainwater goods shall be of cast iron or cast aluminium and painted in a colour to be agreed with the Local Planning Authority prior to commencement of development.

Reason

In order to safeguard the character of the barn.

7

The development hereby permitted shall not be commenced until a scheme and timetable to deal with contamination of land and/or groundwater has been submitted to, and approved in writing by, the Local Planning Authority.

The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:

1. A desk-top study carried out by a competent person to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site. This should include a conceptual model, and pollutant linkage assessment for the site. Two full copies of the desk-top study and a non-technical summary shall be submitted to the Local Planning Authority.

IF during development any previously unsuspected contamination is discovered then the LPA must be informed immediately. A contingency plan for this situation must be in place and submitted with the desk study. If a desk study indicates that further information will be required to grant permission then the applicant must provide, to the LPA:

2. A site investigation and recognised risk assessment carried out by a competent person, to fully and effectively characterise the nature and extent of any land and/or groundwater contamination, and its implications. The site investigation shall not be commenced until:

(i) A desk-top study has been completed, satisfying the requirements of paragraph (1) above.

(ii) The requirements of the Local Planning Authority for site investigations have been fully established, and

(iii) The extent and methodology have been agreed in writing with the Local Planning Authority. Two full copies of a report on the completed site investigation shall be submitted to the Local Planning Authority.

Following written LPA approval of the Site Investigation the LPA will require:

3. A written method statement for the remediation of land and/or groundwater contamination affecting the site. This shall be based upon the findings of the site investigation and results of the risk assessment. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority.

4. The provision of two full copies of a full completion report confirming the objectives, methods, results and conclusions of all remediation works shall be submitted to the Local Planning Authority.

Reason

To control pollution of land or water in the interests of the environment and public safety.

APPLICATION INFORMATIVES

1

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 this application has been determined in accordance with the development plan which consists of the East of England Plan adopted May 2008, the Cambridgeshire and Peterborough Structure Plan adopted September 2003, the Fenland District Wide Local Plan adopted August 1993 and the Fenland District Wide Interim Statement Of Proposed Changes approved January 2001.

Policies of relevance to the decision include: H19, E8

All material planning considerations have been taken into account and none are individually or cumulatively of such significance as to outweigh the decision reached on this application.

2

The plans and drawings the subject of the decision notice are those submitted as part of the original planning application.

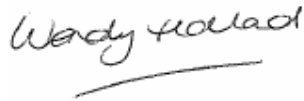
Please note that any changes made to these plans as a result of other legislation (eg. Building Regulations) may render your planning permission invalid. In such circumstances you are advised to contact the Planning Department for further advice.

3

It may not always be necessary to carry out all the above stages to satisfy the Council's requirements to discharge condition 07. In some cases the Local Planning Authority may be minded to discharge this condition on the findings of the Desk Study.

For further information and technical guidance regarding the requirements of this condition applicants should refer to the document entitled "Advice on Site Investigations" which can be found on the District Council's website at <http://www.fenland.gov.uk/ccm/content/planning/downloads/advice-on-site-investigations.en>

Date of Decision: 8 September 2008



Development Manager
Fenland Hall, County Road, March. PE15 8NQ

IMPORTANT – Please read the notes on the reverse side of this decision notice