SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H03/0735/93 Received:02-AUG-93 Type:FULL

Name: R H Pinder
The Grange
Stainfield Road
Haconby, Bourne
Lincs, PE10 0XB

Agent: R H Pinder
The Grange
Stainfield Road
Haconby, Bourne
Lincs, PE10 0XB

Description: Rear extension

Location : East Reach House Hop Pole
Deeping St Nicholas 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
06-SEP-93 H03/0735/93

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. H03/0735/93

Date Registered 02 AUG 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

R H PINDER
THE GRANGE
STAINFIELD RD
HACONBY PE10 0XB

Tel. No. 510428 Morton MR BOURNE

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

EAST REACH HOUSE HOP POLE D J NICHOLAS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

REAR EXTENSION / PROVISION OF BATHROOMS

Please complete

Signed.....

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of ....60.0... If you consider no fee is payable include a written explanation instead.

Date ...3/7/93.....

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 Certificates

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 pervious 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 Dwellings		If so, how many:
(ii) Other new building(s)		
(iii) Alterations or extension	✓	
(iv) Change of use		

4. A. Please state site area (in all cases) — hectares
   B. If building works are proposed, please state extra floor space to be created: — sq. metres
   C. Please state size of any new structure:- (a) max. height: — metres
   (b) max. length: — metres
   (c) max. width: — metres
   D. Please state type and colour of materials for facing external walls:
   E. Please state type and colour of roofing materials.
   F. 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.

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 or more trees ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of
B. For estate developments, please state how highway surface water will be disposed of
C. Please state whether a land drain will be affected
D. Foul sewerage will be disposed of to:
Mains sewer Cesspool Septic tank ✓

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture		➡ If so, **please give details in Part 6**
The proposal affects a listed building		
The proposal affects a public right of way		
The proposal is known to affect contaminated or filled land		
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.		➡ 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.

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.** (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 3/7/93

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.
Owner's Name:
Address of owner at which notice was served: 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 farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. 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 3/7/93

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.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by JOM
Date 10-8

Site Notice posted by JOM
Date 10-8
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

Both to rear, Farm yard to side + rear

CR

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer Recommendation

Approve ✓ (or equiv)

Refuse (or equiv)

Signed TR Date 2/9

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H03/0735/93

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:

Pom 5-8

Additional Consultation/Publicity Required

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

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	..... G ENV	Specify:
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer

PSH

Senior Officer Confirmed .....

Date....5.8

Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60

Receipt No P3098

Date first Rec'd 02 AUG 1993

Registration

Reference H03/0735/93

Cross-Ref B03/0453/93

Date 3/8

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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

Description to be recorded

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 333 OS Plots
Grid ref 519300 314180

Ward B Parish DSN

Inside IBD NO Inside LP area NO

Constraints:

CA Cons Area

LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

Hazards –

Dist Bound

Other:

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath

TPO Tree Pres

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

Linked to site Ref

Linked to property Ref 0019783

Planning Records:
Earlier apps 1883/88

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

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

H03/0735/93
FULL

Pan 10-8

Applicant: R H Pinder
Tel: Morton 570408

Agent: R H Pinder
Morton 570408

Description: Rear extension [redacted]

Location: East Reach House
Hop Pole
Deeping St Nicholas
Spalding Lincs

Valid date: 02-AUG-93
Target dates:
To case officer 09-AUG-93
Inspected by 16-AUG-93
Extra contacts 23-AUG-93
Report if not clear by 06-SEP-93

Terminal date: 27-SEP-93
Target Committee: 14-SEP-93
Report deadline: 31-AUG-93

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 24 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints: TR

CONSULTATIONS CARRIED OUT

	Sent	Expiry
	10	31 Aug
Site/Press Advert MIN	~~4~~-AUG-93	~~03-SEP~~-93
Clerk Deeping St Nic 0775 724337	06-AUG-93	20-AUG-93
Cllr J T Davis 0775 89 243	06-AUG-93	13-AUG-93

L C C – No objections 11/8/93

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
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SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3058
Date received : 02-AUG-93

