



OFFICE OF THE
DEPUTY PRIME MINISTER

Mr SWG Chalwin
Gerald Eve
Vere Street
London W1G 0JB

Mr J Griffiths
Abbey Developments Ltd
Abbey House
1 Southgate Road
Potters Bar
Hertfordshire EN6 5DU

Susan Turner
Decision Officer

Planning Central Casework Division
Office of the Deputy Prime Minister
3/J1 Eland House
Bressenden Place
London SW1E 5DU

Direct line: 020 7944 8722
Fax: 020 7944 5929

Our Ref: APP/V2635/V/02/1090709
1090711

19 November 2003



2/01/1126

Dear Sirs,

**TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 77
APPLICATIONS BY BENNETT PLC AND ABBEY DEVELOPMENTS LIMITED
LAND OFF BENNETT STREET/GRIMSHOE ROAD, DOWNHAM MARKET
APPLICATION NOS: 2/01/1281/F AND 2/01/1126/F**

1. I am directed by the First Secretary of State to say that further consideration has been given to the report of the Inspector, Martin Pike BA MA MRTPI, who held a public inquiry, between 3rd December and 5th December 2002 into applications by:

Bennett plc - for the construction of 135 houses, 53 bungalows and 24 flats ("Bennett")

Abbey Developments Limited - for the erection of 155 1,2,3,4 & 5 -bedroom dwellings with associated access and parking ("Abbey")

on land off Bennett Street/Grimshoe Road, Downham Market. On 7th May 2002, the Secretary of State directed, in pursuance of section 77 of the Town and Country Planning Act 1990, that the Bennett and Abbey schemes be referred to him rather than being dealt with by the local planning authority, King's Lynn and West Norfolk Borough Council.

2. The Secretary of State's letter of 2 June 2003 (copy attached at Annex C) enclosed a copy of the Inspector's report. A further copy of that report is not therefore attached to this letter, but can be made available on request.

3. The Inspector recommended that full planning permission be granted to both applications, subject to conditions.

**Procedural matters - Minded to dismiss letter dated 2 June 2003
Minded to allow letter dated 14 October 2003**

4. Having considered the Inspector's report, the Secretary of State wrote to the parties on 2 June 2003, setting out his conclusions on each of the main issues and the reasons why the Secretary of State was minded to refuse your client's application for planning permission. He accordingly invited further representations on his disagreement with the Inspector's conclusion regarding the basis of the density calculation for both schemes and in particular the treatment of the distributor road. The Secretary of State in his letter also highlighted a number of other concerns relating to the Bennett proposal relating to design, site layout, mix of housing and best use of land.
5. In the light of the further representations submitted in response to his letter of 2 June, the Secretary of State wrote to the parties on 14 October (copy attached at annex D) setting out his conclusions on the further submissions and the reasons why he was minded to allow your client's applications subject to conditions.
6. The Secretary of State has also taken into account the planning obligations under section 106 of the 1990 Act submitted by Abbey Developments Ltd dated 6 December 2002 and Bennett PLC dated 19 June 2003.

Further representations received

7. The representations received in response to the Secretary of State's letter of 14 October are attached at Annex E. The letters have not been previously circulated to parties since, in the Secretary of State's view, they do not raise new issues necessitating further consultation. They have however been taken into account in his final considerations.
8. Both Abbey Developments Limited and Bennett PLC have accepted the conditions proposed by the Secretary of State in his letter of 14 October as a result, his previous objections to the schemes have been overcome. In response to the Secretary of State's invitation in his letter of the 14 October, the developers representations also put forward conditions to deal with the glazing of certain windows on the site, with which the Secretary of State, subject to minor amendment, is satisfied.

Formal decisions

Bennett

9. For the reasons given above, the Secretary of State accepts the Inspector's recommendation. He hereby grants planning permission for the application for the construction of houses, bungalows and flats on land off Bennett Street/Grimshoe Road, Downham Market, in accordance with application 2/01/1281/F, dated 15 August 2001, as amended by Gerald Eve's letter of 31 October 2003 and subject to the conditions listed in Annex A.

Abbey

10. For the reasons given above, the Secretary of State accepts the Inspector's recommendation. He therefore grants planning permission for the application for full planning permission for the erection of 1,2,3,4&5-bedroom dwellings with associated access and parking on land off Bennett Street, Downham Market, in accordance with application 2/01/1126/F, dated 18 July 2001, as amended by Abbey Developments Ltd's letters of 30 and 31 October 2003 and subject to the conditions listed in Annex B.
11. An applicant for any consent, agreement or approval required by a condition of this permission has a statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally or if the local planning authority fail to give notice of their decision within the prescribed period.
12. This letter does not convey any approval or consent which may be required under any enactment, bye-law or regulation other than that required under section 57 of the Town and Country Planning Act 1990.
13. A separate note is attached setting out the circumstances in which the validity of the Secretary of State's decision may be challenged by making an application to the High Court.
14. A copy of this letter has been sent to King's Lynn and West Norfolk Borough Council and to all those who appeared at the inquiry.

Yours faithfully,



Susan Turner
Authorised by the First Secretary of State
to sign in that behalf

ANNEX A

CONDITIONS ATTACHED TO THE BENNETT SCHEME : APPLICATION No 2/01/1281/F, dated 15 August 2001

1. The development hereby permitted shall be begun within five years from the date of this permission.
2. The residential development hereby permitted shall have an overall net residential density of at least 30 dwellings per hectare as defined in PPG3: Housing.
3. Notwithstanding the details shown on plan 9020/1A details of layout and design shall be as approved in writing by the Local Planning Authority.
4. Notwithstanding the details shown on the house type plans, the elevations of the house types hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.
5. Notwithstanding the location of the affordable housing units shown on Plan 9020/1A the details and location of the 25 affordable units hereby permitted shall be submitted to and approved in writing by the Local Planning Authority in not less than two separate locations on the application site.
6. Notwithstanding the details shown on Plan 9020/1A the provision of freestanding garages shall be as approved in writing by the Local Planning Authority.

Highway Issues/Conditions

7. Prior to the commencement of development, a timetable shall be agreed with the Borough Planning Authority for the completion of the foot/cycle paths shown on the approved plan (Drawing No 9020/1A) and these shall be provided in accordance with the agreed timetable.
8. The main distributor road through the site and the connection to the southern site boundary and to Grimshoe Road shall be constructed and completed in accordance with the approved details before the occupation of any of the dwellings hereby permitted, or in accordance with such other timescale as may be agreed in writing with the Borough Planning Authority.
9. Construction traffic to be used in connection with this development shall only access and exit the site from Bennett Street.
10. Prior to the occupation of any dwelling hereby permitted the access and any parking area shall be laid out, surfaced and drained in accordance with the approved details.
11. Before the start of the development, facilities shall be provided to enable vehicle wheels to be washed prior to the vehicle entering the public highway. Such facilities shall be used as necessary to prevent extraneous material being carried onto the public highway.

