FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H01/0302/93 Received:29-MAR-93 Type:FULL

Name: Mr G I Anderson
Sudbrooke House
Backgate
Cowbit
Spalding, Lincs

Agent: Mr G I Anderson
Sudbrooke House
Backgate
Cowbit
Spalding, Lincs

Description: Proposed kitchen extension

Location : Sudbrooke House Backgate
Cowbit Spalding, Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
29-APR-93 H01/0302/93

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H01/0308/93

Date Registered 29 MAR 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. G. ANDERSON
SUDBROOKE HOUSE
BACKGATE
COWBIT

Tel. No. 0406 380 316

NAME AND ADDRESS OF AGENT

(If form completed by agent)

OFFICE COPY

Tel No.

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED KITCHEN EXTENSION.

Please complete

Signed..... Date. 25.3.93.....

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £60.00.... If you consider no fee is payable include a written explanation instead.

Previous application No:

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

This is a **full** application for change of use and/or new building works [✓] → **Now complete Parts 3, 4 and 5 and an Ownership Certificate**

or This is an **outline** application [ ]

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ]

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [ ]

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to

Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ]

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)	
(i) New building(s)	NO
(ii) Alterations or extension	✓
(iii) Change of use	NO
B. If new dwellings are proposed, please state how many:	—

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	— sq. metres
B. Please state size of any new structure:- (a) max. height:	4.600 metres
(b) max. length:	3.578 metres
(c) max. width:	5.856 metres
C. Please state type and colour of materials for facing external walls:	BRICKS TO MATCH EXISTING.
D. Please state type and colour of roofing materials.	PLAIN TILES TO MATCH EXISTING.

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site. — GARDEN.

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road — ✓

or

B. There will be a new or altered access to a public road — ☐ → If so, name of road: / Will there be — Individual access(es) ☐ / New estate road ☐

C. What provision will be made for garages or parking within the site? — EXISTING.

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees — ✓

B. The proposal does involve the felling of one of more trees — ☐ → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of	TO SOAKPITS.
B. For estate developments, please state how highway surface water will be disposed of	—
C. Please state whether a land drain will be affected	NO
D. Foul sewerage will be disposed of to:	

Mains sewer ✓ Cesspool ☐ Septic tank ☐

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	NO	→ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	NO	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	—	→ Date: / Consultee(s):

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.
Continue on separate sheet if necessary.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐

Proposed total gross floorspace ____ sq. m. Previous total gross floorspace ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. ➡ If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐		
What provision is being made for access to the premises for the disabled?			

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

1. **APPLICANT'S INTEREST** Please state interest (e.g. owner, prospective purchaser)	OWNER.

2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A

Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed ..... (Applicant/~~Agent~~) Date 25.3.93

Certificate B

The applicant has given the required notice to everyone else who was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

State Name and address of owner: State Date notice served:

Signed ..... (Applicant/Agent) Date .....

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1

None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... Applicant/~~Agent~~) Date 25.3.93

Certificate 2

The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

State Name and address of tenant: State Date notice served:

Signed ..... (Applicant/Agent) Date .....

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed ..... Date .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by PJU
Date 6-4

Notice posted by PJU
Date 6-4

Resident Notices required

Sent | Delivered

Case Officer Conclusions

Small rear extn 2m leylandii to side boundary
OK Paddock Beyond

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance .....
viz:

Change to Committee recorded

DELEGATED

Case Officer ..PJU...

Senior Officer ...R.....

Case Officer Recommendation

Approve / Refuse

Signed PM 28-4

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

		Requested	Sent
Extra Publicity:			
	Departure	.....	.....
	Setting of LB	.....	.....
	Public Right of Way	.....	.....
	Discretionary	.....	.....
Extra Consultations:			
	Dept of Transport	.....	.....
	Environmental Serv.	.....	.....
	LB/Cons. Area - Local	.....	.....
	- Local & National	.....	.....
	- English Heritage	.....	.....
	Consultant: Name.....		..... Order No .....
	Other:	.....	.....

Case Officer

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £60 /

Receipt Issued P24490

Date first Rec'd 0 MAR 1993

Registration

Reference H01/0302/93.

Cross-Ref B01/0185/93.

