SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H05/0945/92 Received:18-SEP-92 Type:FULL

Name: Mr & Mrs S R Gibb
Plot 5
Jekils Bank
Holbeach St Johns
Spalding Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

Description: Proposed first floor bedroom extension above existing garage/utility.
Location : Plot 5 Jekils Bank
Holbeach St Johns Spalding

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 The materials to be used for the construction of the proposed extension shall match, as closely as possible, those used for the construction of the existing house.

Reason: In the interests of visual amenity.

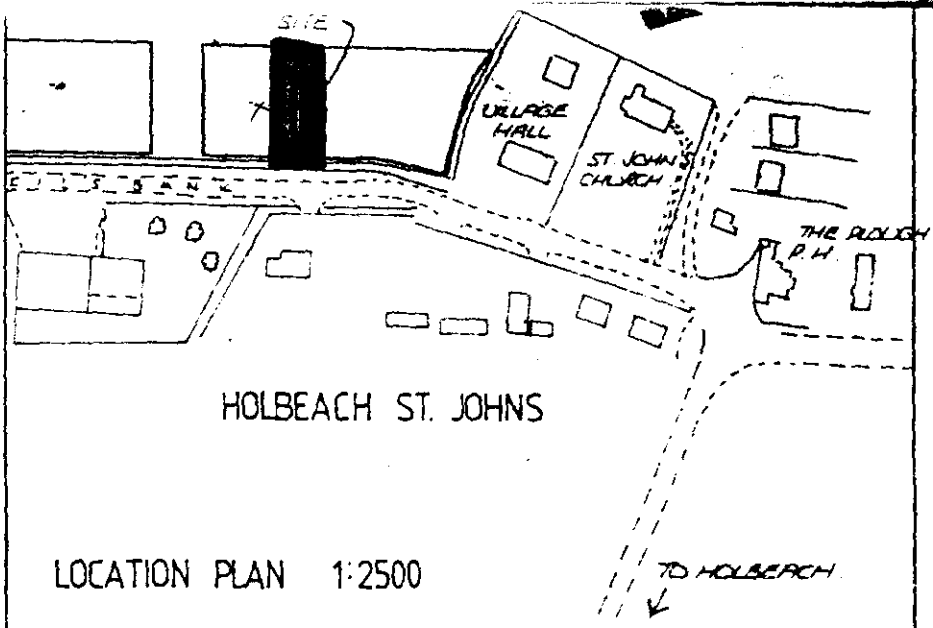
Director of Planning and Building Control Services
28-OCT-92 H05/0945/92

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

BOUNDARY



HOLBEACH ST. JOHNS

LOCATION PLAN 1:2500

Fleetland Design
Architectural
MYRTLE HOUSE
FLEET HARGATE
SPALDING LINCS
PE12 8LH
0406 26118
ARCHITECTURAL & DESIGN CONSULTANTS

PROJECT

PROPOSED FIRST FLOOR BEDROOM EXTENSION ABOVE EXISTING GARAGE

PLOT 5. JEKILS BANK HOLBEACH ST. JOHNS.

FOR: MR. & MRS. S.R. GIBB.

D.C.
PLAN DEPT.
04 SEP 1992
REF. 0945/92

DRAWING DESCRIPTION
SITE PLAN/ELEVATIONS/PLAN LAYOUT/FLOOR PLAN

DATE	DRAWN
AUGUST 1992	J CRUNKHORN
DRWG No.	SCALE 1:200, 1:100, 1:2500.

REVISIONS	DES	DATE	SIGN

PLANNING	BUILDING REGS.
CHECKED BY	ISSUED

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09/0945/92

Date Registered 04 SEP 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS, S.R. GIBB
PLOT 5
VEKILS BANK
HOLBEACH ST. JOHNS
SPALDING. LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

FLEETLAND DESIGN
MYRTLE HOUSE
FLEET HARGATE
SPALDING, LINCS

Tel. No. (0406) 26118

(Personal contact name) T. GOODCHILD

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOT 5, VEKILS BANK HOLBEACH ST JOHNS SPALDING LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED FIRST FLOOR BEDROOM EXTENSION ABOVE EXISTING GARAGE / UTILITY

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £55.00 If you consider no fee is payable include a written explanation instead.

Signed ..... Date 11.8.92 ..... 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. If building works are proposed, please state extra floor space to be created:	19.53 sq. metres
B. Please state size of any new structure:- (a) max. height:	7.5 FROM Ⓑ metres
(b) max. length:	6.2 metres
(c) max. width:	3.15 metres
C. Please state type and colour of materials for facing external walls:	TO MATCH EXISTING HOUSE MATERIALS
D. Please state type and colour of roofing materials.	
E. Has a survey of the site been undertaken? State Yes or No	YES

5. GENERAL INFORMATION Please complete each section

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

DOMESTIC

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?