General Estate Conditions

- 12 Notwithstanding the submitted details, prior to the start of development a schedule giving full details of all the external building materials shall be submitted to and agreed in writing with the Borough Planning Authority. Development shall be carried out in accordance with the approved details.

Open Space/Play Equipment

- 13 Before the start of the development hereby approved full details of the maintenance arrangements for the areas of public open space on the estate shall be submitted to and approved by the Borough Planning Authority. If the maintenance is to be other than by adoption of the areas by the Borough Council then these details shall include reference to specific arrangements and timing with a named contractor and/or local residents organisation.
- 14 Prior to the commencement of development, full details of the equipment to be provided, and layout of the local areas of play (LAPs) and the local equipment area for play (LEAP) which shall be in a position on the main area of Public Open Space on the site, shall be submitted to and agreed in writing by the Borough Planning Authority. These areas shall be laid out, equipped and completed to the satisfaction of the Borough Planning Authority within 12 months of the commencement of building operations or such longer period as may be agreed in writing and maintenance shall be carried out as approved. The areas and equipment shall thereafter be used for that purpose only.
- 15 Before the start of the development hereby approved full details of the maintenance arrangements for the LAPs and the LEAP on the estate shall be submitted to and approved by the Borough Planning Authority and completed in accordance with the approved details. If the maintenance is to be other than by adoption of the areas by the Borough Council then these details shall include reference to specific arrangements and timing with a named contractor and/or local residents organisation.
- 16 Notwithstanding the submitted details, prior to the commencement of development, the precise details of a fence along the (western) area of open space with the purpose of separating it from the adjacent dyke, shall be submitted to and agreed in writing by the Borough Planning Authority and maintenance shall be carried out as approved. The agreed fence shall be erected within 12 months of the commencement of building operations or some other period agreed in writing by the Borough Planning Authority.

Amenity

- 17 Prior to their occupation, the rear facing bedroom windows on any dwellings within 15 metres of the western boundary of the application site shall be glazed to a specification which shall have previously been agreed in writing with the Borough Planning Authority.
- 18 . Prior to the commencement of development a scheme showing all boundary treatments proposed around the site (except those required by Condition 12) shall be

submitted to and agreed in writing with the Borough Planning Authority and implemented as per the approved scheme.

Landscaping

- 19 The approved landscaping scheme shown on plan Drawing No9020/1a shall provide for all planting, seeding and turfing to be completed within 12 months of the commencement of building operations (or such other period or phasing arrangement as may be agreed in writing by the Borough Planning Authority). Any plants which within a period of 5 years from 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.
- 20 Prior to the commencement of development, full details of the future maintenance arrangements for:-
- i) the planting along the northern and eastern boundaries with Cock Drove;
 - ii) the dense tree landscaped buffer area in the north-eastern corner of the site;
 - iii) the existing pond along the northern boundary as shown on drawing No 9020/1A, shall be submitted to and agreed in writing by the Borough Planning Authority.

Contamination

- 21 Prior to the commencement of the development of a site investigation shall be carried out to establish whether a scheme of remedial works is necessary to deal with any land or water contamination found on the site, including that resulting from migrating landfill gas. Details of the site investigation, and if necessary the proposed remedial works, shall be submitted to and approved in writing by the Borough Planning Authority, and development shall not begin until any measures approved in the scheme of remedial works have been implemented.

Infrastructure

- 22 Prior to commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted and agreed in writing with the Borough Planning Authority. The works/ scheme shall be constructed and completed in accordance with the approved plans. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted and agreed in writing with the Borough Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.
- 23 Prior to the commencement of development full details of finished floor levels across the site shall be submitted to and approved by the Borough Planning Authority, and the development shall be carried out in accordance with the approved plans.

At the commencement of development, full detail of all proposed hard surfacing for the scheme, which shall include a demarcation in surfacing between manoeuvring and parking areas, shall be submitted to and agreed in writing by the Local Planning Authority, implemented as agreed and thereafter retained.

At no time shall the landscape strip along the northern and eastern boundary of the site, adjoining Cock Drove, be incorporated within the garden area of any of the adjoining plots.

ANNEX B

CONDITIONS ATTACHED TO THE ABBEY SCHEME: APPLICATION No 2/01/11 dated 18 July 2001

- 1 The development hereby permitted shall be begun within five years from the date of this permission.
- 2 The residential development hereby permitted shall have an overall net residential density of at least 30 dwellings per hectare as defined in PPG3: Housing.
- 3 Notwithstanding the details shown on plan 1139/01c details of layout and design shall be as approved in writing by the Local Planning Authority.

Highway Issues/Conditions

- 4 Prior to the commencement of development, a timetable shall be agreed with the Borough Planning Authority for the completion of the foot/cycle paths shown on the approved plan (Drawing No 1139/01c), and these shall be provided in accordance with the agreed timetable.
- 5 No works on the construction of dwellings shall commence on the site until such time as:
 - i) the detailed design of the traffic signals proposed at the Bennett Street/Railway Road junction have been submitted to and agreed in writing by the Borough Planning Authority; and
 - ii) the necessary highway improvements referred to above in i) have been completed in accordance with the approved details.
- 6 The main distributor road through the site and the connection to Bennett Street and to the northern site boundary shall be constructed and completed in accordance with the approved details before the occupation of any of the dwellings hereby permitted, or in accordance with such other timescale as may be agreed in writing with the Borough Planning Authority.
- 7 Construction traffic to be used in connection with this development shall only access and exit the site from Bennett Street.
- 8 Prior to the occupation of any dwelling hereby permitted, its access up to base course level and any parking area for it shall be laid out, surfaced and drained in accordance with the approved details.
- 9 Before the commencement of the development, facilities shall be provided to enable vehicle wheels to be washed prior to the vehicle entering the public highway. Such facilities shall be used as necessary to prevent extraneous material being carried onto the highway.

General Estate Conditions

- 10 Before the commencement of any development full details of all the external building materials shall be submitted to and approved by the Borough Planning Authority. Development shall be carried out in accordance with the approved details.