Date 30/3/93.

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 60.

Additional
Refund

Receipt Issued

Information

Newbuild/Redevelopment/Change of use/(Extension)/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 2915

OS No's

Grid ref S 266100 317390

Ward X

Parish COWBIT

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO /

Inside IBD YES

Inside LP area NO

Linked to site

Ref

Linked to property 0000419 Ref

Planning Records:
Earlier apps

451/86
537/73

B Reg Records:
Already submitted - Ref
Request
Requested

B[illegible]N SMITH Dip TP MRTPI
D[illegible]or of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2490
Date received : 29-MAR-93

Received from

Mr G I Anderson

Address

Sudbrooke House
Backgate
Cowbit

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

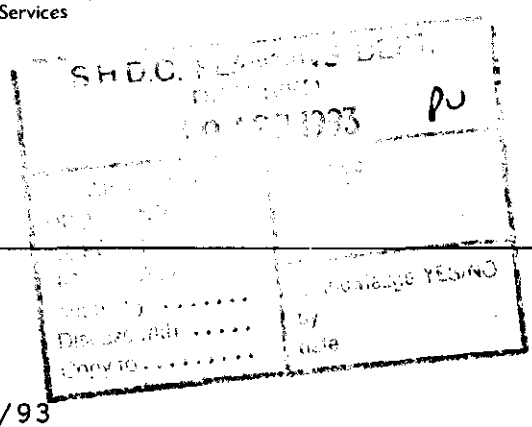
Cash/Cheque : Cheque

Signed.....K. Lowe....
(Authorised Collector)

L N SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire, PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL



Application no: H01/0302/93

Applicant: Mr G I Anderson
Sudbrooke House
Backgate
Cowbit
Spalding, Lincs

Agent: Mr G I Anderson
Sudbrooke House
Backgate
Cowbit
Spalding, Lincs

Description: Proposed kitchen extension

Location: Sudbrooke House Backgate
Cowbit Spalding, Lincs

Type: FULL

Date received: 29-MAR-93

05-APR-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 20-APR-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is P J UDY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Cowbit PC
7 West Parade
Spalding
Lincs
PE11 1HD

FOR PARISH COUNCIL USE ONLY

Comments:

The proposal is acceptable by my members.

Signed:

12/4/93.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

H01/0302/93

FULL

Applicant: Mr G I Anderson
Tel: 0406 380 316

Agent: Mr G I Anderson
0406 380 316

Description: Proposed kitchen extension

Location: Sudbrooke House
Backgate
Cowbit
Spalding, Lincs

Valid date: 29-MAR-93
Target dates:
To case officer 05-APR-93
Inspected by 12-APR-93
Extra contacts 19-APR-93
Report if not clear by 03-MAY-93

Terminal date: 24-MAY-93
Target Committee: 12-MAY-93
Report deadline: 28-APR-93

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Cowbit PC	0775 724536	05-APR-93	19-APR-93	OK
Cllr T Barker	0406 380787	05-APR-93	19-APR-93	
Site/Press Advert MIN		05-APR-93	19-APR-93	

L.C.C. – No objections 6 Jacks 27/4/93

Copy DPO

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

S.H.D.C. PLANNING
RECEIVED
30 APR 1993

Attention of
DPO NRM
DOPO BS
JC ACP
Action by
Discuss with .....
Copy to .....

File Nos.

Your Ref...

Acknowledge YES/NO
by
date

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-B/302/93/JAM

Date 21 April 1993

Dear Sir,

FULL PLANNING APPLICATION - KITCHEN EXTENSION
SUDBROOKE HOUSE, BACKGATE, COWBIT

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests would not seem to be directly affected I set out below general advice for your consideration and attention.

The watercourse along the sites Northern boundary that forms a vital link in local drainge is privately owned and maintained by the riparian owners.

I understand that soakaway drainage systems are intended for the disposal of roof water run-off and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately.

In the eventuality that roof water soakaways are not to be installed, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

The riparian owners consent must be obtained prior to any filling being undertaken or extra stormwater run-off discharged to the private dyke. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. Should improvements be required to privately owned dykes to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details.

You are advised that it is my Board's policy to seek a contribution where increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding developments.

The contribution rate is currently £7,040 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees as set out in the following scale, and V.A.T., although these figures are subject to periodic review.

Your Ref: RS/PA-F/302/93/JAM Our Ref: 21 April 1993

The Engineering & Administration Fees are:-

Contribution	Percentage Fee
up to £25,000	15%
£25,000 to £100,000	12.5%
over £100,000	10%

MINIMUM CHARGE £35

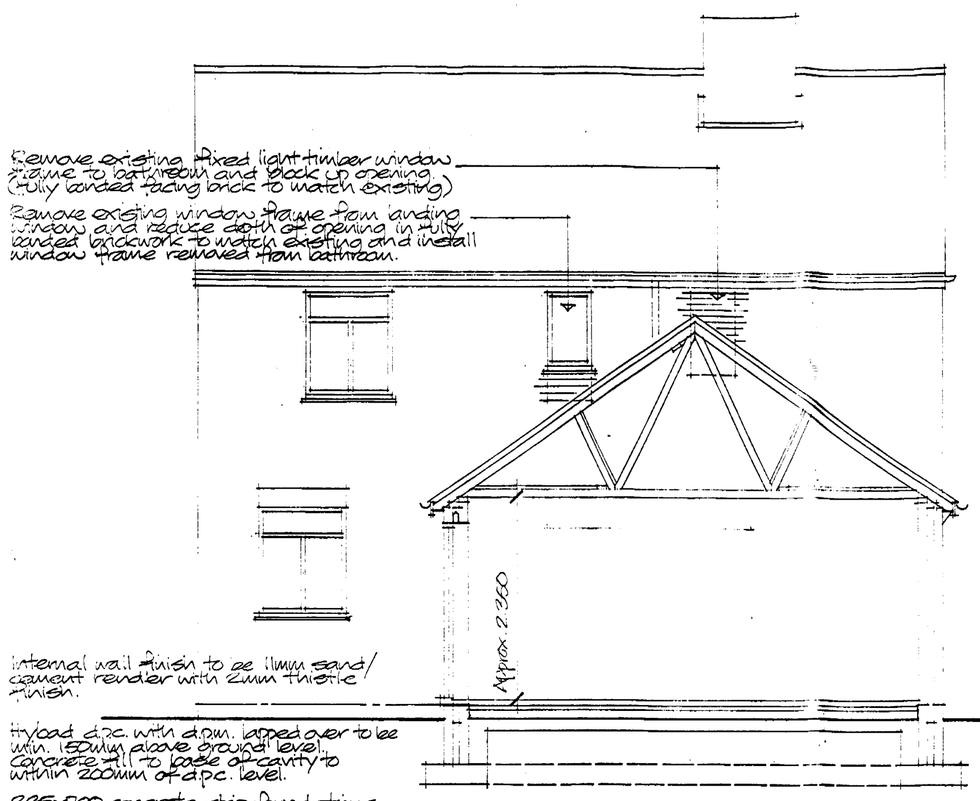
A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

J J Ebsey

ENGINEER TO THE BOARD

Mr. G.I. Anderson,
Sudbrooke House,
Backgate,
Cowbit,
Spalding, Lincs.



SECTION A-A

Roof constructed of plain tiles to match existing on 25x50 sawn treated battens on sarking felt on 38x19 rafters and 38x19 purlins supported on 100x100 timber posts on 225x225 concrete pads. 225x100 wall plate. 38x150 ridge board. Roof trusses at 600 centres and ceiling ties and 38x75 struts.
Roof trusses to comply with BS 5268 part 3
Longitudinal ties to ridge and ceiling to be 25x100
25x100 diagonal wind braces to gable.
25x100 web bracing above ceiling ties and struts.
All structural timber to be strength grade SC3.
Roof pitch 35°
30x5mm mild steel straps to be installed at average 1.800 cts around roof perimeter and, to be fixed at ceiling level and at slope of roof.

