

Town and Country Planning Act 1990
Planning Permission

Name and address of applicant

Catherine Gilbert
30 Main Road
Washingborough
LN4 1AT

Name and address of agent (if any)

Studio Charrette
50 Grosvenor Hill
London
W1K 3QT

Notice of decision to grant planning permission

Application number: 22/0564/FUL

Proposal: Conversion/Change of use of existing outbuilding to use as a micro bakery (part retrospective)

Location:

North Kesteven District Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been **granted** for the carrying out of development referred to above, subject to the conditions set out below –

- 1 The development must be begun not later than the expiration of **three (3) years** beginning with the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The outbuilding shall be used as a micro bakery and shall not be used for any other business/commercial purpose (including any other purpose within Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To ensure commercial activity is retained at an appropriate scale and in the interests of residential amenity; to accord with policies LP6 and LP26 of the Central Lincolnshire Local Plan (Adopted 2017).

- 3 The Micro Bakery use hereby approved shall be operated solely by the occupiers of 30 Main Road, Washingborough only and shall not accommodate additional employment.

Date: 23rd June 2022

Mark Williets

District Council Offices, Kesteven Street
Lincolnshire, NG34 7EF

Development Manager

Sleaford,

Reason: To ensure that the business remains within the parameters of 'small scale', thus reasonably located outside of a commercial unit; and in the interests of residential amenity and in the interests of the safety and free passage of those using Main Road to accord with policies LP6, LP13 and LP26 of the Central Lincolnshire Local Plan (Adopted 2017).

- 4 As confirmed in the applicants e-mail of the 13th of June 2022 and unless otherwise agreed in writing by the district planning authority, the hours of operating the business from the premises shall be restricted to:

Monday to Friday inclusive - A maximum of four hours per day between the hours of 08:30 am - 17:30 pm

No work shall be carried out on Saturdays, Sundays or Bank and Public Holidays.

Reason: To ensure that the business remains within the parameters of 'small scale', thus reasonably located outside of a commercial unit; and in the interests of residential amenity, to accord with policies LP6 and LP26 of the Central Lincolnshire Local Plan (Adopted 2017).

- 7 As confirmed in the applicants e-mail of the 13th of June 2022, the Micro Bakery shall not be open to members of the public.

Reason: To ensure that the business remains within the parameters of 'small scale', thus reasonably located outside of a commercial unit; and in the interests of residential amenity and In the interests of the safety and free passage of those using Main Road to accord with policies LP6, LP13 and LP26 of the Central Lincolnshire Local Plan (Adopted 2017).

- 8 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the approved plans, listed below on this decision notice.

Reason: To ensure that the development takes place in accordance with the approved details.

Reason for granting Planning Permission

Having regard to the details of the application proposals, and the relevant provisions of the Development Plan as summarised below, it is considered that subject to compliance with the conditions attached in this permission, the proposed development would be in accordance with the Development Plan.

Policy	Plan
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LP02 - Spatial Strategy and Settlement Hierarchy	Central Lincolnshire Local Plan 2017
LP05 - Delivering Prosperity and Jobs	Central Lincolnshire Local Plan 2017
LP06 - Retail and Town Centres in Central Lincs	Central Lincolnshire Local Plan 2017
LP13 - Accessibility and Transport	Central Lincolnshire Local Plan 2017
LP25 - The Historic Environment	Central Lincolnshire Local Plan 2017
LP26 - Design and Amenity	Central Lincolnshire Local Plan 2017
National Planning Policy Framework (2021)	National Planning Guidance

Explanatory Note:

This reason is intended only to be a summary of the reasons for granting of planning permission. For further details on the decision, please see the application report and related documents under the above reference.

This decision has been made in accordance with the requirements of the National Planning Policy Framework 2018. The Local Planning Authority has sought all reasonable measures to resolve issues and find solutions when coming to its decision, working to secure sustainable development that will improve the economic, social and environmental conditions of the District.

Informatives

1. Based on the information submitted with your 'CIL - Additional Information Requirement form', the Council has determined that your development is not CIL liable.
2. The proposal as submitted was deemed to be acceptable and as such the LPA was not required to engage in further positive and proactive working with the applicant.
3. Notwithstanding the details shown on the approved drawings, this permission does not grant consent or imply approval for any advertisements proposed to be displayed within the site of the approved development. A separate application for consent under the Advertisement Regulations should be made if required.

The decision relates to the plans and documents identified below:

Drawing No.	Drawing Name	Received Date
P5	Roof Plan	20th April 2022
P7 Ex and Prop Front	Elevations	20th April 2022
P9 Ex and Prop Rear	Elevations	20th April 2022
P8 Ex and Prop side	Elevations	20th April 2022
P10 Ex and Prop side 2	Elevations	20th April 2022
P3 Ex and Prop Level 0	Floor Plans	20th April 2022
P4 Ex and Prop Level 1	Floor Plans	20th April 2022
CRANE STUDIO	Other	20th April 2022
Crane Studio spec	Other	20th April 2022
	Planning Statement	20th April 2022
P2 Ex and Prop	Site Plan	20th April 2022
P1	Location Plan	20th April 2022
Applicants e-mail opening hours etc	Other	13th June 2022

Housing Delivery and Monitoring

If this decision relates to new residential development (not including domestic extensions, alterations or outbuildings) please be aware that as part of the Council's requirement to monitor and project the delivery of housing, you will be contacted separately to provide details of the likely timescales for the commencement and completion of development. Further information, including a copy of the Housing Delivery Evidence template can be found at <https://www.n-kesteven.gov.uk/residents/planning-and-building/planning/planning-policy/evidence-base-and-monitoring/kesteven.gov.uk/residents/planning-and-building/planning/planning-policy/evidence-base-and-monitoring/monitoring/>. This template should be completed and returned to the Council at any time, by emailing the form marked for the attention of the 'Planning Monitoring Officer' and including the planning reference number (at the top of this decision notice), to planning@n-kesteven.gov.uk **Additional Information**

1. The planning 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 both 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. If you are in doubt as to the requirements established by any condition attached to this permission, you are strongly advised to contact North Kesteven District Council Planning Department for clarification prior to the commencement of any works. In order to discharge conditions, you will need to complete and submit the relevant form, other required documents and fee.
2. If any condition on this planning permission requires the submission of further information, for example agreement of materials, boundary treatments, drainage etc, an application to provide the information required must be made in written form, preferably on the standard application forms entitled Application to Discharge Conditions, which can be downloaded from the Council's website at www.n-kesteven.gov.uk/planningapplicationforms. Any application must also be accompanied by the relevant fee set by central government, details of which are available on the above webpage. Material samples should ideally be left at the application site for officer inspection.
3. This permission shall not be construed as granting rights to carry out works on, or over, land not within the ownership, or control of the applicant. You must obtain the prior written consent of the owner and occupier of any land upon which it is necessary for you to enter in order to construct, externally finish, decorate or in any other way carry out works in connection with this development including future repairs/maintenance, or to obtain support from adjoining property. This permission does not authorise you to take such action without first obtaining this consent. Your attention is drawn to the Access of Neighbouring Land Act 1992 and the Party Wall Act 1996.
4. Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. For example, Building Regulations are likely to apply to most developments.
5. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for Transport, Local Government and the Regions in accordance with Section 78 of the Town and Country Planning Act 1990 within the necessary time limits of the date of this notice. For further guidance on this please visit the Planning Inspectorates website <https://www.gov.uk/appeal-planning-inspectorate>
6. The Council has a statutory duty to provide street naming and logical street numbering so that premises can be quickly identified by the Post Office, tradesmen, emergency and other services and the District Council charge an administrative fee for this service. Please refer to our policy for further guidance on what structures can obtain a new address <https://www.n-kesteven.gov.uk/residents/planning-and-building/planning/street-naming-and-numbering/>