Open Space/Play Equipment

- 11 Before the commencement of the development full details of the maintenance arrangements for the area of public open space on the estate shall be submitted to and approved by the Borough Planning Authority and maintenance shall be carried out as approved. If the maintenance is to be other than by adoption of the area by the Borough Council then these details shall include reference to specific arrangements and timing with a named contractor and/or local residents organisation.
- 12 Before the commencement of development, full details of the equipment to be provided, and layout of the local areas of play (LAPs) on the site, shall be submitted to and agreed in writing by the Borough Planning Authority. These areas shall be laid out, equipped and completed in accordance with the approved details within 12 months of the commencement of building operations or such longer period as may be agreed in writing. The areas and equipment shall thereafter be used for that purpose only.
- 13 Before the commencement of the development full details of the maintenance arrangements for the LAPs on the estate shall be submitted to and approved by the Borough Planning Authority and maintenance shall be carried out as approved. If the maintenance is to be other than by adoption of the areas by the Borough Council then these details shall include reference to specific arrangements and timing with a named contractor and/or local residents organisation.
- 14 Notwithstanding the submitted details required in condition 11, prior to the commencement of development, the precise details of a fence or other means of enclosure along the (western) area of open space with the purpose of separating it from the adjacent dyke, shall be submitted to and agreed in writing by the Borough Planning Authority. The agreed fence shall be erected within 12 months the commencement of building operations or some other period agreed in writing by the Borough Planning Authority.

Amenity

- 15 Prior to their occupation, the second floor rear facing bedroom windows to all houses or flats that are within the 35m noise contour of the near side track of the railway line shall be glazed to a specification that shall have previously been agreed in writing by the Borough Planning Authority.
- 16 Prior to the commencement of development a scheme showing all boundary treatments proposed around the site (except those required by condition 12) shall be submitted to and agreed in writing with the Borough Planning Authority and implemented as per the approved scheme.

Landscaping

- 17 Before the commencement of development, 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.
- 18 The details required to be submitted in accordance with condition 15 above shall include an accurate survey plan to a scale of not less than 1 : 500 which shall show:-
- i) the existing levels of the site;
 - ii) all existing trees (with a stem diameter of 75 mm or greater, taken 1.5 m above ground level) and hedgerows on and abutting the site, their species and canopy spread;
 - iii) all other natural features such as ponds, streams, areas of young trees ect.

These details shall be incorporated into landscaping scheme required to be submitted by condition 15 and a clear indication given as to which trees and hedgerows are to be removed and how other features are to be incorporated into development. Details shall also be submitted and agreed of how all existing plants and natural features are to be protected during building operations.

Contamination

- 19 Prior to the commencement of the development of a site investigation shall be carried out to establish whether a scheme of remedial works is necessary to deal with any land or water contamination found on the site, including that resulting from migrating landfill gas. Details of the site investigation, and if necessary of the proposed remedial works, shall be submitted to and approved in writing by the Borough Planning Authority, and development shall not begin until any measures approved in the scheme of remedial works have been implemented.

Infrastructure

- 20 Prior to commencement of any development, a scheme for the provision and implementation of foul water and surface water drainage shall be submitted and agreed in writing with the Borough Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.

21 Prior to the commencement of development full details of finished floor levels across the site shall be submitted to and approved by the Borough Planning Authority, and the development shall be carried out in Accordance with the approved plans.

22 Prior to the commencement of development, full details of all proposed hard surfacing across the scheme, which shall include a demarcation in surfacing between manoeuvring and parking areas, shall be submitted to and agreed in writing by the Borough Planning Authority, implemented as agreed, and retained thereafter.

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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E-mail borough.planning@west.norfolk.gov.uk

Agent		Ref. No. 2/01/1125/CU
Applicant Joint Burial Committee 21 London Road Downham Market Norfolk PE38 9AP		Received 23 July 2001
		Location King's Walk Cemetery Cemetery Road
		Parish Downham Market

Details Change of use from Mortuary Chapels to general storage buildings

*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 condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reasons being:

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



.....
Borough Planning Officer
on behalf of the Council
29 August 2001

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

King's Court,
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King's Lynn,
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Agent	Mr M Gibbons 22 Collins Lane Heacham King's Lynn Norfolk	Ref. No. 2/01/1124/F
		Received 23 July 2001
		Location 12 Sandy Crescent
		Parish Ingoldisthorpe
Applicant	D Stratton 12 Sandy Crescent 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 refused for the carrying out of the development referred to above for the following reasons:

- 1 By virtue of the following factors:-
 - (a) reduction of the area of open space around the dwelling constituting an over development of the site;
 - (b) projection of the proposed garage in front of the existing bungalow with an unorthodox roofline; and
 - (c) lack of space in front of the proposed garage to practically accommodate a parked car without encroaching on the access lane thus creating potential obstruction and a hazard to the safe use of this road by other users,the proposed development does not have regard for, nor is it in harmony with, the building characteristics of the existing dwelling or the locality. It is therefore contrary to the provisions of the King's Lynn and West Norfolk Local Plan (1998) - Policies 4/21 and 9/29 and the Norfolk County Council Structure Plan (1999) - Policy ENV12.



.....
Borough Planning Officer
on behalf of the Council
09 October 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

King's Court,
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Norfolk PE30 1EX

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Agent		Ref. No. 2/01/1123/F
Applicant Mrs P H Maris		Received 23 July 2001
Larkfield		Location 2A North Beach
Lynn Road		Parish Heacham
Wisbech		
Cambs		
PE14 7AL		
Details Continued use of holiday caravan		

*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 This permission shall expire on 14 September 2011, and unless on or before that date application is made for an extension of the period of permission and such application is approved by the Borough Planning Authority:
 - (a) the use hereby permitted shall be discontinued; and
 - (b) the caravan shall be removed from the land which is the subject of this permission; and
 - (c) there shall be carried out any work necessary for the reinstatement of the said land to its condition before the start of the development hereby permitted; and
 - (d) the said land shall be left free from rubbish and litter; on or before 14 September 2011.
- 2 This permission shall not authorise the occupation of the caravan except during the period from 1 April, or Maundy Thursday, whichever is the sooner, to 31 October in each year.

The Reasons being:

- 1 To enable the Borough Planning Authority to retain control over the development which, if not controlled, is liable to become injurious to the visual amenities of this coastal area.
- 2 To ensure that the use of the site and the occupation of the caravan is restricted to holiday use, for which purpose it is designed and this permission is granted. Furthermore, the site is situated on the seaward side of the Hunstanton/Wolferton earth bank which is the main line of the sea defence.