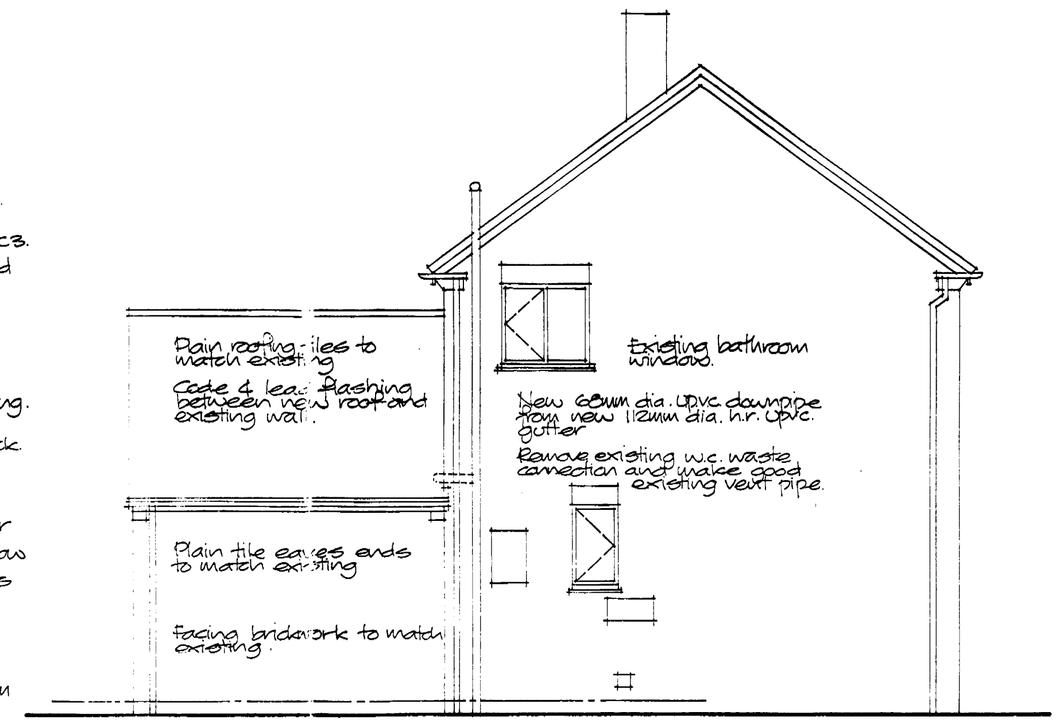
50mm thick glassfibre quilt roof insulation laid between ceiling ties over 50x11 ceiling battens.
112mm hr. UPVC. gutters with 68mm dia. downpipes
Eaves detail incl. projection to match existing. Redland Redvent above fascia roof void ventilation strip.
All voids or cavities to be sealed with brick.
Ceiling to be formed of 9.5mm thick foil backed plasterboard with Artex finish.

IG. type L/H070 steel lintels to openings in external walls, door and small window opening to have single lintel over spanning both openings.
Cavity tray d.p.c. above lintel to large window opening.
All lintels to be installed to manufacturers recommendations.

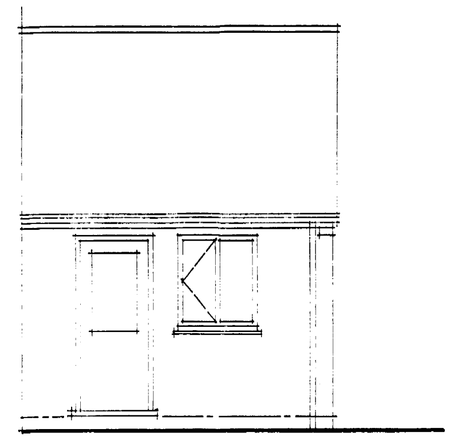
Bratton cant bay standard timber windows (stain finish) to be double glazed and to be fitted with trickle ventilators giving ventilation of not less than 4000mm².

All window and door reveals to have 150mm wide vertical d.p.c. attached to frame.

