FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H01/0807/92 Received:27-JUL-92 Type:FULL

Name: Broadgate Homes
Broadgate House
Weston Hills
Spalding
Lincs

Agent: Broadgate Homes
Broadgate House
Weston Hills
Spalding
Lincs

Description: Erect two detached houses with integral garages (Ashgate and Aldergate house type)
Location : Plots 3 & 4, Stonegate 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.

2 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

3 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

4 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

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)

SOUTH HOLLAND DISTRICT COUNCIL

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the amended plan received by the Local Planning Authority on 3 September 1992.

Director of Planning and Building Control Services
14-SEP-92 H01/0807/92

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)

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: PJH Notice Posted 11-8
date: 5-8-92

Case Officer Conclusions (issues)

Plots between recently approved house + assessing property which has 4 large windows looking onto site. Half of this boundary (west) has 6 ft fence with top + foot trellis. Applicant's reason Clarkson one off

Case Officer Recommendations (summary) GRANT / REFUSE
(details overleaf)

Recommended approvals -

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

Recommend approval against material objection — Yes .... / No ....
- Any objection received? No
- If yes, is any obj. material? Yes / No

[Reason:

Other circumstances needing Committee decision — Yes .... / No ....
- Flagged by Senior Officer
- Signed .....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic. — No .... / Yes ....
- Nil fees (not first Submission)
- Other info. viz:
- Signed .....

ANY ONE OF ABOVE

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
M. 10/8

Recommendation/draft report produced.....M. 10/8

Conditions/Reasons ~~5 & 12~~

Cases

1. Sc 12. -- details
2. BS22 (R. 321)
3. Sc 27

SW 1. Amended plans rec'd 3/9/92

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... viz

Other

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines)						
RM Checklist:	Previous					
	Current					
	Required					

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

[Indicate if other Regs]

Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED PM 3-8 DM 4/8

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

Residents (Delivery):

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 220

Receipt Issued ..... No. 8484

Date First Received 26/07/92

REGISTRATION

REFERENCE H01/0807/92

Cross-Ref R

Date 28/7/92

VALIDATION Date 29/7/92

Type Full Earliest permission date (Cert B) .....

Site area ..... No. of dwellings 2 Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

HM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical:- Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees:- Nil fee – previous app ☐ Ref .....
– type ☐
Discounted fee ☐ Reason .....

Correct fee £ 220 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 29.7.92

Index Sheets 271 OS Nos ..... Grid Ref 536160 181080

Ward X Parish COWBIT

Inside IDB YES Inside L2 Area NO 303

TR Rural	☐	C1	☐
TR Bypass	☐	C3	☐
Level crossing	☐	TPO	☐
Footpath	☐	Other:	

Grade

Linked to site ..... Ref ~~S91~~ Linked to property ..... Ref .....

Planning Records: 798/90
Earlier apps 345/90
179/92 778/90
930/88

3 Reg Records:
Already submitted Ref .....
Requested .....

Inputs completed 31.7.92 JAB

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H01 | 0807 | 92

Date Registered

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADGATE HOMES
BROADGATE HOUSE
WESTON HILLS
SPALDING
LINS

Tel. No. (0406) 380532

NAME AND ADDRESS OF AGENT
(if form completed by agent)

—

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOTS 3 + 4 STONEGATE, COWBIT, SPALDING, LINS

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECT 2NO DETACHED HOUSES WITH INTEGRAL GARAGES (ASHGATE AND ALDERGATE HOUSE TYPE.)

Please complete

Signed. [signature] Date. 27.7.92

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £220.00 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)	✓
(ii) Alterations or extension	
(iii) Change of use	

B. If new dwellings are proposed, please state how many: TWO

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:

B. Please state size of any new structure:- (a) max. height: PLEASE REFER TO ACCOMPANYING PLANS. sq. metres
(b) max. length: metres
(c) max. width: metres

C. Please state type and colour of materials for facing external walls: SCHEDULE TO FOLLOW.

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No: YES

5. GENERAL INFORMATION Please complete each section

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

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? SINGLE GARAGES + PARKING SPACES

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: SOAKAWAYS

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):
Is this application related to a previous submission		→ Application No.:

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

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 in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

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 27.7.92

Certificate B The applicant has given the required notice to everyone else who were owners 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 27.7.92

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 .....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H01/0807/92 Received:27-JUL-92 Type:FULL

Name: Broadgate Homes
Broadgate House
Weston Hills
Spalding
Lincs

Agent: Broadgate Homes
Broadgate House
Weston Hills
Spalding
Lincs

Description: Erect two detached houses with integral garages (Ashgate and Aldergate house type)
Location : Plots 3 & 4, Stonegate Cowbit
Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

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.

2 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

3 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

4 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the amended plan received by the Local Planning Authority on 3 September 1992.

Authorised to issue:

10-SEP-92 H01/0807/92

AD..11/9.....DC...11/9..

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

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

Site Notice ?

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H01/0807/92 Type: FULL

Applicant: Broadgate Homes
Tel: 0406 380532

Agent: Broadgate Homes
0406 380532

Description: Erect two detached houses with integral garages (Ashgate and Aldergate house type)

Location: Plots 3 & 4, Stonegate
Cowbit
Spalding
Lincs

Valid date: 27-JUL-92
Target dates:
To case officer 01-AUG-92
Inspected by 06-AUG-92
Extra contacts 11-AUG-92
Report if not clear by 31-AUG-92

Terminal date: 21-SEP-92
Target Committee: 15-SEP-92
Report deadline: 01-SEP-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 2 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Cowbit PC	0775 724536	31-JUL-92	14-AUG-92	Support
Cllr T Barker	0406 380787	31-JUL-92	14-AUG-92	OK if hedge on remaining gap.
~~SITE NOTICE~~		~~31-AUG-92~~	1 Sept	
LCC	Obs Attached See H/A/37 dated 6/8/92	JCS	10/9/92	

It leaves a gap I will get back to him, Please call 4-8-92

SITE DETAILS

Grid ref: 526160 318080
OS Sheets: 277 Parcel:

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H07/0807/92.

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

	horizontal			vertical		
	2	6	1	1	8	0

2. Address or location

Plots 3 & 4 Stonegate Cowbit.

3. Name, classification and number of road

II

4. Date application referred 6-8-92.

5. State whether outline, detailed application etc.

Full.

6. Description of proposed development/change of use including access details

Two Detached Houses.

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

~~a. Does not wish to restrict the grant of permission.~~

(b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

~~c. Requests that the local planning authority refuse the application (reason overleaf).~~

d. Requests the local planning authority to complete Form T.R. 108 para ~~10b as shown overleaf.~~

Date: 10-9-92. Signed: [signature]
Director of Highways and Planning

CONDITIONS: –

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) B 22

amended plan

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B 21

Note: – use continuation sheet(s) as necessary.

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
12 AUG 1992
Attention of
DPO NRM
DOPO RS
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/807/92/JAM

Date 10 August 1992

Dear Sirs,

FULL PLANNING APPLICATION
PLOTS 3 & 4 STONEGATE, 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 are not directly affected I set out below general advice for your consideration and the attention of prospective purchasers.

No Board's or private watercourses adjoin the site which inspection reveals to be lower than the fronting highway.

I note a foul sewer connection is proposed and that soakaways are intended for the disposal of roof water run-off. I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

In view of the sites former use I would also recommend that subsoil compaction should be thoroughly broken prior to the installation of the roof and foul water soakaways.

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 Elsey.

ENGINEER TO THE BOARD

Broadgate Builders Ltd.,
Broadgate House,
Broadgate,
Weston Hills,
Spalding, Lincs.

AN SMITH Dip TP MRTPI
Director o: ning & 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: H01/0807/92

Applicant: Broadgate Homes
Broadgate House
Weston Hills
Spalding
Lincs

Agent: Broadgate Homes
Broadgate House
Weston Hills
Spalding
Lincs

Description: Erect two detached houses with integral garages (Ashgate and Aldergate house type)

Location: Plots 3 & 4, Stonegate Cowbit
Spalding Lincs

Type: FULL

Date received: 27-JUL-92

31-JUL-92

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 15-AUG-92. 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:

My members support the application.