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Borough Planning Officer
on behalf of the Council
14 September 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Chapel Street
King's Lynn,
Norfolk PE30 1EX

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Agent Smith Woolley
Conqueror House
Vision Park
Histon
Cambridge
CB4 9ZR

Ref. No. 2/01/1122/F

Received 23 July 2001

Location Estuary Farm
200m west of disused railway
Off Edward Benefer Way

Applicant One 2 One Personal Comms.
C/o Agent

Parish South Wootton

Details Installation of telecommunications base station including 22.5m lattice mast, 3 cross polar antennae, 4x600mm dishes, equipment cabin and ancilaary equipment

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.

The Reasons being:

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



.....
Borough Planning Officer
on behalf of the Council
09 October 2001

Checked by:

Planning Ref: P02/01/1121

To: Director of Property

NORFOLK COUNTY COUNCIL

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

NOTICE OF PLANNING PERMISSION

Development by County Council Departments

PARTICULARS OF PROPOSED DEVELOPMENT

Location : Alderman Jackson Special School, Marsh Lane, King's Lynn
Proposal : Standing of Modular Building as Science Accommodation
Developing Department : Education Department

Particulars of Decision:

In accordance with Regulation 3 of the Town and Country Planning General Regulations, 1992, the Norfolk County Council hereby gives notice of its decision to **PERMIT** the development specified in the application and particulars deposited on the **18 July 2001**

This permission is subject to compliance with the conditions hereunder:-

1. The development hereby permitted shall be commenced within five years of the date of this notice.
2. This permission shall expire on 31 August 2006 and, unless on or before that date application is made for an extension of the period of permission and such application is approved by the County Planning Authority:
 - (a) the use hereby permitted shall be discontinued;
 - (b) the said land shall be left free from anything connected with the use hereby permitted.

Continued

The reasons for the Council's decision to authorise the development subject to compliance with the conditions herein before specified are:-

1. To comply with Section 91 of the Town and Country Planning Act, 1990
2. To ensure the satisfactory development of the site

Dated this 22 day of August 2001

Signed:



**for Director of Planning and Transportation
Norfolk County Council**

NOTE:

1. This document operates as a planning permission given under Section 70 of the above mentioned Act, but does not include any consent or approval under any other enactment, bylaw, order or regulation.
2. In accordance with Regulation 9 of the above mentioned Regulations, this permission enures only for the benefit of the applicant Planning Authority, except where the development is to be carried out jointly with another person specified in the application, in which case the permission enures for the benefit of the Planning Authority and that other person.

LISTED BUILDING CONSENT

Notice of decision

BOROUGH PLANNING

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King's Lynn,
Norfolk PE30 1EX

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Agent	Brand Associates 2A Dartford Road March Cams PE15 8AB	Ref. No. 2/01/1120/LB
		Received 23 July 2001
		Location The Coach House, Marlborough House St Peters Close West Lynn
Applicant	Mr & Mrs J Jackson Marlborough House St Peters Close West Lynn King's Lynn Norfolk	Parish Kings Lynn
Details	Extension to dwelling	

Planning (Listed Buildings and Conservation Areas) Act 1990
The Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent is granted for the execution of the works 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 brickwork to be used in the extension hereby permitted shall precisely match that used in the conversion of the former coach house.

The Reason being:-

- 1) Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2) In the interests of visual amenity.



.....
Borough Planning Officer
on behalf of the Council
09 October 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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Agent	Brand Associates 2A Dartford Road March Cambs PE15 8AB	Ref. No.	2/01/1119/F
		Received	23 July 2001
		Location	The Coach House Malborough House St Peters Close West Lynn
Applicant	Mr & Mrs J Jackson Marlborough House St Peters Close West Lynn King's Lynn Norfolk	Parish	Kings Lynn
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 brickwork to be used in the extension hereby permitted shall precisely match that used in the conversion of the former coach house.

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.



.....
Borough Planning Officer
on behalf of the Council
09 October 2001

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

Appeal lodged - 14/11/01
APP/V2635/A/01/1077306

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Agent Mr S J Hickling MRICS FAAV
Maxey & Son
4 Limes House
Purfleet Street
King's Lynn
Norfolk PE30 1ER

Ref. No. 2/01/1118/O

Received 23 July 2001

Location Land rear of 19 Nursery Lane
Parish South Wootton

Applicant Mr H Wilkin
Belford
Castle Rising Road
South Wootton
King's Lynn
Norfolk

Details Site for construction of one bungalow

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 proposal to erect a dwelling approached by a long access track at the rear of existing development constitutes a sub-standard layout of land which would not only result in a loss of privacy and be detrimental to the amenities at present enjoyed by the occupants of adjoining residential properties, but would also result in difficulties for collecting and delivery services. The proposal is contrary to the provisions of Policies 4/21 and 9/29 of the King's Lynn and West Norfolk Local plan.
- 2) The proposed development, if permitted, would create a precedent for similar proposals in respect of other land in the vicinity.


.....
Borough Planning Officer
on behalf of the Council
14 September 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

Tel: (01553) 692722 Minicom: (01553) 692138
Fax: (01553) 616652

DX: 57825 KING'S LYNN
E-mail borough.planning@west.norfolk.gov.uk

Agent		Ref. No. 2/01/1117/F
Applicant	Bennett Plc Hallmark Building Back Street Lakenheath Suffolk IP27 9ER	Received 23 July 2001
		Location Plot 101, Meadowfields Off Park Lane
		Parish Downham Market

Details Construction of bungalow (amended design)

*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) This permission relates to a change in dwelling type on plot 101, and all other conditions imposed on the original estate permission (reference 2/98/0630/F) remain in force.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To define the terms of the consent.



.....
Borough Planning Officer
on behalf of the Council
29 August 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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Agent	Ian J M Cable The Sidings 3 Park Lane Downham Market Norfolk	Ref. No. 2/01/1116/F	Received 23 July 2001
Applicant	Mr & Mrs N Spray 63 Thurleigh Road London SW12 8T2	Location Trowland Cottage	Parish Burnham Norton
Details	Construction of garden store		

*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 details of the facing bricks and staining of timber boarding 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) To enable the Borough Planning Authority to consider such details in the interests of visual amenity.



.....
Borough Planning Officer
on behalf of the Council
06 September 2001

Checked by:

My Ref: 2/01/1115/SU/AD/WAB
Your Ref:
Please ask for: Mr A Dover
Direct Dial: 01553 616402

D E East
Building 271A
RAF Brampton
Huntingdon
Cams
PE28 2EA

Deemed Consent

06 September 2001

Dear Sirs

**Circular 18/84 Consultation
RAF Marham, Marham, Norfolk:
Modifications to Hangar, RAF Marham**

I thank you for your consultation regarding the above proposed development. I am writing to inform you that I wish to raise no objection.