AS EXISTS

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 — AS EXISTS

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

C. Please state whether a land drain will be affected — N/A .

D. Foul sewerage will be disposed of to: N/A

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.

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

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER & PART OWNER OF DIVIDING / PARTY WALL BETWEEN ADJACENT PROPERTY / GARAGE / UTILITY.

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.

SOUTH HERTFORDSHIRE D.C.
PLANNING DEPT.
19 SEP 1992

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 .....

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: MR/MRS CLAYTON State Date notice served:
"TOUCH WOOD" JEKYLS BANK / HOLBEACH ST WOTTON (ADJACENT LINKING HOUSE) 7/9/92

Signed ..... (Applicant/Agent) Date 7/9/92

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 7/9/92

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 .....

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.

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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 11/8/92.

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.
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 11/8/92.

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

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features

Other within row of new properties. One of pair of Semi's. Roddish brick. Neighbouring property has one window on side elevation at rear of garage roof

Inspected by DMG
Date 1/10

Notice posted by DMG
Date 1/10

Resident Notices required

Sent | Delivered

Case Officer Conclusions DMG 27/10
Considered acceptable in terms of design.
Materials to match existing.
Neighbouring properties not considered to be materially affected

Owner/occupier Jaklis Bank
✓DONE
2/10

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer ....DMG....

Senior Officer .....MF.....
27/10/10

Case Officer Recommendation

(Approve) Refuse

Signed .....DMG.....

Conditions/~~Reasons~~
(continue overleaf)

(1) The materials to be used for the construction of the proposed extension shall match, as closely as possible, those used for the construction of the existing house.

In the interests of visual amenity.

~~Notes to applicant~~

☐ Disabled
☐ Outstanding R.M
☐ Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

		Requested	Sent
Extra Publicity:			
	Departure	.....	.....
	Setting of LB	.....	.....
	Public Right of Way	.....	.....
	Discretionary	.....	.....
Extra Consultations:			
	Dept of Transport	.....	.....
	Environmental Serv.	.....	.....
	LB/Cons. Area - Local	.....	.....
	- Local & National	.....	.....
	- English Heritage	.....	.....
	Consultant: Name.....		..... Order No .....
	Other:	.....	.....

Case Officer DAVID GEDNEY Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 55.

Receipt Issued P1629

Date first Rec'd 07 SEP 1992

Registration

Reference 409/0945/92

Cross-Ref 809/0649/92

Date 07-SEP-92 DRB

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace 19.53

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee £55

Additional Refund

Receipt Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 291

OS No's

Grid ref 5 85050 3 15350

Ward TD

Parish FLEET

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area NO

Linked to site

Ref

Linked to property 7913

Ref

Planning Records:
Earlier apps

~~87/1191~~
~~87/1191~~
257/90 KW
591/73

B Reg Records:
Already submitted - Ref
Request
Requested

BR. 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: H05/0945/92 Type: FULL

Applicant: Mr & Mrs S R Gibb
Tel:

Agent: Fleetland Design
0406 26118

Description: Proposed first floor bedroom extension above existing garage/utility.

Location: Plot 5
Jekils Bank
Holbeach St Johns
Spalding

Valid date: 18-SEP-92
Target dates:
To case officer 23-SEP-92
Inspected by 28-SEP-92
Extra contacts 03-OCT-92
Report if not clear by 23-OCT-92

Terminal date: 13-NOV-92
Target Committee: 27-OCT-92
Report deadline: 13-OCT-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 19.53 M2
Category: Extension
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Owner/Occupier, Jekils Bank		02-OCT-92	23-OCT-92
Clerk to Fleet PC	Holbeach 26739	23-SEP-92	07-OCT-92
Cllr B A Paul	0406 23100	23-SEP-92	07-OCT-92
Site/Press Advert MIN		01-OCT-92	22-OCT-92

L C C - No objection jc 03 24/9/92

SITE DETAILS

Grid ref: 535050 318350
OS Sheets: 281 Parcel:

BRI 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: H05/0945/92 Type: FULL

Applicant: Mr & Mrs S R Gibb Agent: Fleetland Design
Tel: 0406 26118

Description: Proposed first floor bedroom extension above existing garage/utility.

