SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H02/0367/93 Received:07-SEP-93 Type:FULL

Name: Mr & Mrs A Blackburn
42 Reform Street
Crowland
Peterborough

Agent: John Dickie Associates
1144 Lincoln Road
Peterborough
Cambs

Description: Extension to form garage

Location : 42 Reform Street Crowland
Peterborough

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.

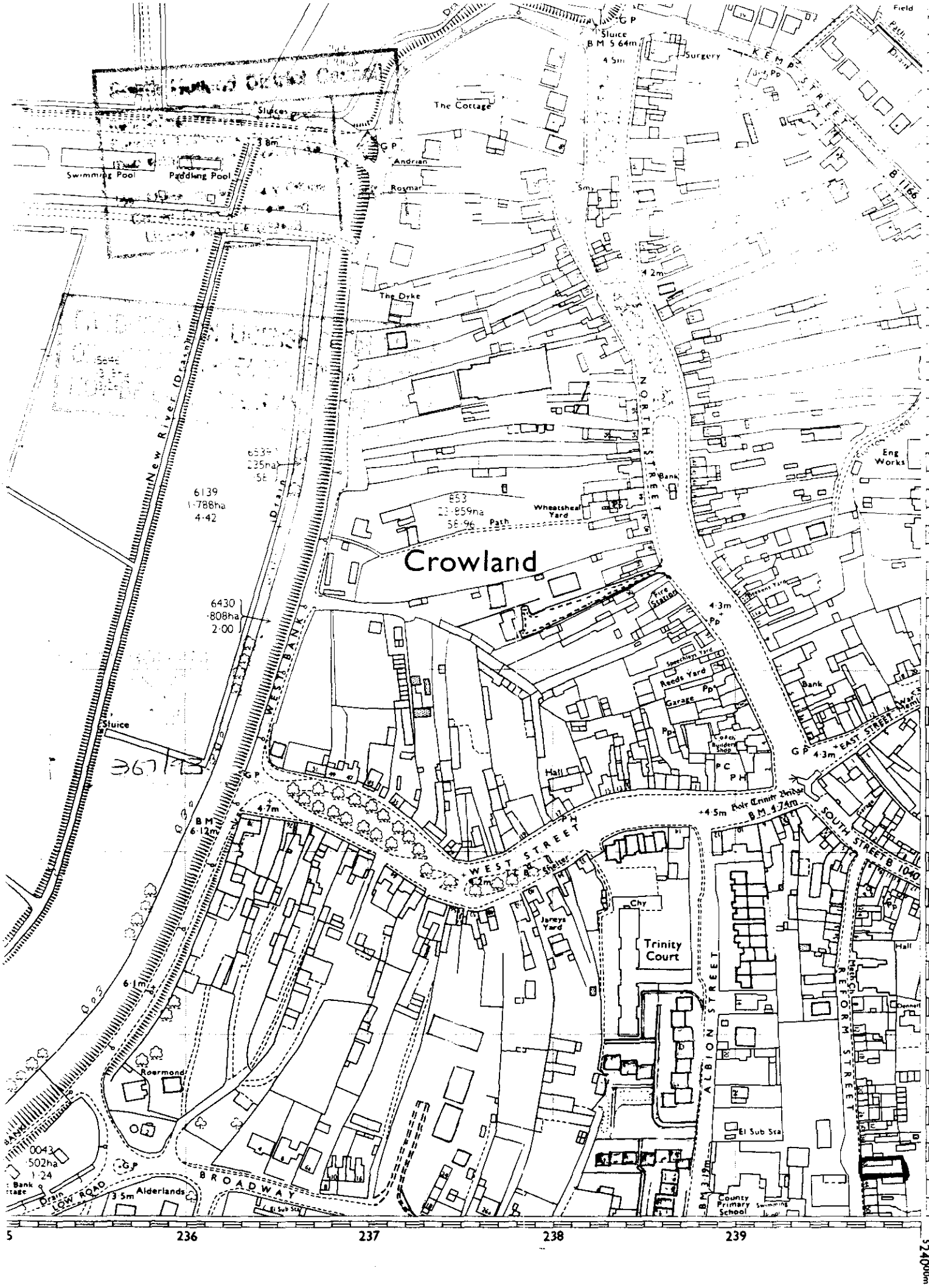
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
11-OCT-93 H02/0367/93

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)



12 Hectares

28 29 Acres

One grid square on this plan represents one hectare.

Made and published by the Director General of the Ordnance Survey, Southampton.

AREAS

Area measurement is to plan edge only.

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H02/0367/93

Date Registered 23 APR 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS A. BLACKBURN,
42 REFORM STREET,
CROWLAND, P'BORO.

Tel. No.

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

JOHN DICKIE ASSOCIATES,
1K74 LINCOLN ROAD,
PETERBOROUGH.
Tel. No. 0733-576985.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

42 REFORM STREET,
CROWLAND.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED EXTENSION.

Please complete

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.

Signed Darragh Carey Date 22nd April 93

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:

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:

(b) max. length:

(c) max. width:

N/A.

sq. metres

metres

metres

metres

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

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No [ ]

5. GENERAL INFORMATION Please complete each section

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

N/A.

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?

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: SOAKAWAY.

B. For estate developments, please state how highway surface water will be disposed of: N/A.

C. Please state whether a land drain will be affected

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.

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 th age 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 22nd April '93.

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 22nd April '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

Minor extension to side of flame
NO effect on neighbour. / Fence between
existing car hardstanding & access

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by TR
Date 10/7

Site Notice posted by DR
Date
Expiry 10/7

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstances viz: .....

Change to Committee recorded:

Decision confirmed as agenda:

DELEGATED/Non-Det

Case Officer Recommendation

Approve ✓ (or equiv)

Refuse (or equiv)

Signed PM Date 8-10

Notes:

- [ ] Disabled
- [ ] Prev conditions
- [ ] Amended plans –

Dwg no:
Received:

Conditions/Reasons (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☐ Non Std

Precise details:

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Reconsultations:

All.....
Specified:

Unsatisfactory –
Further direction:
Signed.....
Senior Off.....

Precise details:

Consultation/Publicity Required

	Publicity:	Consultations:	
Departure	.....	County	.....
Setting of LB	.....	E Heritage	.....
Public Right of Way	.....	Societies	.....
Discretionary	.....		

Extra Consultations:

Transport	D/Transp A15	..... *		
	D/Transp A18	.....		
	B Rail	.....		
Environment	Env Services	.....		
	NRA	.....		
	Env Assess	..... G *	Specify:	
Conservation	LB Demolish	..... G *	Standard	
	Eng Heritage	.....		
	Archaeology	..... G	Specify:	
	Consultant	.....		
	Other	.....	Specify:	
Hazards	HSC Group	..... G *	Standard	
	Specific	..... G	Specify:	
Other		.....	Specify:	

Note
* Longer expiry
G Group available

Case Officer

Senior Officer Confirmed ...P.L... Date....8/..9 Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £60 .

Receipt No P 2576

Date first Rec'd 23 APR 1993

Registration

Reference H02/0367/93

Cross-Ref R

Date 26/4

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/Use/Ext/Alt/Works

Description to be recorded: Extension to form garage

Invalid — Site plans ☐ Certificate ☐ — Fee ☐ Fee (not free) ☐ — Inaccurate ☐ Incomplete ☐ Unclear ☐

Fees — Correct fee £60 . — Nil fee ☐ Discounted ☐ — Previous app – ref: Type of app Reason:

Additional £ Refund £ — Receipt No Voucher No — Date Date

Information

Index sheet 380 OS Plots
Grid ref 523970 310050

Ward A Parish CROWLAND

Inside IBD YES Inside LP area NO

Constraints:

CA Cons Area ☐
LB Listed – Grade: ☐
ARC Archaeology ☐
AM Ancient Mon ☐
SSI Special Int ☐

TR Rural ☐
BP TR proposed 67m ☐
LC Level Cross ☐
FP Footpath ☐
TPO Tree Pres ☐

Hazards –
HAZ Site ☐
AIR Safeguard ☐
LIN Elect ☐
PIP Pipe ☐
CON Waste/contamin ☐

Linked to site Ref
Linked to property Ref 001329

Dist Bound ☐
Other: ☐

Planning Records:
Earlier apps

B Reg Records:
Already submitted – Ref:
Request needed
Requested

E 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

H02/0367/93
FULL

Applicant: Mr & Mrs A Blackburn
Tel:

Agent: John Dickie Associates
0733 576985

Description: Extension to form garage

Location: 42 Reform Street
Crowland
Peterborough

Valid date:	07-SEP-93	Terminal date:	02-NOV-93
Target dates:		Target Committee:	26-OCT-93
To case officer	14-SEP-93	Report deadline:	12-OCT-93
Inspected by	21-SEP-93	Agreed TD Ext:	
Extra contacts	28-SEP-93	Case Officer:	
Report if not clear by 12-OCT-93		P J UDY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Site/Press Advert MIN		~~17-SEP-93~~ 10	~~08-OCT-93~~ 1	
Clerk to Crowland PC	0733 210653	09-SEP-93	23-SEP-93	No objection
Cllr B Alcock	0733 210560	09-SEP-93	16-SEP-93	
Cllr N H Pepper	Peterborough 21	09-SEP-93	16-SEP-93	

L.C.C - No objections JCB 14/9/93

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H02/0367/93

Applicant: Mr & Mrs A Blackburn
42 Reform Street
Crowland
Peterborough

Agent: John Dickie Associates
1144 Lincoln Road
Peterborough
Cambs

Description: Extension to form garage

Location: 42 Reform Street Crowland
Peterborough

Type: FULL

Date received: 07-SEP-93

09-SEP-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 23-SEP-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 Crowland PC
10 Beccelm Drive
Crowland
Peterborough
PE6 0AG

S.H.D.C. PLANNING DEPT.
RECEIVED
22 SEP 1993

FOR PARISH COUNCIL USE ONLY

Comments: No objections

Signed:

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H02/0367/93

Applicant: Mr & Mrs A Blackburn
42 Reform Street
Crowland
Peterborough

Agent: John Dickie Associates
1144 Lincoln Road
Peterborough
Cambs

Description: Extension to form garage

SOUTH HOLLAND D.C.
PLAN DEPT
07 [illegible]
REF Valid

Location: 42 Reform Street
Crowland
Peterborough

Type: FULL

Date received: 23-APR-93

26-APR-93

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

Four 1:2500 scale site location plans are required with the site edged red. Those submitted are inadequate.

Copies of these can be purchased from this office.

Please return the additional copy of this letter with your reply.
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Lowe quoting the above reference.

Yours faithfully

Principal Administrative Officer

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2576
Date received : 23-APR-93

