



Mr John Trotter  
Wythe Holland Limited  
10 Emlyn's Street  
Stamford  
PE9 1QP

## REFUSAL OF PLANNING PERMISSION

Town and Country Planning Act 1990

### Part I – Particulars of application

|                 |   |
|-----------------|---|
| Application No: | S22/1002  |
| Date Received:  | 17th May 2022   |
| Applicant:      | Mr Mark Hamblin   |
| Proposal:       | Erection of single dwelling and garage within grounds of The Presbytery |
| Location:       | The Presbytery 32 High Street<br>Corby Glen Lincolnshire NG33 4LX       |
| Decision/Date   | 12th July 2022  |

### Part II – Particulars of decision

The South Kesteven District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **permission has been refused** for the carrying out of the development referred to in Part I hereof, for the following reason(s):-

1. The proposed development, by reason of its siting and scale, would result in a detrimental visual impact on the setting of the Grade II Presbytery House and Grade II Roman Catholic Church of Our Lady of Mount Carmel, such as to harm the significance of the Grade II listed buildings, as well as the character and appearance of the conservation area. The harm is considered to be less than substantial harm, and the public benefit of the proposal, providing a single residential dwelling, would not outweigh the identified harm and the proposal would not better reveal or preserve the heritage assets. The proposal is therefore contrary Policy EN6 of the South Kesteven Local Plan, and the NPPF (section 16), and Sections 66 and 72 of the Planning (Listed buildings and Conservation Areas) Act 1990.
2. The proposed dwelling, by reason of its siting, orientation and layout, would result in a form of development that would be at odds with the surrounding development along High Street, Corby Glen. The proposal would result in development that would introduce a form of development and relationship to the streetscene that does not currently exist within this vicinity and fails to make a positive contribution to the local distinctiveness,

... Continued

vernacular and character of the area, and would result in harm to Corby Glen Conservation Area. As such the development would be detrimental to the character and appearance of the area, contrary to Policy SP3, DE1 and EN6 of the adopted Local Plan and the NPPF (section 12 and section 16).

**Note(s) to Applicant:**

- 1 Your attention is drawn to the attached notes explaining your rights of appeal regarding this decision.
- 2 There is a fundamental objection to the proposal and it is considered that this cannot be overcome. Consideration has not been delayed by discussions which cannot resolve the reasons for refusal. The decision therefore accords with paragraphs 38 of the National Planning Policy Framework.

**Emma Whittaker**  
**Assistant Director Of Planning**  
**12th July 2022**

GENERAL DEVELOPMENT PROCEDURE ORDER 2015  
TOWN AND COUNTRY PLANNING ACT 1990

### 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 and 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 notice.

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 the service of the enforcement notice **or** within six months of the date of this notice (whichever period expires earlier).

If you want to appeal against other decisions, except for Householder which are 12 weeks, then you must do so within 6 months of the date of this notice. Appeals should be submitted using a form that you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

Tel: 0303 444 5000

Email: [enquiries@planning-inspectorate.gsi.gov.uk](mailto:enquiries@planning-inspectorate.gsi.gov.uk)

Website: <https://www.gov.uk/planning-inspectorate>

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

### Purchase Notices

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.