Received from

R H Pinder

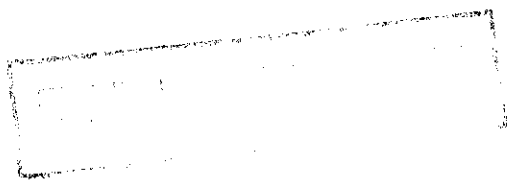
Address

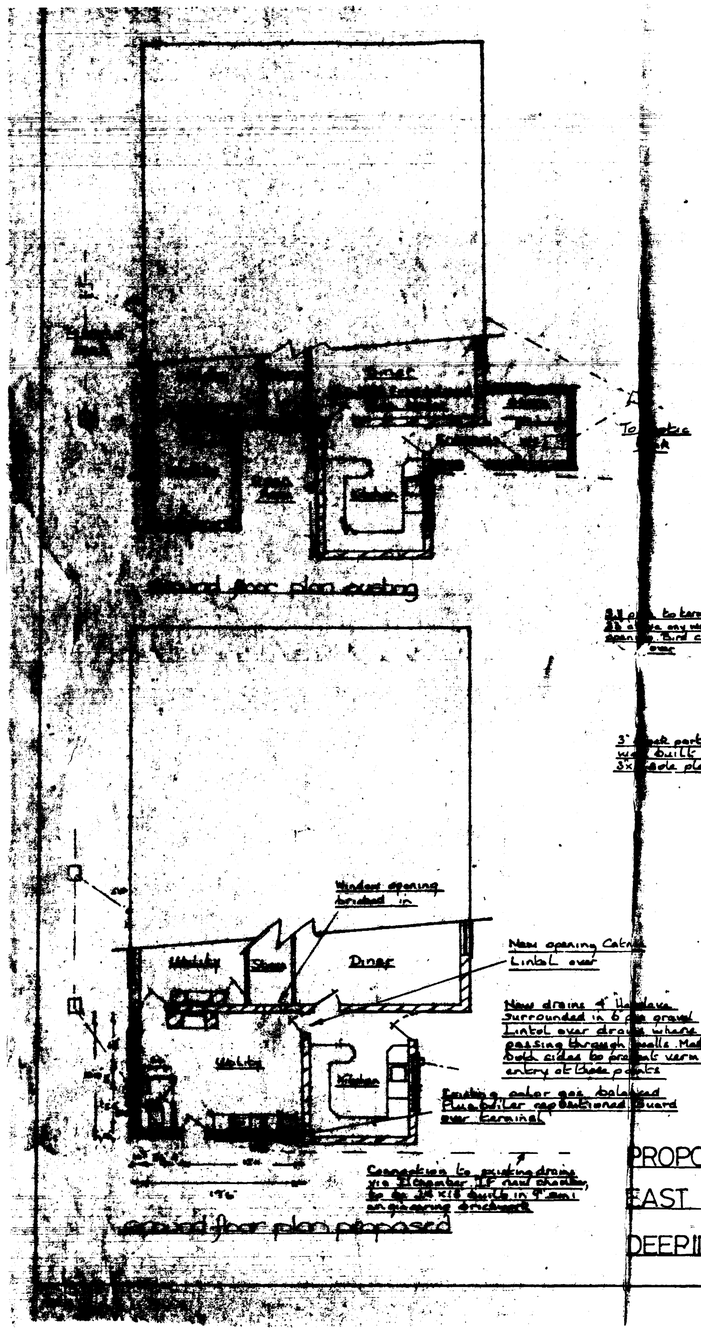
East Reach House
Hop Pole
Deeping St Nicholas
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

Signed.....A. Lowe.....
(Authorised Collector)





All new work over to serve all fittings carried down in the 4" Cream below 4" Hepsleeve drain pipes connected to the gradient chamber serving existing septic tank all as per specification below. ½" wastes to baths 1½" to basins. Deep seal traps to all fittings. Material duties. Both bathrooms to be provided with extractor fans capable of extracting 15 litres per second to outside air

All blockwork fully bonded and toothed into existing

6" brickwork to height of pipe

6" fall upstand chased into walls

Downpipe repositioned

External wall finish to be either smooth sand and cement render shot dashed OR Tyrolean render finish colour gray

Existing utility room demolished. Existing floors hacked up and area cleared of rubbish and debris. New foundations 24"x6" strip concrete 6:1 mix depth to suit ground conditions and to satisfaction of Building Control officer. If subsoil clay depth to be 32 minimum. Footing blocks 18"x9"x6" solid concrete Class A. Foundation trenches to be backfilled and well compacted Floors & well compacted hardcore 1200 gauge polythene membrane 2" Jablite or 1" Pilkington crown floor slab 500 gauge polythene isolation layer 4" concrete 2" sand and cement screed Polythene to be continuous and lapped with d.p.c. Walls external 10 cavity & Laca or Thermalite blocks to inner and external leafs with 2" cavity. 2" Drytherm insulation in cavities. Leaves tied together with stainless steel wall ties. Thermabate cavity closers to cills and reveals. I.G. or Catnic lintels over openings to satisfy span requirements and fixed in accord with manufacturers instructions. Bit felt or similar d.p.c to walls and reveals. Cavities closed at eaves. Partition wall 3" block. Roof 7"x2" joists at 16" centres Firred to falls 2" Cooley purlduck insulation board 1"x1" Filling Fillets 3 ply fixed with ½" mineral chippings over bedded in hot bitumen. 1"x5"x½" mild steel anchor ties to joists at max 6'6" centres. 1" Fascia boarding PVC rainwater ware - 4" half round gutters 2½" diameter Fall pipes connected to soakaways 15m distant via 4" drains surrounded in pea gravel. Finishes Ceilings ⅜" plasterboard scrim float and set Walls plastered two coats. Windows to be double glazed with trickle vents in frames to give minimum 4000mm² background ventilation

SOUTH HOLLAND D.C.
PLAN DEPT.
02 AUG 1993
REF 0735/93

PROPOSED EXTENSION & BATHROOM AT EAST REACH HOUSE, HOP POLE, DEEPING ST. NICHOLAS FOR R. PINDER, ESQ.

scale: One inch - eight feet
Date: July 1993