Signed:

13/8/92

S.H.D.C. PLANNING DEPT.
14 AUG 1992
PU

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To P. Woy S.H.D.C. Planning Reference Hol/0307/92

The following are my observations upon the enquiry under the reference quoted above:—

Plots 3 & 4 Stonegate Central

In order for this proposal to be acceptable I require the tumary Spaces to be amended to be in accordance with the attached plan.

Date 6-5-92

Signed [signature]
Director of Highways and Planning

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

Our Ref: MD/hmr

S/H/0807/92

Director of Planning and Building Control
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs

27th July 1992

Dear Sir,

Re: Proposed Dwellings Plots 3 and 4 Stonegate, Cowbit

To complete our frontage development at Stonegate, Cowbit I submit for your consideration a full application for two detached houses.

The siting of the houses provide a minimum of 4 metres between buildings and the designs are similar in style to that already in evidence in the locality.

Proposed external materials are to be selected shortly and will be submitted for your approval.

Should you require any further information please contact the undersigned.

Yours faithfully,

MARK DENNIS

Anglian Water

Anglian Water
Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557992

Our ref SH/920094

Your ref H01/0807/92

28-SEP-92

District Planning Officer
South Holland District Council
Council Offices, Chatterton Tower
Winfrey Avenue
SPALDING Lincs
PE11 1DB

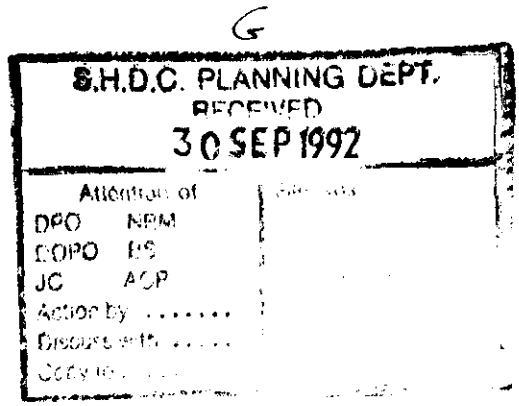
Dear Sir,

Proposal : ERECT 2 DETACHED HOUSES
Location : PLOTS 3 & 4, STONEGATE, COWBIT, SPALDING
Applicant: BROADGATE HOMES

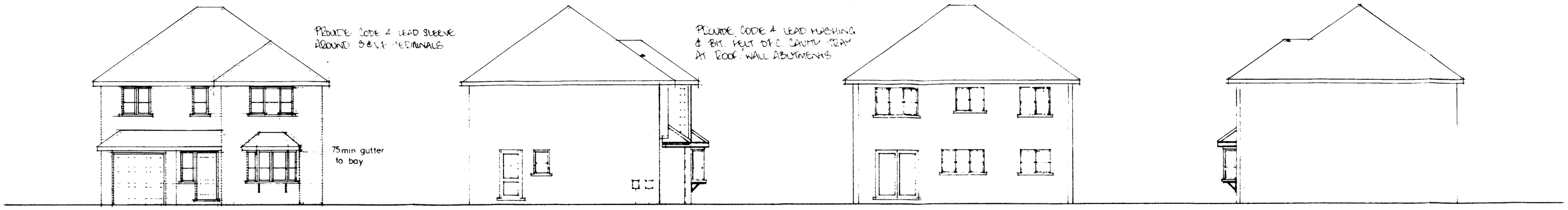
With regard to the above-mentioned Application, I would inform you that Anglian Water has no objections to raise to the proposals from the planning aspect and has no comment to make thereon.

Yours faithfully,

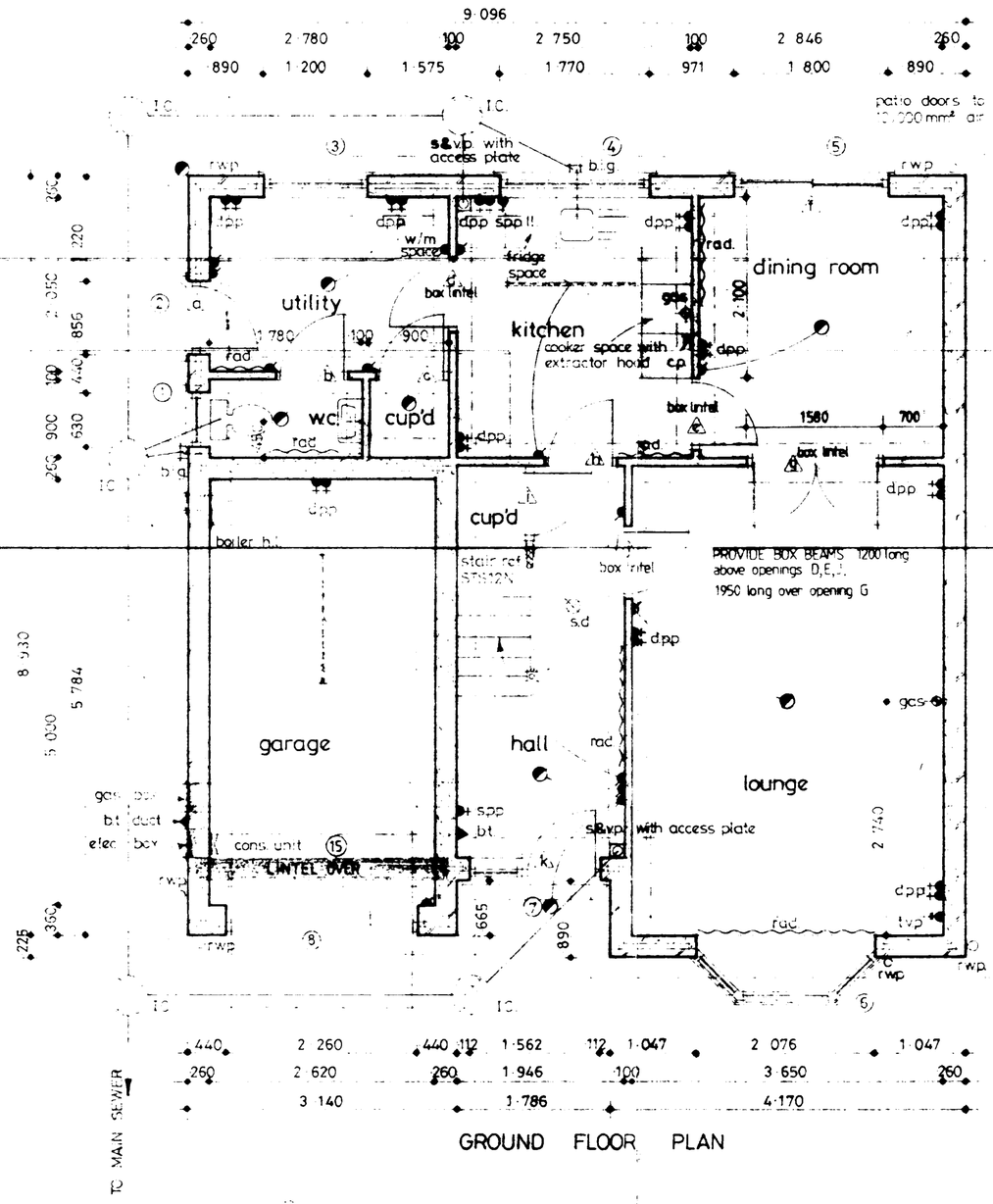
Les Outram
Principal Engineer
Development Services