In processing the application, I received comments from the following interested parties:-

Marham Parish Council - Recommend approval.
County Highways - No objection.

I hope this information is of assistance to you.

Yours faithfully

for Borough Planning Officer

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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E-mail borough.planning@west.norfolk.gov.uk

Agent	Mr D Taylor 11 Milton Avenue King's Lynn Norfolk	Ref. No.	2/01/1114/F
		Received	31 October 2001
Applicant	Mr & Mrs Bunton Sycamore Cottage 111 Elm High Road Wisbech Cams	Location	Sycamore Cottage 111 Elm High Road
		Parish	Emneth

Details **Retention and completion of extensions to 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 **as modified by the letter dated 14th December 2001 from the applicant's agent 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 bringing into use of the development hereby permitted the front gardens of 109 and 111 High Road, as indicated on the drawings received on 31st October 2001 shall be made available as a parking and turning area to serve those dwellings.

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 highway safety.



.....
Borough Planning Officer
on behalf of the Council
20 December 2001

Checked by:

Note: Please see attached copy of letter dated 8th September 2001 from the Environment Agency.

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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E-mail borough.planning@west.norfolk.gov.uk

Agent	Bob Lord Associates Barn 3 Flaxmans Farm Felbrigg Road Roughton NR11 8PA	Ref. No. 2/01/1113/F	Received 23 July 2001	Location Plot 2, Lark Rise Herrings Lane	Parish Burnham Market
Applicant	The Garland Partnership Garland Lodge Garland Street Bury St Edmunds Suffolk IP33 1EZ				
Details	Construction of dwelling and garage with new access (amended design)				

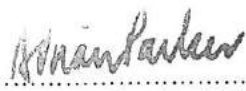
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

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 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.
- 3) The use of the garage building shall be limited to purposes incidental to the needs and personal enjoyment of the occupants of the dwelling and shall at no time be used for business or commercial purposes.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.
- 3) To safeguard the amenities and interests of the occupiers of nearby property.


.....
Borough Planning Officer
on behalf of the Council
07 September 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Norfolk PE30 1EX

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E-mail borough.planning@west.norfolk.gov.uk

Agent	Ref. No. 2/01/1112/CU
Applicant Mr G P Rothwell Anglia Printing Services 8 Windsor Road King's Lynn Norfolk PE30 5PL	Received 20 July 2001 Location 8 Windsor Road Parish Kings Lynn
Details	Change of use from residential to warehouse with office space

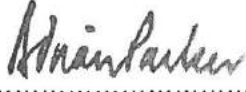
*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

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 dated 2.8.01 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 operation of the business shall be limited to between the hours of 8.00 am – 6.00 pm Monday – Saturday and at no time on Sundays or Bank Holidays.
- 3) Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, the development hereby permitted shall be used only for the Printing Services business as described in the applicants letter dated 2.8.01, and for no other purpose whatsoever.

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 the amenity of the occupiers of adjacent property.
- 3) The use of the development for any other purpose would likely give rise to conditions detrimental to residential amenity and would require further consideration by the Borough Planning Authority.


.....
Borough Planning Officer
on behalf of the Council
12 September 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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E-mail borough.planning@west.norfolk.gov.uk

Agent	Parsons & Whittlely 1 London Street Swaffham Norfolk PE37 7DD	Ref. No.	2/01/1111/F
		Received	06 September 2001
		Location	Land adj Burbage Cottage Westgate Street
Applicant	J Suckling Developments 52a High Street Downham Market Norfolk	Parish	Shouldham
Details	Construction of dwelling (revised proposal)		

*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 revised by plan received on 6th September 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 the start of any development on the site a sample panel of the brick and flint work proposed to be used shall be erected on the site using the proposed bonding technique and mortar colour. Development shall not commence until the Borough Planning Authority has indicated in writing its agreement to particular materials and treatment.
- 3) 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.
- 4) Before the occupation of the development hereby permitted sufficient space shall be provided within the site to enable vehicles to turn and re-enter the highway in forward gear and this area shall be levelled and surfaced to the satisfaction of the Borough Planning Authority.
- 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:
 - i) 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
 - ii) 2.4 m high heavy duty hoarding securely mounted on scaffold poles
 - iii) 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.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To enable the Borough Planning Authority to ensure that the overall appearance of the new building is appropriate in the street scene.
- 3) To ensure the satisfactory provision of access and parking arrangements in the interests of highway safety.
- 4) In the interests of highway safety.
- 5) 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.



.....
Borough Planning Officer
on behalf of the Council
11 October 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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E-mail borough.planning@west.norfolk.gov.uk

Agent	Russen & Turner 17 High Street King's Lynn Norfolk PE30 1BP	Ref. No.	2/01/1110/CU
		Received	20 July 2001
		Location	Thornham Bakery Church Street
Applicant	Mr A Wigley Thornham Bakery Church Street Thornham Norfolk PE36 6NJ	Parish	Thornham
Details	Change of use of part of ground floor residential accommodation to tea room ancillary to existing shop and bakery		

*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 facsimile received 31.8.01 subject to compliance with the following conditions:

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reasons being:

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




.....
Borough Planning Officer
on behalf of the Council
07 September 2001

Note

It is considered that the development hereby approved is of a type to which the relevant section of the following apply:

- [a] The Chronically sick and Disabled Persons Act 1970
- [b] Code of practice for Access for the Disabled to Buildings (BS 5810 : 1979)
- [c] Design Note 18 'Access for the Physically Disabled to Educational Buildings'

Checked by: 

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Norfolk PE30 1EX

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Agent	Richard CF Waite RIBA Dip Arch 34 Bridge Street King's Lynn Norfolk PE30 5AB	Ref. No. 2/01/1109/F
		Received 20 July 2001
		Location The Retreat Common Road
Applicant	Mr L Bates The Retreat Common Road East Winch King's Lynn Norfolk	Parish East Winch

Details Erection of glasshouse for covered vegetable cultivation

*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.

