

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

Tel: (01553) 692722 Minicom: (01553) 692138
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DX: 57825 KING'S LYNN
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Agent M Gibbons
22 Collins Lane
Heacham
King's Lynn
Norfolk

Ref. No. 2/01/0018/F

Received 08 January 2001

Location 143 Lynn Road
Parish Ingoldisthorpe

Applicant G Williamson
143 Lynn Road
Ingoldisthorpe
King's Lynn
Norfolk

Details Extension to dwelling


*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The external materials to be used for the construction of the proposed extension shall match, as closely as possible, the materials used for the construction of the existing building.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To ensure that the extended building has a satisfactory appearance.


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Borough Planning Officer
on behalf of the Council
06 February 2001

Checked by:

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Agent	Swaffham Architectural Ltd Thurne House Shouldham Lane Swaffham PE37 7BH	Ref. No.	2/01/0017/CU
Applicant	Mr W T C Dickerson 151 Hills Road Saham Hills Watton	Received	08 January 2001
		Location	Former Church Hall 15 Globe Street
		Parish	Methwold

Details **Change of use from former church hall to residential dwelling**

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **and as modified by plans and letter received on 5 March 2001 subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before any works start on site details of a scheme for foul water drainage shall be submitted for the written approval of the Borough Planning Authority. Once agreed the scheme shall be constructed and completed before the proposed dwelling is occupied.
- 3) The proposed 1.8 m fence around the west side extension proposed in the letter received on 5 March 2001, shall be erected before the proposed residential use of the building is commenced.
- 4) Before the start of any development on the site full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority.
- 5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no extensions shall be erected to the existing building.
- 6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no windows or dormer windows shall be constructed, without the prior permission of the Local Planning Authority having been granted on an application.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To prevent the increased risk of pollution to the water environment.

Continued

- 3) In the interests of residential amenity; to ensure the privacy of the adjacent property.
- 4) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.
- 5) In order to ensure an adequate area of private amenity space for the occupants.
- 6) In order to protect the privacy of adjoining residents and in the interests of the visual appearance of the building.



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Borough Planning Officer
on behalf of the Council
12 March 2001

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Agent	Wearing Hastings and Norton 14 Princes Street Norwich Norfolk NR3 1AL	Ref. No. 2/01/0016/F
		Received 05 January 2001
		Location Rebecca Court Staithe Road
Applicant	Orbit Housing Association Garden Court Harry Weston Road Binley Business Park Coventry CV3 2SU	Parish Heacham

Details Alterations and extension to residential care home

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **and as modified by letter and plans received 22.1.01, 8.3.01 and 16.3.01 subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) The external materials to be used for the construction of the proposed extension shall match, as closely as possible, the materials used for the construction of the existing building.
- 3) The parking areas shown on the approved drawing number 2013.8/5a shall be created and surfaced to the satisfaction of the Borough Planning Authority within one month of occupation of the extended area.
- 4) Before the start of any operations on the site, including site clearance, a scheme for the landscaping, at a scale of not less than 1 : 500 and showing a north point, of the development shall be submitted to and approved in writing by the Borough Planning Authority. The scheme shall include details of all existing trees and hedgerows on and abutting the site and those which are to be removed (if any). All planting, seeding and turfing shown on the approved scheme shall be completed within 12 months of the commencement of building operations (or such other period or phasing arrangements as may be agreed in writing by the Borough Planning Authority). Any plants which within a period of 5 years from the completion of the development die, or are removed, or become seriously damaged or diseased shall be replaced in the following planting season with plants of same species and size.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Continued

- 2) To ensure that the extended building has a satisfactory appearance.
- 3) To ensure satisfactory provision of car parking within the site to serve the extended building.
- 4) To ensure that the development is properly landscaped in the interests of the visual amenity of the locality.



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Borough Planning Officer
on behalf of the Council
16 March 2001

Note – It is noted that an area of blue land has been excluded from the application site. The applicants are advised that there is no guarantee that subsequent development on the blue land would be permitted in the future given the development hereby approved and constraints on the site.

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Agent	Richard C F Waite 34 Bridge Street King's Lynn Norfolk PE30 5AB	Ref. No. 2/01/0015/CU
		Received 05 January 2001
		Location Gayton Methodist Chapel Lynn Road
Applicant	Gayton Methodist Church Council J H Stent 175 Elvington Springwood King's Lynn, PE30 4UX	Parish Gayton
Details	Change of use from chapel to residential dwelling including alterations	

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **and as modified by letter and plan received 9.2.1 subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Notwithstanding the provisions of Schedule 2, Part 1, Classes A,B&D of the Town and Country Planning General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order), no extensions, roof alterations and porches shall be constructed in connection with the development hereby approved without the prior permission of the Borough Planning Authority having been granted on a specific application.
- 3) The development hereby approved shall be carried out in full conformity with the approved modified plans and shall thereafter be retained in the approved form unless the Borough Planning Authority gives its prior written consent to any variation.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Continued

- 2) To enable the Borough Planning Authority to consider such details in view of the limited size of the curtilage and the likely effect such development could have on the occupiers of adjacent properties.
- 3) To define the terms of the consent and in the interests of the visual amenities of the locality.