Location: Plot 5
Jekils Bank
Holbeach St Johns
Spalding

Valid date:	18-SEP-92	Terminal date:	13-NOV-92
Target dates:		Target Committee:	27-OCT-92
To case officer	23-SEP-92	Report deadline:	13-OCT-92
Inspected by	28-SEP-92		
Extra contacts	03-OCT-92	Case Officer:	
Report if not clear by 23-OCT-92		D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

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Cllr B A Paul	0406 23100	23-SEP-92	07-OCT-92
Site/Press Advert MIN		~~29~~-SEP-92	~~20~~-OCT-92

LCC - No objections JE OB 24/9/92

SITE DETAILS

Grid ref: 535050 318350
OS Sheets: 281 Parcel:

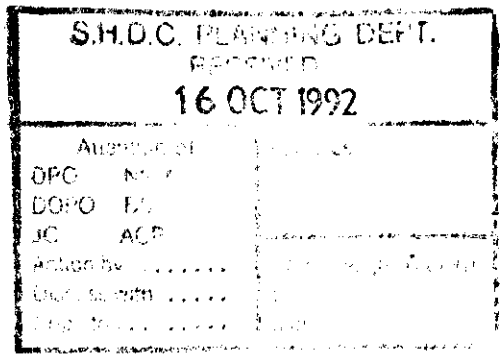
Extract - Holbeach P.C. Planning Book

H09/0977/92 D.Brown replacement dwelling including means of access (as existing) Damgate Road - inadequate information.

H09/1003/92 Mr.J.Pateman & Mr.A.Candler pair of two bedroom dwellings land fronting Creewood Close - sho uld be one dwelling only.

H09/0974/92 Good Earth Chinese Takeaway installation of new shop front 24 High St. - would prefer hardwood frames.

H05/0945/92 Mr.& Mrs.S.R.Gibb pro'posed first floor bedroom extension above existg garage/utility Plot 5 Jekils Bank - supportd.



Re application no
H05/0945/92
Mr & Mrs G Bee
Ref. 649/92

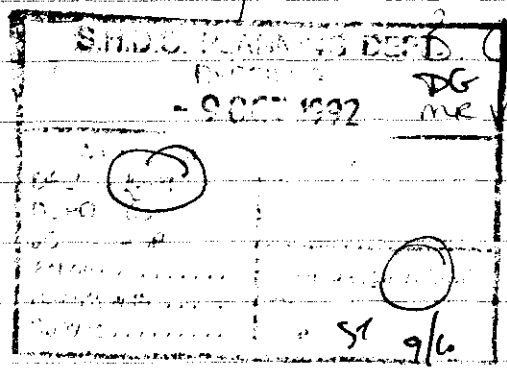
'Tackwood' Jays Bank,
Holbeach St Johns,
Spalding
Lincs

Dear Mr Shipp,

As owners of the adjoining property to Plot 5, Jekils Bank, Holbeach St. Johns, I am writing to say we have no objections to the proposed extension above the garage/utility

Yours sincerely,

D Clayton



Jill Harrington, Clerk to Holbeach Parish Council rang on 14th October 1992. She had posted some Parish Council responses to applications to us along with some other mail but had found out that all of her mail had gone missing! So she rang the Parish Council's responses through instead in case they were needed urgently.

H09/977/92

There is inadequate information.

H09/1003/92

One dwelling only.

H09/0974/92

Would prefer hard wood.

H09/0945/92 /

Supported.

She said she would confirm these in writing.

J Jex
14th October 1992

BR[illegible]N SMITH Dip TP MRTPI
Di[illegible]or of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
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Application no: H09/0945/92

Applicant: Mr & Mrs S R Gibb
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Agent: Fleetland Design
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Description: Proposed first floor bedroom extension above existing garage/utility.

Location: Plot 5
Jekils Bank
Holbeach St Johns
Spalding

Type: FULL

Date received: 04-SEP-92

10-SEP-92

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:

The necessary Cert. B requires to be served on the adjoining owner.

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 Maxwell quoting the above reference.

Yours faithfully

Principal Administrative Officer

letter held
SS
Sent 14/9/92

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION

NOTES

* PITCH OF ROOFS TO MATCH EXISTING ROOF TO BE CHECKED ON SITE

FRONT ELEVATION AS EXISTING

PROPOSED FRONT ELEVATION

ROOF PLAN

FLOOR JOIST LAYOUT

SECTION THRU'

PROPOSED FIRST FLOOR

EXISTING GROUND FLOOR

BLOCK PLAN 1:200

JEKIL'S BANK ROAD

HOBBEACH ST JOHNS

LOCATION PLAN 1:2500

SOUTH HOLLAND D.C.
PLAN DEPT.
04 SEP 1992
REF. 0945/92

PROJECT

PROPOSED FIRST FLOOR BEDROOM EXTENSION ABOVE EXISTING GARAGE

PLOT 5. JEKILS BANK HOBBEACH ST. JOHNS.

FOR: MR.& MRS. S.R. GIBB.

DRAWING DESCRIPTION
SITE PLAN/ELEVATIONS/PLAN LAYOUT/FLOOR PLAN

DATE	DRAWN
AUGUST 1992	J CRUNKHORN
DRWG No.	SCALE
	1:200, 1:100, 1:2500.

REVISIONS	DES	DATE	SIGN

PLANNING	BUILDING REGS.
CHECKED BY	ISSUED

SUMMIT