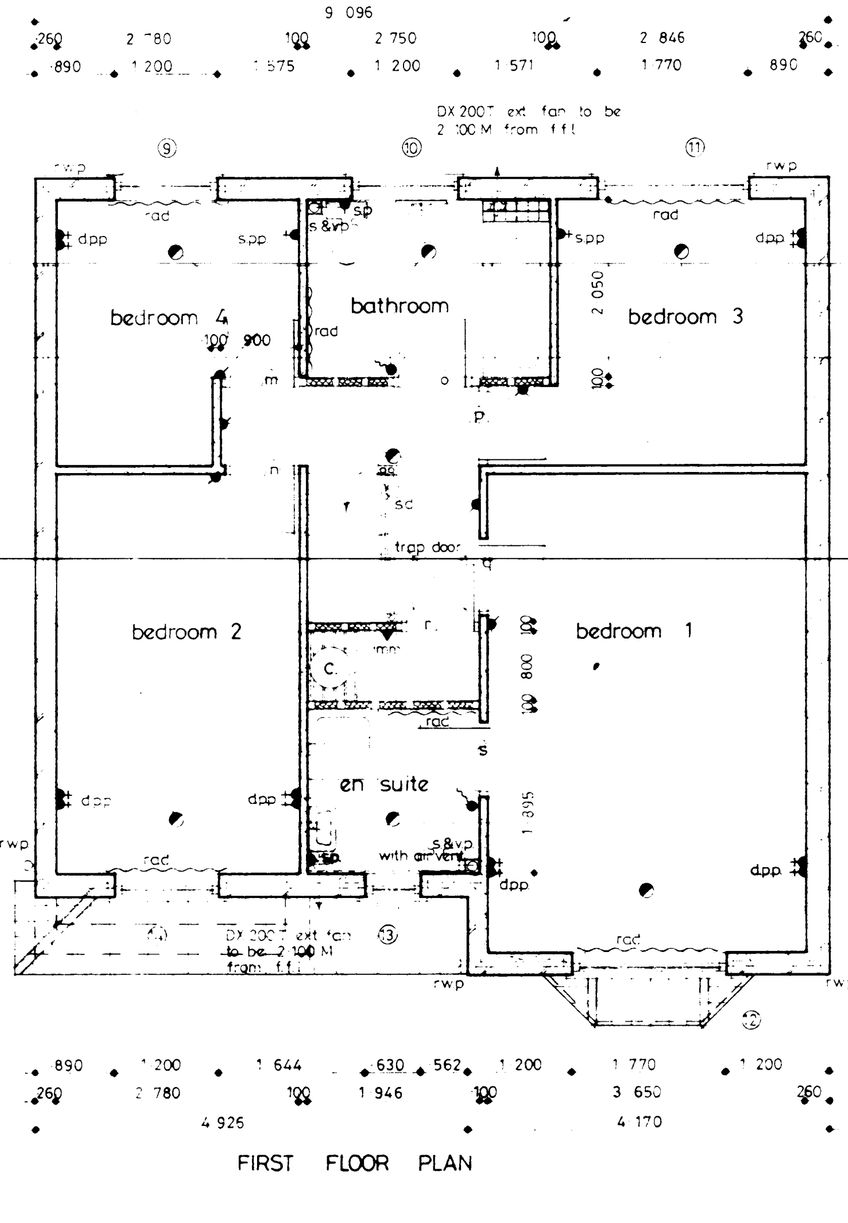
Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ



FRONT ELEVATION | SIDE ELEVATION | REAR ELEVATION | SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

30 LTR LOW INDIRECT COPPER SYL CYLINDER WITH 3"in INSERTION HEATER AND INSULATION JACKET

WALL MOUNTED GAS BALANCE FLUE BOILER HIGH LEVEL OR FORCED RATING WITH SPACED OVER OUTLET

ALUMINIUM GAS & ELECTRIC METER BOXES IN CHROMA BOXES TO BE FIXED MIN 1000mm MAX 1800mm ABOVE FINISHED GROUND LEVEL

0807/92

NOTES

DOOR, WINDOW & LINTEL SCHEDULE

1	WINDOW	H110C	IG .L1-S	1050
2	DOOR	FN26M	IG. L1-S	1200
3	WINDOW	H210C	IG. L1-S	1500
4	WINDOW	H310CC	IG. L1-S	2100
5	PATIO DOORS	1.8M WIDE	IG.L1-S	2250
6	WINDOW	SP2+H213CC 2 No. H113C	IG. L1-S	2400
7	DOOR/WINDOW	FN29M/H113C	IG. L1-S	1050
8	GARAGE DOOR	UP7070N	IG. L1-HD	2700
9	WINDOW	H212C	IG. L1-HD	1500
10	WINDOW	H210C	IG. L1-S	1500
11	WINDOW	H312CC	IG. L1-HD	2100
12	WINDOW	H312CC	IG. L1-S	2100
13	WINDOW	H112C	IG. L1-S	1050
14	WINDOW	H212C	IG. L1-HD	1500
15	~~support in garage~~	~~IG L1-HD~~		~~3000~~

ALL JOINERY REF: BOULTON & PAUL

ALL WINDOW TO BE DOUBLE GLAZED

PROPRIETARY TRICKLE VENT INSTALLED TO WINDOW FRAME AT HIGH LEVEL. VENT AREA TO BE N.L.T. 4000mm²

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB

Telephone: Holbeach (0406) 380532

TITLE

standard dwelling type
ALDERGATE
Plot 3 - Stonegate,
Cowbit.
Floor plans & Elevations

DATE	Nov 1990	DRAWN	S
DRWG No	aldergate	SCALE	1:50 , 1:100

REVISIONS	DES	DATE	SIGN
A	LINTEL IN GARAGE INDICATED - REF 15	25.1.91	AJF
B	POS OF DOORS 150mm FROM G BOX LINTELS INDICATED	8.5.91	AJF
C	SOIL PIPE MOVED	6.8.91	AJF

PLANNING | BUILDING REGS

CHECK BY

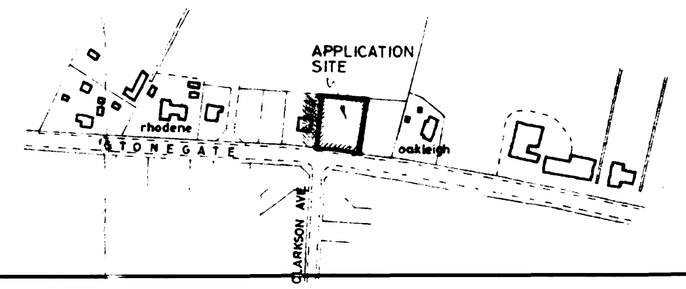
THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.

SUMMIT



No 20 | Existing dwellings | No 28 | Proposed plots Aldergate ③ Ashgate ④ | Proposed dwelling for Mr & Mrs Dobbs ref : H01 - 0175 - 92.

STREET SCENE - STONEGATE, COWBIT.



LOCATION PLAN 1-2500 scale

Fencing details.

Rear boundary / rear dividing boundaries to be 1·800m high timber panel fence with 0·300m trellis top.

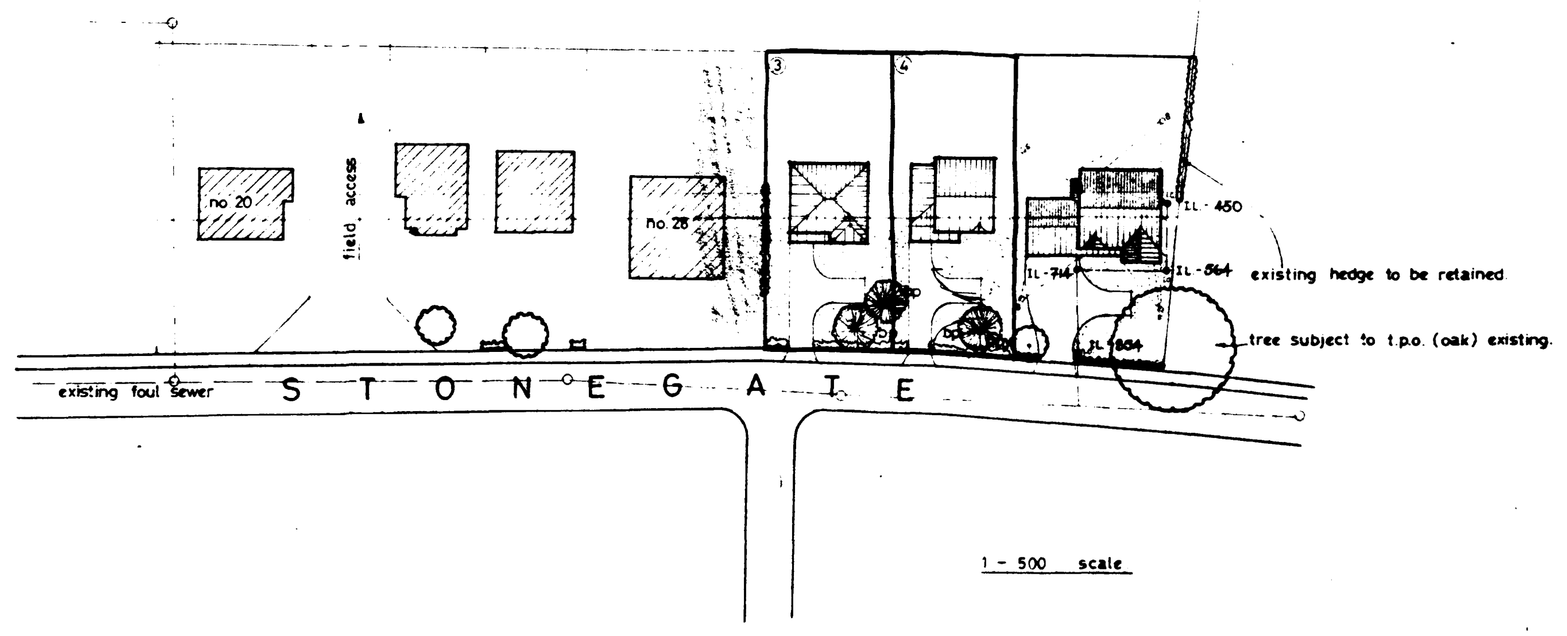
Front dividing boundaries to be 0·450 m high notched post and rail.

Landscaping scheme.

bpy - betula pendula 'youngii'.

Frontage hedging to be crataegus monogyna.(hawthorn.)

bp - betula pendula



1 - 500 scale

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.

NOTES

27 JUL 1992

080/92

Broadgate Builders

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532.

TITLE

Residential Development
Stonegate,
Cowbit,
Frontage plots 3·4

Street Scene & Site plan

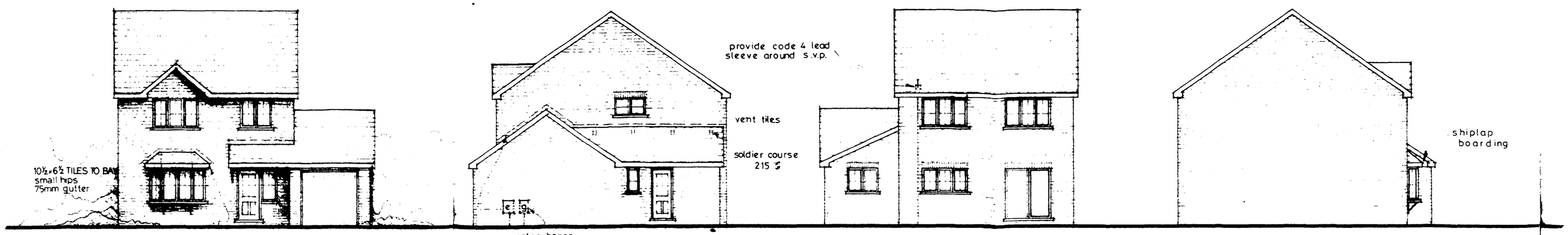
DATE	MARCH 1992.	DRAWN	
DRWG. No.	91026 - 10.	SCALE	APPROX. 1:200.

REVISIONS	DES.	DATE	SIGN
A.	BUILDING CONTROL AMENDMENT - INVERT LEVELS.	3.6.92	
B.	INVERT LEVELS AMENDED. (L.C. COMMENT)	9.7.92	

PLANNING | BUILDING REGS.

CHECK BY

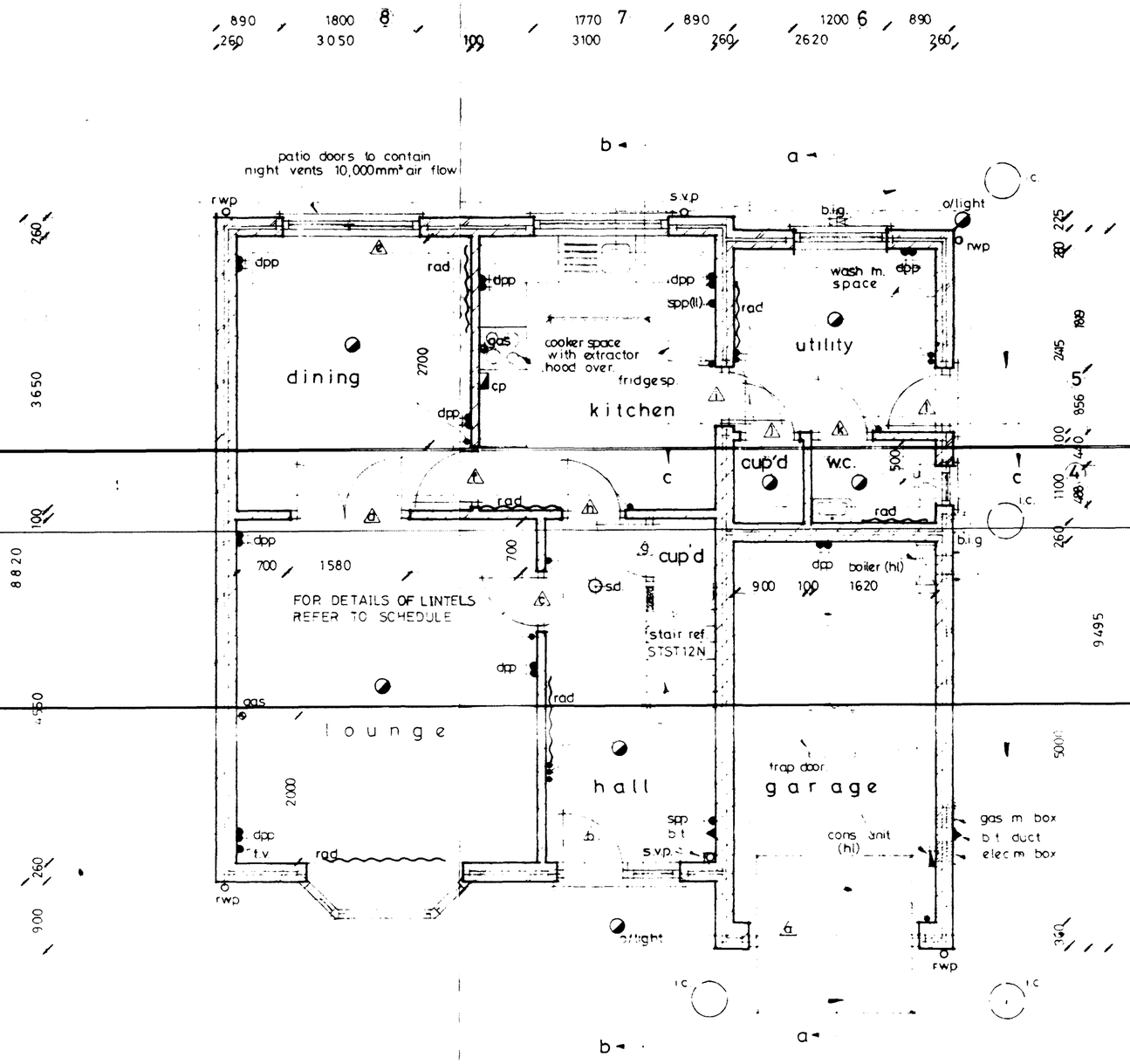
SUMMIT



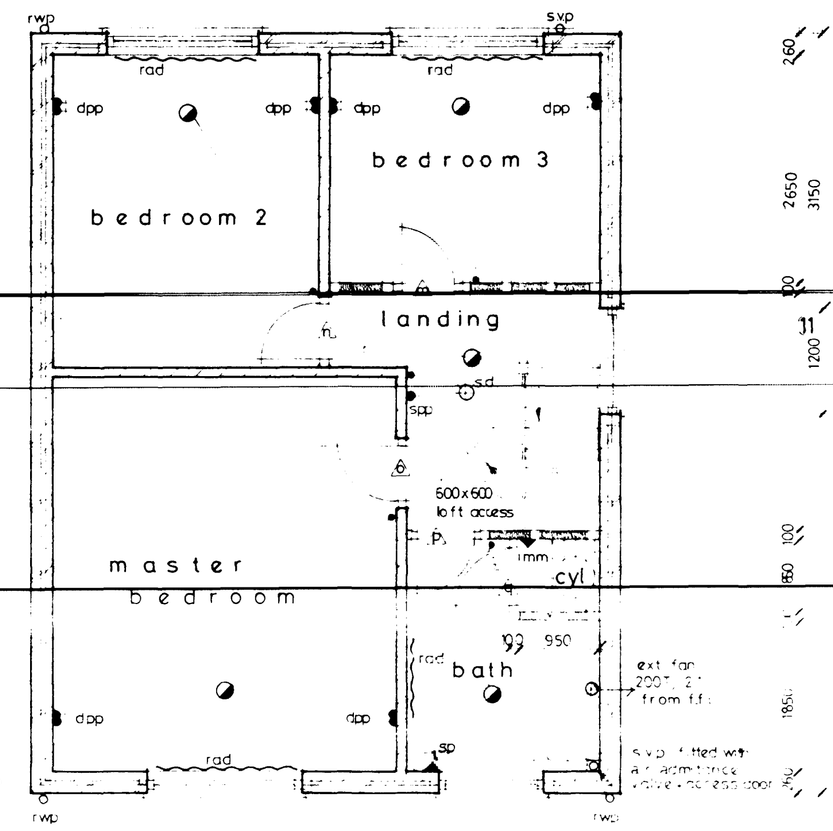
provide code 4 stepped lead flashing at bay roof

meter boxes
provide code 4 lead flashing and bit felt d.p.c. cavity trays at abutments

front elevation | side elevation | rear elevation | side elevation



ground floor plan



first floor plan

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.

NOTES

DOOR, WINDOW AND LINTEL SCHEDULE

NO.	TYPE	REF:	LINTEL
1	SPLAY BAY	SP2/C113C/C213cc/C113c	L1/BD 2400
2	DOOR/WINDOW	FW29m/C113c	L1/S 1990
3	GARAGE DOOR	UF7070R	L1/S 2700
4	WINDOW	HN10C	L1/S 900
5	DOOR	FW26m	L1/S 1200
6	WINDOW	C210c	L1/S 1500
7	WINDOW	C310cc	L1/S 2100
8	PATIO DOORS	1.8m WIDE	L1/S 2250
9	WINDOW	C212cc	L1/S 1500
10	WINDOW	C312cc	L1/S 2100
11	WINDOW	H207c	L1/S 1500
12	WINDOW	C312cc	L1/S 2100
13	WINDOW	C312cc	L1/S 2100

INTERNAL LINTEL SCHEDULE

OPENING	REF	LENGTH
c	INTERNAL TYPE	1100
d	BOX BEAM	1950
f	INTERNAL TYPE	1100
h	INTERNAL TYPE	1200
i	L1/HD	1200
j	INTERNAL TYPE	1100
k	INTERNAL TYPE	"
n	INTERNAL TYPE	"
o	INTERNAL TYPE	"

ALL WINDOWS TO BE DOUBLE GLAZED
ALL JOINERY REFS BY BOULTON AND PAUL
ALL LINTEL REFS BY IG LINTELS

n o t e s :

30 gallon indirect copper cyl. complete with 3 kw immersion heater + insulation jacket.

wall mounted gas balance flue boiler (high level) of required rating with gaurd over outlet.

position gas + electric meter boxes as shown. boxes to be 550mm min 1000mm max above path level. consumer unit at high level.

RECEIVED
27 JUL 1992
Ref. 0807/92

Broadgate Builders

Broadgate Builders (Spalding) Limited
Broadgate House Weston Hills Spalding, Lincolnshire, PE12 6DB
Telephone Holbeach (0406) 380532

TITLE
STANDARD DWELLING TYPE

A S H G A T E
Plot 4 - Stonegate, Cowbit.

floor plans and elevations

DATE [illegible] DRAWN MD

DRWG No ASHGATE a SCALE 1-100 , 1-50

REVISIONS	DES	DATE	SIGN
A	Lintel References amended as per I.G Lintel Schedule	24.9.91	AF
B	REVISED PIER CHANGED TO 440	28-4-92	AF

PLANNING | BUILDING REGS

CHECK BY

PLANNING AMENDMENT

For office use only
Application No. H01/0807/92
Date registered 03 SEP 1992
Case Officer

1. Please complete in block letters
NAME AND ADDRESS OF APPLICANT
BROADGATE HOMES,
BROADGATE HOUSE,
WESTON HILLS,
SPALDING, LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)

—

Tel. No. (Contact)

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE
PLOTS 3 + 4, STONEGATE, COWBIT, SPALDING, LINCS.

Please complete
EARLIER APPLICATION No.
This application **cannot be considered** unless the relevant reference is stated
H01/0807/92

Building Regulation reference relating to same development.
—

2. Please tick **one** box only

A. Amendment is proposed where permission already granted
If yes, submit two forms and two plans
[ ]

or

B. Amendment is to a proposal currently being considered
If yes, submit four forms and four plans.
[✓]

State whether amendment has been requested by the Council
[YES]

Has a similar amendment been submitted under Building Regulations? [ ] Yes / [ ] No

Please complete
I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed M Dennis Date 3.9.92

3. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION
ERECT 2 NO DETACHED HOUSES WITH INTEGRAL GARAGE.
(ASHGATE + ALDERGATE HOUSE TYPE)

As **NOW PROPOSED**, if different
—

State details of amendments proposed
(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)
AMEND TURNING AREAS ON PLOTS 3 + 4 AS REQUESTED.

State drawing no's of the current submission
91026 - 10 REV C

State Officer dealing with the application, if known.
MR. P. J. UDY.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers
—

OFFICE USE ONLY

To D.C. ..... 4/7 .....

Validation	Adequate detail Acknowledged	☐ ..... KL	Confirmed .....
Liaison with Building Control	Outside parameters	☐	Confirmed .....
	Referred to case officer	..... KL	Officer .....
	Amended plans received	☐	No further action .....
	Amended plans needed	☐	Reference .....
	New application needed	☐	
	New submission requested	.....	
	Indexed	.....	

		Principal D.C. Check	Case Officer
		.....	.....
A. Post Decision	Immaterial/acceptable as amendment	☐	☐
	New application needed	☐	☐
	New application requested	.....	.....
	Liaison recorded	.....	.....
B. Current Application	Same char/desc. (refer to Admin.)	YES / NO	YES / NO
	Publicity/residents required	NO / YES	NO / YES
	Too significant	NO / YES	NO / YES
	New application needed	YES	YES
	New application requested (incorporating fee position)	Date	
	Liaison recorded	Date	

Case Officer: Check List

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

Details of fee required

Details accepted, if different:

Notes: 1 copy to receipt.

Signed: .....

Date: .....

PLANNING AMENDMENT

For office use only
Application No. H01/0807/92/A1
Date registered 24 FEB 1993
Case Officer P.J.

1. Please complete in block letters
NAME AND ADDRESS OF APPLICANT
BROADGATE HOMES LTD.
BROADGATE HOUSE.
WESTON HILLS,
SPALDING, LINCS.
Tel. No. (0406) 380532

NAME AND ADDRESS OF AGENT
(if form completed by agent)
—
Tel. No. (Contact)

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE
PLOT 3, STONEGATE, COWBIT, SPALDING, LINCS.

Please complete
EARLIER APPLICATION No.
This application **cannot be considered** unless the relevant reference is stated
H01/0807/92

Building Regulation reference relating to same development.
—

2. Please tick **one** box only

A. Amendment is proposed where permission already granted
If yes, submit two forms and two plans
[✓]

or

B. Amendment is to a proposal currently being considered
If yes, submit four forms and four plans.
[ ]
State whether amendment has been requested by the Council
[ ]

Has a similar amendment been submitted under Building Regulations? ~~Yes~~ / No

Please complete
I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.
Signed Mark Beaumont Date 24.2.93

3. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION
ERECT TWO DETACHED HOUSE WITH INTEGRAL GARAGES.

As **NOW PROPOSED**, if different

State details of amendments proposed
(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)
WINDOW STYLE AMENDMENTS TO PLOT 3.

State drawing no's of the current submission
91026 / 93006.

State Officer dealing with the application, if known.
P. UDY.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers
—

OFFICE USE ONLY

To D.C. .....

