APPLICATION NO. : .....

CONTENTS PAGE (30 PAGES and OVER)

	PAGE
CONTENTS PAGE	1
DECISION NOTICE	2-3
LOCATION PLAN	4
APPLICATION FORM	5-7
CHECK SHEETS AND FRONT FILE SHEET	8-11
ALL OTHER CORRESPONDENCE	12-48
ALL OTHER DRAWINGS	49-50
POST DECISION AMENDMENTS (FORMS, CORRESPONDENCE, PLANS, ETC)	51-56

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H03/1087/93 Received:14-DEC-93 Type:FULL

Name: Mr C & Mrs J Bird
27 West End
Maxey
Peterborough

Agent: Broadgate Builders (Spalding)
Broadgate
Weston Hills
Spalding
Lincs

Description: Alterations to stables to form dwelling

Location : Land adj. 16 Stonegate Deeping St James
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.

2 Notwithstanding the provisions of the Town and Country Planning General Development Order, there shall be no extension to the dwelling other than those shown on the approved plans.

Reason: To ensure that the character of the development is retained, in the interests of the visual amenities of this rural locality.

3 This permission has been granted for the conversion of the existing building under the provisions of the Lincolnshire County Structure Plan Policy 7A, and does not permit or imply that permission will be forthcoming for any subsequent works of re-building.

Reason: For the avoidance of doubt and to ensure that the provisions of Structure Plan Policy 7A are complied with, namely the retention of the rural character of the locality.

4 Before any development is commenced the applicant shall submit to and agree with the Local Planning Authority details of the materials construction and finish of all external doors, windows and glazed screens and the development shall be completed in accordance with the agreed details.

Reason: In the interests of the visual amenities of this rural locality.

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)

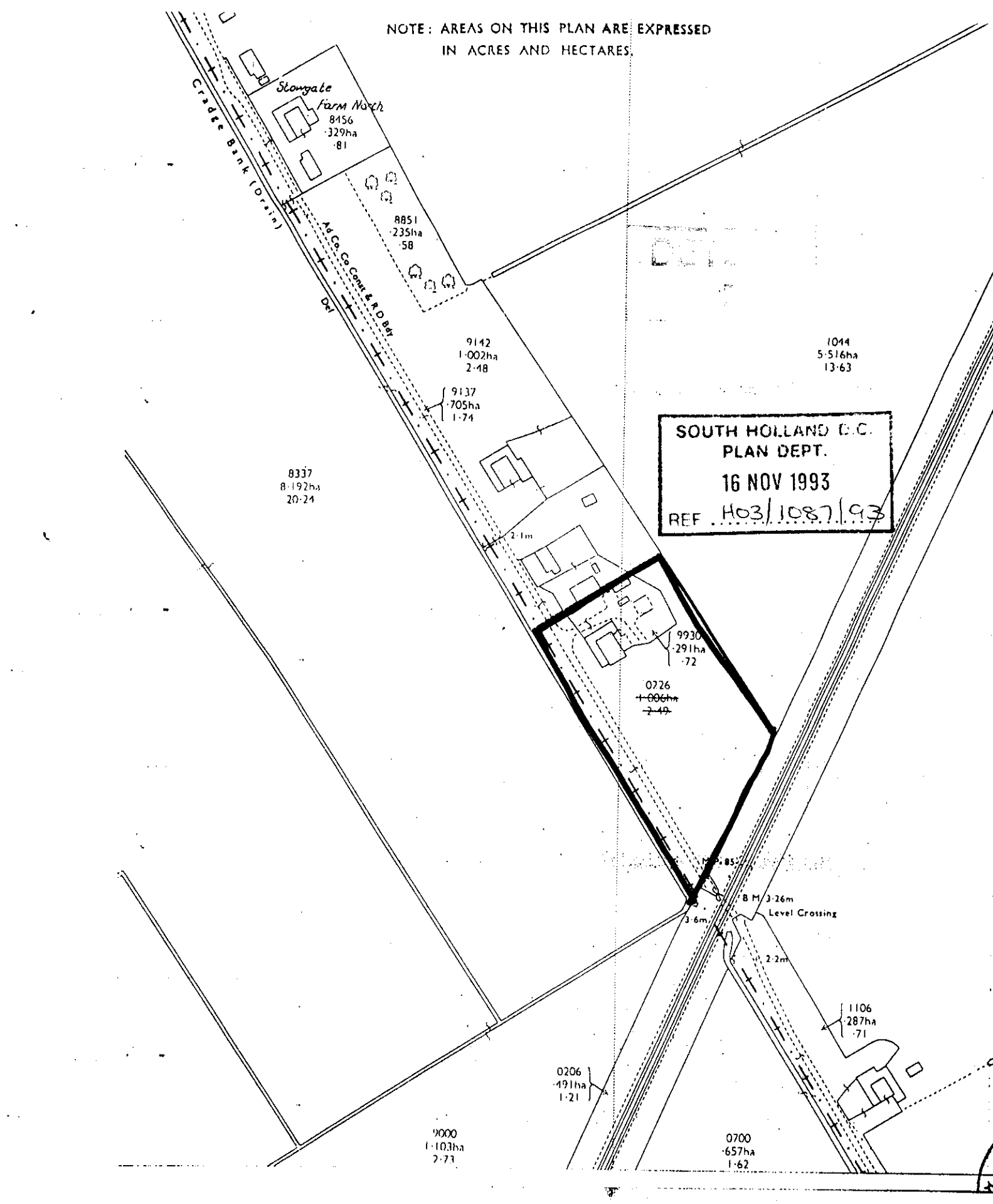
SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
20-JAN-94 H03/1087/93

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)


NOTE: AREAS ON THIS PLAN ARE EXPRESSED IN ACRES AND HECTARES.
Stongate farm North
8456
·329ha
·81
Cradge Bank (Drain)
Ad Co. Co Const & R D Bdy
Drn
8851
·235ha
·58
9142
1·002ha
2·48
9137
·705ha
1·74
1044
5·516ha
13·63
SOUTH HOLLAND D.C.
PLAN DEPT.
16 NOV 1993
REF H03/1087/93
8337
8·192ha
20·24
2·1m
9930
·291ha
·72
0726
1·006ha
2·49
·85
8 M 3·26m
Level Crossing
3·6m
2·2m
1106
·287ha
·71
0206
·491ha
1·21
9000
1·103ha
2·73
0700
·657ha
1·62

PLANNING APPLICATION

For office use only

Application No. H03/1087/93

Date Registered 16 NOV 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR C & MRS J BIRD
27 WEST END
MAXEY

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

BROADGATE BUILDERS (SPALDING) LTD
BROADGATE
WESTON HILLS,
SPALDING
Tel. No. 0406 380532
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND ADJACENT 16 STOKEGATE, DEEPING ST JAMES, PETERBOROUGH.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ALTERATIONS TO STABLES TO FORM DWELLING
(CHANGE OF USE GRANTED 1-02-93, ref H03/1186/93.

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. . . . . Date 15-11-93 . . . . . 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:	N/A. 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.	CATS PAINTED RE-USED
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.

STABLE BLOCK

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? ADEQUATE SPACE ON 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 SOAKAWAY

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 ✓

PLEASE COMPLETE IN ALL CASES

	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 right of way	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices, shopping or similar commercial 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.	No	➡ Date: Consultee(s)
Is this application related to a previous submission?	No	➡ 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 5-11-93

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 5-11-93

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 .....

DC (STRUCTION SHEET

APPLICATION REF:

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

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

Revalidation after Direction

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

Valid date:

Amended description

Superseded plans indicated ☐

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

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐

All

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

Press
PC
WM
Residents

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 (See separate sheet)	
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 :

Senior Officer Confirmed ..... Date..... Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer — Fee based on 'Diner/Lounge' being the only extension. Please advise if this is not the case. AW 14/12

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by DZ
Date 21/12

Site Notice posted by DZ
Date 21/12
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

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

Approve (or equiv) ✓ Refuse (or adverse)

Signed ..... Date..14/1

Notes:

	Disabled
	Prev conditions
	Amended plans – Dwg no: Received:

CONDITIONS/REASONS:

1. Notwithstanding the provisions of the T&CP. GDO. there shall be no extension to the dwelling other than those shown on the agreed plans. (R. to ensure that the character of the development is retained, in the interests of the visual amenities of this Rural Locality)

2. Repeat Cond. No 2. From H03/1186/92.

3. Before any development is commenced the applicant shall submit to and agree with the LPA details of the materials and construction of all external doors, windows & glazed screens. & the development shall be completed in accordance with the agreed details (R. In the interests of the visual amenities of this Rural Locality)

Condition monitoring:

non-std expiry .....
prior submission ✓
prior siteworks

Works/use restricted ✓

Determined plans indicated ✓

Departure approval confirmed

Flag for on-site review

-1679 68

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60.

Receipt No P3523

Date first Rec'd 16 NOV 1993

Registration

Reference H03/1087/93.

Cross-Ref R

Date 17/11/93.

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 36J OS Plots
Grid ref 5 19000 311320

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 ☐

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 1371 — Dist Bound ☐

Linked to property Ref — Other: ☐

Planning Records:
Earlier apps 1156/92
1070/91
1053/87

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

BANBURY DESIGN LTD

S.H.D.C. PLANNING DEPT.
RECEIVED
16 SEP 1994 DR

Attn Mr D Roberts
South Holland District Council
Planning Dept
Council Offices
Priory Road
Spalding
PE11 2XE

14 September 1994

Dear Sirs

RE: ALTERATIONS TO STABLES, STOWGATE, DEEPING ST JAMES.
YOUR REF: DJR/JJH3/1087/93

I refer to our letter dated the 2nd September 1994.

I would be grateful for a reply as soon as possible as our client is desperate to proceed.

Yours faithfully

Nigel Dutton

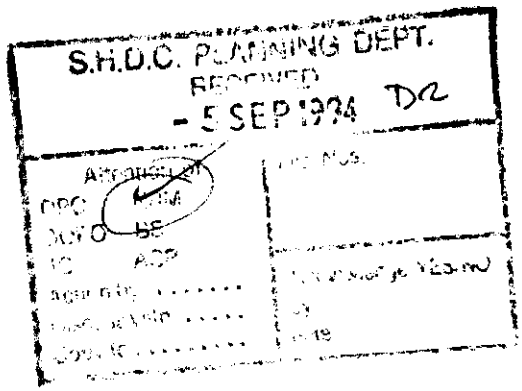
cc Mrs J Bird

Mark down did not turn up

NR Meeting on Site Fri. 16/9 At previous Telephone conversation with Applicant

Architects · Interior Design · Landscape Design
Westfield House, Bellamy Road, Mansfield, Notts. NG18 4LN
Telephone: 0623 649966 Fax: 0623 640864
Directors J. & A. Banbury Company Registered Number 2861978

BANBURY DESIGN LTD



Attn Mr D Roberts
South Holland District Council
Planning Dept
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

2 September 1994

Dear Sirs

RE: ALTERATIONS TO STABLES, STOWGATE, DEEPING ST JAMES.
YOUR REF: DJR/JJH3/1087/93

I refer to our previous correspondence with regard to the above.

We are now able to proceed with the exiting stable walls retained, with new openings etc as agreed, in the permission granted.

However, it seems that we would require that the roof be replaced with new timbers.

Could you therefore advise us if their proposals would be acceptable under these circumstances.

Yours faithfully

Nigel Dutton

cc Stanker & Assoc
Mrs J Bird

Phoned 14/9. Advised Mark Davis & would inspect the Sun Friday pm: unaccompanied.

Phoned 14/9 memo to Gill memo to ourselves to call me re. Mark's findings

Copied to M. Davis Boarded Up

Architects · Interior Design · Landscape Design
Westfield House, Bellamy Road, Mansfield, Notts. NG18 4LN
Telephone: 0623 649966 Fax: 0623 640864
Directors J. & A. Banbury Company Registered Number 2861978

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: H03/1087/93

Applicant: Mr C & Mrs J Bird
27 West End
Maxey
Peterborough

Agent: Broadgate Builders (Spaldin
Broadgate
Weston Hills
Spalding
Lincs

Description: Alterations to stables to form dwelling

Location: Land adj. 16 Stonegate
Deeping St James
Peterborough

Amendment Submitted: Elevations and ground layout section block and locatio

20-JUN-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
AMENDMENT TO PROPOSED DEVELOPMENT

I have received details of the above development which you wish to have accepted in lieu of those previously submitted. However, I consider that the changes are too significant to be treated merely as an amendment and that therefore a fresh application for planning permission should be submitted (forms enclosed).

This does not imply that permission will or will not be forthcoming in respect of such a revised application, and you are reminded that approval under the Building Regulations may also be required for the revised proposal.

Yours faithfully

Director of Planning and Building Control Services

Banbury Design Ltd.,
Westfield House
Bellamy Road
Mansfield
NG18 4LN

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ✓

Clarification/Details required:

Appears valid ☐

Registered .....

DC Procedural Assessment

Is the information given correct? Yes/No (If No, state above what details are needed)

Is it an amendment in principle? Immaterial/Needs new app

Confirmed: DPC 15/6/94

Give a revised description if the details accepted are different to the submission:

Acceptance issued:

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

BANBURY DESIGN LTD
WESTFIELD HOUSE
BELLAMY ROAD
MANSFIELD
NG18 4LN.

Application no: H03/1087/93

Applicant: Mr C & Mrs J Bird
27 West End
Maxey
Peterborough

Agent: Broadgate Builders (Spaldin
Broadgate
Weston Hills
Spalding
PE12 6DR

SOUTH HOLLAND D.C.
PLANNING DEPT
07 JUN 1994
REF Valid

Description: Alterations to stables to form dwelling

Location: Land adj. 16 Stonegate
Deeping St James
Peterborough

Amendment Submitted: Elevations and ground layout section block and locatio

31-MAY-94

Dear Sir/Madam

AMENDMENT TO PROPOSAL

I acknowledge receipt of your proposed amendment to the above proposal. Unfortunately, it is not clear exactly what your intention is regarding the amendment.

Please complete the enclosed forms.

Only when these details are provided can the Authority determine whether or not the changes can be accepted as an amendment, and a fresh application may still be required.

** Please return one copy of this letter with your reply.

Yours faithfully

B SMITH
Director of Planning and Building Control Services

PLANNING AMENDMENT

For office use only

Application No. H03/1087/93

Date Registered 97 JUN 19

Case Officer

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR C + MRS. J. BILD
27 WEST END
MARKET
PETERBOROUGH

Tel. No.

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

BANBURY DESIGN LTD
WESTFIELD HOUSE
BELLAMY ROAD
MANSFIELD NG18 4LN

Tel. No. 649966 (Contact) N. DUTTON

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND ADJ. 16, STOWGATE, DEEPING ST JAMES.

Please complete

APPLICATION No.

This amendment **cannot be considered** unless the relevant reference is stated

H03/1087/93

Building Regulation reference relating to same development (if any)

B03/0232/94

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.

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. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed ..... Date 2.6.94

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

MINOR EXTL CHANGES TO WINDOWS, DOOR OPENINGS ETC.
HOWEVER, DUE TO ENERGY EFFICIENT DWELLING HAS TO BE BUILT TO MAIN EXISTING.
COPIES OF BRIEF ENCLOSED.

State drawing no's of the current submission

146/1B + 2A

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

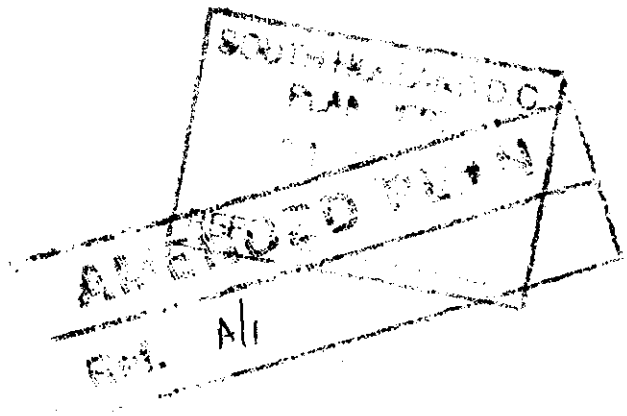
YES / NO

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

N/A

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

BANBURY DESIGN LTD



Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

27 May 1994

Dear Sirs

RE: DWELLING LAND ADJ 16 STOWGATE, DEEPING ST JAMES.
YOUR REF: H03/1087/93.

Please find enclosed 2 copies of each of our drawings N°s: 146/1B and 2A, with regard to the above. These have been submitted for Building Regulation approval and we enclose for your information.

Yours faithfully

Nigel Dutton

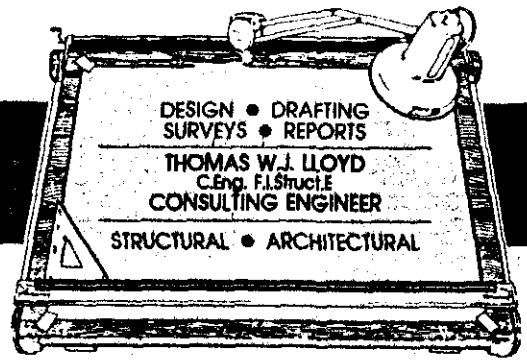
Enc

Architects • Interior Design • Landscape Design

Westfield House, Bellamy Road, Mansfield, Notts. NG18 4LN

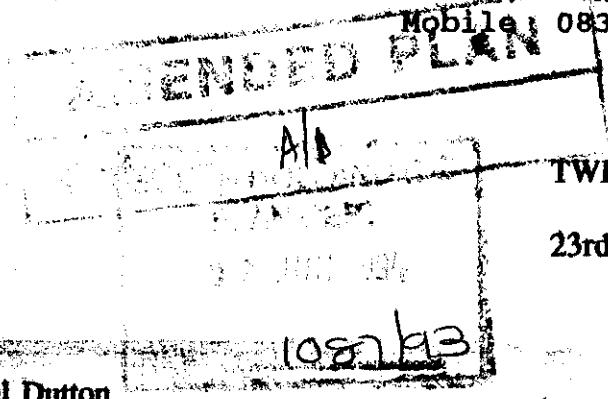
Telephone: 0623 649966 Fax: 0623 640864

Directors: J. & A. Banbury, A. Armitage. Company Registered Number 2861978



DEESIGNS

The Dees, Old Main Road,
Fleet Hargate, Spalding,
Lincs. PE12 8LL.
Tel: Holbeach (0406) 422824
Mobile: 0836 772384



Banbury Design Ltd.,
Westfield House,
Bellamy Road,
Mansfield,
Notts.
NG18 4LN

TWL/042

23rd. May 1994.

For the attention of Nigel Dutton.

Dear Sir,

Re: Dwelling. Adjacent 16 Stowgate, Deeping St. James for Mr. & Mrs. Bird.

I visited the above building on Thursday 19th. May 1994 with a view to ascertaining the structural integrity etc. of the existing building and it's viability to withstand the alterations and refurbishments shown on your drawings numbered 146/1A & 2A.

First appearances shows the building to be in an advanced state of disrepair.

The concrete floor is broken, uneven and the foundations have all settled badly, and where they exist they are just below ground level. It is understood that the whole is to be placed on a new raft foundation designed specifically to cope with the relatively poor ground conditions that exist - see soil report.

The existing walls vary in construction - some is 225mm. solid brickwork, while other areas consist of 75mm. concrete panels and even in one area 100mm. breezeblock. The whole is bowed, cracked, leaning in various directions and in it's present state would not be suitable to become load bearing as would be required. In places - particularly on corners and where the concrete panels occur, there are metal ties that are well rusted, and will not improve with age, causing unsightly stains and ultimately give way when sufficient waisting of the metal has occurred. A good deal of the outside is either concrete panels or rendered. There is no dampcourse to the existing and in many areas will be very difficult to install. To construct the new raft properly it would be necessary to remove the existing walls and rebuild.

The roof is said to have to remain. In view of the foregoing it is difficult to see how. It is in a very sorry state of repair containing woodworm and dry rot. The woodworm is very bad in places to such an extent that areas of timber has just fell out. The dry rot has meant that in quite a few areas the rafters do not even reach the wall plate and are surviving by good will and the strength of the battens to adjoining rafters. The tiles are either non-existant or broken - There are a few areas that contain good tiles - Pantiled roof. I do not think that this

roof can be saved without extensive and costly repairs, nor without a proper method statement be safely carried out.

Conclusion.

It would be prudent in the light of all the foregoing to raise the building to the ground - dig out and lay new raft and completely rebuild. If the exterior were to be rendered and a pantile roof of the same or as near as possible pattern and roof pitch were to be used, then the resulting structure would not only be habitable, but look as intended by leaving the existing and be in the same position.

Yours faithfully,

Thomas W. J. Lloyd.

c/c Mr. & Mrs. Bird.

M E M O R A N D U M

TO : D Roberts - Senior Planning Assistant

FROM : M Davis - Senior Building Control Officer

REF : MD/SBCO/CPC

DATE : 1st June, 1994

SUBJECT : **ALTERATIONS TO STABLES TO FORM A DWELLING AT 16, STOWGATE, DEEPING ST. JAMES PLANNING REF. H03/1087/93 BUILDING REGS. REF. B03/0232/94**

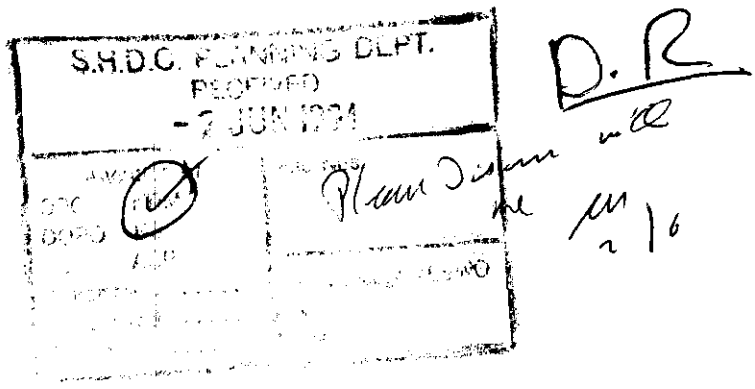
Following my recent memorandum dated 12th May 1994 concerning the above project, I have received the enclosed information from the Architect which states that the existing building is in such a condition as to warrant its total demolition.

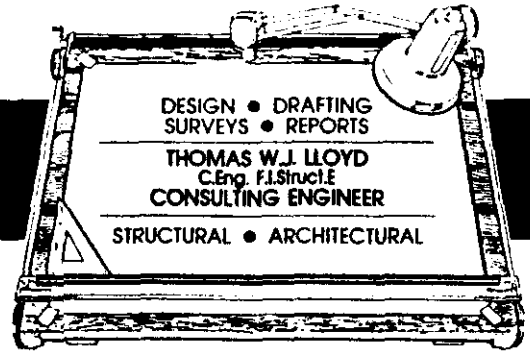
As there is a condition on the Planning Permission relating to the conversion of the existing building, I am drawing this matter to your attention for you to take appropriate action.

The Building Regulations application will now be assessed as though a totally new building is to be erected.

M.M. Davis.....

M. DAVIS





DEESIGNS

The Dees, Old Main Road,
Fleet Hargate, Spalding,
Lincs. PE12 8LL.
Tel: Holbeach (0406) 422824
Mobile 0836 772384

Banbury Design Ltd.,
Westfield House,
Bellamy Road,
Mansfield,
Notts.
NG18 4LN

TWL/042

23rd. May 1994.

For the attention of Nigel Dutton.

Dear Sir,

Re: Dwelling, Adjacent 16 Stowgate, Deeping St. James for Mr. & Mrs. Bird.

I visited the above building on Thursday 19th. May 1994 with a view to ascertaining the structural integrity etc. of the existing building and it's viability to withstand the alterations and refurbishments shown on your drawings numbered 146/1A & 2A.

First appearances shows the building to be in an advanced state of disrepair.

The concrete floor is broken, uneven and the foundations have all settled badly, and where they exist they are just below ground level. It is understood that the whole is to be placed on a new raft foundation designed specifically to cope with the relatively poor ground conditions that exist - see soil report.

The existing walls vary in construction - some is 225mm. solid brickwork, while other areas consist of 75mm. concrete panels and even in one area 100mm. breezeblock. The whole is bowed, cracked, leaning in various directions and in it's present state would not be suitable to become load bearing as would be required. In places - particularly on corners and where the concrete panels occur, there are metal ties that are well rusted, and will not improve with age, causing unsightly stains and ultimately give way when sufficient waisting of the metal has occurred. A good deal of the outside is either concrete panels or rendered. There is no dampcourse to the existing and in many areas will be very difficult to install. To construct the new raft properly it would be necessary to remove the existing walls and rebuild.

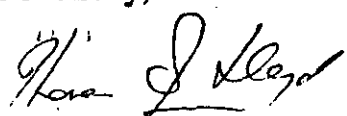
The roof is said to have to remain. In view of the foregoing it is difficult to see how. It is in a very sorry state of repair containing woodworm and dry rot. The woodworm is very bad in places to such an extent that areas of timber has just fell out. The dry rot has meant that in quite a few areas the rafters do not even reach the wall plate and are surviving by good will and the strength of the battens to adjoining rafters. The tiles are either non-existant or broken - There are a few areas that contain good tiles - Pantiled roof. I do not think that this

roof can be saved without extensive and costly repairs, nor without a proper method statement be safely carried out.

Conclusion.

It would be prudent in the light of all the foregoing to raise the building to the ground - dig out and lay new raft and completely rebuild. If the exterior were to be rendered and a pantile roof of the same or as near as possible pattern and roof pitch were to be used, then the resulting structure would not only be habitable, but look as intended by leaving the existing and be in the same position.

Yours faithfully,



Thomas W. J. Lloyd.

c/c Mr. & Mrs. Bird.

BANBURY DESIGN LTD

Attn Mr D Roberts

Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

6 July 1994

Dear Sirs

RE: ALTERATIONS TO STABLES TO FORM DWELLING.
LAND ADJ TO 16 STOWGATE, DEEPING ST JAMES.

Further to our telephone conversation with regard to the above please find enclosed a copy of our drawing 146/1c, for the above.

We have indicated in yellow the existing external walls and internal partitions that we now feel that we are able to utilise in a new scheme.

We would be grateful to receive your comments as to wether a scheme incorporating these walls would be acceptable.

Yours faithfully

P.P. N. Banbury

Nigel Dutton

Enc

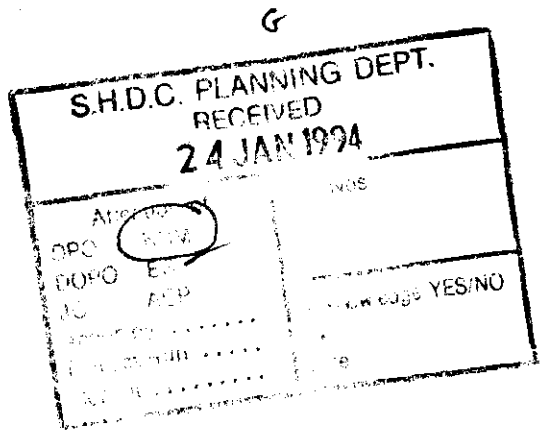
discussed with wife
15/7. explained new ggs. needed.

Architects • Interior Design • Landscape Design
Westfield House, Bellamy Road, Mansfield, Notts. NG18 4LN
Telephone: 0623 649966 Fax: 0623 640864
Directors: J. & A. Banbury, A. Armitage. Company Registered Number 2861978

Our Ref: 94/1/SH/0002
Contact: Gill Thornalley

NRA

Date: 18th January 1994



B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE

Dear Sir,

Planning Application No. H03/1087/93

PROPOSAL: **CHANGE OF USE STABLES TO FORM DWELLING**
LOCATION: **ADJ/16,STONEGATE DEEPING ST JAMES SPALDING**
APPLICANT: **MR & MRS C J BIRD**

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully

R F MORGAN
Planning Manager

Town and Country Planning Act etc

DRAFT DECISION

Reference: H03/1087/93 Received:14-DEC-93 Type:FULL

Name: Mr C & Mrs J Bird
27 West End
Maxey
Peterborough

Agent: Broadgate Builders (Spalding)
Broadgate
Weston Hills
Spalding
Lincs

Description: Alterations to stables to form dwelling ~~(change of use granted 1.2.93,re:H03/1186/93)~~
Location : Land adj. 16 Stonegate Deeping St James Peterborough

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 Notwithstanding the provisions of the Town and Country Planning General Development Order, there shall be no extension to the dwelling other than those shown on the approved plans.

Reason: To ensure that the character of the development is retained, in the interests of the visual amenities of this rural locality.

3 This permission has been granted for the conversion of the existing building under the provisions of the Lincolnshire County Structure Plan Policy 7A, and does not permit or imply that permission will be forthcoming for any subsequent works of re-building.

Reason: For the avoidance of doubt and to ensure that the provisions of Structure Plan Policy 7A are complied with, namely the retention of the rural character of the locality.

4 Before any development is commenced the applicant shall submit to and agree with the Local Planning Authority details of the materials construction and finish of all external doors, windows and glazed screens and the development shall be completed in accordance with the agreed details.

Reason: In the interests of the visual amenities of this rural locality.

14-JAN-94

AD check.....AH 17/1..

Authorised to issue (inc Delegation).....~~DC~~ 17/1

M E M O R A N D U M

TO : D Roberts - Senior Planning Assistant

FROM : M Davis - Senior Building Control Officer

REF : MD/SBCO/CPC

DATE : 12th May, 1994

SUBJECT : **ALTERATIONS TO STABLES TO FORM A DWELLING AT 16, STOWGATE, DEEPING ST. JAMES PLANNING REF. H03/1087/93 BUILDING REGS. REF. B03/0232/94**

I would confirm our conversation yesterday relating to the above project.

The Agent, Banbury Design Ltd (Mr N Dutton) has indicated that the owner intends to demolish the existing walls of the property and rebuild in sections new work under the existing roof. In effect, rebuilding the property except for the roof timbers.

As there is a condition on the Planning Permission relating to the conversion of the existing building, I am drawing this matter to your attention for you to take appropriate action.

.....

M. DAVIS

S.H.D.C. PLANNING DEPT.
RECEIVED
12 MAY 1994

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

File Nos.

Acknowledge YES/NO
by
date

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

H03/1087/93

FULL

Applicant: Mr C & Mrs J Bird
Tel:

Agent: Broadgate Builders (Spaldi
0406 380532

Description: Alterations to stables to form dwelling (change of use granted 1.2.93, re: H03/1186/93)

Location: Land adj. 16 Stonegate
Deeping St James
Peterborough

Valid date:	14-DEC-93	Terminal date:	08-FEB-94
Target dates:		Target Committee:	25-JAN-94
To case officer	21-DEC-93	Report deadline:	11-JAN-94
Inspected by	28-DEC-93	Agreed TD Ext:	
Extra contacts	04-JAN-94	Case Officer:	
Report if not clear by	18-JAN-94		D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: 35 M2
Category: Alteration
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		24-DEC-93	14-JAN-94
Clerk Deeping St Nic	0775 724337	20-DEC-93	03-JAN-94
Cllr J T Davis	0775 670243	20-DEC-93	27-DEC-93

SITE RECORD

Grid ref: 519000 311300
OS Sheet: 367 Parcel:

L.C.C. Obs Attached JC 05 22/12/93

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

Application no: H03/1087/93

Applicant: Mr C & Mrs J Bird
27 West End
Maxey
Peterborough

Agent: Broadgate Builders (Spaldin
Broadgate
Weston Hills
Spalding
Lincs

Description: Alterations to stables to form dwelling (change of use granted 1.2.93, re: H03/1186/93)

Location: Land adj. 16 Stonegate Deeping St James
Peterborough

Type: FULL

Date received: 14-DEC-93

20-DEC-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 03-JAN-94. 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 D J ROBERTS

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk Deeping St Nicholas PC
9 Tavistock Road
Spalding
Lincs
PE11 2UY

FOR PARISH COUNCIL USE ONLY

Comments: Nil

S.H.D.C. PLANNING DEPT.
RECEIVED
- 4 JAN 1994
DR

Signed: Anthony R Scott

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H03/1087/93

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		
	1	9	0	1	1	3

2. Address or location

ADJ TO 16 STONEGATE, DUNDING ST NICHOLAS.

3. Name, classification and number of road

UC

4. Date application referred 22/12/93

5. State whether outline, detailed application etc.

FULL

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

ALTERATIONS TO STABLES TO FORM DWELLING

7. 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:—

Delete as appropriate

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: 22/12/93 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

Delete as appropriate

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

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

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

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: H03/1087/93

Applicant: Mr C & Mrs J Bird
27 West End
Maxey
Peterborough

Agent: Broadgate Builders (Spaldin
Broadgate
Weston Hills
Spalding
Lincs

SOUTH H.D.C.
PLANNING
14 DEC 1993
REF Valid

Description: Alterations to stables to form dwelling (change of use granted 1.2.93, re: H03/1186/93)

Location: Land adj. 16 Stonegate
Deeping St James
Peterborough

Type: FULL

Date received: 16-NOV-93

02-DEC-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:

There appears to be 73 sq metres of new floorspace therefore a further £60.00 is required.

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

K LOWE
Principal Administrative Officer

Received 14/12

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: H03/1087/93

Applicant: Mr C & Mrs J Bird
27 West End
Maxey
Peterborough

Agent: Broadgate Builders (Spaldin
Broadgate
Weston Hills
Spalding
Lincs

Description: Alterations to stables to form dwelling (change of use granted 1.2.93, re: H03/1186/93)

Location: Land adj. 16 Stonegate
Deeping St James
Peterborough

SOUTH HOLLAND D.C.
PLANNING DEPT
01 [illegible] 1993

Type: FULL

Date received: 16-NOV-93

17-NOV-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:

1 It is not clear from the plan whether or not there is a proposed extension. Please supply four copies of an existing floor plan to conf this. The fee will be based on any additional floorspace.

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

K Lowe

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

Application no: H03/1087/93

Applicant: Mr C & Mrs J Bird
27 West End
Maxey
Peterborough

Agent: Broadgate Builders (Spaldin
Broadgate
Weston Hills
Spalding
Lincs

Description: Alterations to stables to form dwelling (change of use granted 1.2.93, re: H03/1186/93)

Location: Land adj. 16 Stonegate
Deeping St James
Peterborough

Type: FULL

Date received: 16-NOV-93

17-NOV-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:

1 It is not clear from the plan whether or not there is a proposed extension. Please supply four copies of an existing floor plan to conf this. The fee will be based on any additional floorspace.

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 : P3523
Date received : 16-NOV-93

Received from

Broadgate Blds (Spalding) Ltd.

Address

Adj. 16 Stowgate
Deeping St James
Peterborough

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

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

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: H03/1087/93

Applicant: Mr C & Mrs J Bird
27 West End
Maxey
Peterborough

Agent: Broadgate Builders (Spaldin
Broadgate
Weston Hills
Spalding
Lincs

Description: Additional openings to approved drawings and chimney stack (Drawing no: 93/112/02)

Location: Land adj. 16 Stonegate
Deeping St James
Peterborough

Amendment: Additional openings to approved drawings and chimney stack (drawing number 93/112/02)

25-OCT-94

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 and you may need to make a new submission.

Yours faithfully

Director of Planning and Building Control Services

Banbury Design Ltd.,
Westfield House
Bellamy Road
Mansfield
NG18 4LN

NOTE

Attention drawn to covering letter.

AMENDMENT RECORD SHEET – POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ HL

Registered 5/10/09

DC Procedural Assessment

Is the information given correct? (Yes)/No (If No, state above what details are needed)

Is it an amendment in principle? (Immaterial)/Needs new app

Confirmed: 14/10

Give a revised description if the details accepted are different to the submission:

Acceptance issued:

Note

Attention drawn to covering letter

PLANNING AMENDMENT

For office use only

Application No. H03/1087/93/A2

Date Registered 05 OCT 1994

Case Officer D2

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR C + MRS J. BIRD
27, WEST END
MAYBY, PETERBOROUGH.

Tel. No.

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

BANBURY DESIGN
WESTFIELD HOUSE
BELLAMY LOAD, MANSFIELD NG18 4LN

Tel. No. 0623-649966 (Contact) N. DUTTON

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND. ADJ. 116, STONEGATE, DEEPING ST. JAMES, PETERBOROUGH.

Please complete

APPLICATION No.

This amendment **cannot be considered** unless the relevant reference is stated

H03/1087/93

Building Regulation reference relating to same development (if any)

—

2. Please tick **one** box only

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

or

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

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. If the amendment relates to a current application I agree to an extension of the terminal date.

Signed [signature] Date 01.10.94

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

~~AMENDMENTS~~ + ADDITIONAL OPENINGS TO APPROVED DRAWINGS. CHIMNEY STACK.

State drawing no's of the current submission

93/112/02

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES / NO

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

N/A

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

BANBURY DESIGN LTD

Attn Mr D J Roberts
Planning Dept
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

AMENDED PLAN
Ref. A/2

1087/93

3 October 1994

Dear Sir

RE: ALTERATION TO STABLES, STOWGATE, DEEPING ST JAMES, PETERBOROUGH. FOR MR & MRS C BIRD.

Further to our telephone conversation please find enclosed a Planning amendment form, together with two copies of our amended drawings.

We would be grateful to receive your comments as soon as possible, so our clients can proceed with a Building Regulation application.

Yours faithfully

Nigel Dutton

Architects · Interior Design · Landscape Design

Westfield House, Bellamy Road, Mansfield, Notts. NG18 4LN
Telephone: 0623 649966 Fax: 0623 640864

Directors J. & A. Banbury Company Registered Number 2861978

PLANNING AMENDMENT

For office use only
Application No. H03/1087/93/A1
Date Registered 07 JUN 1994
Case Officer DR

1. Please complete in block letters
NAME AND ADDRESS OF APPLICANT
MR C + MRS J. BIRD
27 WEST END
MARKET
PETERBOROUGH
Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)
BAINBRIDGE DESIGN LTD
WESTFIELD HOUSE
BELLAMY ROAD
MANSFIELD NG18 4LN
Tel. No. 649966 (Contact) N DUTTON

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE
LAND ADJ. 16, SPOUGATE, DEEPING ST JAMES.

Please complete
APPLICATION No.
This amendment **cannot be considered** unless the relevant reference is stated
H03/1087/93

Building Regulation reference relating to same development (if any)
B03/0232/94

2. Please tick **one** box only

A		or	B	
Amendment is proposed where permission already granted If yes, submit two forms and two plans.	✓		Amendment is to a proposal currently being considered If yes, submit four forms and four plans.	

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. If the amendment relates to a current application, I agree to an extension of the terminal date.
Signed ..... Date 06.6.94

3. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

MINOR EXTL CHANGES TO WINDOWS, DOOR OPENINGS ETC.
HOWEVER, DUE TO ENGINEERS REPORT DWELLING HAS TO BE BUILT TO MATCH EXISTING.
COPIES OF REPORT ENCLOSED.

State drawing no's of the current submission
146/1B + 2A

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)
YES / NO

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

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

Banbury Design Ltd,
Westfield House,
Bellamy Road,
Mansfield,
Notts.
NG18 4LN.

FAO: Mr Dutton

Mr D Roberts

DJR/JJ H3/1087/93

21 Jul 1994

Der Sir,

ALTERATION TO STABLES, STOWGATE, DEEPING ST JAMES.

With reference to your letter and plan dated 8th July 1994 and our more recent telephone converation. This is to confirm my verbal advice that the details shown on the plan would not fall within the terms of the previous permission. The works shown would more properly be described as the erection of a new dwelling, rather than alterations or conversion.

If your Clients wish to proceed along these lines I can only advise the submission of a fresh planning application. Unless there was an overriding agricultural or some other overriding need however, I would not be optimistic for its chances of receiving favourable consideration.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Mr & Mrs C Bird,
27 West End,
Maxey,
Peterborough.

Mr D Roberts

DJR/JJ H03/1087/93

24 May 1994

Dear Mr and Mrs Bird,

ALTERATIONS TO STABLES TO FORM DWELLING,
LAND ADJACENT 16 STOWGATE, DEEPING ST NICHOLAS.

I have been notified by the Council's Senior Building Control Officer that your Agent has recently submitted plans for approval under the Building Regulations, and that these plans show the demolition of the walls of the existing stables.

I would take this opportunity of drawing your attention to condition No 3 of the permission, which states that the permission does not imply that permission will be forthcoming for any subsequent works of re-building. The demolition of the existing walls and their subsequent re-building would not be covered by the existing permission.

I trust this satisfactorily explains the situation under the planning aspects of the development.

Yours sincerely

N Midlen
Principal Planning Officer
Development Control

Banbury Designs
Westfield House
Bellamy Road
Mansfield
NG18 4LN

Mr D J Roberts

DJR/JK/H03/1087/93/A2

25 October 1994

Dear Sir

Amendments to Approved Plans - Barn Conversion - Mr & Mrs Bird - Stowgate, Deeping St James

I enclose notice of formal acceptance of the amended plans 146/2A and 143/3 in respect of the above development.

The amendments have been accepted in respect of the additional window openings and chimney only. Any notation on the plans referring to new roof timbers and tiles in respect of the existing roof areas is not authorised by this amendment acceptance.

I trust this is satisfactory.

Yours faithfully

N R MIDLEN
Principal Planning Officer
(Development Control)

Enclosure

Spoke to Agent 28/9.
See day Book note:
ie. Existing Roof to be repaired.
Spoke to Agent 30/9 See day Book note

Banbury Design Ltd.,
Westfield House,
Bellamy Road,
MANSFIELD
Notts
NG18 4LN

D.J.Roberts

DJR/JH
H3/1087/93

21 Sept 1994

Dear Sirs,

RE: ALTERATIONS TO STABLES STOWGATE, DEEPING ST. JAMES FOR MR. AND MRS. BIRD.

I refer to your letters of the 2nd and 14th September 1994, relating to the above development. As we discussed before receipt of your second letter, I had arranged to inspect the site on the 14th September in the company of Mr. Davis of the Building Control Section. Unfortunately Mr. Davis could not visit the site as arranged on that day, but in view of the urgency of the situation to your clients, I carried out an unaccompanied visit.

During my visit I noticed that areas of pantile had been stripped off, and roof timbers exposed. No doubt the pantiles have been carefully stored for future use, but if not, I shall require the use of reclaimed pantiles from elsewhere to match the original tiles. I notice that the ends of some of the exposed rafters had rotted, and accept that remedial measures are required in respect of this. However, I am not entirely convinced that the whole roof needs to be stripped off and replaced with new timber. Would it not be possible to strengthen the existing roof structure, and replace any rotten or defective members as required.

I should be grateful if you would telephone me to discuss this option. In the meantime, I shall ask Mr. Davis to visit the site as soon as he possibly can, in order to advise me what will be required under the Building Regulations.

Yours faithfully,

p.p. N. R. MIDLEN
PRINCIPAL PLANNING OFFICER (D.C.)

MD: Confirm no need to replace
Copies to Roof: Can be repaired/strengthened.
Mr. Davis
22/9
23/9.

Mr & Mrs Bird,
27 West End,
Maxey,
Peterborough.

Mr D Roberts

DJR/JJ H03/1087/93

23 Nov 1994

Dear Sir and Madam.

H03/1087/93 - MR C AND MRS J BIRD, ALTERATIONS TO STABLES TO FORM DWELLING, LAND ADJACENT 16 STONEGATE, DEEPING ST JAMES.

With reference to the above it has been brought to my attention from the Building Control Section that development has commenced.

I am writing to inform you that there appears to be an outstanding condition on the planning permission issued on 20th January 1994.

Condition No 4 states:

"Before any development is commenced the Applicant shall submit to and agree with the Local Planning Authority details of the materials construction and finish of all external doors, windows and glazed screens and the development shall be completed in accordance with the agreed details.

Reason: In the interests of the visual amenities of this rural locality."

I therefore look forward to hearing from you within the next 28 days, but I must advise you that Section 172 of the Town and Country Planning Act 1990 empowers the Council to take up proceedings against any breach of planning control.

I enclose the necessary condition compliance forms for you to complete and return to my office for consideration with the relevant plans.

Yours faithfully

N Midlen
Principal Planning Officer (DC)

Enc.

cc: Banbury Design Ltd

Under the circumstances you would be ill advised to demolish the existing buildings in the hope that permission would be granted for their replacement. I can only advise that you pursue the development in accordance with the details as approved under the planning application if you wish to occupy the buildings for there permitted purpose.

As a separate issue, the Building Regulations submission will be determined on its own merits under the relevant legislation. Even with an approval under the Building Regulations however the works would remain unauthorised under planning legislation and should not be commenced.

I hope this satisfactorily explains the situation. A copy of this letter has been sent to your Agent for information.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

cc Banbury Design Ltd

Mr & Mrs C Bird,
27 West End,
Maxey,
Peterborough.

Mr D Roberts

DJR/JJ H03/1087/93

16 Jun 1994

Dear Mr and Mrs Bird.

ALTERATIONS TO STABLES TO FORM DWELLING LAND ADJACENT TO 16 STOWGATE, DEEPING ST NICHOLAS.

Further to my letter of 24th May 1994 regarding the above. I have recently received amended plans from your Agent, Banbury Design, detailing the complete demolition and rebuilding of the existing buildings. I have to advise that these amendments will be rejected on the basis that they are directly contrary to the description of development and condition No 3 of the permission. As you know permission was originally granted on the basis that the existing building would be converted. Had the application originally stated that it was intended to demolish and rebuild, then I am in little doubt that permission would have been refused. This is because the site is in a rural area where new dwellings are not normally permitted except in order to meet an essential agricultural need. The policy does not apply so rigidly however to schemes to convert existing buildings.

In this case, although your Agent has endeavoured to recreate the appearance of the original buildings what is proposed is nonetheless tantamount to a new dwelling and is therefore contrary to policy. If it now transpires that the existing buildings are incapable of conversion in accordance with the approved schemes then I have to advise that the permission is incapable of implementation and is therefore of no effect. The fact that permission for works of conversion has been granted should not be seen as an automatic entitlement for a new replacement dwelling.

Mr & Mrs C Bird,
27 West End,
Maxey,
Peterborough.

Mr D Roberts

DJR/JJ H03/1087/93

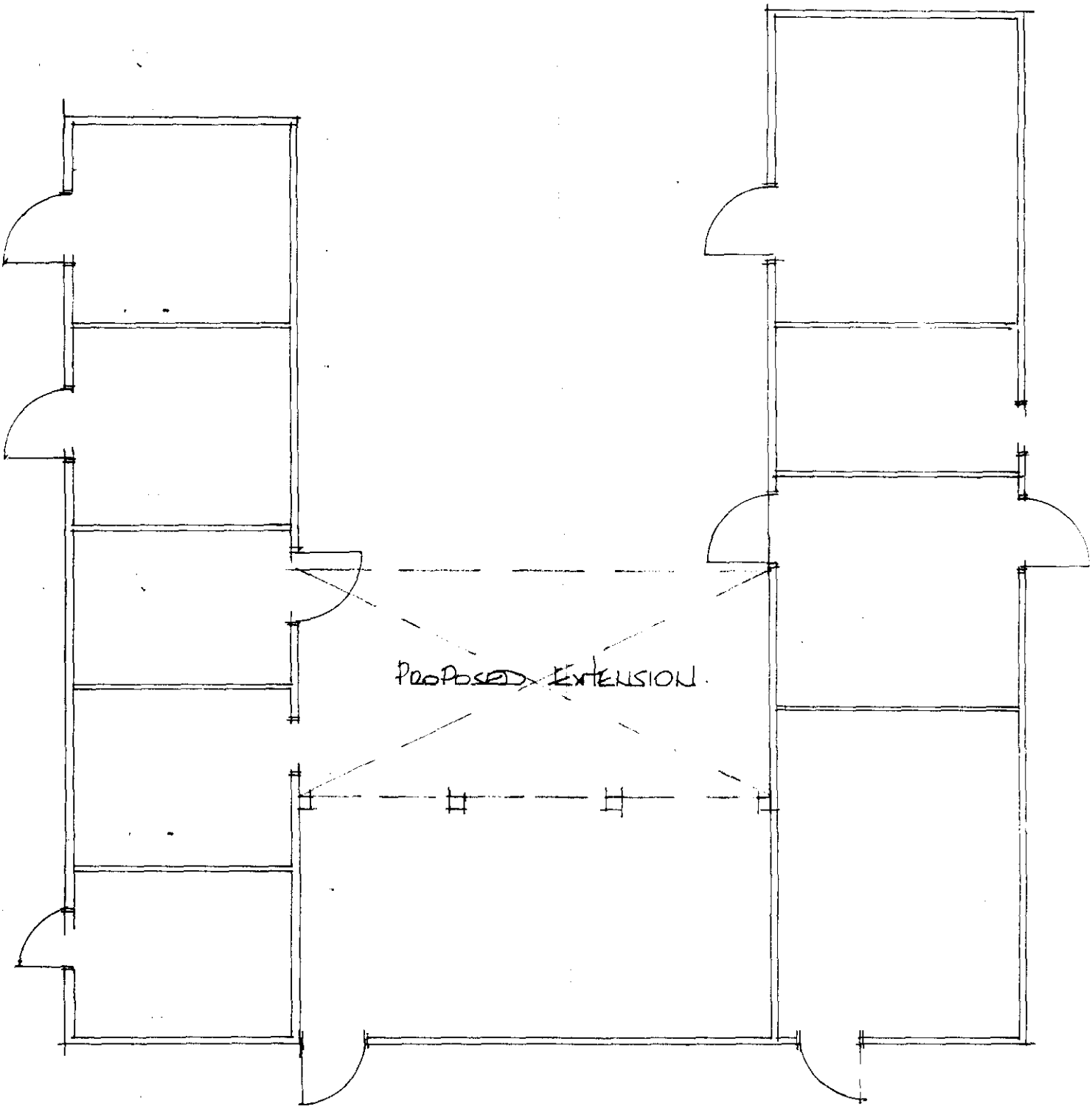
16 Jun 1994

Dear Mr and Mrs Bird,

ALTERATIONS TO STABLES TO FORM DWELLING LAND ADJACENT TO 16 STOWGATE, DEEPING ST NICHOLAS.

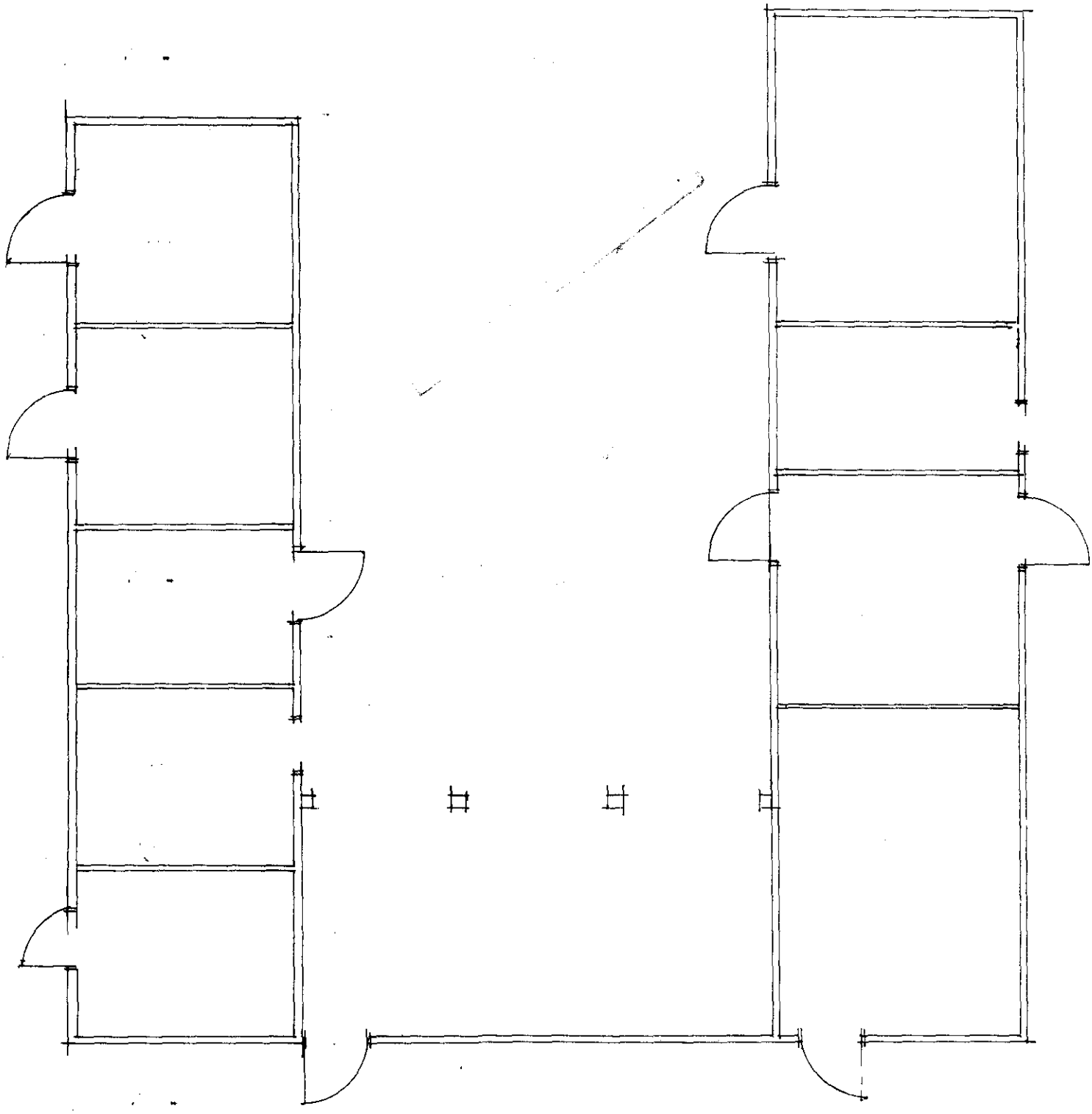
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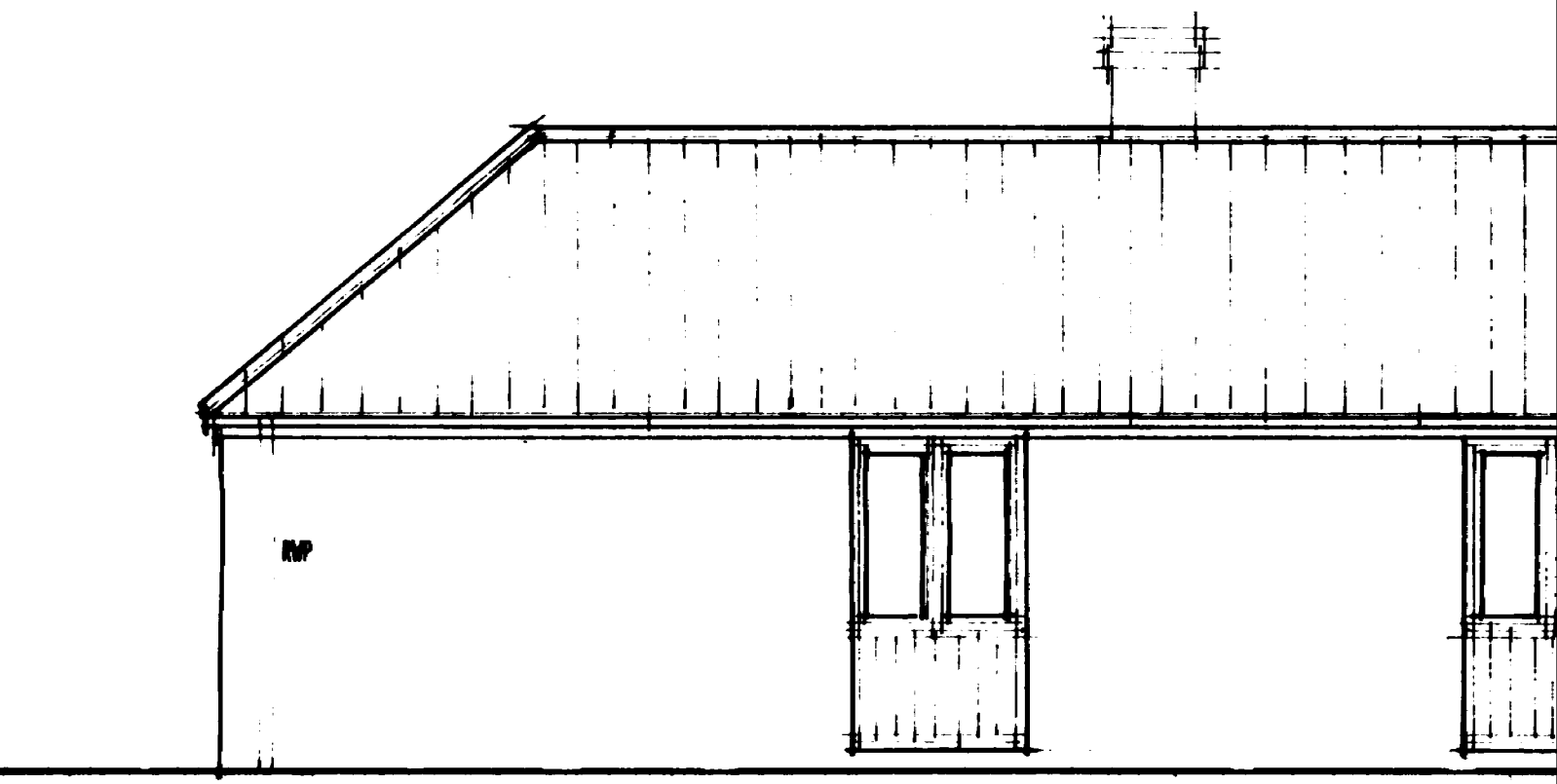
floor plan existing

REF 1087/93

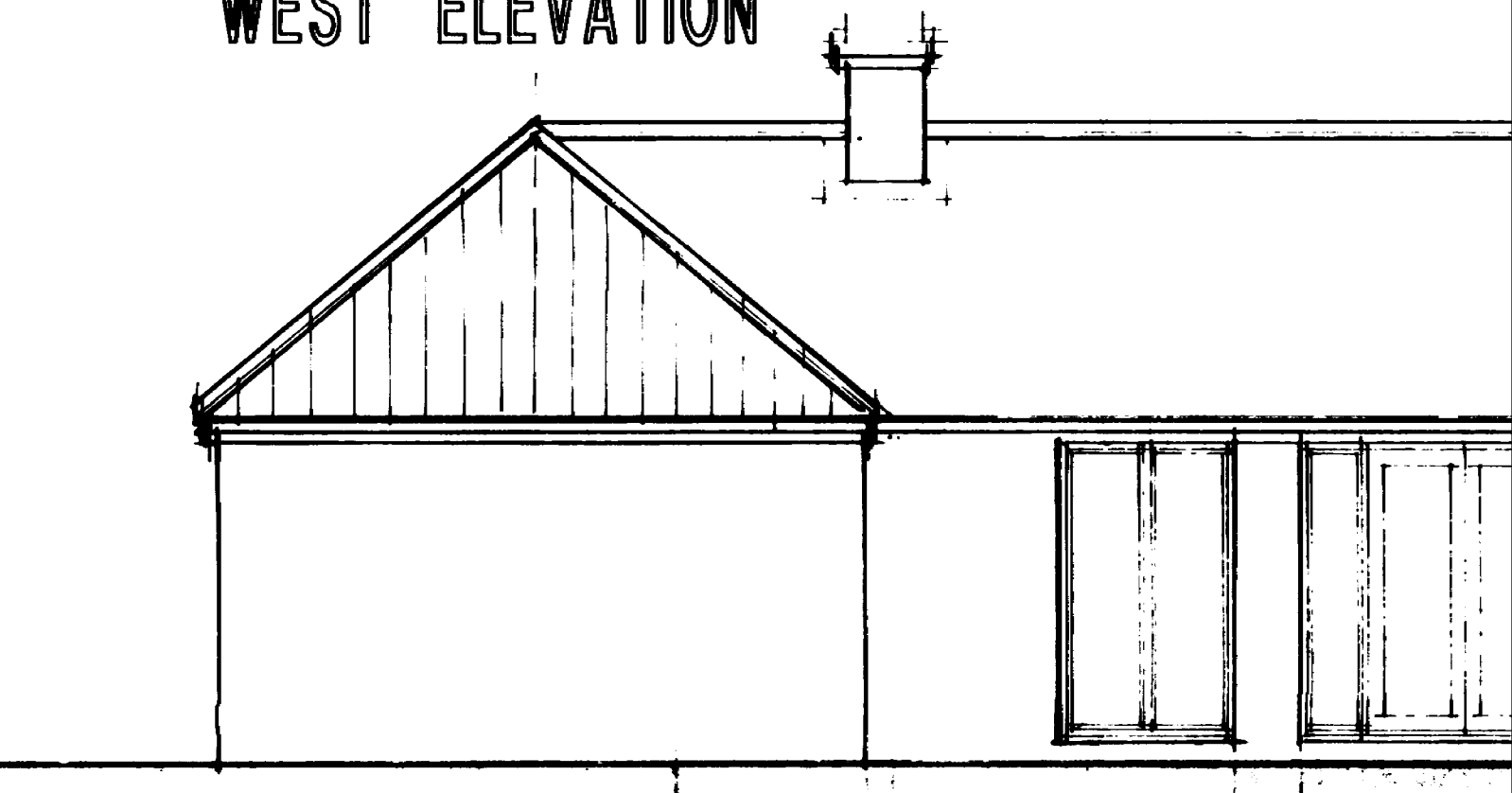


floor plan existing

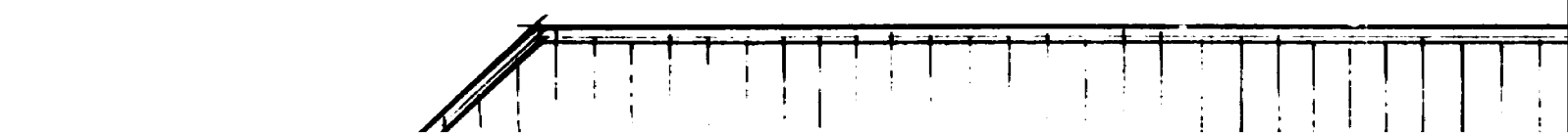
SOUTH HOLLAND D.C.
PLAN DEPT
01 DEC 1993
REF 1087/93

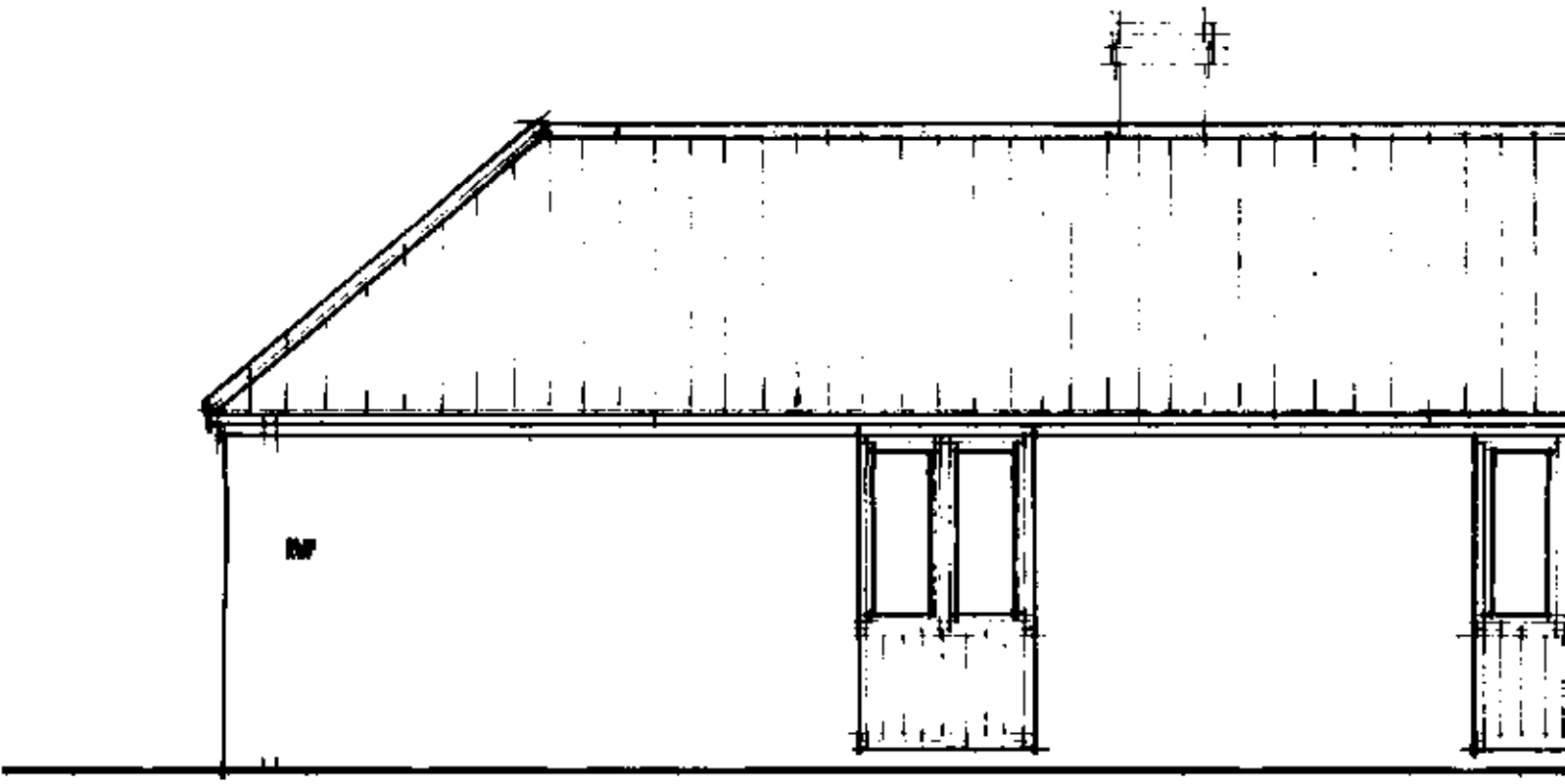


WEST ELEVATION

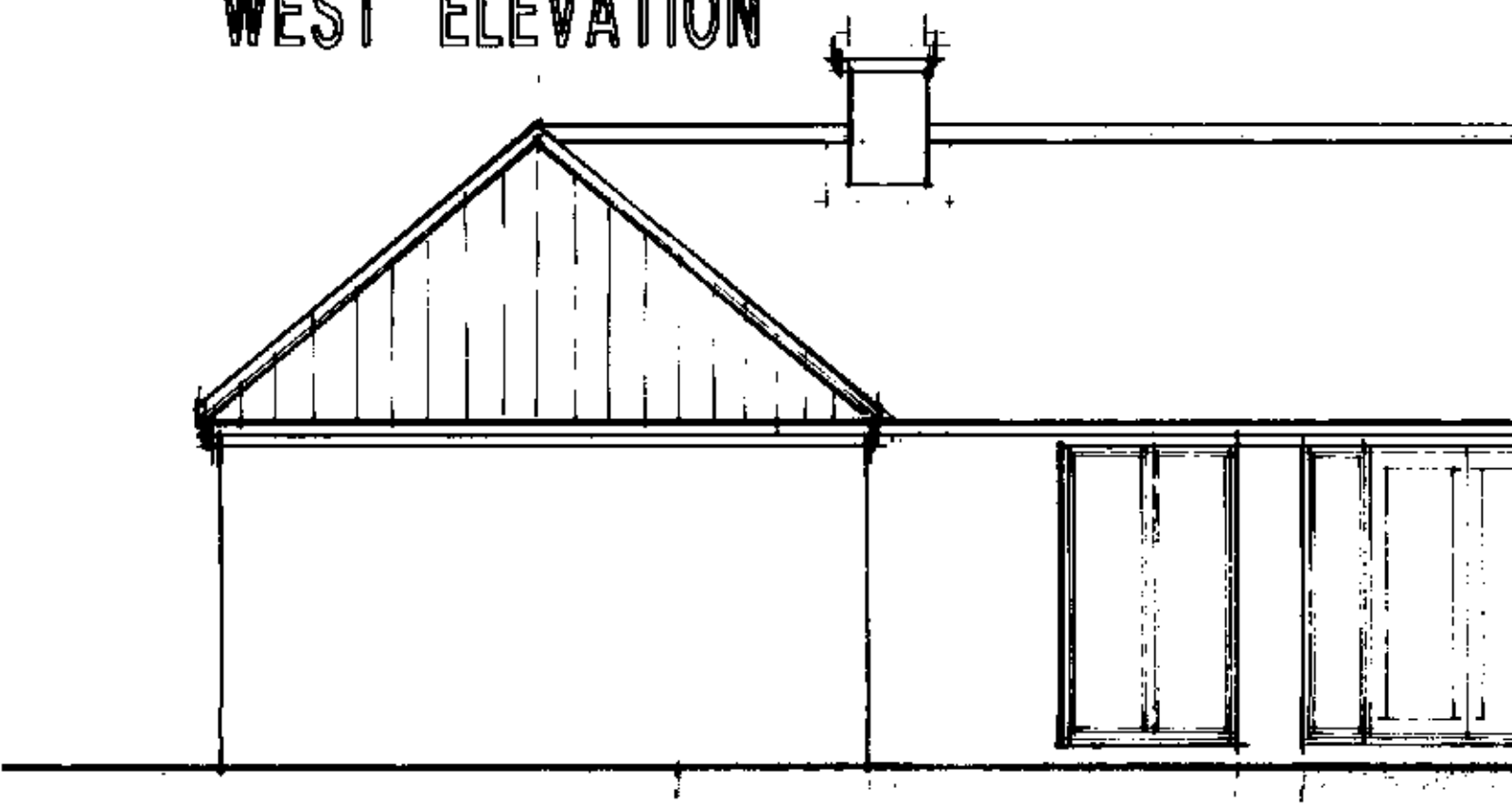


SOUTH ELEVATION

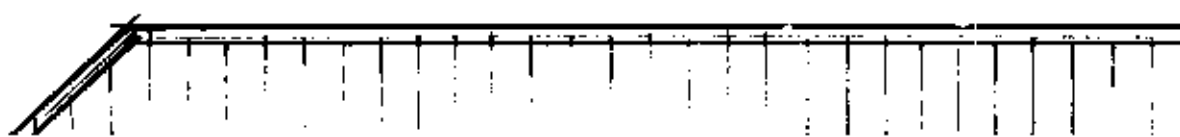




WEST ELEVATION



SOUTH ELEVATION

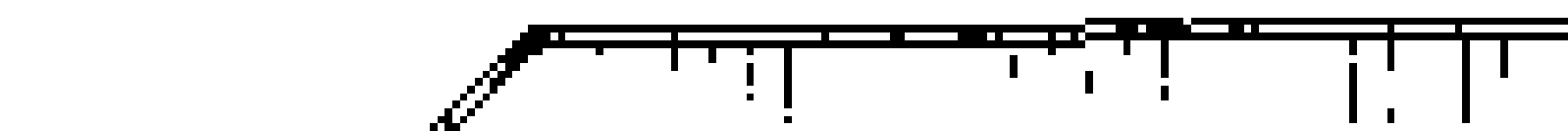


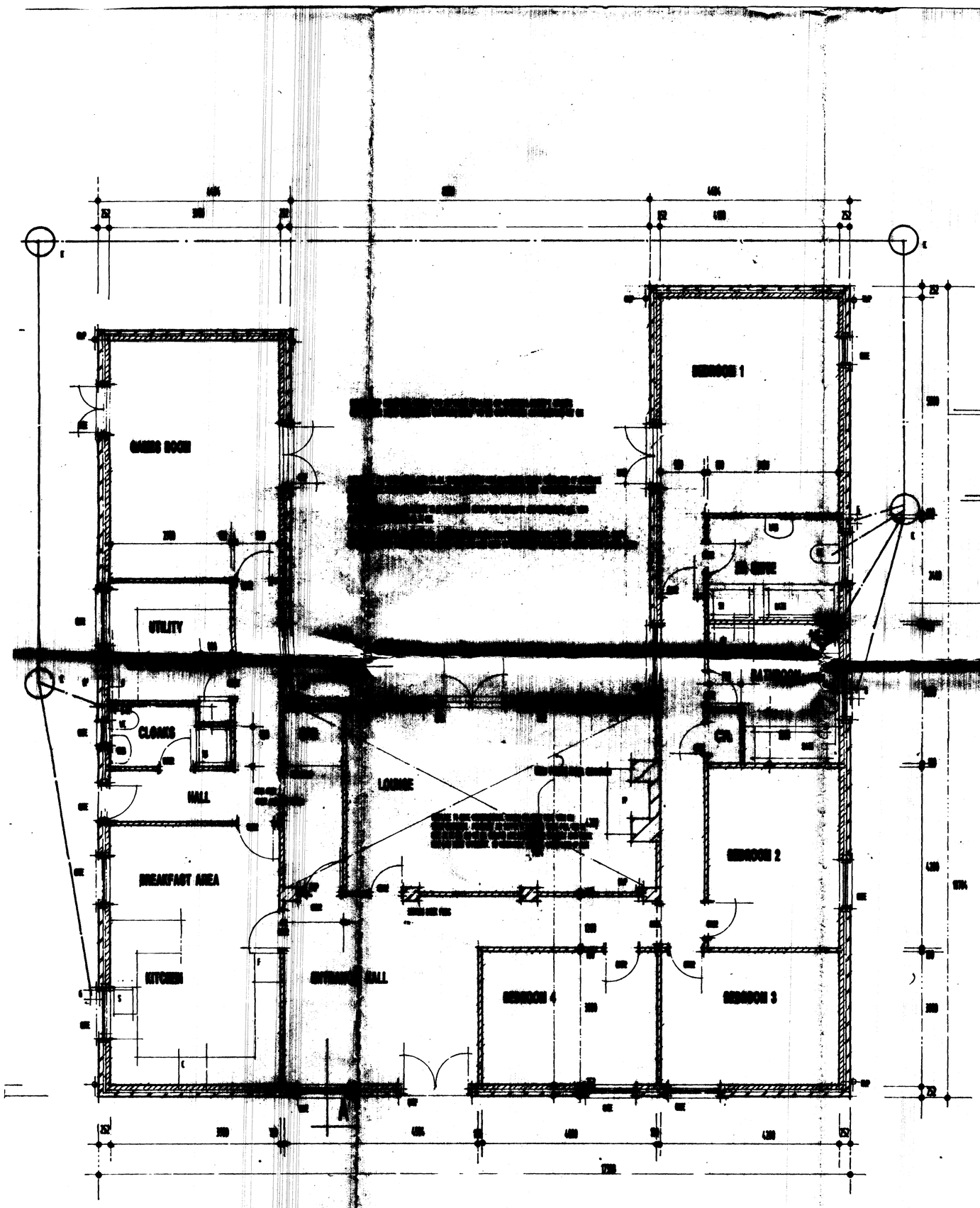


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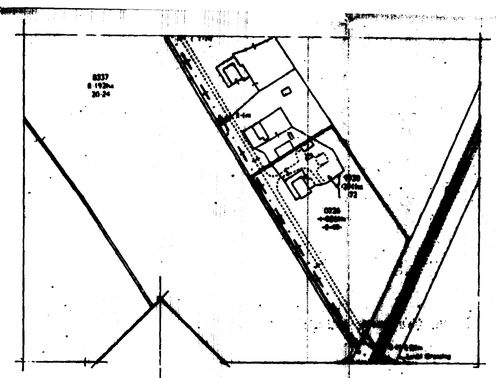


SOUTH ELEVATION



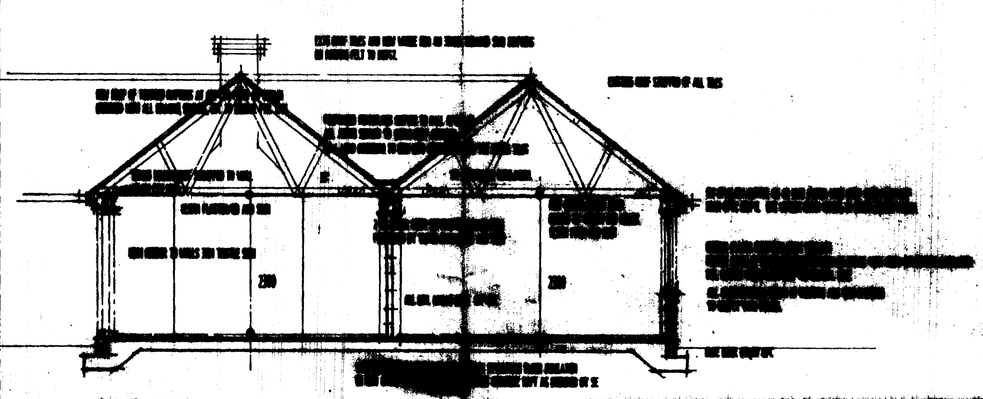


GROUND FLOOR LAYOUT

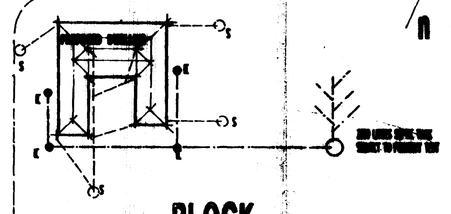


n LOCATION
1:2500

The Contractor is to verify all dimensions/elevations etc, before commencement of works.
The drawing must be read and checked against any structural or specialist drawing provided.



SECTION AA



BLOCK 1:500

AMENDED PLANS
Ref. 4/1

BANBURY DESIGN LTD
Architects • Interior Design • Landscape Design
Westfield House, Bellamy Road, Mansfield, Notts. NG18 4LN
Telephone: 0623 649966 Fax: 0623 640864

Project
ALTERATIONS TO STABLES TO FORM DWELLING
LAND ADJ. 10 STOWGATE
HOLBEACH ST. JAMES LINCOLNSHIRE

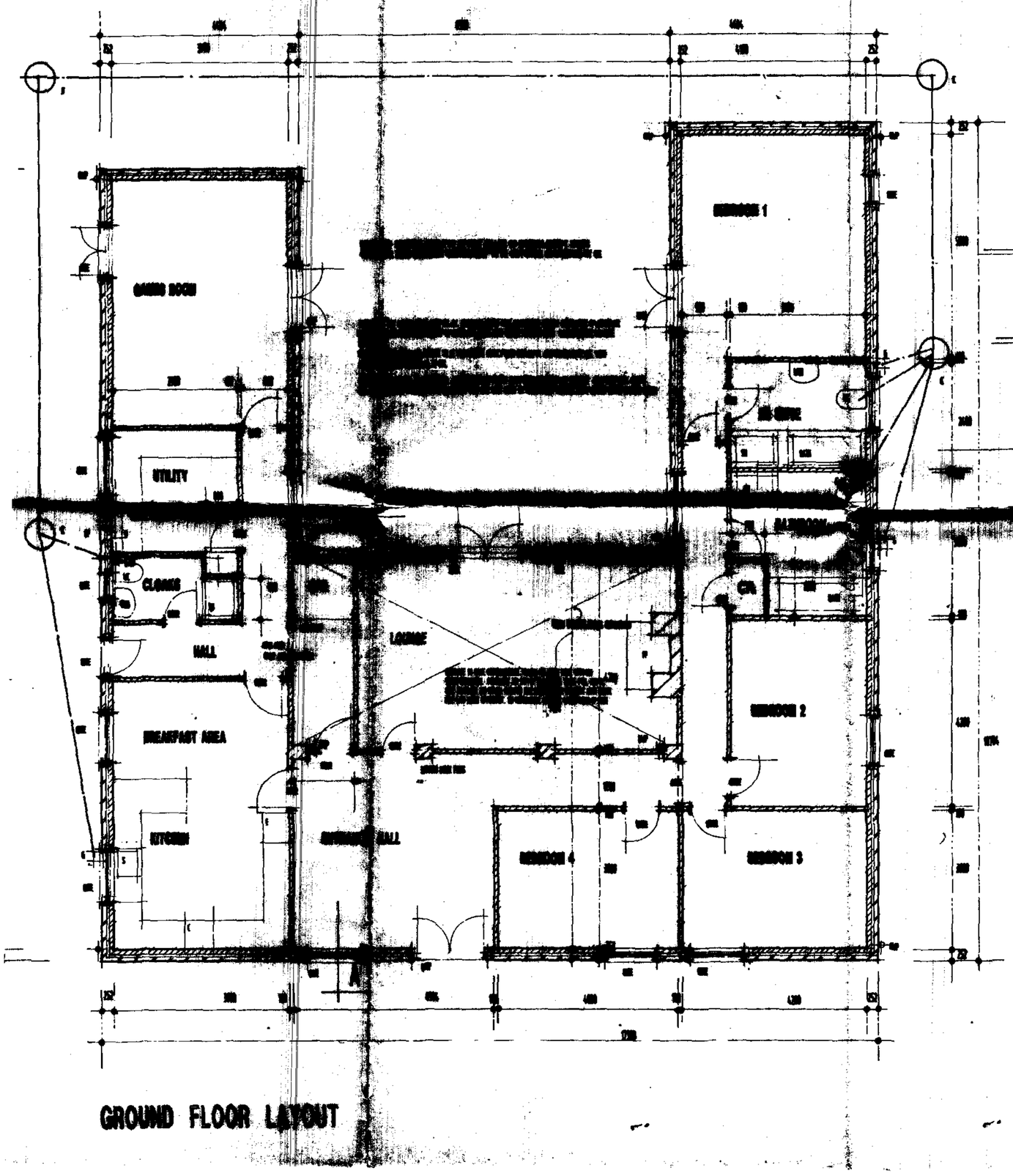
MR C & MRS J HIRD

GROUND LAYOUT SECTION BLOCK AND LOCATION PLANS
Scale 1:50 1:500 1:2500
Date MARCH 1994

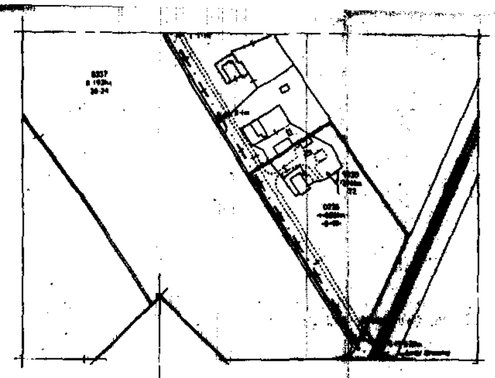
Drawing no 146/1

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SOUTH HOLLAND D.C.
PLAN DEPT.
31 MAY 1994
REF H09/1067/93



GROUND FLOOR LAYOUT

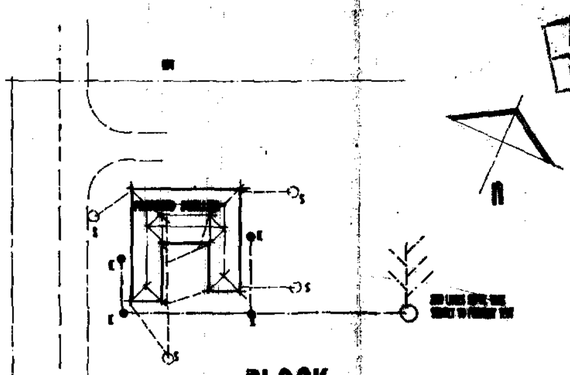


n LOCATION
1:2500

The Contractor is to verify all dimensions/elevations etc. before commencement of works.
The drawing must be read and checked against any structural or specialist drawing provided.



SECTION AA



BLOCK 1:200

AMENDED PLANS
Ref. 4/

BANBURY DESIGN LTD

Architects • Interior Design • Landscape Design
Westfield House, Bellamy Road, Mansfield, Notts. NG18 4LN
Telephone: 0623 649966 Fax: 0623 648864

Project
ALTERATIONS TO STABLES TO FORM DWELLING
LAND ADJ. TO STONEACRE
BISHOPS ST. JAMES PETERBOROUGH

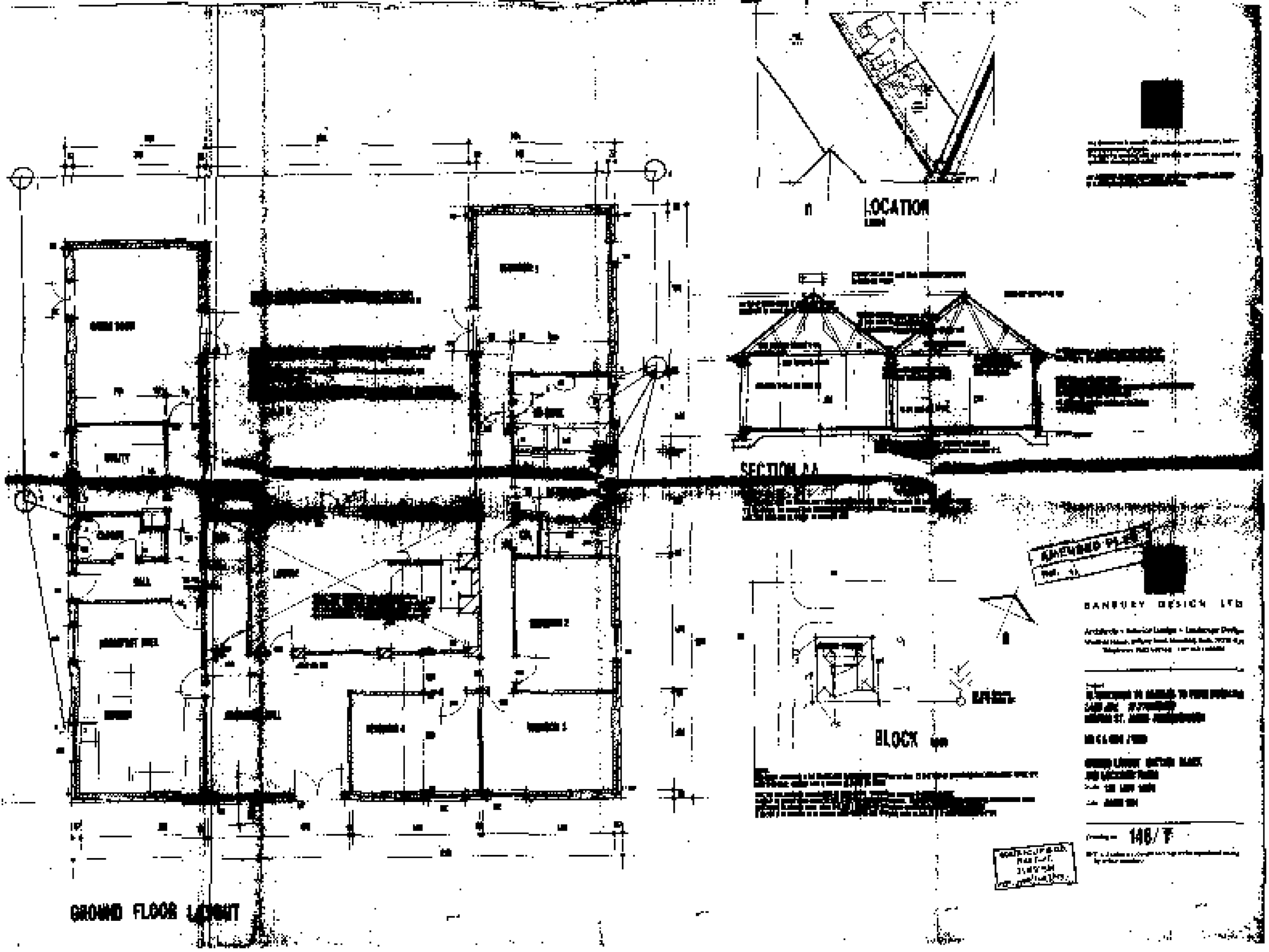
MR C.& MRS J.WOOD

GROUND LAYOUT SECTION BLOCK
AND LOCATION PLANS
Scale 1:50 1:100 1:2500
Date MARCH 1984

Drawing no 146/1

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SOUTH HOLLAND D.C.
PLAN DEPT.
31 MAY 1984
REF. H98/1087/83...


LOCATION
SECTION A-A
BLOCK
GROUND FLOOR LAYOUT
BANBURY DESIGN LTD
148/F