

RECENT APPEAL DECISIONS TO 4 SEPTEMBER 2012**Application Ref: S11/0902/MJRF NB****Planning Inspectorate No: APP/E2530/A/11/2167104**Appeal Type: **Written Evidence**

Appellant:	. R Graf, Newtons Solicitors
Proposal:	Creation of 3 flats from 12 bedsits and erection of 11 dwellings/flats with associated parking at land rear of 51-58 Scotgate
Site:	Blenheim Court, 51, Scotgate, Stamford, Lincolnshire, PE9 2YQ

Appeal Decision – Date:	Appeal dismissed - 22 August 2012
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SUMMARY

The appeal was made against the non-determination of the application within statutory time frames; however, the views of Members were sought and they concluded, along with the Case Officer, that if the application had been determined by the Authority it would have been refused permission on the grounds of being of out character with the Conservation Area and detrimentally affecting the setting of adjacent Listed Buildings, primarily as a result of the scale and design of the development. Furthermore, a Section 106 (S106) legal agreement was also required for the payment of monies and provision of affordable housing to make the application acceptable in planning terms.

The inspector dismissed the appeal but only for one reason and that was because the S106 had not been signed and the application was, therefore, not acceptable in planning terms. However, the Inspector found the scale and design of the courtyard development acceptable and dismissed the appeal only on the aforementioned reason.

Application Ref: S11/0903/LB NB**Planning Inspectorate No: APP/E2530/E/11/2167119/NWF**Appeal Type: **Written Evidence**

Appellant:	Newtons Solicitors
Proposal:	Partial demolition of Listed Building (elements to the rear) and alteration to form 3 apartments
Site:	Blenheim Court, 51, Scotgate, Stamford, Lincolnshire, PE9 2YQ

Appeal Decision – Date:	Appeal allowed - 21 August 2012
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SUMMARY

The appeal was made against the non-determination of the application within statutory time frames; however, the views of Members were sought and they concluded, along with the Case Officer, that if the application had been determined by the Authority it would have been granted Listed Building Consent.

The Inspector agreed with the conclusion reached by the Council and allowed the appeal subject to the imposition of conditions to ensure that materials used were appropriate and that features of interest were to be retained and the proposal likely to remove previous unsympathetic extensions to the building.

RECENT APPEAL DECISIONS TO 4 SEPTEMBER 2012

Application Ref: S12/0250/HSH NB
Planning Inspectorate No: APP/E2530/D/12/21771196

Appeal Type: **Written Evidence**

Appellant:	Mrs Jane Knight
Proposal:	Installation of solar panels
Site:	1, Saxon Court, Water Street, Stamford, Lincolnshire, PE9 2NJ

Appeal Decision – Date:	Appeal dismissed - 29 August 2012
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SUMMARY

The application was refused permission under delegated powers because of the detrimental impact that the solar panels would have on the character of the Conservation Area. This appeal is rather unusual in that normally solar panels do not require planning permission but permitted development rights were removed when permission was granted with the site being in a prominent location within the Conservation Area.

The Inspector agreed with the reason for refusal and noted the prominent location of the appeal site and how it would be visible from many vantage points. Whilst noting the need to encourage renewable energy the Inspector felt that the overriding consideration was that of protecting the outstanding quality of the townscape.

Application Ref: S12/0320/HSH PJM
Planning Inspectorate No: APP/E2530/D/12/2177938

Appeal Type: **Written Representation**

Appellant:	Mr Neil O'Keefe
Proposal:	Two storey side extension
Site:	The Cottage, Main Street, Little Humby, Grantham, NG33 4HW

Appeal Decision – Date:	Appeal allowed with conditions - 21 August 2012
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SUMMARY

To be reported at next Committee

RECENT APPEAL DECISIONS TO 4 SEPTEMBER 2012**Application Ref: S12/1030/HSH SP****Planning Inspectorate No: APP/E2530/AD12/2178491**Appeal Type: **Written Representation**

Appellant:	Mr Robert Payne
Proposal:	Reposition 6ft high wooden fence alongside 39 Minerva Close, Ancaster,
Site:	39, Minerva Close, Ancaster, Grantham, Lincolnshire, NG32 3LJ

Appeal Decision – Date:	Appeal dismissed - 17 August 2012
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SUMMARY

The appellant proposed to enclose a strip of land alongside his side garden wall with 1.8m high close boarded fencing that would run to the back of the footway.

The Inspector agreed with the decision to refuse permission and concluded that the proposal would result in loss of a pleasing strip of planting and that the fencing would be intrusive in terms of impact on the streetscene.