Validation	Adequate detail Acknowledged	☐ KL	Confirmed .....
Liaison with Building Control	Outside parameters	☐	Confirmed ... Andy.
	Referred to case officer	.....	Officer .....
	Amended plans received	☐	No further action .....
	Amended plans needed	☐	Reference .....
	[redacted] application needed	☑	No B'Regs application submitted Yet.
	New submission requested	.....	
	Indexed	..... KL	

		Principal D.C. Check	Case Officer
		.....	.....
A. **Post Decision**	Immaterial/acceptable as amendment	☐	☑
	New application needed	☐	☐
	New application requested	.....	.....
	Liaison recorded	.....	.....
B. **Current Application**	Same char/desc. (refer to Admin.)	YES / NO	YES / NO
	Publicity/residents required	NO / YES	NO / YES
	Too significant	NO / YES	NO / YES
	New application needed	YES	YES
	New application requested (incorporating fee position)	Date	
	Liaison recorded	Date	

Case Officer: Check List

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

Details of fee required

Details accepted, if different:

Notes:

Signed: PDM ..... Date: 26-2 .....

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

Application No: H01/0807/92/A1 Date Received: 24/2/93

Applicant: Broadgate Homes
Broadgate House
Weston Hills
Spalding
Lincs

Agent:

Description of Original Development: Erect two detached house with integral garages

Location: Plot 3, Stonegate, Cowbit

Amendment Submitted: Window style amendments to Plot 3

Drawing Number(s): 91026/93006

1 March, 1993

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations.

Yours faithfully

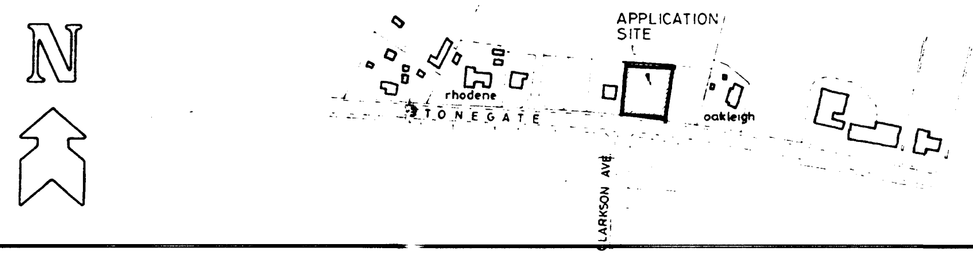
Director of Planning and Building Control Services

amd.2



No 20 | Existing dwellings | No 28 | Proposed plots Aldergate (3) Ashgate (4) | Proposed dwelling for Mr & Mrs Dobbs ref H01 - 0175 - 92

STREET SCENE STONEGATE, COWBIT.



LOCATION PLAN 1-2500 scale

Fencing details

Rear boundary / rear dividing boundaries to be 1·800m high timber panel fence with 0·300m trellis top.

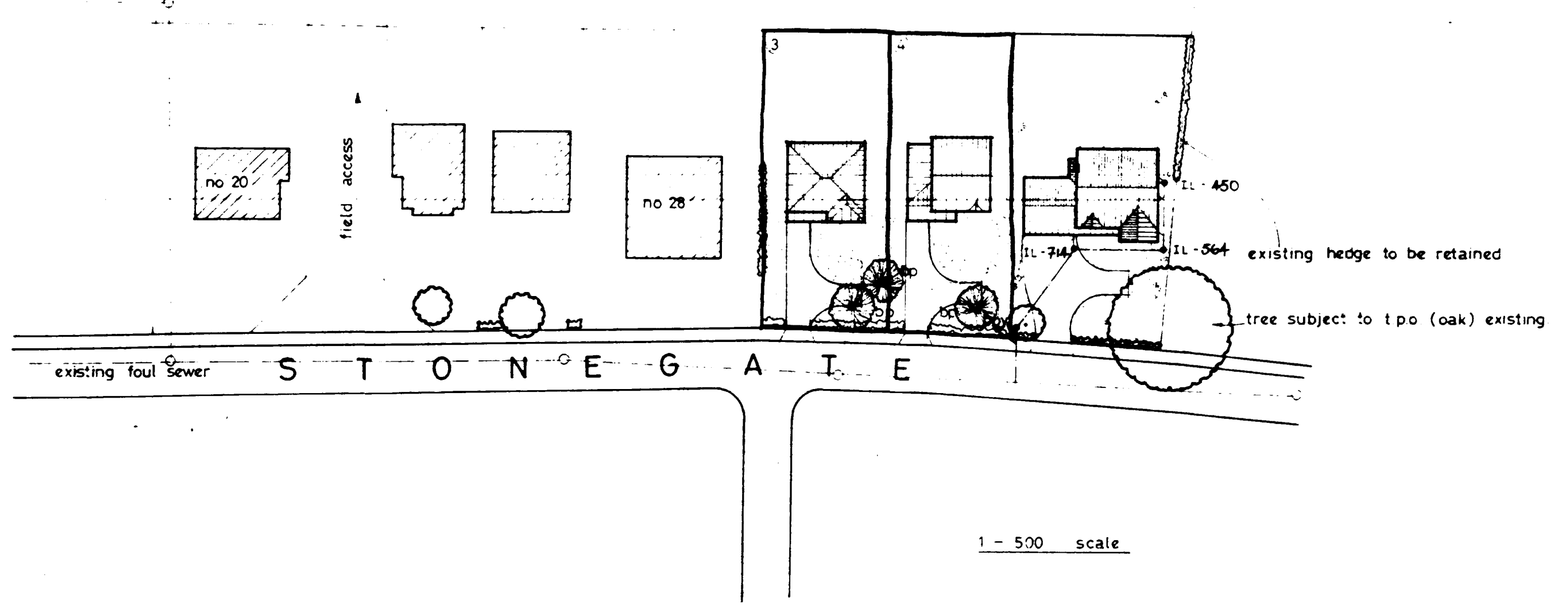
Front dividing boundaries to be 0·450 m high notched post and rail.

Landscaping scheme.

bpy - betula pendula 'youngii'

Frontage hedging to be crataegus monogyna (hawthorn)

bp - betula pendula



1 - 500 scale

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.

NOTES

AMENDED PLAN

Ref.

Broadgate Builders

REF 807/92

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532.

TITLE

Residential Development
Stonegate,
Cowbit,

Frontage plots 3+4

Street Scene & Site plan

DATE MARCH 1992. DRAWN

DRWG. No. 91026 - 10. SCALE APPROX. 1:200.

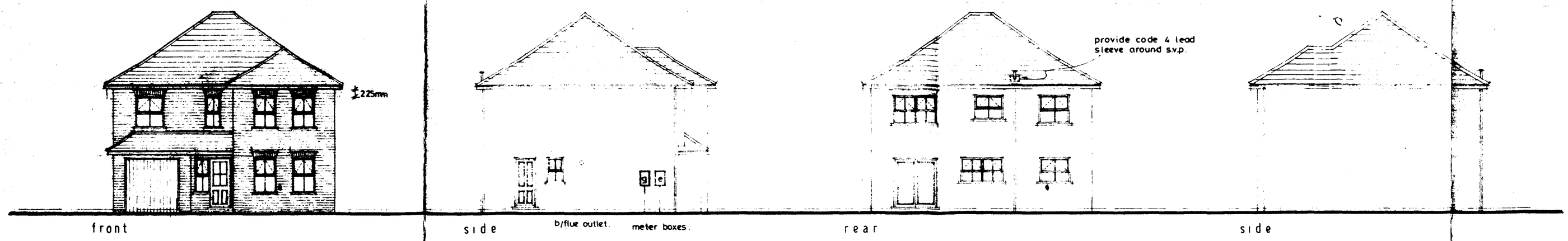
REVISIONS	DES	DATE	SIGN
A.	BUILDING CONTROL AMENDMENT - INVERT LEVELS	3-6-92	
B.	INVERT LEVELS AMENDED (B.C. REQUEST)	9-7-92	
C	Drives repositioned on plots 3+4	3-9-92	

PLANNING BUILDING REGS.

