

MJB - S18/1258

**Proposal:** Demolition of derelict building to be replaced with wooden cabin

**Site Address** St Vincents, St Vincents Road, Grantham, Lincolnshire, NG31 9EJ

**Summary of Information Received:**

The Conservation Officer requested that a condition be placed on the Listed Building Consent, requiring samples of the cladding be submitted to and approved by the Local Planning Authority prior to the construction of the log cabin.

**Officer comments:**

The condition requested is appropriate and would ensure that the setting of the Grade II Listed Building is preserved.

**Recommendation:**

That the development is approved subject to the following conditions:-

1. The works hereby consented shall be commenced before the expiration of three years from the date of this consent.

Reason: In order to ensure that the works are commenced in a timely manner, as set out in Sections 18 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. The works hereby consented shall be carried out in accordance with the following list of approved plans:

Site Plan Part 1, received 4 July 2018  
Site Plan Part 2, received 4 July 2018  
Diagram 1, Parts 1, 2 and 3, Wooden Cabin received 4 July 2018  
Diagram 2, Wooden Shed, Received 4 July 2018  
Diagram 3, Potting Shed, Received 4 July 2018

Unless otherwise required by another condition of this permission.

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

3. Before any of the works on the external elevations for the building hereby permitted are begun, samples/details of the timber cladding for the cabin including finish shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory preservation of the setting of the listed building in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).