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Borough Planning Officer
on behalf of the Council
28 February 2001

Notes

1. The applicant is advised that vehicle parking on the application site will not be permitted in the interests of highway safety.
2. Norfolk Wildlife Trust has recommended that a survey of the building is carried out, before development commences, to check for the presence of bats, a legally protected species. It is further suggested that English Nature is contacted regarding the need for a licence from DETR under the Habitats Directive.

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<i>Agent</i>	Hunter Price (Newmarket) Rutland Chambers High Street Newmarket Suffolk CB8 8LX	<i>Ref. No.</i>	2/01/0014/F
		<i>Received</i>	05 January 2001
		<i>Location</i>	Plot 4 Land adj Clifton House Furlong Road
<i>Applicant</i>	Mr and Mrs Sutton 24 Whittington Hill Whittington Norfolk PE33 9TE	<i>Parish</i>	Stoke Ferry
<i>Details</i>	Construction of dwellinghouse		

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.
- 2) Before the start of any development on the site a sample panel of the brick and flint proposed to be used should be erected on site using the proposed bonding techniques and mortar colours. Development shall not commence until the Borough Planning Authority has indicated in writing its agreement to particular materials and treatments.
- 3) Before any work starts on site a scheme for the proposed boundary treatment of the site shall be submitted for the written approval of the Borough Planning Authority. Once approved the scheme shall be implemented prior to the occupation of the dwelling and thereafter maintained.
- 4) Before the start of any operations on the site, including site clearance, a scheme for the landscaping, at a scale of not less than 1 : 500 and showing a north point, of the development shall be submitted to and approved in writing by the Borough Planning Authority. The scheme shall include details of all existing trees and hedgerows on and abutting the site and those which are to be removed (if any). All planting, seeding and turfing shown on the approved scheme shall be completed within 12 months of the commencement of building operations (or such other period or phasing arrangements as may be agreed in writing by the Borough Planning Authority). Any plants which within a period of 5 years from the completion of the development die, or are removed, or become seriously damaged or diseased shall be replaced in the following planting season with plants of same species and size.

Continued

- 5) The trees and hedges shown on the approved plan to be retained shall be protected from damage before and during construction works by, for trees, the erection of fencing positioned at the furthest extent of the canopy plus 1 m or half the height of the tree, whichever is the greater, and for hedges by the erection of a fence 2 m from the centre line of the hedge or spread, whichever is the greater or such other position as may be agreed in writing with the Borough Planning Authority. This fence shall either be:
 - (a) 1.2 m high chestnut paling to BS 1722 Part 4 securely mounted on 1.2 m high timber posts driven firmly into the ground
 - (b) 2.4 m high heavy duty hoarding securely mounted on scaffold poles
 - (c) some other means which shall previously have been agreed in writing by the Borough Planning Authority.At no time shall the area within the fence be used for storage of any sort or have its ground level altered or interfered with in any way without the prior written approval of the Borough Planning Officer.
- 6) Before the occupation of the development hereby permitted the access and any parking area shall be laid out, surfaced and drained, to the satisfaction of the Planning Authority.
- 7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, Schedule 2, Parts 1 and 2, no extensions, alterations, walls or other means of enclosure, shall be erected in connection with the development hereby approved without the prior permission of the Borough Planning Authority having been granted on specific application.
- 8) Before the start of any development on the site full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) In the interests of visual amenity to ensure that the appearance of the development is appropriate to the street scene.
- 3) In the interests of visual amenity to ensure that the boundary treatment reflects the character and appearance of the locality.
- 4) In the interests of visual amenity and to ensure the retention of trees and hedgerows which make a significant contribution to the local environment and which will enhance the appearance of the development, and to ensure that the development is properly landscaped in the interests of the visual amenity of the locality.
- 5) In the interests of the amenities and appearance of the area in general.
- 6) In the interests of highway safety.
- 7) In the interests of the amenities and appearance of the area in general.
- 8) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.



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Borough Planning Officer
on behalf of the Council
20 February 2001

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

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Agent

Ref. No. 2/01/0013/A

Applicant Wilkinson Group
P O Box 20
Roebuck Way
Manton Wood
Worksop
Notts, S80 3YY

Received 05 January 2001


Location **Wilkinsons**
21-22 High Street
Parish **Kings Lynn**

Details **External shop signs**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Permission is refused for the carrying out of the development referred to above for the following reasons:

- 1 The proposed signs, which predominantly involves the use of plastic within a halo illuminated box sign, are of a design and use materials which, would adversely affect the visual amenities of this part of the conservation area, contrary to policy 9/34 of the King's Lynn & West Norfolk Local Plan.


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Borough Planning Officer
on behalf of the Council
26 February 2001

Checked by: