



Mr George Machin  
Grace Machin Planning & Property  
2 Hollowstone, The Lace Market  
Nottingham, NG1 1JH

## PLANNING PERMISSION

Town and Country Planning Act 1990

Application No:	S19/1632
Date Received:	8th October 2019
Applicant:	Vincent
Proposal:	Erection of garage/stores with ancillary office accommodation above, associated with the existing hotel business use only
Location:	Old Manor House Bottesford Road Allington NG32 2DH
Decision/Date	21st February 2020

The South Kesteven District Council has considered this application under the Town and Country Planning Act 1990 (as amended) and **Grants Planning Permission** for the development described above.

This permission is granted subject to the following Condition(s) and Reason(s) which are laid out in the order by which they must be complied with:-

### Time Limit for Commencement

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

### Approved Plans

2. The development hereby permitted shall be carried out in accordance with the following list of approved plans:
  - i. Site Location Plan (Received - 10/09/2019)
  - ii. Drawing No: PL002 Rev:003 - Proposed Combination Drawing (Received - 23/01/2020)

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

... Continued

### During Building Works

3. Before any of the works on the external elevations for the building(s) hereby permitted are begun, samples of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

### Before the Development is Occupied

4. Before any part of the development hereby permitted is occupied/brought into use, the external surfaces shall have been completed in accordance with the approved details. The approved timber boarding shall be allowed to weather naturally, not stained a different colour, and shall be retained unstained thereafter.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 and EN6 of the adopted South Kesteven Local Plan.

### **Standard Note(s) to Applicant:**

1. This consent applies only to that required by the Town and Country Planning Acts and does not include any permission or approval under any other enactment, bylaw or regulation.
2. Your attention is drawn to the attached notes explaining your rights of appeal regarding this decision.
3. The permission to which this notice refers MAY contain the requirement to comply with certain conditions PRIOR to any works being commenced, as well as conditions to be met DURING and AFTER the completion of the development. You are hereby advised that non-compliance with ANY condition may render this permission invalid and the development itself UNLAWFUL and could lead to enforcement action and/or prosecution. It is YOUR responsibility to ensure that all conditions are complied with. If you are in any doubt as to the requirements established by any condition attached to this permission, you are strongly advised to contact South Kesteven District Council Development Management for clarification prior to the commencement of any works.
4. The approval of details reserved by any condition(s) (discharge of condition(s)) is now treated as a formal application and as such requires separate discharge of conditions application to be submitted.
5. In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.

**Sylvia Bland**  
**Head Of Development Management**  
**21st February 2020**

## TOWN AND COUNTRY PLANNING ACT 1990

### **NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS**

#### **Appeals to the Secretary of State**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within **28 days** of the date of this decision.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within **28 days** of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] from the date of this decision, whichever is the soonest.
- For householder or minor commercial applications, any appeal must be received within **12 weeks** from the date of this decision.
- For decisions to refuse express consent for the display of an advertisement, any appeal must be received within **8 weeks** from the date of receipt of this decision.
- In all other instances where you want to appeal against your local planning authority's decision, any appeal must be received within **6 months** from the date of this decision.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on ~~tel~~: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further information can be found here: <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.