The Reasons being:

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



.....
Borough Planning Officer
on behalf of the Council
12 September 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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E-mail borough.planning@west.norfolk.gov.uk

Agent Richard CF Waite RIBA Dip Arch
34 Bridge Street
King's Lynn
Norfolk
PE30 5AB

Ref. No. 2/01/1108/F

Received 20 July 2001

Location The Retreat
Common Road

Applicant Mr L Bates
The Retreat
Common Road
East Winch
King's Lynn
Norfolk

Parish East Winch

Details Erection of glasshouse for covered vegetable cultivation

*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.

The Reasons being:

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



.....
Borough Planning Officer
on behalf of the Council
12 September 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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E-mail borough.planning@west.norfolk.gov.uk

Agent Birdall Swash & Blackman
3 Pottle's Alley
Hingham
Norfolk
NR9 4HS

Ref. No. 2/01/1107/F

Received 20 July 2001

Location The Old Norfolk Hero

Parish Stanhoe

Applicant Dr & Mrs R Hargreaves
The Old Norfolk Hero
Bircham Road
Stanhoe
Norfolk

Details First floor extension to house

*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.

The Reasons being:

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



.....
Borough Planning Officer
on behalf of the Council
06 September 2001

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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E-mail borough.planning@west.norfolk.gov.uk

APP/V2635/A/01/1075/46
Appeal lodged
11/10/01
Appeal Dismissed - 4/13/02

Agent	Anglia Design Associates 11 Charing Cross Norwich Norfolk NR2 4AX	Ref. No.	2/01/1106/F
		Received	20 July 2001
		Location	Land adj The Old Drill Hall High Street
Applicant	Graphfun Ltd c/o 11 Charing Cross Norwich Norfolk NR2 4AX 01603 666576	Parish	Methwold
Details	Construction of house and garage		

*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 dwelling due to its siting in relation to the adjacent buildings, would not enhance or preserve the form and character of the settlement and its isolated position be an incongruous addition to the street scene and would damage the appearance of its built surroundings. It would therefore be contrary to Policy H7 of the Norfolk Structure Plan 1999 that requires all new housing development to enhance or preserve the form and character of the village and its setting and Policy 4/21 of the King's Lynn and West Norfolk Local Plan 1998 that does not support development that damages the appearance of its built surroundings.
- 2 The proposed development, located on the amenity space for the adjacent building (The Old Drill Hall) being converted into residential units, would prevent the proper implementation of planning permission reference 2/01/0389/CU and would adversely affect the landscaping required by condition of the Old Drill Hall. As such the proposal would neither respect the residential amenity of the Old Drill Hall, nor the proposed dwelling. It would therefore be contrary to Policy 9/29 of the King's Lynn and West Norfolk Local Plan that seeks to promote high standards of landscaping, and a respect for the residential amenities and environmental conditions throughout the Borough.



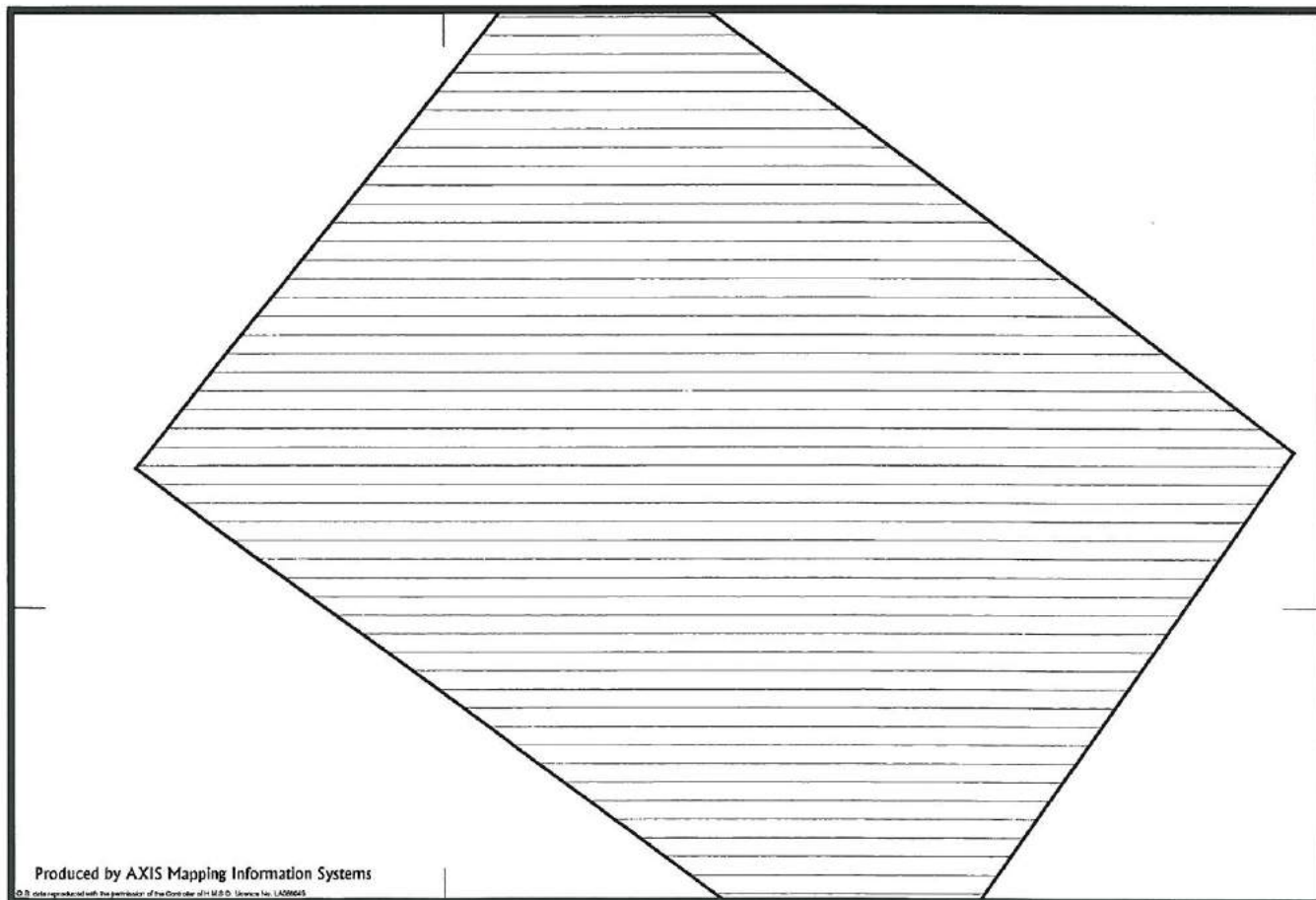
.....
Borough Planning Officer
on behalf of the Council
12 September 2001

Checked by:

Borough Council of Kings Lynn and West Norfolk Register of Application

Area	Rural	Ref. No.	2/01/1105/CM
Applicant	Norfolk Environmental Waste Services Ltd (News) 51 Norwich Road Horsham St Faith Norwich NR10 3HH	Received	27-JUL-2001
		Expiring	23-AUG-2001
Agent	The Landscape Partnership Ancient House Mews Church Street Woodbridge Suffolk IP12 1DH	Location	Docking Landfill Site Docking Road
		Parish	Docking
Details	Retention of composting facility and use of land for processing and storage of compost until July 2002		
	Fee Paid	£	.00

Withdrawn 15/10/01.



PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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E-mail planning@west.norfolk.gov.uk

Agent Anderson Hawkes Designs
22A London Road
Woolmer Green
Knebworth
Herts
SG3 6JP

Ref. No. 2/00/1105/F

Received 17-JUL-2000

Location 53 Neville Road
Parish Heacham

Applicant Mr A Sandford
53 Neville Road
Heacham
Kings Lynn
Norfolk

Details First floor extension and ground floor infill

*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 bricks and tiles to be used on the extension shall match as closely as possible those bricks and tiles used in the construction of the existing guest house.

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 the visual amenities of the locality.



.....
Borough Planning Officer
on behalf of the Council
20 November 2001

Checked by:

Note:

This permission is issued in conjunction with an Obligation under Section 106 of the Town and Country Planning Act 1990.

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Norfolk PE30 1EX

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E-mail borough.planning@west.norfolk.gov.uk

Agent		Ref. No. 2/01/1104/CU
Applicant	Wherry Housing Association Anglia House 6 Central Avenue Thorpe St Andrew Norwich NR7 0HR	Received 20 July 2001 Location 40 Northgate Parish Hunstanton

Details Change of use from residential to house in multiple occupation

*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) This permission relates solely to the proposed change of use of the building for use as a house in multiple occupation purposes, and no material alterations to the external appearance of the building shall be carried out until detailed plans have been 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) To enable the Borough Planning Authority to consider any material alterations to the external appearance of the building and because no detailed plans have been submitted with this application.



.....
Borough Planning Officer
on behalf of the Council
12 September 2001

Checked by:

PLANNING PERMISSION

Notice of decision

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Agent

Ref. No. **2/01/1103/F**

Applicant Mr P Meadows
63 Wisbech Road
King's Lynn
Norfolk

Received 19 July 2001

Location **63 Wisbech Road**
Parish **Kings Lynn**

Details **Creation of vehicular access**

*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 access hereby approved is first brought into use the parking and manoeuvring areas shall be laid out, surfaced and drained to the satisfaction of 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) To ensure that any parking/turning area is satisfactorily laid out.



.....
Borough Planning Officer
on behalf of the Council
07 September 2001

Checked by:

LISTED BUILDING CONSENT

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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E-mail borough.planning@west.norfolk.gov.uk

Agent		Ref. No. 2/01/1102/LB
Applicant	L & C Austin The Old Courthouse London Road Downham Market Norfolk	Received 19 July 2001
		Location Gate Lodges Court Gardens Off London Road
		Parish Downham Market

Details Renovation of gate lodges to include removal of sections of brickwork and re-installation of door openings

Planning (Listed Buildings and Conservation Areas) Act 1990
The Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent is granted for the execution of the works 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.

The Reasons being:

- 1) Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



.....
Borough Planning Officer
on behalf of the Council
31 August 2001

Checked by:

LISTED BUILDING CONSENT

Notice of decision

BOROUGH PLANNING

King's Court,
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Norfolk PE30 1EX

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Agent B Burnett
21 Shelduck Drive
Snettisham
King's Lynn
Norfolk
PE31 7RG

Ref. No. 2/01/1101/LB

Received 18 July 2001

Location 17 Church Street

Parish Kings Lynn

Applicant Mr N Williamson
17 Church Street
King's Lynn
Norfolk

Details Construction of dormer window

*Planning (Listed Buildings and Conservation Areas) Act 1990
The Planning (Listed Buildings and Conservation Areas) Regulations 1990*

Listed Building Consent is granted for the execution of the works 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 new dormer window hereby permitted must precisely match, in terms of materials and detailing, the existing adjacent dormer window on the same roof.

The Reasons being:

- 1) Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2) In the interests of the character and appearance of the listed building.



.....
Borough Planning Officer
on behalf of the Council
06 December 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

King's Court,
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Agent B Burnett
21 Shelduck Drive
Snettisham
King's Lynn
Norfolk
PE31 7RG

Ref. No. 2/01/1100/F

Received 18 July 2001

Location 17 Church Street

Parish Kings Lynn

Applicant Mr N Williamson
17 Church Street
King's Lynn
Norfolk

Details Construction of dormer window

*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 new dormer window hereby permitted must precisely match, in terms of materials and detailing, the existing adjacent dormer window on the same roof.

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 the character and appearance of the listed building.



Borough Planning Officer
on behalf of the Council
06 December 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

King's Court,
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Norfolk PE30 1EX

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Fax: (01553) 616652

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E-mail *borough.planning@west.norfolk.gov.uk*

Agent	Peter Godfrey Chelwood House Sherborne Road Dersingham King's Lynn Norfolk	Ref. No.	2/01/1099/F
		Received	18 July 2001
		Location	Hollycroft Old Church Road
		Parish	Terrington St John
Applicant	Mr & Mrs K Knight Hollycroft Old Church Road Terrington St John 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 **and as modified by the facsimile dated 30 July 2001 from the applicants agent subject to compliance with the following conditions:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reasons being:

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



.....
Borough Planning Officer
on behalf of the Council
05 September 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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Agent		Ref. No.	2/01/1098/F
Applicant	Mr & Mrs R Forder 9 Station Road Leziate King's Lynn Norfolk	Received	18 July 2001
		Location	9 Station Road
		Parish	Leziate

Details **Conservatory 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.

The Reasons being:

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


.....
Borough Planning Officer
on behalf of the Council
21 August 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Agent		Ref. No. 2/01/1097/F
Applicant Mr M R Baker 27 Blackthorn Road South Wootton King's Lynn Norfolk		Received 18 July 2001
		Location 27 Blackthorn Road
		Parish South Wootton

Details **Conservatory 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.

The Reasons being:

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



.....
Borough Planning Officer
on behalf of the Council
31 August 2001

Checked by: *HNH*.....

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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Agent Grahame Seaton
67 St Peters Road
Upwell
Wisbech
Cambs

Ref. No. 2/01/1096/F

Received 18 July 2001

Location Land north west of The Myrtles
Pius Drove

Applicant Mr K Griffith
The Myrtles
Pius Drove
Upwell
Wisbech
Cambs

Parish Outwell

Details Construction of agricultural storage building

*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 received on 25th July 2001 subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reasons being:

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



.....
Borough Planning Officer
on behalf of the Council
31 August 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Chapel Street
King's Lynn,
Norfolk PE30 1EX

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Agent	Grahame Seaton 67 St Peters Road Upwell Wisbech Cambs	Ref. No.	2/01/1095/F
		Received	18 July 2001
Applicant	G M Woods Bramble Wood Church Road Walpole St Peter Wisbech Cambs	Location	Bramble Wood Church Road Walpole St Peter
		Parish	Walpole

Details **Extensions to bungalow**

*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.

The Reasons being:

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



.....
Borough Planning Officer
on behalf of the Council
17 August 2001

Checked by:

OUTLINE 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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E-mail borough.planning@west.norfolk.gov.uk

Agent	David Broker Design Services Danbrooke House Wisbech St Mary Wisbech Cambs PE13 4RW	Ref. No. 2/01/1094/O
		Received 18 July 2001
		Location Lynn Road Walton Highway
		Parish West Walton
Applicant	Packwell Ltd Lynn Road Walton Highway West Walton Wisbech Cambs	

Details Site for construction of 5 dwellinghouses

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

Outline planning 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 the letter dated 21 August 2001 from the applicants agent subject to compliance with the following conditions:**

- 1) Application for the approval of reserved matters specified below shall be made within three years from the date of this permission (otherwise the permission lapses); and the development shall be begun within five years from the date of this permission or two years from the final approval of the reserved matters, whichever is the later date.
- 2) Before the start of any development on the site full details of the siting, design and external appearance of any buildings/structure, the means of access thereto and the landscaping of the site, shall be submitted to and approved by the Borough Planning Authority and the development shall conform to such approved details.
- 3) This permission shall not be taken as an approval of any details which may be shown on the approved plans unless they have been stated in the applications to form an integral part of the application.
- 4) Prior to the commencement of any other development, a scheme for the provision and implementation of Contamination Investigation and Remediation shall be submitted and agreed in writing with the Borough Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.
- 5) Prior to the commencement of the construction of any dwelling hereby permitted the existing buildings on the site shall be completely demolished and the materials removed from the site to the satisfaction of the Borough Planning Authority.
- 6) Before the start of any development on the site details of the vehicular access arrangements shall be submitted to and agreed in writing by the Borough Planning Authority.
- 7) Before the occupation of any dwelling hereby permitted sufficient space shall be provided within the curtilage of that dwelling to enable vehicles to turn and re-enter the highway in forward gear and this area shall be levelled and surfaced to the satisfaction of the Borough Planning Authority.

Continued

- 8) Before the occupation of any dwelling hereby permitted car parking facilities shall be provided within the curtilage of that dwelling in accordance with the Borough Planning Authority's adopted standards.
- 9) The dwellings hereby permitted shall be of two storey construction and shall be designed in sympathy with the existing development in the vicinity of the site.
- 10) Prior to the occupation of any dwelling hereby permitted a hedge shall be planted along the highway boundary of the curtilage of that dwelling, the species of which shall previously have been agreed by the Borough Planning Authority in writing. This shall then be allowed to grow to, and subsequently be retained at, a height of not less than 1 m. Any plants which die shall be replaced in the following planting season, with plants of the same species.

The Reasons being:

- 1) Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.
- 2&3) This permission is granted under Article 3 of the above mentioned Order on an outline application and the conditions are imposed to enable the Borough Planning Authority to retain control over the siting and external appearance of the buildings, the means of access and landscaping of the site, in the interests of amenity and road safety.
- 4) To ensure a satisfactory method of pollution control.
- 5) To ensure a satisfactory form of development.
- 6&7) In the interests of highway safety.
- 8) To ensure the satisfactory provision of car parking on the site.
- 9) In the interests of the street scene.
- 10) In the interests of the visual amenities of the locality.



.....
Borough Planning Officer
on behalf of the Council
10 September 2001

Note – Please find attached letter dated 26 July 2001 from the Environment Agency.

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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Agent	Martin Hall Associates 7a Oak Street Fakenham NR21 9DX	Ref. No.	2/01/1093/F
		Received	17 July 2001
Applicant	Mrs J Matthews 89 Merton Hall Road Wimbledon London SW19 3PX	Location	Old Holme Station Road
		Parish	Docking
Details	Retention of single storey 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.



.....
Borough Planning Officer
on behalf of the Council
11 September 2001

Checked by:

REFUSAL OF PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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

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E-mail borough.planning@west.norfolk.gov.uk

Agent		Ref. No. 2/01/1092/O
Applicant Mr B H Hayhoe	232 Wroxham Road	Received 17 July 2001
	Sprowston	Location 89 Lynn Road
	Norwich	Parish Grimston
	NR7 8BE	

Details Site for construction of dwellinghouse

*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) If permitted, the proposed development would result in the undesirable intensification of the existing pattern of development through the sub-division of an existing curtilage which would not enhance the form and character of the area contrary to Policy H7 of the Norfolk Structure Plan.
- 2) The proposed plot is not of a sufficient size to satisfactorily accommodate development of a standard comparable with the existing development in the area. The proposed development would, in consequence, be out of keeping with and detrimental to the appearance of its built surroundings contrary to Policies 4/21 and 9/29 of the King's Lynn and West Norfolk Local Plan.
- 3) The proposed development would be prejudicial to road safety due to Back Lane being a "soft road" (or green lane) and having poor visibility at its junction with Lynn Road. It is therefore not considered suitable to serve any further development.



.....
Borough Planning Officer
on behalf of the Council
19 September 2001

Checked by:

PLANNING PERMISSION

Notice of decision

BOROUGH PLANNING

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Agent

Ref. No. 2/01/1091/F

Applicant Bennett Plc
Hallmark Building
Backstreet
Lakenheath
Suffolk
IP27 9ER

Received 17 July 2001

Location Plot A99 Meadowfields
Park Lane

Parish Downham Market

Details Construction of dwelling (amended design)

*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) This permission relates to a change in dwelling type on plot 99, and all other conditions imposed on the original estate permission (reference 2/98/0630/F) remain in force.

The Reasons being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2) To define the terms of the consent.

.....
Borough Planning Officer
on behalf of the Council
20 August 2001

Checked by: