

Planning (Listed Buildings and Conservation Areas) Act 1990

Listed Building Consent

Reference: H06/0236/92

Received: 24-FEB-92 Type: LB DEMOLITION

Name: Mrs E Bailey
Whiteacres
Gedney
Spalding
Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding Lincs

Description: Demolition of buildings in the grounds of Listed
Building

Location : Whiteacres Gedney
Spalding Lincs

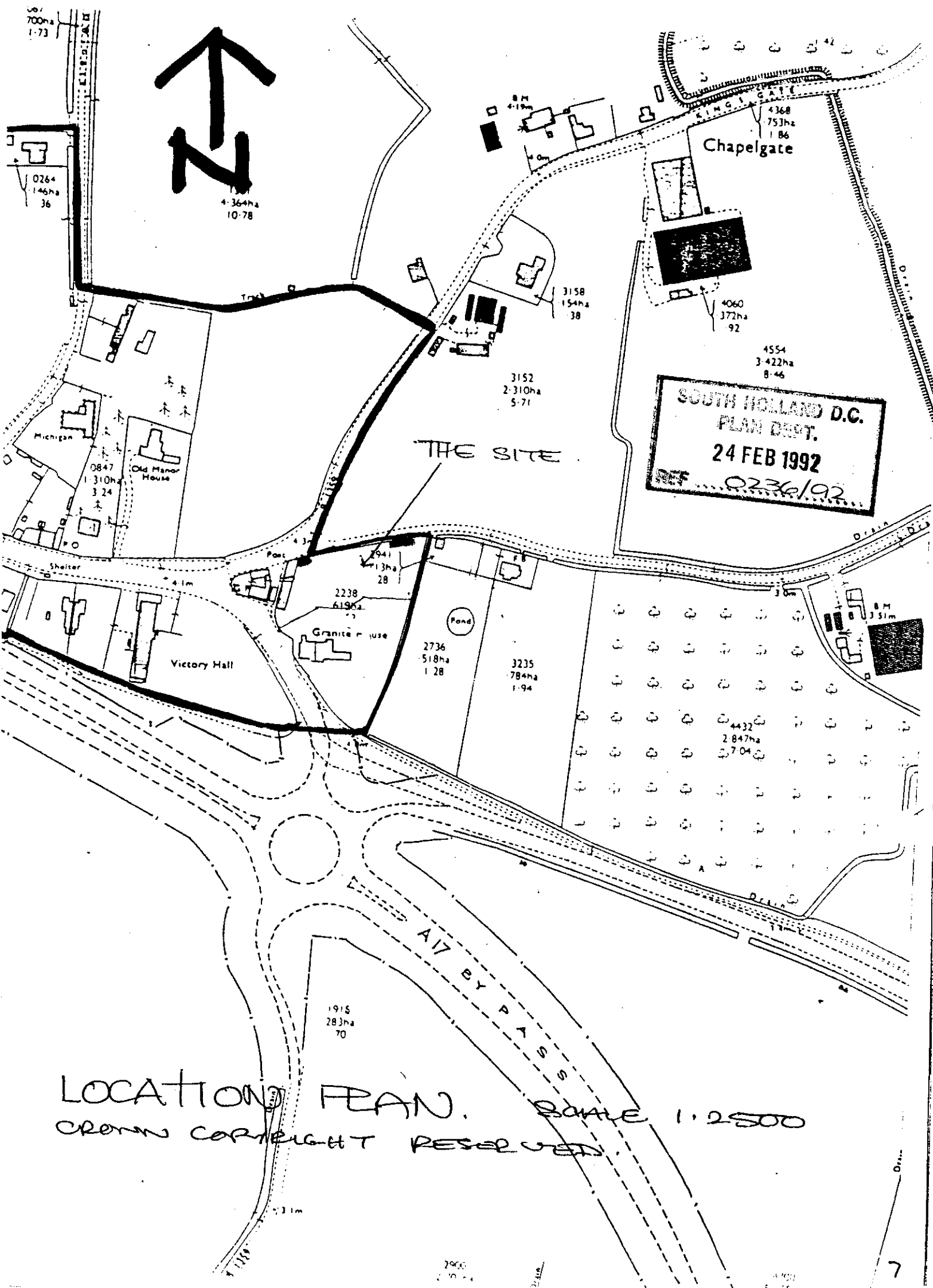
South Holland District Council hereby give notice that CONSENT HAS
BEEN GRANTED for the works in accordance with the application and
plans submitted, subject to the following condition(s):

- 1 The works must be begun not later than the expiration of five years
beginning with the date of this consent.

