SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H04/0726/93 Received:29-JUL-93 Type:FULL

Name: Mr & Mrs M H Woodcock
Church House
36 Church Street
Donington
Spalding, Lincs

Agent: M D Foulkes
34 Church Street
Donington
Spalding
Lincs

Description: Re-roofing and extension to outbuildings

Location : Church House 36 Church Street
Donington Spalding, Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

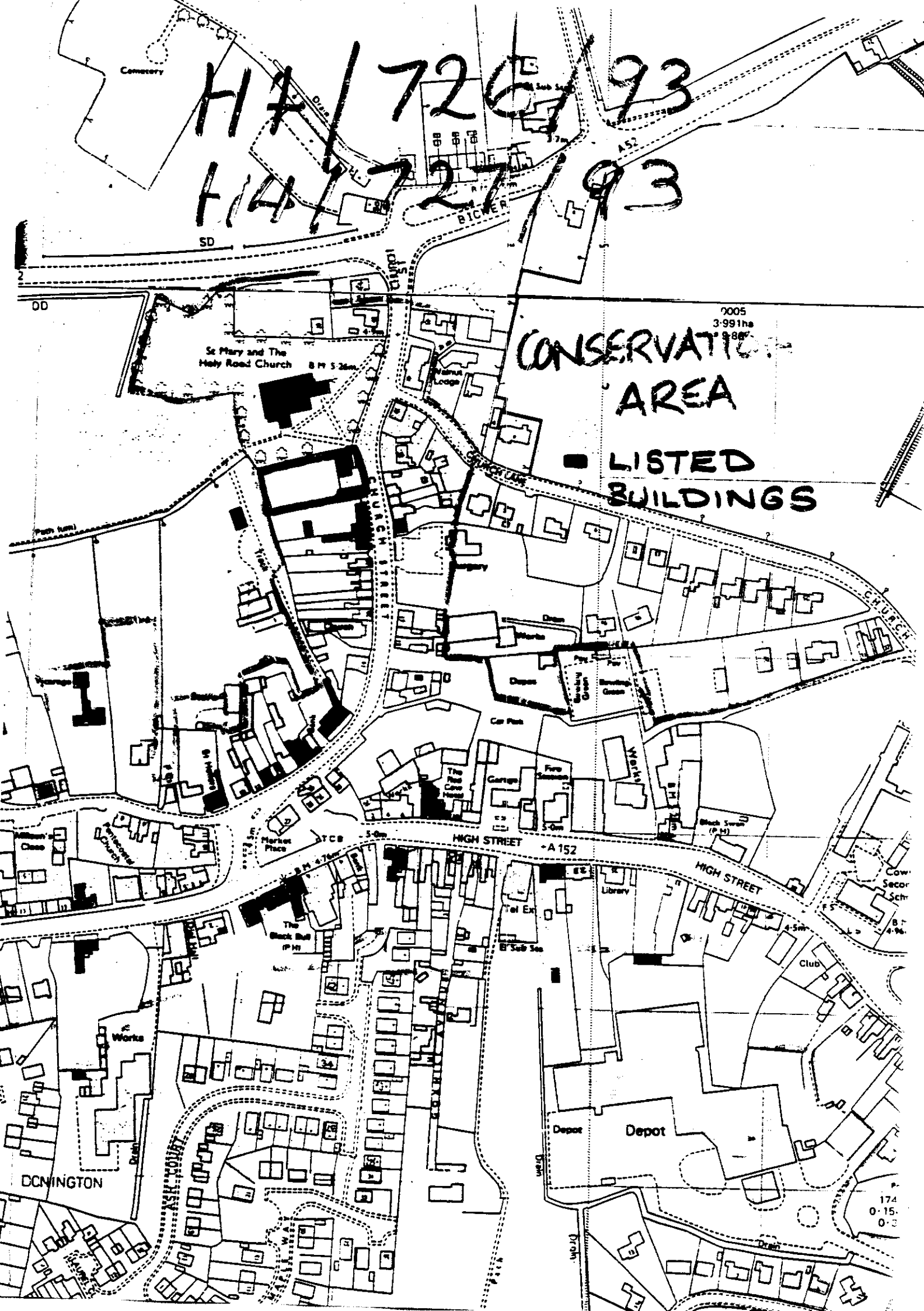
1 The outbuilding is within the curtilage of a Grade II* Listed Building and within the Donington Conservation Area. It is the opinion of the Local Planning Authority that the asymmetrical roof and gable which can be clearly viewed from Church Street, will have a demonstrably harmful effect on the character of this part of the Conservation Area and the setting of the adjacent Listed Building.

Director of Planning and Building Control Services
01-NOV-93 H04/0726/93

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)


HA/726/93
HA/727/93
CONSERVATION AREA
LISTED BUILDINGS
Cemetery
BICKER
SD
DD
St Mary and The Holy Road Church
CHURCH STREET
CHURCH LANE
HIGH STREET
A152
Market Place
Car Park
Library
Depot
DONNINGTON

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H04/0726/93.

Date Registered 23 JUL 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs M H Woodcock
Church House
36 Church Street
Donington

Tel. No.

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

M. D. FOULKES
Building Design & Construction Services
34 CHURCH STREET, DONINGTON, SPALDING, LINCS.
TEL: 0775 - 820 - 045

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

"Church House" 36 Church Street Donington

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Re-Roofing & Extension To Out-Buildings

Please complete

Signed. M D Foulkes

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.

Date. 20 MAY 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: sq. metres

B. Please state size of any new structure:-

(a) max. height:	5·0 metres
(b) max. length:	5·5 metres
(c) max. width:	5·0 metres

C. Please state type and colour of materials for facing external walls: RED/BROWN OLD FACING BRICKS

D. Please state type and colour of roofing materials. NATURAL CLAY PANTILES

5. GENERAL INFORMATION Please complete each section

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

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? EXTRA CAR PORT / PARKING BEING PROVIDED

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of TO SOAK-AWAY

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

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	YES	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	NO	→ If so, **please complete Part 7**

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent. → Date: Consultee(s):

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

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

OWNER

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed ..... (~~Applicant~~/Agent) Date 20 MAR 92

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

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

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

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

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... ~~Applicant~~/Agent) Date 20 MAR. 92

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

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

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

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

for planning permission for

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

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

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60·00

Receipt No P3048

Date first Rec'd 29 JUL 1993

Registration

Reference H04/0726/93.

Cross-Ref B04/0450/93

Date 30/7/93.

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

ARE YOU SURE NOT II* PM 3-8

Index sheet 9 — OS Plots
Grid ref 520830 3 358910

Ward C — Parish EDMONTON

Inside IBD YES — Inside LP area NO

Constraints:

- Y CA Cons Area
- Y LB Listed – Grade: II*
- – 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 0025149

- – Dist Bound
- – Other:

Planning Records:
Earlier apps

100/90
101/90
1431/89
1306/90
1309
7/27/93

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

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:

Additional Consultation/Publicity Required

PSU 3-8. Grade II* Admin Say II

	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

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PJM
Date 10-8

Site Notice posted by PJM
Date 10-8
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

Outbuildings gable to road – gable re shaped
Carport at other end as far from road as poss
Pitch to roof Drive/courtyard of property to side adjacent
Hair clusters

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda ✓ 8/29/10

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv)

Refuse (or equiv)

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

Notes:

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

Conditions/Reasons: (cont overleaf)

League, 17 Kings Road, Horsham, West Sussex RH13 5PH.
5p2353

Farm & Garden SG

DUTCH light glass in frames, £1.75 each; 17ft steel trusses, £5 each. Tel Wisbech 880091.

GLASS, ideal for greenhouses, conservatories, 28¾in x 56in, £1.75; or 28¾in x 26in, £1. Wisbech 880091.

TURF
Good Quality (weed treated)
Supplied or laid
Also Rotavating Patios and Fencing
Contact E. G. Curson
Tel: Sutton St James 363
5p3505 WVP

GREENHOUSE, Crittall, aluminium, 8ft x 12, on steel plinth. Full bench and shelf, plus end bench, double heater, £400. Tel 0406 371251.

POWER HARROW, 3m, Pegararo c/w crumbler, tidy sound machine, from new on cereal farm. No potato work, tynes 70% £650. Tel: Spalding 724186.

WHERE TO go, what to do, for all the up to date events read the Entertainment columns.

MAIN VARIETIES
Cabbage, Cauliflower and Overwintered Cauliflower plants for sale
SPRING CABBAGE
ready September
Contact John Grant (Donington)
Tel: 0775 820758
9n1976

Bulbs and Plants SG

MODULE Cabbage and Cauliflower plants for sale. R. Bratley (Quadring) Ltd. Tel Spalding 840322.

800,000 Leek Plants, early and late varieties. Mr I. Knight, Laurels, Marriots Gate, Lutton, Long Sutton, Spalding. Tel 0406 362356.

Orders now being taken for 1993 season
Indoor and Outdoor Lettuce in blocks
Brassica in modules
Also a selection of dried flower plants and other flower plants
HILLGATE NURSERIES
Terrington St Clement
Tel: (0553) 828351
6a6050

Agricultural Services SG

ASHTREE CONTRACTORS
For Straw Chopping, Flail Dyke Mowing
Tel: Peter Orrey 0406 540389
or Brian Gott 0945 85287
1o2003

TURF
Weed treated, fertilised.
Parklands and cultivated grades.
For prices telephone
PETERBOROUGH (0733) 205357
5m1519

FREE SOIL
TYDD ROAD, WEST PINCHBECK
Contact — Welland & Deeping I.D.P., Deeping House, Welland Terrace, Spalding
Telephone 0775 725861
DSP2274

Items Wanted SG

BOOKS BOUGHT and sold, also old prints and maps. Picture framing service. Shop open 10-6 Monday - Saturday. P. J. Cassidy, 1 Boston Road, Holbeach. (0406) 26322.

RIDE ON mower wanted. Any condition considered. Tel Spalding 72446.

HOUSE CLEARANCE
Established Friendly Family Business
Single items — Complete Houses
EVERYTHING CLEARED
Don't be "DONE" Call us first
Tel: (0406) 350612 anytime
WVP WVN 6657

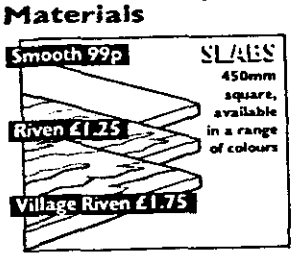
Holidays SG

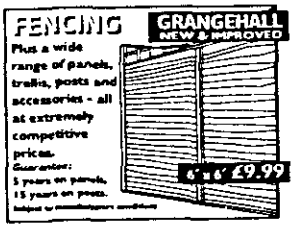
AT GREAT YARMOUTH Hemsby, luxury self catering chalets, close to beach, all amenities, free electric, club house. tel: (0603) 425182.

Take a break at SEARLES OF HUNSTANTON
Short-break special offer - 24 July to 27 August. Any four-days in a luxury caravan from £125.
- Heated indoor and outdoor pools
- Health and fitness centre
- Air-conditioned bars
- Safe, clean, Blue Flag Award bathing beaches
- Graded excellent by English Tourist Board

Tel: 0485 534211

HALLCO
BUILDING MATERIALS SUPPLIER
Plus A full range of Marshalls Decorative Products, Timber & All Building Materials





Visit or telephone us NOW! for Advice, Materials & Deliveries.
PRICES INCLUDE VAT
SPALDING
St Thomas's Road, Spalding, Lincs, PE11 2YA.
Tel: 0775 725571
A member of the RMC Group

1993 or as soon as possible thereafter in three localities.

1. 10 miles radius of Skegness and 5 mile radius of Mablethope — Estimated Annual Hours — 25,000 hours.

2. Sleaford — 10 miles radius — Estimated Annual Hours — 12,500 hours.

3. South of Grantham, Stamford and The Deepings — Estimated Annual Hours — 12,500 hours.

Applicants expressing an interest will be required to complete a questionnaire prior to the formal tendering process.

Please send to:

Director of Social Services (FAO of Mr A. Ross)
Social Services Department,
Wigford House,
Brayford Wharf East
Lincoln LN5 7BH
by August 27, 1993.

5p1 WVN 4922 175 505 SG13-8

Public Notices SG

PLANNING APPLICATION

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals

H05/0209/93
D. Brown (Building Contractor)
Residential development (25 dwellings) and associated estate road layout
Fleet Road/Cherry Lane, Fleet Hargate, Spalding, Lincs.
RESERVED MATTERS (AMENDED PLANS RECEIVED)

H20/0695/93 Messrs A. and D. W. Gent
Residential development, including provision for sewage treatment works
Land off Bells Drove and Draw Dike, Sutton St James, Spalding, Lincs
PERMISSION RENEWAL

The following proposal(s) involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area

H04/0726/93
Mr and Mrs M. H. Woodcock
Re-roofing and extension to outbuildings
Church House, 36 Church Street, Donington, Spalding, Lincs.
FULL

H09/0731/93 Mr W. Pleasance
Change of use of shop to ground floor dwelling unit
60, 62, 62A High Street, Holbeach, Spalding, Lincs.
FULL

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding, during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH
Director of Planning and Building Control Services.
August 13, 1993.
4p2373

SPG 13/8/93

PD

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

S.H.D.C. PLANNING DEPT.
RECEIVED
18 AUG 1993

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H04/0726/93

Applicant: Mr & Mrs M H Woodcock
Church House
36 Church Street
Donington
Spalding, Lincs

Agent: M D Foulkes
34 Church Street
Donington
Spalding
Lincs

Description: Re-roofing and extension to outbuildings

Location: Church House 36 Church Street
Donington Spalding, Lincs

Type: FULL

Date received: 29-JUL-93

05-AUG-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 19-AUG-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 Donington PC
30 Ash Court
Donington
Spalding Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

Approved

Signed:

PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

LISTED BUILDING IN CONSERVATION AREA

The proposal affects a building which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest and may affect the character or appearance of the Conservation Area of DONINGTON

Reference No: H04/0726/93
Description: Re-roofing and extension to outbuildings

Location: Church House
36 Church Street
Donington
Spalding, Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 03-SEP-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

13-AUG-93

SOUTH HOLLAND DISTRICT COUNCIL

M [illegible]
34 Church Street
Donington
Spalding
Lincs

Mr P J Udy

PJU/LAC/H04/
0726&0727/93

22 September 1993

Dear Sir

Re-roof and [illegible] To Outbuildings, 36 Church Street, Donington.

I refer to the above two applications which you have submitted for consideration.

I have received a response from the Council's Consultant Architect who suggests that it would be better if the roof could have a symmetrical pitch. I therefore write to enquire why the asymmetrical pitch has been chosen [illegible] it is possible to change it to a symmetrical pitch.

If you choose to amend the proposals I enclose the necessary amendment forms and also a standard letter [illegible] I would be grateful if you would complete and return a copy with these submitted plans.

Yours faithfully

pp.

N R Midgley
Principal Planning Officer
Development Control

Enc

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 : P3048
Date received : 29-JUL-93

Received from

Powaspray Midlands

Address

Church House
36 Church Street
Donington
Spalding Lincs

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

Signed.....S.A.NICKS.....
(Authorised Collector)

APPLICATION REFERENCE: H04/0726/93 DATE RECEIVED: 29-JUL-93

TYPE: Full

DESCRIPTION: Re-roofing and extension to outbuildings

LOCATION: Church House, 36 Church Street, Donington.

APPLICANT: Mr & Mrs M H Woodcock AGENT: M D Foulkes

APPLICATION REFERENCE: H04/0727/93 DATE RECEIVED: 29-JUL-93

TYPE: Listed Building

DESCRIPTION: Re-roofing and extension to outbuildings

LOCATION: Church House, 36 Church Street, Donington.

APPLICANT: Mr & Mrs M H Woodcock AGENT: M D Foulkes

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal.

RECOMMENDATION

Refuse Listed Building Consent and Planning Permission for the following reason.

The outbuilding is within the curtilage of a Grade II Listed Building and within the Donington Conservation Area. It is the opinion of the Local Planning Authority that the asymmetrical roof and gable which can be clearly viewed from Church Street, will have a demonstrably harmful effect on the character of this part of the Conservation Area and the setting of the adjacent Listed Building.*

COMMENTS

1 The proposal is to re-roof and extend an existing outbuilding which is acceptable in principle.

2 However the proposed roof is asymmetrical in order to reduce the amount of alteration required to the building.

3 It is considered that the asymmetrical roof and gable which will face Church Street will make the building appear incongruous.

REPRESENTATIONS

Parish Council: Approve.

Consultant Architect: Buildings presently unsightly and previously cut down rather crudely. They will benefit from re-roofing and more organised use.
Wonder why chosen asymmetrical roof? Would be better to lower rear wall or raise the front one to get a symmetrical pitch.
Would be in keeping with adjacent building and the outbuilding itself in former times.

Applicant: Reasons for adopting the design are:-

- Prevent unnecessary demolition of high wall.
- Keeping the increase in height over existing windows and doors to a minimum to prevent over-heavy look resulting from erecting panel of brickwork above them.
- Hopefully retaining some of existing roof structure until new is in place providing weather protection and structural support.
- Felt that long pitch facing into courtyard would balance that existing on lean-to against gable of main house.
- When facing front of main house would be difficult to detect ridge off centre. Only readily noticeable when square onto the outbuildings.
- Living next door I have become quite used to the mono-pitch and would almost be able to accept that if covered with pantiles that it would be as built. Accept that originally would have been built with central ridge, many structures do existing with longer pitch over a single storey extension. Asymmetrical ridge would be the ideal but would be unfair to overturn above reasons for aesthetic reasons.

703. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

H09/0753/93 Mr I B McEwan		Convert existing squash courts to flats at Fishpond Lane, Holbeach.

(It was reported that the Parish Council had now indicated its support for this application.)

H04/0697/93 B Smith & Co		External alterations to offices at 23/24/24A Market Place, Donington.
H23/0748/93 Mr T Harris	O.A.	Dwelling and garage at Dowsdale Bank, Shepeau Stow.
H08/0835/93 Barclays Property		Change of use from bank premises (A2) to retail (A1) hairdressers at 82 High Street, Gosberton.

(b) Applications Refused

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant		Proposal
H02/0663/93 Mr F Harvey	O.A	Two dwellings at plot 961, Green Bank, Shepeau Stow, Whaplode Drove.
H04/0726/93 Mr & Mrs M H Woodcock		Re-roofing and extension to outbuildings at Church House, 36 Church Street, Donington
H04/0727/93 Mr & Mrs M H Woodcock		Listed Building consent for re-roofing and extension to outbuildings at Church House, 36 Church Street, Donington.
H16/0845/93 Dixons Stores Group		Installation of security roller shutters at Currys, 14 Market Place, Spalding.
H16/0846/93 Dixons Stores Group		Listed Building consent for installation of security roller shutters at Currys, 14 Market Place, Spalding.
H14/0849/93 W H Sneath		Replacement dwelling at Money Bridge Lane, Pinchbeck.

(It was reported that one late letter of objection had been received.)

(c) Applications Deferred

Consideration of the following applications be deferred for the reasons indicated:-

Plan No. and Applicant	Proposal
H05/0209/93 D Brown (Building Contractor)	Reserved matters relating to residential development (25 dwellings) and associated estate road layout at Fleet Road/Cherry Lane, Fleet Hargate.

BRIAN SMI 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

H04/0726/93

FULL

Applicant: Mr & Mrs M H Woodcock
Tel:

Agent: M D Foulkes
0775 820 045

Description: Re-roofing and extension to outbuildings

Location: Church House
36 Church Street
Donington
Spalding, Lincs

Valid date:	29-JUL-93	Terminal date:	23-SEP-93
Target dates:		Target Committee:	14-SEP-93
To case officer	05-AUG-93	Report deadline:	31-AUG-93
Inspected by	12-AUG-93	Agreed TD Ext:	
Extra contacts	19-AUG-93	Case Officer:	
Report if not clear by	02-SEP-93		P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Alteration
Listed building: GRADE II
Conservation Area: DONINGTON

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert CLB	13-AUG-93	03-SEP-93
Clerk to Donington P	05-AUG-93	19-AUG-93
Cllr Mrs R Hunt MBE 0775 820291	05-AUG-93	12-AUG-93
Cllr M S L Rollinson	05-AUG-93	12-AUG-93

L.C.C. No objections fcds 11/8/93

Town and Country Planning Act etc

DRAFT REFUSAL

Reference: H04/0726/93 Received:29-JUL-93 Type:FULL

Name: Mr & Mrs M H Woodcock
Church House
36 Church Street
Donington
Spalding, Lincs

Agent: M D Foulkes
34 Church Street
Donington
Spalding
Lincs

Description: Re-roofing and extension to outbuildings

Location : Church House 36 Church Street
Donington Spalding, Lincs

South Holland District Council hereby give notice
that permission has been refused etc
for the following reasons:

1 The outbuilding is within the curtilage of a Grade II* Listed Building and within the Donington Conservation Area. It is the opinion of the Local Planning Authority that the asymmetrical roof and gable which can be clearly viewed from Church Street, will have a demonstrably harmful effect on the character of this part of the Conservation Area and the setting of the adjacent Listed Building.

29-OCT-93 AD check...M.29/10..

Authorised to issue (inc Delegation).....M.....

BUILDING DESIGN
&
CONSTRUCTION SERVICES

0775-820-045

M D FOULKES 34 CHURCH STREET
DONINGTON Nr SPALDING
LINCOLNSHIRE PE11 4UA

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 OCT 1993

28 SEPT 93

SOUTH HOLLAND DISTRICT COUNCIL
PLANNING DEPT.
F.A.O. MR. N.R. MIDLEN

DEAR SIR

RE APPLICATION Nº H04 0726 & 0727/93
36 CHURCH ST. DONINGTON

FURTHER TO YOUR LETTER OF THE 22 SEPT. REGARDING THE ABOVE PROJECT AND YOUR COMMENTS REGARDING THE ASYMMERICAL ROOF PITCH ON SAME I AM LISTING BELOW SOME OF THE REASONS FOR ADOPTING THIS DESIGN.

1) UNNECESSARY DEMOLISHION OF THE MAIN WALL TO THE REAR & ADJACENT TO Nº 34

2) KEEPING THE INCREASE IN HEIGHT OVER THE EXISTING WINDOWS & DOORS TO A MINIMUM, TO PREVENT ANY "OVER HEAVY" LOOK TO THE RESULTING PANEL OF BRICKWORK REQUIRED

3) HOPEFULLY RETAINING SOME OF THE EXISTING ROOF STRUCTURE UNTIL THE NEW IS IN PLACE & PROVIDING WEATHER & STRUCTURAL SUPPORT

4) IT WAS FELT THAT THE LONG PITCH FACING INTO THE COURT YARD WOULD PROVIDE A BALANCE TO THAT EXISTING ON THE LEAN-TO AGAINST THE GABLE END OF THE MAIN HOUSE

P.TO.

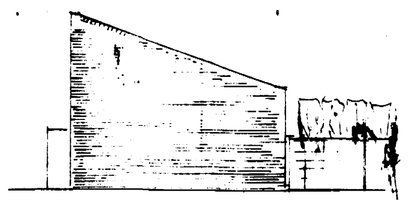
5/ THAT WHEN FACING THE FRONT OF THE MAIN HOUSE IT WOULD BE DIFFICULT TO DETECT THAT THE RIDGE WAS OFF CENTRE. THIS BEING ONLY READILY NOTICEABLE WHEN SQUARE ON TO THE OUTBUILDINGS AND NOW BY POSITION MORE REMOTE FROM THE SYMMETRICAL FACADE OF THE HOUSE.

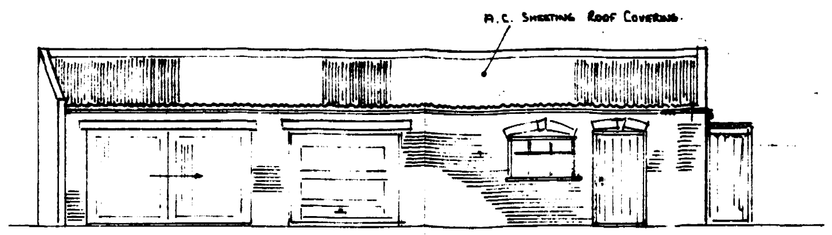
IN CONCLUSION I WOULD SAY THAT HAVING LIVED NEXT DOOR FOR SOME 15 YRS I HAVE BECOME QUITE USED TO THE MONO-PITCH EXISTING AND BUT FOR THE A/C SHEET COVERING WOULD ALMOST BE ABLE TO ACCEPT THAT IF COVERED WITH PANTILES IT COULD ALMOST BE "AS BUILT". I WOULD ACCEPT THAT A SINGLE PILE WOULD INVARIABLY HAVE BEEN BUILT WITH A CENTRAL RIDGE BUT MANY STRUCTURES DO EXIST WITH A ~~LARGER~~ LONGER PITCH OVER A SINGLE STOREY EXTENSION AT GRD. LEVEL. A SYMMETRICAL RIDGE WOULD BE THE IDEAL BUT THE REASONS GIVEN ARE SERIOUS ONES AND IT WOULD BE RATHER UNFAIR TO OVERTURN THEM FOR AESTHETIC REASONING.

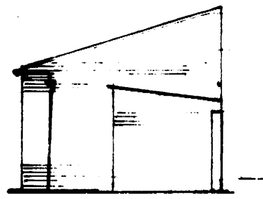
Yours faithfully

[signature]

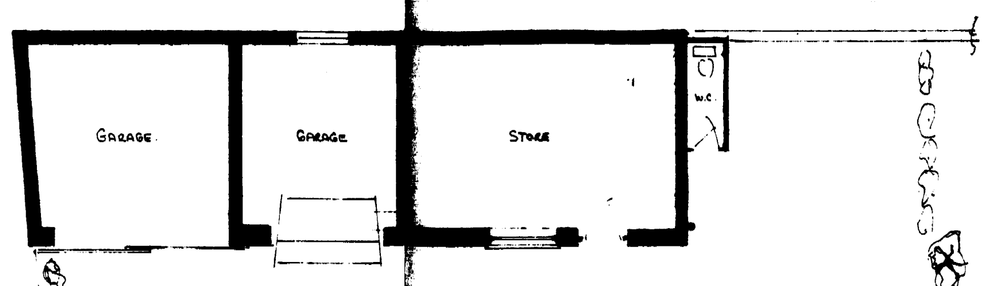
for Mr. & Mrs M.H. Woodcock.



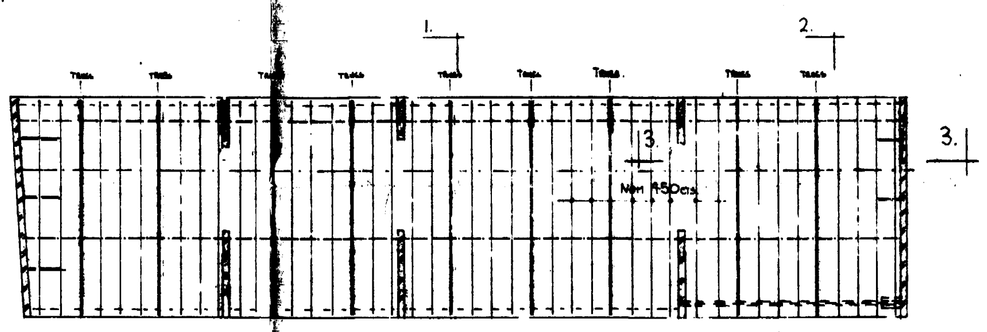


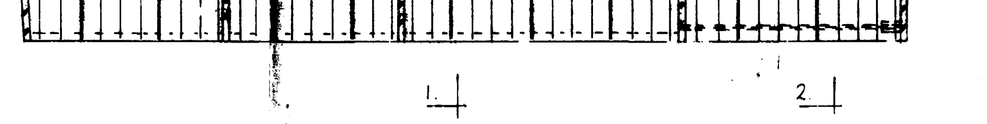


Elevations On Out-Buildings As Existing.

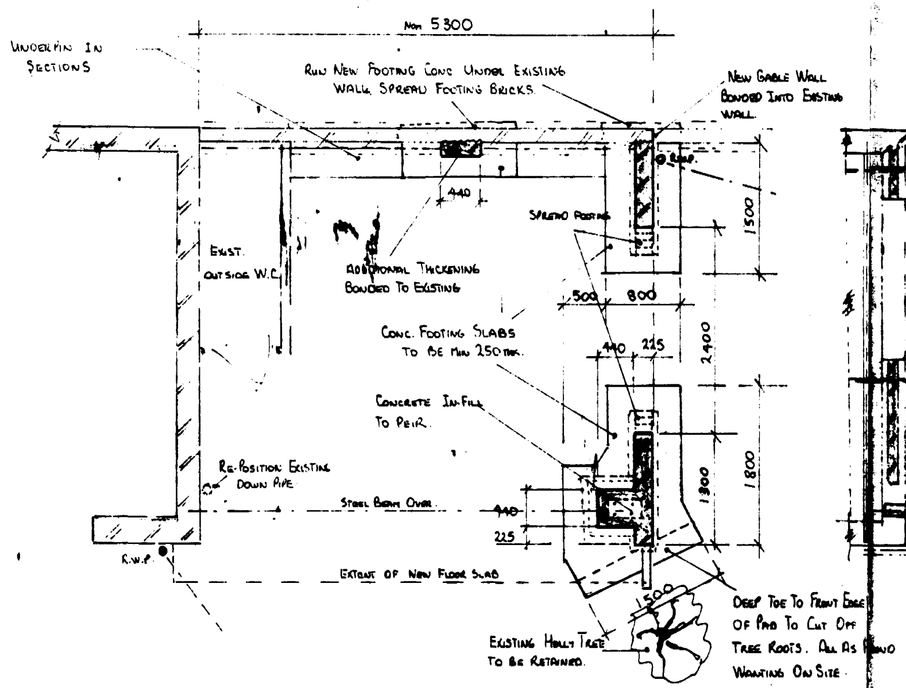


Plan On Existing

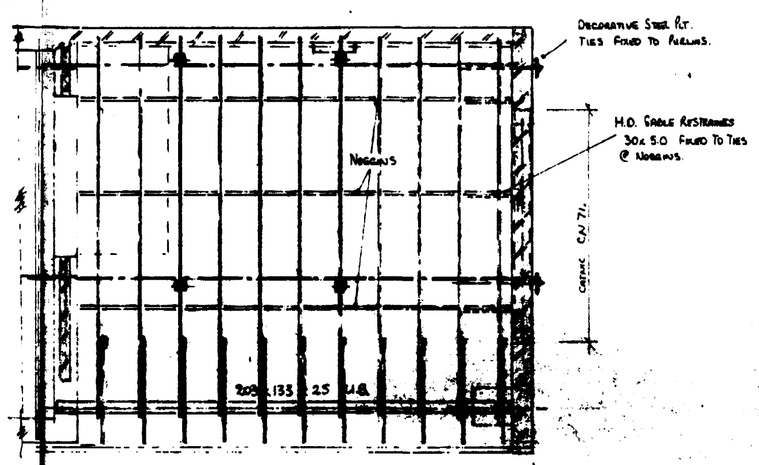




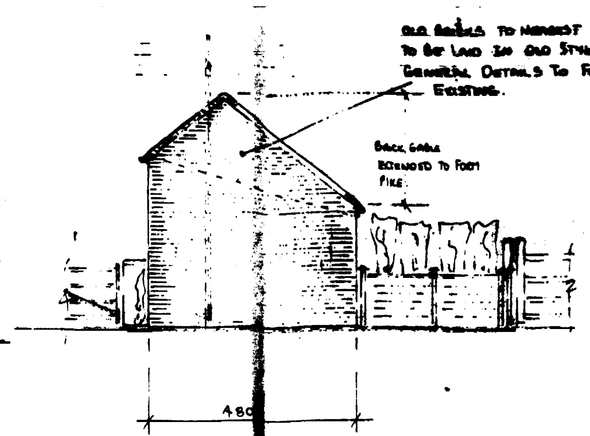
Whole Roof Plan

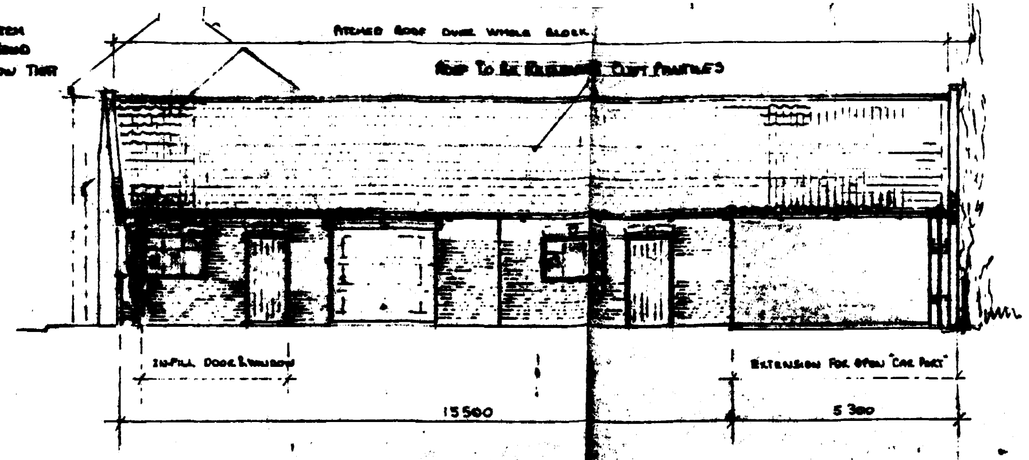


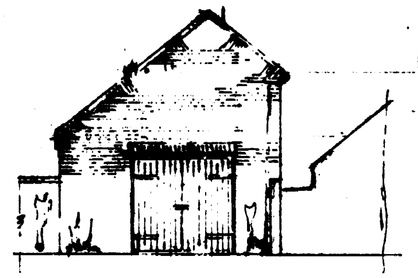
Foundation Plan On Extension



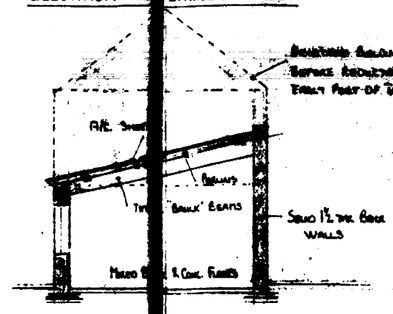
Plan @ Tie Level On Extension





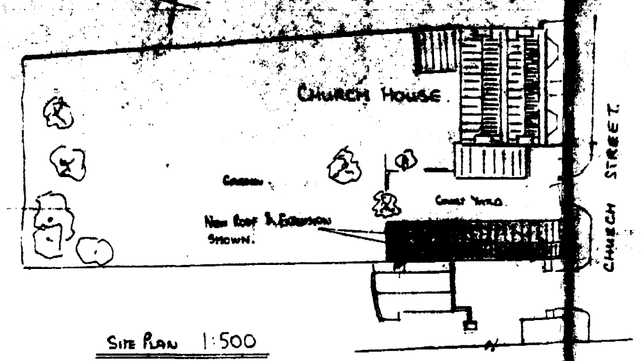


Elevation To Church Street



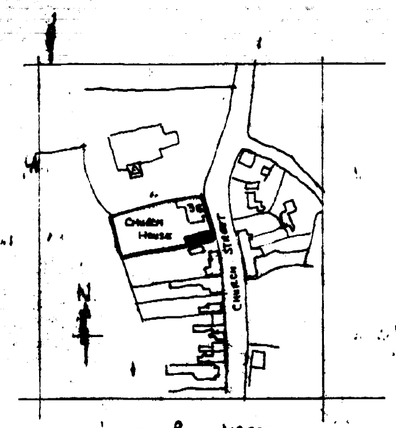
Typical X Section This Existing

Proposed Elevation Facing S. Of Church House



Site Plan 1:500

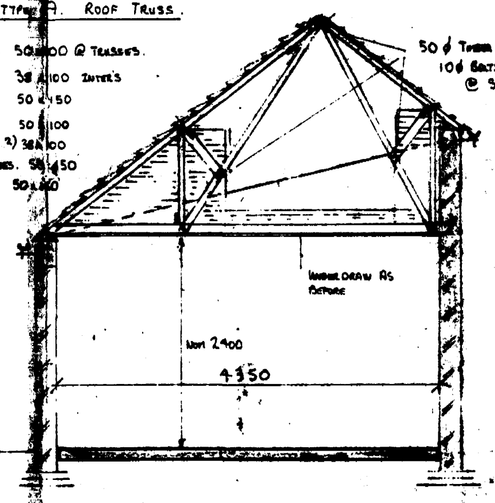
Elevation To Garden.



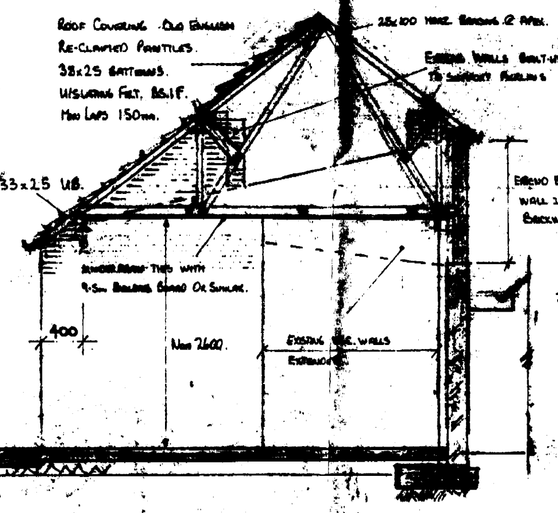
Location Plan 1:2500

Roof Construction Based On T.O.A. Type A. Roof Truss.

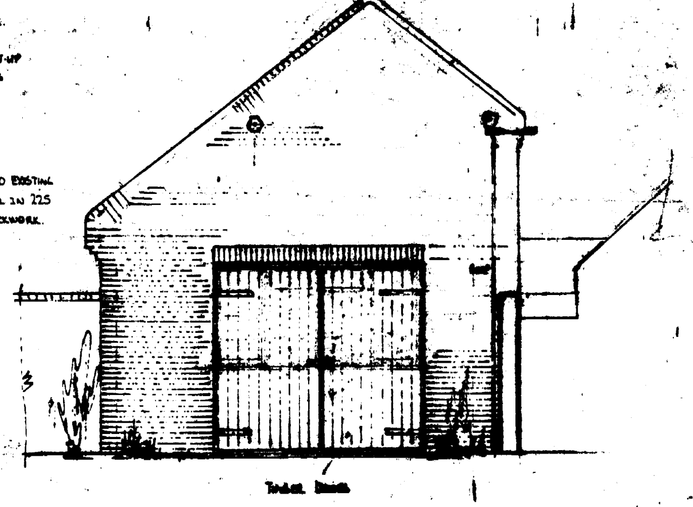
Rafters 50x100 @ Trusses.
38x100 Infills
Purlins 50x150
Struts 50x100
Ties 2/38x100
Ceiling Ties. 50x150
Binders 50x150



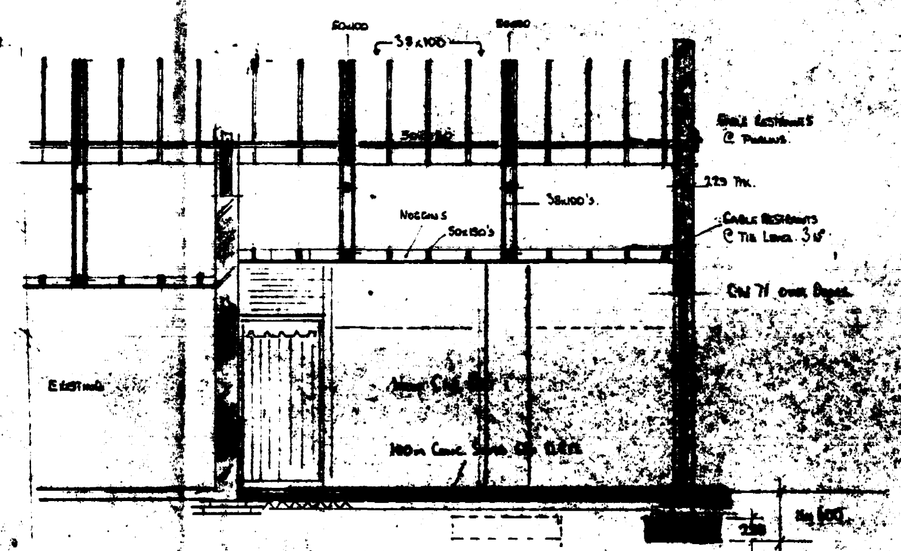
Section 1:1 This Existing



Section 2:2. This Extension



Elevation Of New Gable To Garden End



SOUTH ... DISTRICT COUNCIL
PLANNING DEPT.
29 JUL 1993
REF. H04/0776/93

General Notes (Details not shown or specified in Working Plans or that some Building Regs. Form part of this Notice)

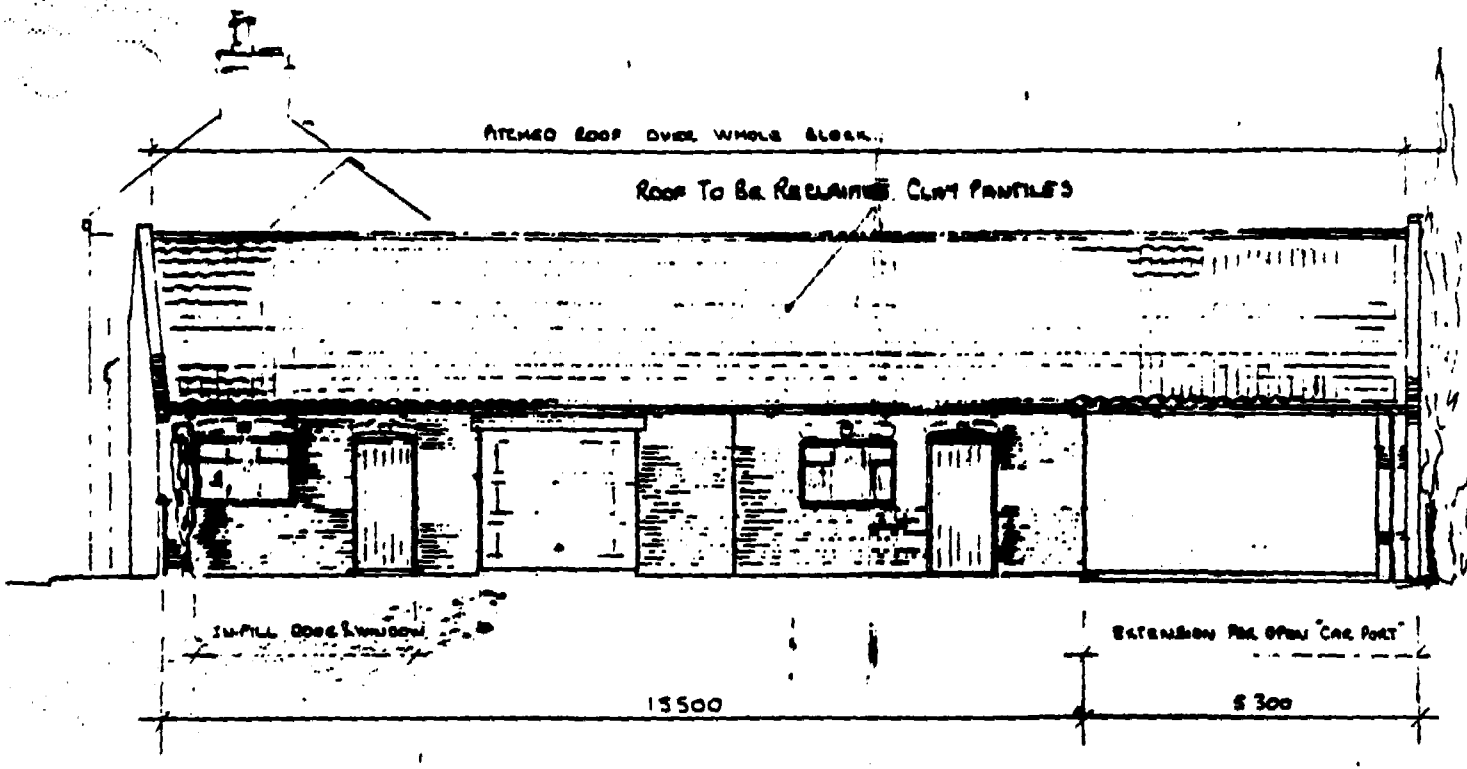
1) All Timber Generally Shall Be Timber Grown In Suitable Grading Sizes And Stress Graded With L.A. Building Inspector.
2) All Brickwork & Blockwork To Be Laid In Cement Mortar Generally 1:3.
3) Concrete In Foundations Shall Be Min. C.15.P. Mixes.
4) Cavity In Brick Walls To Be Fully Filled With Vertical Insulation Slabs. Laid Min 300 Thickness Thro. Lap To Walls.
5) Conc. In Main Roof To Be Mixed On Builder's Board And Shall Include Cement Lime.
6) All Timber Treatment To Be Carried Out With Horiz. Preservatives.
7) Concrete Mix To Be Min. of 1:2:4 Min. Grading To Specifications.
8) All Brickwork & Blockwork To Be Built Underpinning To Ground.
9) Min. Width of Cavity Walls To Be 250 Unless Noted. Existing Cavity Walls To Be Insul. & New Infill Int.
10) Min. Width of Solid Walls To Be 215 Unless Noted.
11) Concrete Floor Slabs On 150mm Conc. Hardstone To Be Concrete Type Limited To Have Min 150 mm Approx. On Hard.
12) Lintol Supports To Be Constructed In Old Brick Openings, Packed Up With 100th Class 'B' Conc. Blocks Or, New Bricks. Check Lintols To Match Old Lintol Arrangements.
13) Roofing To Be Insulated & Ventilated Eaves 4th Ems. Roofing To Be Solid Covered With Orbital Inserts In Pans.
14) Conc. Flashings In Code 4 Lead @ Abutments.
15) New Doors & Windows To Match Style Of Existing & Be Rolled-In Joints Fish Tail Lugs. Remove Existing Lintols Down. As Reqd.

WOODCOCK 92/471 P/P

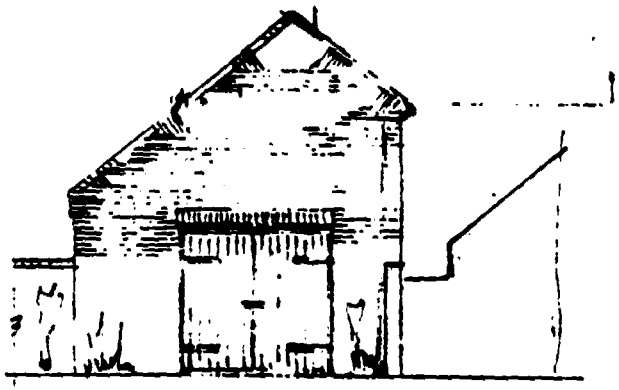
H4/126/75
H4/727/93

Ob N°92/4 Drg. N°1.

scales 1:100 1:50



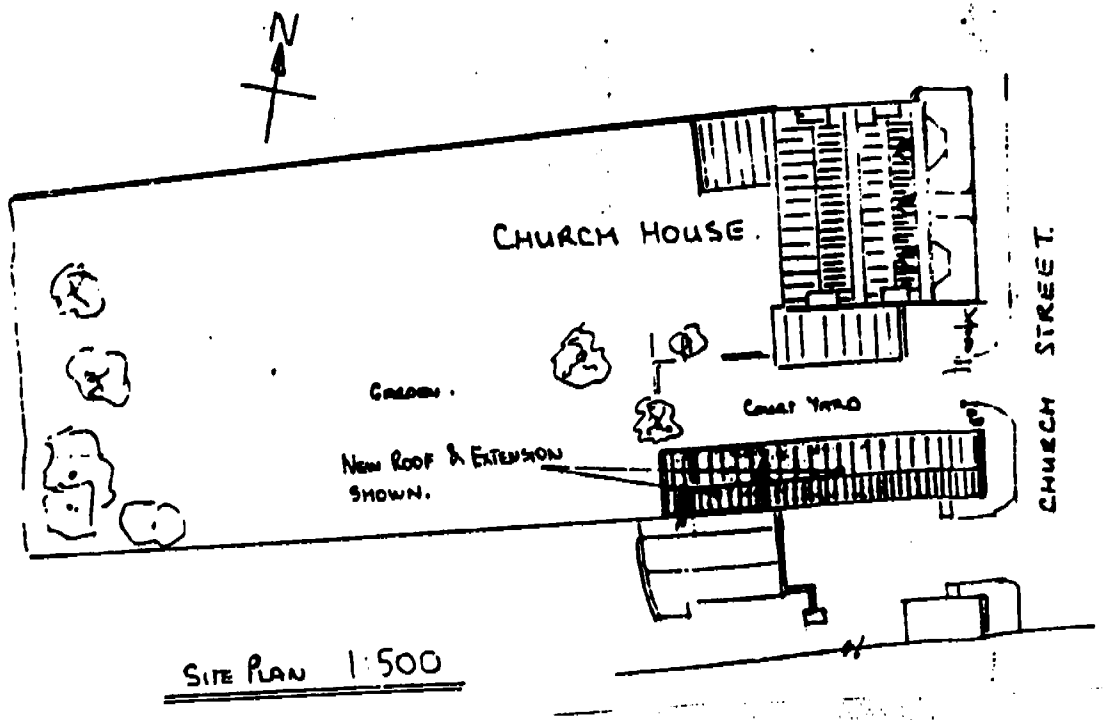
PROPOSED ELEVATION FACING SIDE OF "CHURCH HOUSE"



ELEVATION TO GARDEN.

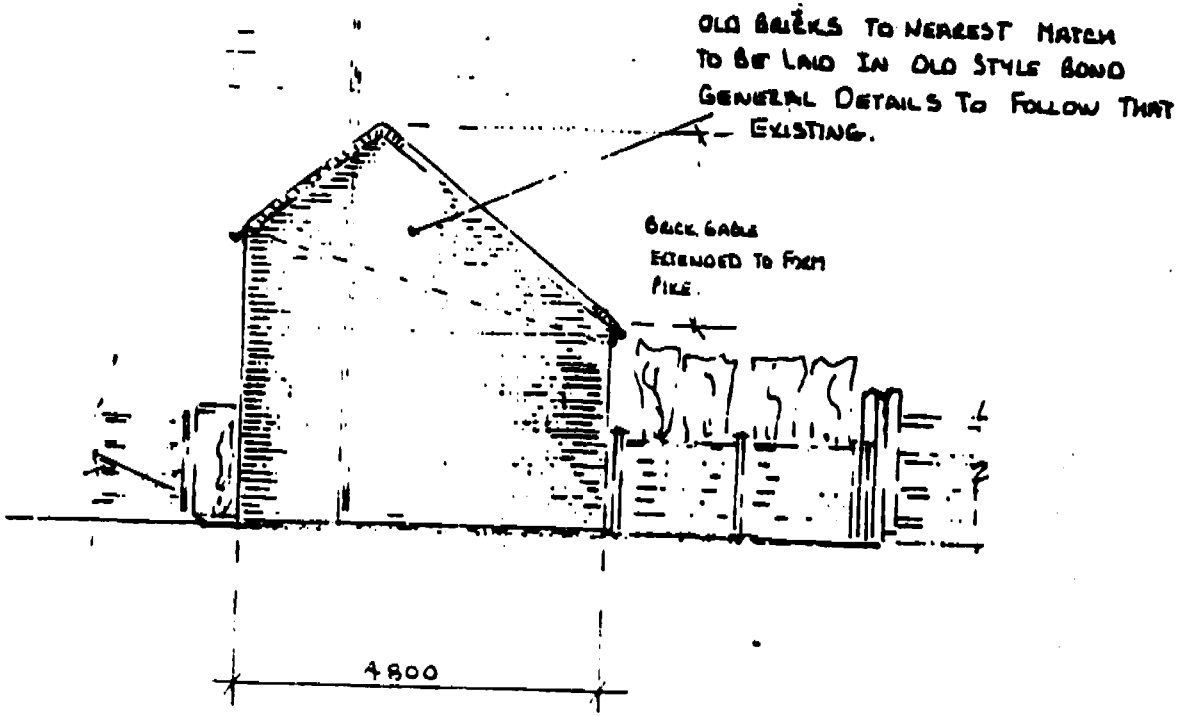
H4/726/93

H4/727/93



SITE PLAN 1:500

H4/726/93
H4/727/93



ELEVATION TO CHURCH STREET