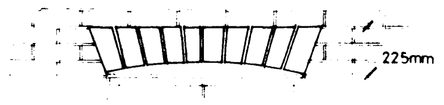
CHECK BY

SUMMIT

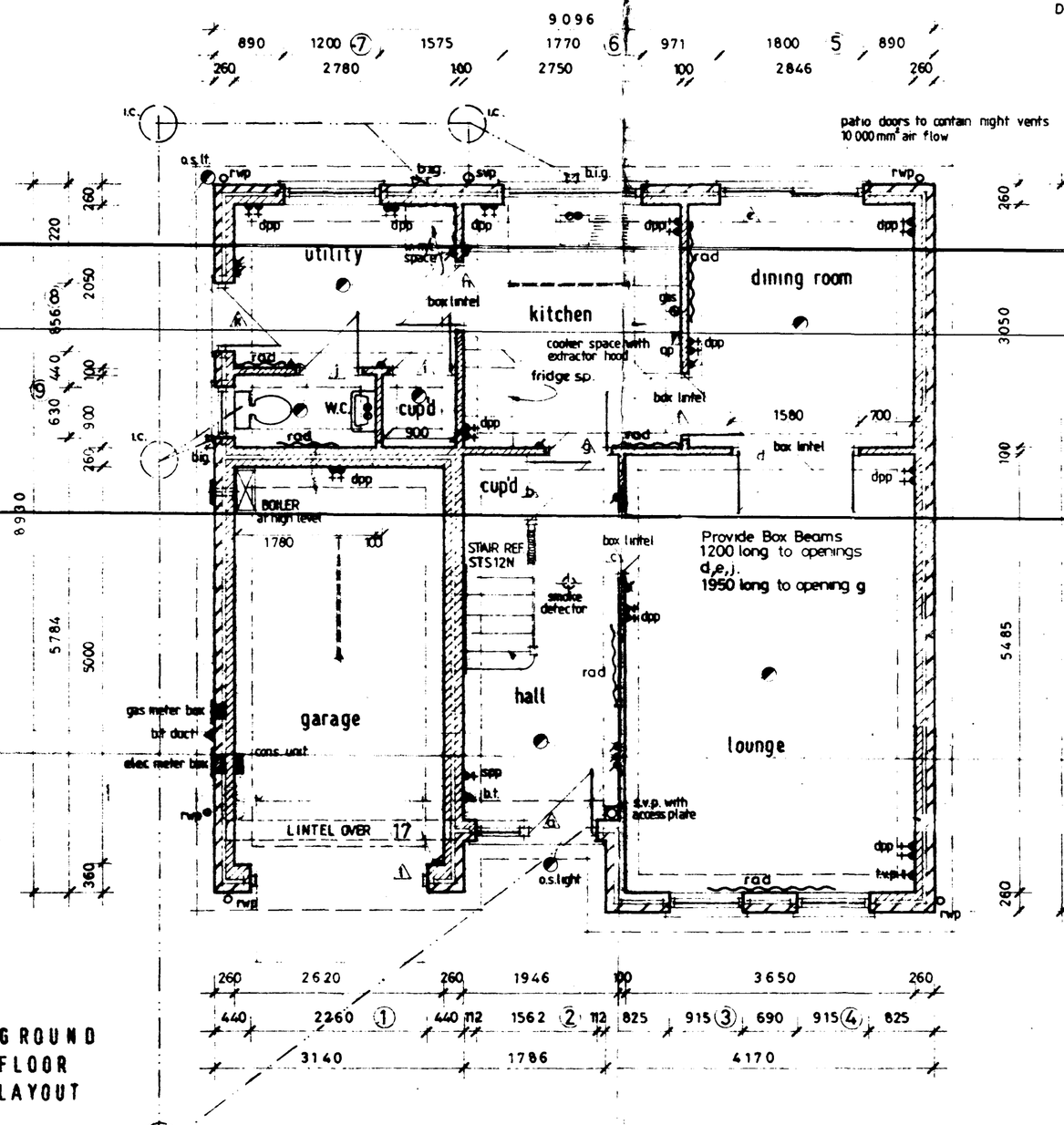
7055-7867



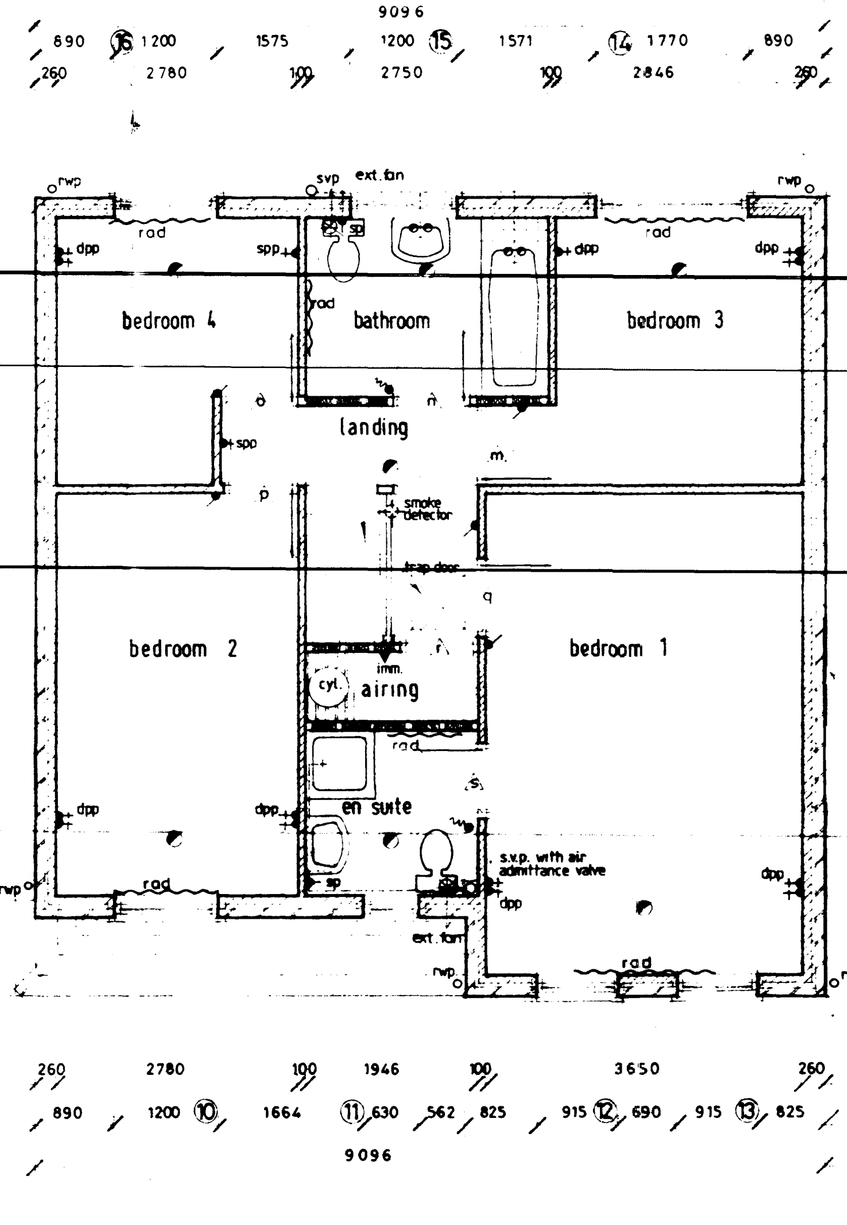
PROPOSED ELEVATIONS



Detail of arch above openings on front elevation only
1-20 scale



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.

NOTES

METER BOXES

Positive gas and electric meter boxes as shown. Bottom of box 300mm min - 1800m max above path level. Consumer unit at high level.

BOILER

Wall mounted gas balanced flue boiler with durable plastic flue outlet (boiler at high level).

CYLINDER

90 gallon foam lagged indirect cylinder with Immersion Heater (3kw).

TRAP DOOR : To be 600mm x 600mm access in roof

AIR VENT

Provide standard air vent 215mm x 140mm with louvre mesh positioned 225mm above finish floor level.