Reason: As required by Section 18 of the Planning (Listed Buildings and
Conservation Areas) Act 1990.

Director of Planning and Building Control Services
02-APR-92 H06/0236/92

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.



H06/0236/92

24 FEB 1992

MRS E. BAILEY
WHITEACRES
GEDNEY
SPALDING. LINES.

LOWETH CARLING DESIGN
STATION HOUSE
STATION STREET
HOURBATH. LINES.
0406 22126

LOWETH
OFFICE

WHITEACRES. GEDNEY. SPALDING. LINES.

DEMOLITION OF BUILDINGS IN THE
GROUNDS OF LISTED BUILDING.

Ofenb.

20/2/92

✓

✓

✓

OWNER

Shenob

20/2/92

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy

Neighbours

Other

Boundaries

Site Features

*Hardly visible from road
Really features only seen from
rear of granite Hse*

Inspected by: GS

date: 4/3

Case Officer Conclusions (issues)

DMG 24/3.

Garage is modern building (utilitarian) of no real merit.

Existing glasshouse and shed semi-derelict. Its removal would not, in my opinion, affect the setting/character of Whiteacres (previously Granite House).

No objections raised

Case Officer Recommendations (summary) (details overleaf)

GRANT LB Consent.
~~REFUSE~~

Recommended approvals -

Departure from policy

Yes

No ☒ ..

Ward member request

Yes

No ☒ ..

Recommend approval against
material objection

Yes

Any objection received? No ☒
If yes, is any obj. material? No ☒
Yes ☒

No ☒ ..

[Reason:

Other circumstances needing
Committee decision

Yes

Flagged by Senior Officer
Signed

No ☒ ..

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy
grounds on first Applic.

No

Nil fees (not first
Submission)

Yes ☒

ANY ONE
OF ABOVE

Other info. viz:
Signed

Committee
report

Sub-Committee:
SV recommended
Est/Ind. recommended.....

Delegation
confirmed by
Senior Officer

.....*m. 21/3*

Recommendation/draft report produced.....

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM Checklist: Previous
Current
Required

Siting Design Ext App Access Lands

Reg 4

Scale drawing Highway S/W Agric appraisal

[Indicate
if other
Regs]

Precise details,
for non-standard
direction:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

Residents (Delivery):

Consults : Dept of Transport
Env Health
Conservation consults : Local

Local & National
English Heritage

LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:
Other :

REVALIDATION AFTER DIRECTION

Information satisfactory/unsatisfactory Signed

Further direction:

Precise details

Amended description:

Reconsultations required -

Parish Council
Ward Members
Residents
Advertise
Other

New valid date

Re-Registered
Ack/Reception

ADMIN RECORD SHEET

INITIAL

Submitted Fee £

Receipt Issued No.

Date First Received 24 FEB 1992

REGISTRATION

REFERENCE H06/0236/92

Cross-Ref H06/0235/92 (Plan)

R. Date 25/2/92

VALIDATION

Date 25/2/92

Type UBC Earliest permission date (Cert 3)

Site area No. of dwellings Floorspace

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref

EM:- Sitting Design Ext app Access Lands

Previous					
Current					

Description

Technical:-

Certificate ☐

Site plans ☐

Description ☐

Accuracy ☐

Incomplete form ☐

S65 Advert required ☐ Expiry date

Fees:-

Nil fee - previous app ☐ Ref

- type ☐

Discounted fee ☐ Reason

Current fee £ NIL Additional £ Receipt no.

Refund £ Issued

CONSTRAINTS

Date 26/2/92

Index Sheets 177 OS Nos Grid Ref 541930 134430

Ward S Parish CEDNEY TR Rural ☐ CA ☐

TR Bypass ☐ LB ☐ Grade

Inside ESD YES Inside LP Area NO Level crossing ☐ TPO ☐

Footpath ☐ Other: ☐

Linked to site.....Ref..... Linked to property.....Ref.....

Planning Records:

Parlier apps 82791
31191

3 Reg Records:

Already submitted Ref.....

Requested

Inputs completed.....

Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding
Lincs PE12 7LF

Mr N R Midlen
NRM/JP/H06/0235/92.
H06/0236/92

15 April, 1993

Dear Sir

Proposed Development at "Whiteacres", Gedney - Mrs E Bailey

I thank you for your letter of 8 April, 1993, concerning the question of Listed Building Consent on the barns, etc, adjoining "Whiteacres". This is the matter on which I wrote to you on 5 March, 1993, and I enclose a copy of that letter in case it has gone astray.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

Encl.

Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding
Lincs PE12 7LS

Mr N R Midlen
NRM/JP/B06/0236/92,
328/6

15 April, 1993

Dear Sir

Barn/Granary adjoining "Whiteacres", Gedney, - Grade II Listed Building

It has come to my notice that the whole of one slope of the pantiled outbuilding adjoining "Whiteacres" has been stripped of its pantiles, and that some tiles are also missing off the other side.

I am aware that your clients were required recently to make safe the roof of this building and the adjoining slated granary, but this did not give them authority to strip the roof. Consequently, the work constitutes an unauthorised demolition of part of the Listed Building and leaves them open both to Listed Building enforcement action and to legal action by my Authority.

Can I ask you to advise them to replace the pantiles on this roof as soon as possible, since otherwise it will be necessary to take the matter further.

Yours faithfully

N R MIDDLEN
Principal Planning Officer (Development Control)

Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding
Lincolnshire
PE12 7LF

N R Midlen

NRM/SJS H06/0235/92
H06/0236/92

5 March 1993

Dear Sirs

Proposed development at White Acres, Gedney - Mrs E Bailey

As you know planning permission has been granted for the conversion of the existing barn, adjoining White Acres, and the construction of three new dwellings with the access through the existing garden wall of White Acres.

In addition, Listed Building Consent has been granted for demolition of two existing structures, ie, glasshouse and sheds and existing timber garages within the grounds. It has come to my notice that no permission has been granted for the demolition of the garden wall that will be necessary to implement the planning permission, and I wonder whether you are aware of this?

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

Mr & Mrs Scott
White Acres
Old Main Road
Gedney
Spalding
Lincolnshire
PE12 0DB

N R Midlen

NRM/SJS H06/0811/91

5 March 1993

Dear Sir and Madam

Development - Side of White Acres, Gedney

I thank you for your letter of the 29 January 1993 concerning the proposed development to the side of your property White Acres, Gedney.

Whilst it is true that planning permission has been granted for development of the site, no Listed Building Consent has been granted for the demolition of the wall you refer to. Since this is counted as being in the curtilage of the Listed Building itself, consent will be required.

Consequently, unless an application for Listed Building Consent is made and approved by the Planning Committee, (and publicity will be given to this so that you can object), the planning permission will not be capable of implementation.

I appreciate that it may seem odd that the Planning Committee is prepared to grant permission under one form of legislation, without clarifying also whether the other consents necessary for its implementation will be granted, but it is no different in principle between granting planning permission for development which does not have, or subsequently is refused, permission under the Building Regulations. This is a common occurrence, indeed it would be improper to hold one permission up because of problems with the other.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

Town and Country Planning Act etc

DRAFT DECISION

Reference: H06/0236/92

Received: 24-FEB-92 Type: LB DEMOLITION

Name: Mrs E Bailey
Whiteacres
Gedney
Spalding
Lincs

Agent: Loweth Lawling Design
Station House
Station Street
Holbeach
Spalding Lincs

Description: Demolition of buildings in the grounds of Listed Building

Location : Whiteacres Gedney
Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

- 1 The works must be begun not later than the expiration of five years beginning with the date of this consent.

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Authorised to issue:

30-MAR-92 H06/0236/92

AD.. *Alf* DC..... *m.*
31/3 31/3

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161



Application no: H06/0236/92

Type: LB DEMOLITION

Applicant: Mrs E Bailey
Tel:

Agent: Loweth Cowling Design
0406 22126

Description: Demolition of buildings in
the grounds of Listed
Building

Location: Whiteacres
Gedney
Spalding
Lincs

Valid date: 24-FEB-92

Terminal date: 20-APR-92

Target dates:

Target Committee: 14-APR-92

To case officer 29-FEB-92

Report deadline: 31-MAR-92

Inspected by 05-MAR-92

Extra contacts 10-MAR-92

Report if not clear by 30-MAR-92

Case Officer:

D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:

Category: Redevelopment

Listed building: GRADE II

Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Gedney PC	0775 710451	27-FEB-92	12-MAR-92
Cllr B Fines	0406 8 374	27-FEB-92	12-MAR-92
Spalding & District	0775 722475	27-FEB-92	12-MAR-92
Lincs/Sth Humb HB Jo		27-FEB-92	12-MAR-92
Site/Press Advert LBC		03-MAR-92	24-MAR-92

L.C.C. - No objections for 5/3/92

LINCOLNSHIRE AND SOUTH HUMBERSIDE HISTORIC BUILDINGS JOINT COMMITTEE

Chairman:
Mr R. Pilling BArch (Hons) RIBA
94 West Parade
Lincoln
LN1 1JZ
Tel: Lincoln (0522) 538544

Secretary:
Mrs C.T. Waby
94 West Parade
Lincoln
LN1 1JZ
Tel: Lincoln (0522) 538544

Our ref.: 92/3/450/SHDC
Your ref.: H06/0236/92

17th March, 1992.