Received from

Mr & Mrs A R Blackburn

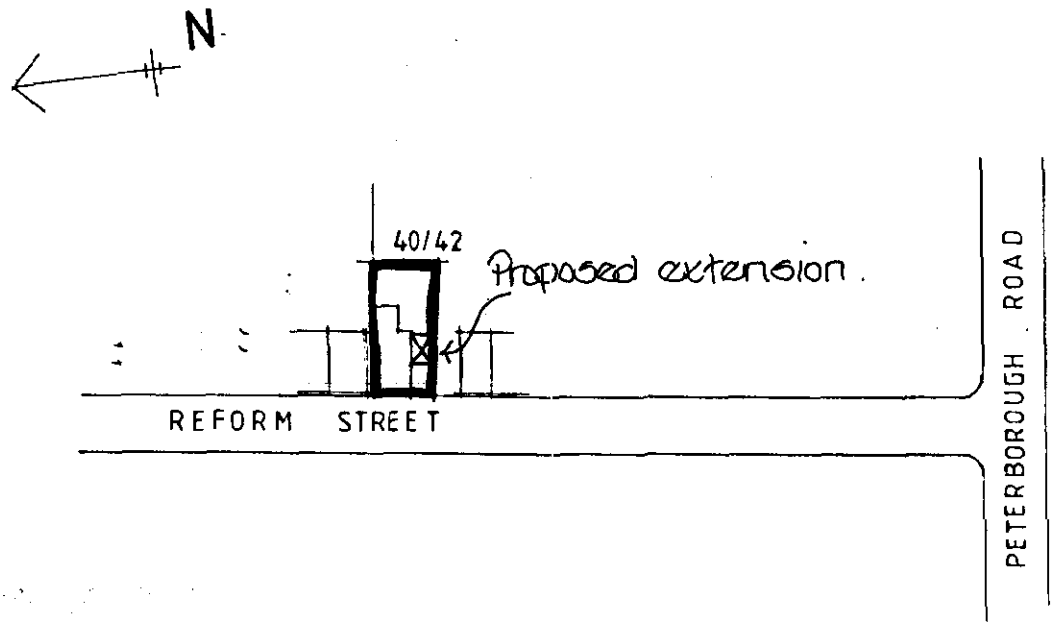
Address

42 Reform Street
Crowland

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

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



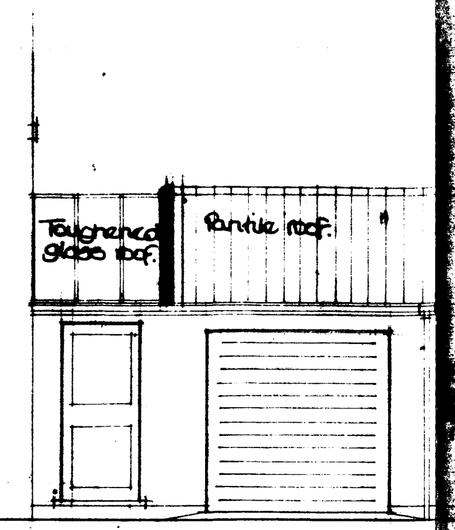
SITE LOCATION PLAN (1:1250)

0367/93

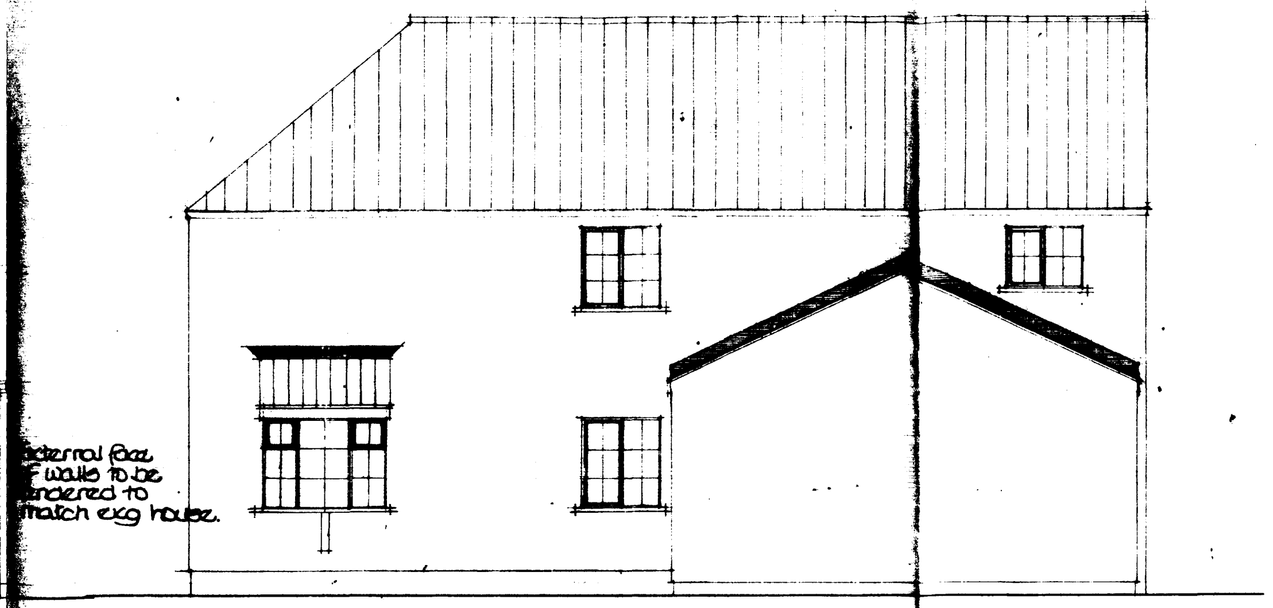
JOHN DICKIE ASSOCIATES
1144 Lincoln Road, Peterborough PE4 6BP.
Tel (0733) 576985

PROP EXTENSION.
42 REFORM ST,
CROWLAND.
MR & MRS A. BLACKBURN
JDA/93/5155.