DOOR, WINDOW AND LINTEL SCHEDULE

NO	TYPE	REF	SIZE
1	GARAGE DOOR	SF7070H	2134 2090
2	WINDOW / DOOR	YC115/FR29H	1134 1500
3	WINDOW	YC2H15	1134 1356
4	WINDOW	YC2H15	1134 1356
5	PATIO DOORS	1.8M WIDE	1134 2250
6	WINDOW	YC310	1134 2670
7	WINDOW	YC210	1134 1500
8	DOOR	FR20H	1134 2100
9	WINDOW	YC110	1134 [illegible]
10	WINDOW	YC213	1134 1500
11	WINDOW	YC113	1134 [illegible]
12	WINDOW	YC2H13	1134 2250
13	WINDOW	YC2H13	1134 2100
14	WINDOW	YC312	1134 2670
15	WINDOW	YC210	1134 1500
16	WINDOW	YC212	1134 1500
17	LINTEL		1134 3000

INTERNAL LINTELS

TO BE IG INTERNAL TYPE UNLESS OTHERWISE STATED

ALL JOINERY REFS BY BOULTON & PAUL
ALL WINDOWS TO BE DOUBLE GLAZED
ALL LINTEL REFS BY I.G. LINTELS

INTENDED PL... A/1

SOUTH HOLLAND DC PLAN DEPT 24 FEB 1993 REF 93/06/03

Broadgate Builders

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DS.

Telephone: Holbeach (0406) 380382.

TITLE

Standard Dwelling Type

CHESTNUT

Plot .3 - Stonegate, Cowbit, Spalding.

Floor Plans & Elevations

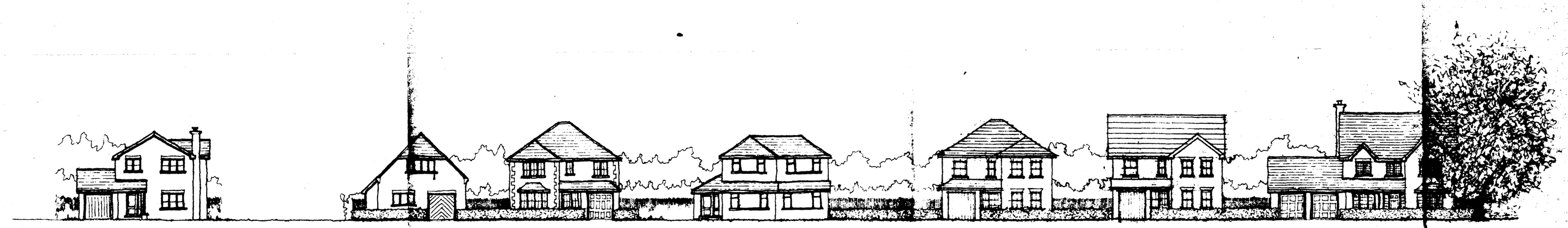
DATE 12 - AUG - 92	DRAWN MWC DAVIS
DRWG. No. 93006/03	SCALE 1-100 , 1-50

REVISIONS	DES.	CHKD	DATE
A	chimney ommitted		16/2/93

PLANNING

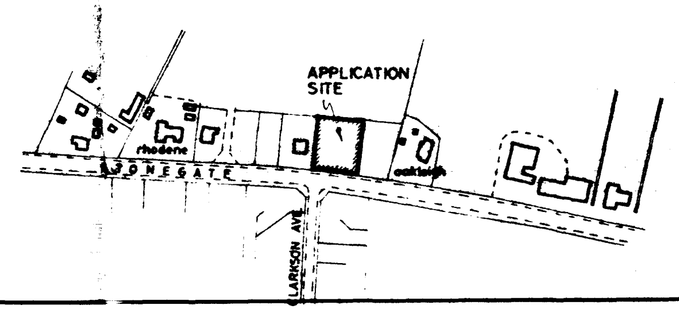
BUILDING REGS.

CHECK BY



No. 20. | Existing dwellings | No. 28. | Proposed plots ③ ④ | Proposed dwelling for Mr & Mrs Dobbs ref : H01 – 0175 – 92

STREET SCENE —— STONEGATE, COWBIT.



LOCATION PLAN 1-2500 scale

Fencing details.

Rear boundary / rear dividing boundaries to be 1·800 m high timber panel fence with 0·300 m trellis top.

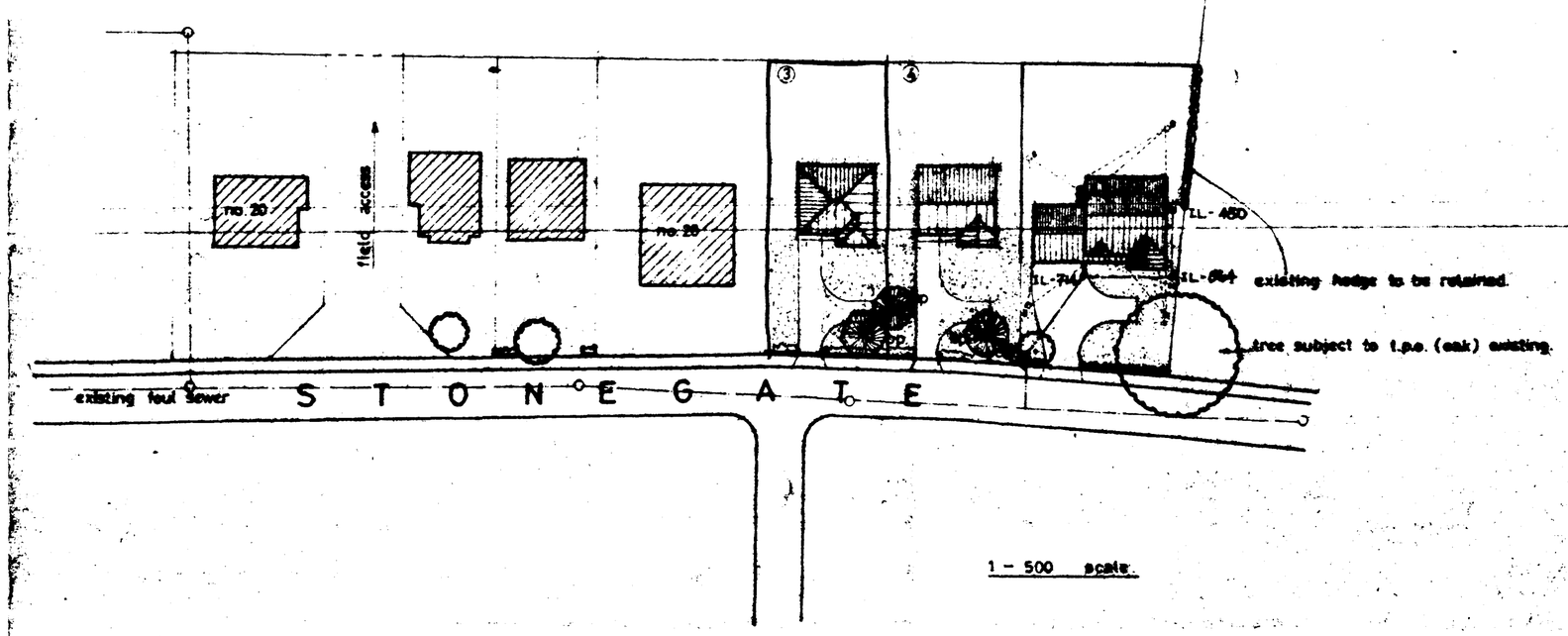
Front dividing boundaries to be 0·450 m high notched post and rail.

Landscaping scheme.

bpy – betula pendula 'youngii'.

Frontage hedging to be crataegus monogyna.(hawthorn.)

bp – betula pendula



1 – 500 scale.

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.

NOTES

AMENDED PLAN

A1

SOUTH HOLLAND D.C.
PLAN DEPT
24 FEB 1993
REF S0/92

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DR
Telephone: Holbeach (0406) 380532.

TITLE
Residential Development
Stonegate,
Cowbit.
Frontage plots 3-4.
Street Scene & Site plan

DATE MARCH 1992. DRAWN

DRWG. No. 91026 - 10. SCALE 1/500, 1/200.

REVISIONS		
A.	Bungalow omitted. Amendments –	2.6.92
	windows added.	
B.	Attached garages amended to detached.	8.9.92
C	Drives repositioned on plots 3 + 4.	1-2-93

PLANNING BUILDING REGS.

CHECK BY