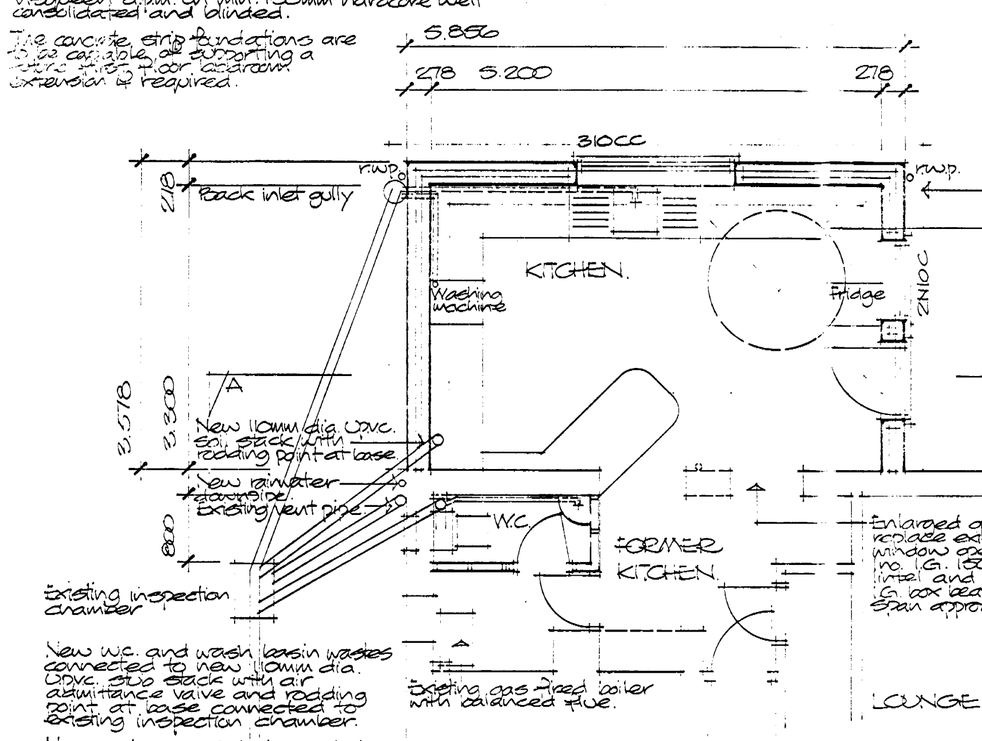
Cavity walls constructed of 103mm facing brickwork, 75mm cavity and 100mm standard celcon blockwork. 75mm Dritherm (crown) cavity insulation installed to manufacturers recommendations.
U value = 0.345 w/m² deg C.
U value at reveals = 0.582 w/m² deg C.
Stainless steel cavity wall ties to be provided at 450mm cts. vertically and 600mm horizontally.



SIDE ELEVATION (NORTH)



SIDE ELEVATION



PLAN AS PROPOSED

Outline of concrete strip foundations.

Top brickwork to existing rainwater cistern to be demolished and cistern infilled with consolidated hardcore in 150mm layers. Concrete floor slab over cistern to be reinforced with one layer of B142 mesh reinforcement 65mm from bottom of slab (cross hatched area approx. 2.400x2.400).

New cavity wall bonded to existing with stainless steel Fixfix strips

Enlarged opening to replace existing door and window opening with 1no. IG. 100mm box beam lintel and 1no. 100mm IG. box beam lintel over span approx. 2.310.

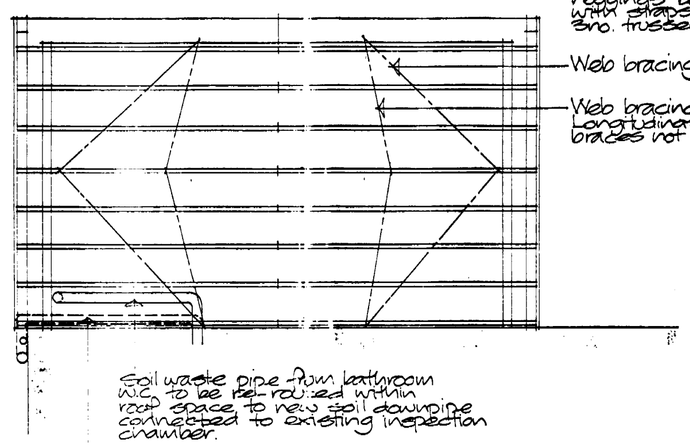
All above ground drainage to comply with BS 5572.
Ground floor wastes from kitchen sink and washing machine to be 38mm dia. with 32mm dia. trap. Wash basin. All fittings to have 75mm seals seal traps.