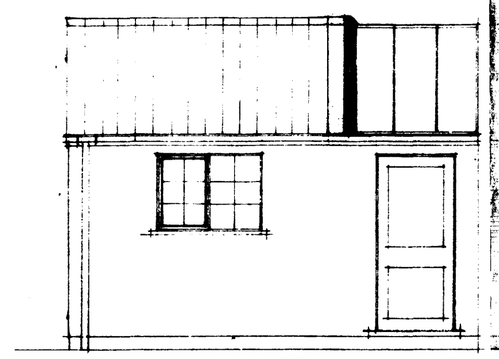
Consultants in Architecture & Surveying



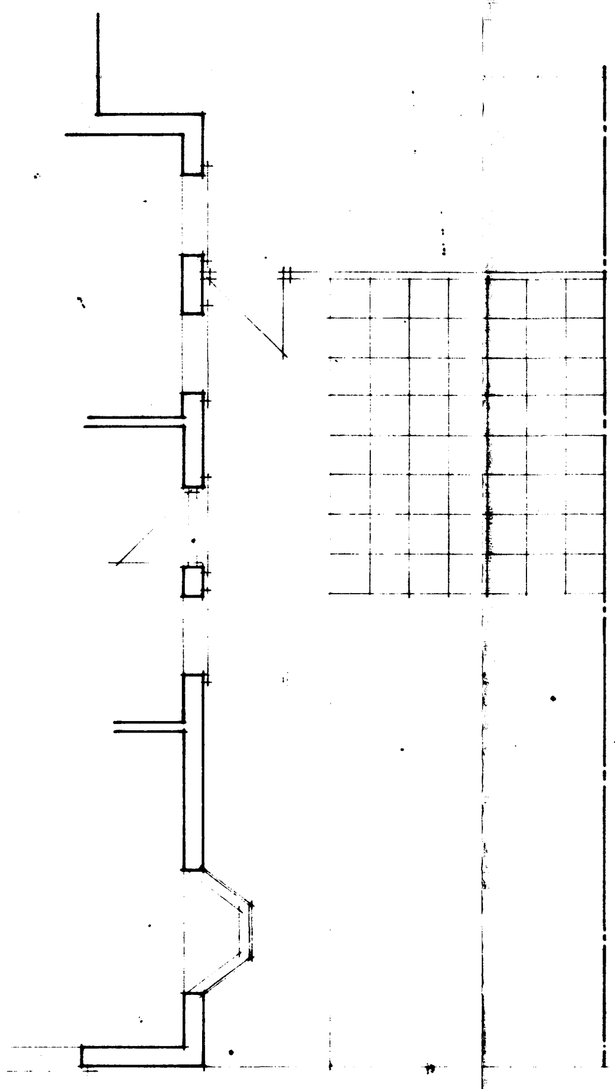
PROPOSED FRONT ELEVATION



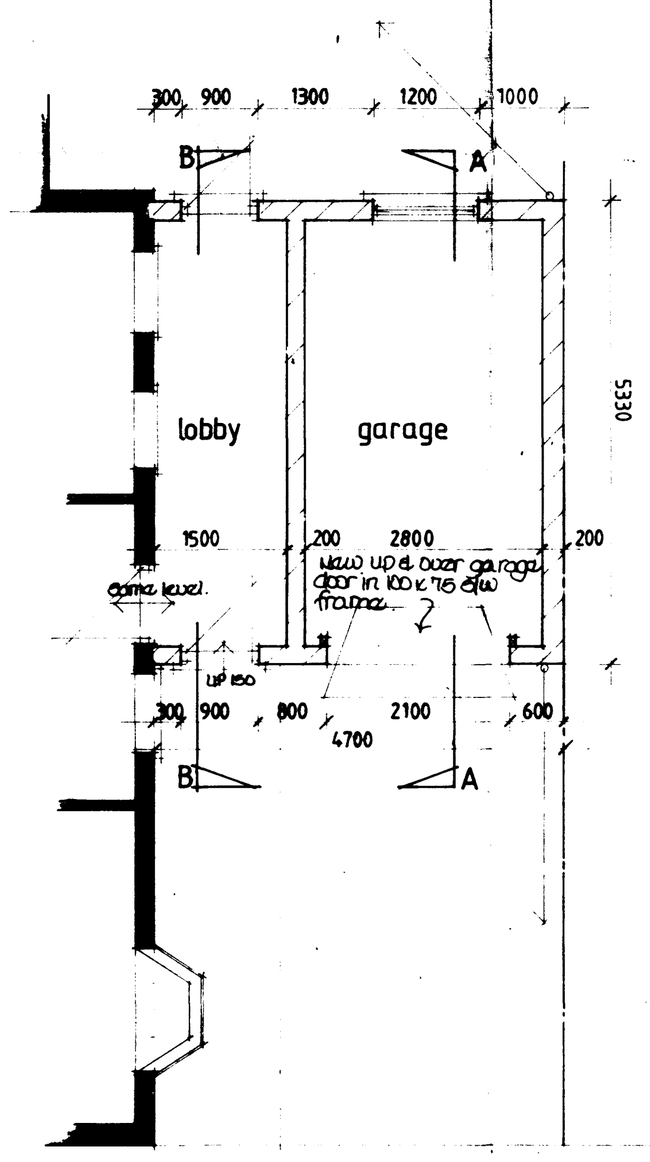
PROPOSED SIDE ELEVATION



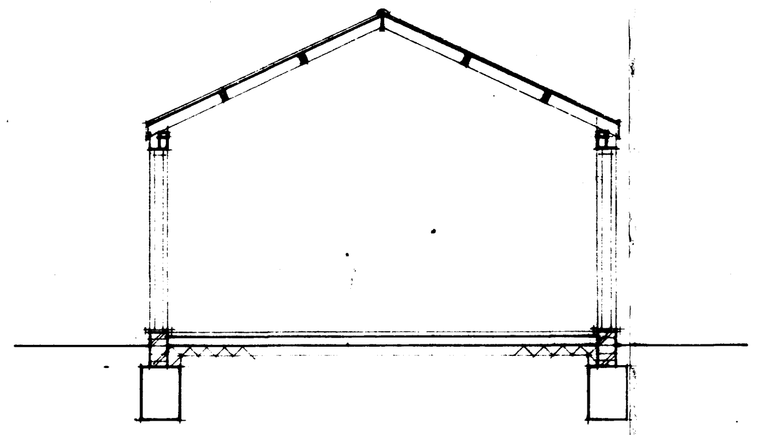
PROPOSED REAR ELEVATION



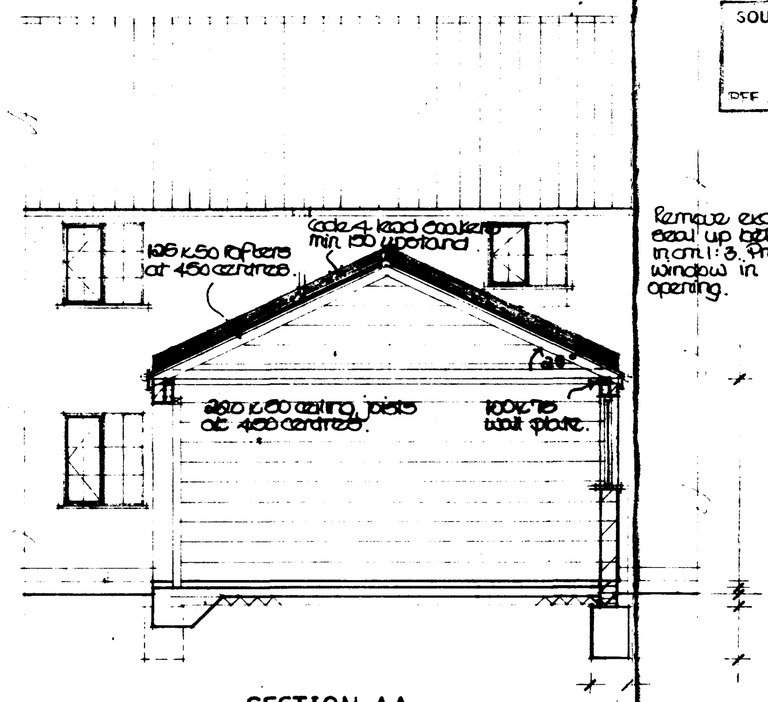
EXISTING PLAN



PROPOSED PLAN



SECTION BB



SECTION AA

SOUTH HOLLAND D.C.
PLAN DEPT.
23 APR 1993
REF 0367/93

CONSTRUCTION NOTES

Client MR & MRS A BLACKBURN

Job Title
Proposed extension

42 REFORM STREET
CROWLAND

Drawing Title

PLANS SECTIONS AND ELEVATIONS

JOHN DICKIE ASSOCIATES

Consultants in Architecture and Surveying.
1144 Lincoln Road,
Peterborough. PE4 6BP.
Tel : 0733 576985.
Fax No. 0733 323153.

Scale 1/50

Date 4/3/93

Drawn By SC

Drg No. JDA/93/5155/001 **Rev.**