New rainwater downpipes to discharge into 100mm Supersleve drains surrounded in 100mm pea gravel to soakpits 1 metre cube minimum 5.000 from building.

Lateral restraint straps at gable to be fixed to min. every 2nd noggings between truss members with straps extending over min. 3no. trusses.

Web bracing at ceiling level.

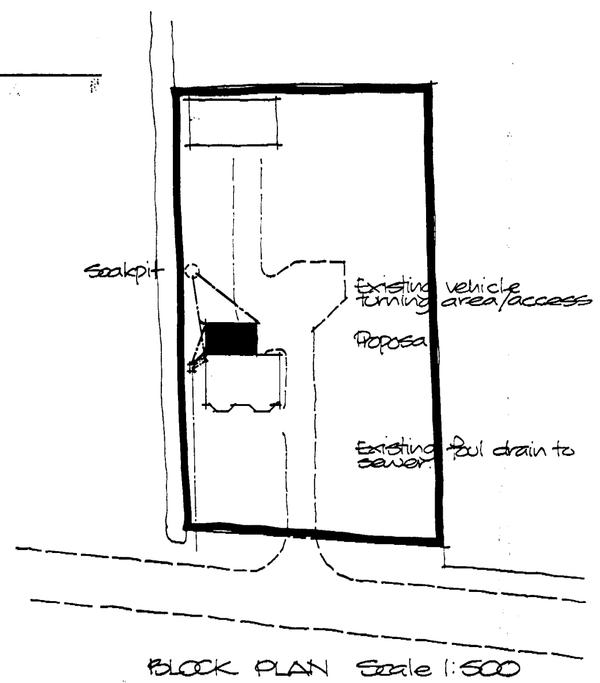
Web bracing on struts. Longitudinal ties and wind braces not shown.



Soil waste pipe from bathroom w.c. to be rerouted within roof space to new soil downpipe connected to existing inspection chamber.

Existing soil/waste to vent stack removed.

ROOF STRUCTURE LAYOUT.

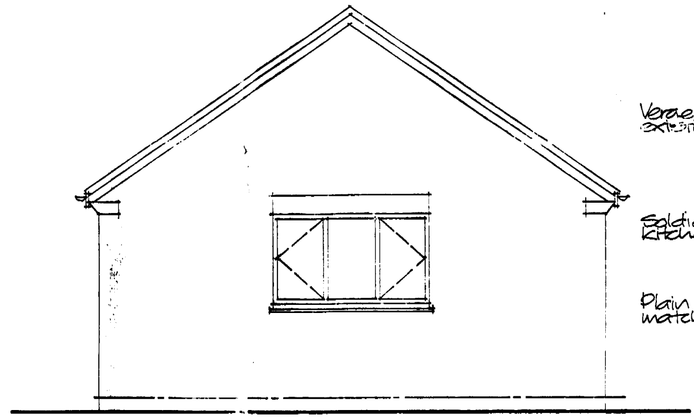


BLOCK PLAN Scale 1:500

Verge detail to match existing.

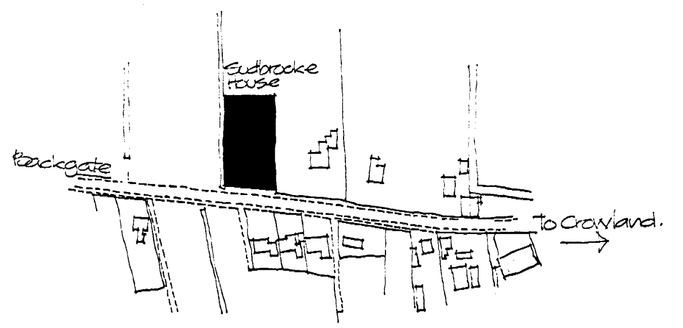
Soldier arch to main kitchen window.

Plain tile sub-cills to match existing.



REAR ELEVATION

2ª MAR 1993
H01/0302/93



LOCATION PLAN Scale 1:2500

PROPOSED KITCHEN EXTENSION TO HOUSE SUDBROOKE HOUSE, BACKGATE, COMBIT. FOR G. ANDERSON ESQ.

Scale 1:50 March 93.