B. Smith Esq.,
District Planning Officer,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincs.,

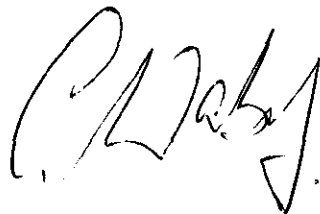
PE11 2XE.

Dear Sir,

Whiteacres, Gedney, Spalding, Lincs.

The Committee have no comments to make on the above application.

Yours faithfully,



For and on behalf of
L. & S. H. H. B. J. C.

S.H.D.C. PLANNING DEPT.	
RECEIVED	
18 MAR 1992 DG	
At the request of	
BY	
CUPO	BC
JC	ACP
Action by	Knowledge YES/NO
Discuss with	by
Copy to	date

Organisations Represented:

Lincolnshire Society of Architects Society for Lincolnshire History and Archaeology
Council for British Archaeology Group 14 Council for the Protection of Rural England
Lincolnshire Museums (Museum of Lincolnshire Life)

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161



Application no: H06/0236/92

Applicant: Mrs E Bailey
Whiteacres
Gedney
Spalding
Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding Lincs

Description: Demolition of buildings in the grounds of Listed Building

Location: Whiteacres Gedney
Spalding Lincs

Type: LB DEMOLITION

Date received: 24-FEB-92

27-FEB-92

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 13-MAR-92. 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 M GEDNEY

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Clerk to Gedney PC
522 Broadgate
Weston Hills
Spalding Lincs
PE12 6DA

FOR PARISH COUNCIL USE ONLY

Comments:

Provided that only the buildings indicated on the plan forwarded with the Application are demolished the Parish Council supports this application.

Signed:

: J. Bennett
Clark.

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Loweth Cowling Design,
Station House,
Station Street,
Holbeach,
Lincs.
PE12 7LF.

Mr N Midlen

NRM/JJ H06/0235/92
H06/0236/92

23 Apr 1993

Dear Sir,

PLANNING PERMISSION FOR NEW DWELLINGS ETC, LISTED BUILDING CONSENT FOR
DEMOLITION.

I thank you for your letter of 19th April, which did not come as altogether a surprise. I anticipated, when I wrote to you initially on March 5th, that you would not have been aware of the situation.

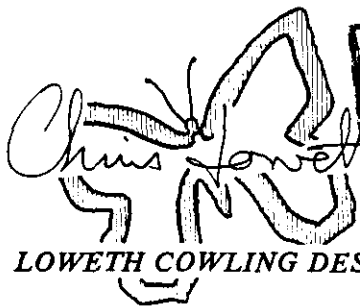
As you say, the planning application was negotiated with the Department, and was entirely satisfactory to the Members. Its implementation would have to mean that the wall would be demolished, and it is a fair assumption that had, at the time the planning application was considered by the Committee, they been asked to approve listed building application for the demolition of the wall, they would have agreed to do so. Unfortunately, it is a matter of fact that it did not, only referring to the demolition of two buildings, which were marked in red on the submitted plans. I realise that the omission might well have been an oversight, but nonetheless the facts are that listed building consent has not been granted for the demolition of the wall. In further checking this situation, I have also noted that it did not cover the conversion of the granary/barn into a dwelling house, and I am afraid that unless a further listed building application is made to cover this, it will also be unauthorised.

Whilst I have said that I would anticipate that the Planning Committee would have granted listed building consent, if asked to do so, they are under no compulsion to do so. The two applications are under separate legislation and have to be determined by different criteria, just as, for example, there is no obligation for the Authority to approve a Building Regulation application which has previously

received planning permission. Whilst I have no reason to suppose that the Planning Committee would today differ from what I anticipate would have been their view had they dealt with these matters under the listed building legislation at the same time as they were granting planning permission, it is true that they will have to take account of any objections that are made to an application, and it is fairly clear that some will be received.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control



S.H.D.C. PLANNING DEPT. RECEIVED 21 APR 1993	
Attention of DDO DDPO IC Action by Discusses with Copy to	File Nos. Acknowledge YES/NO by date

Station House,
Station Street,
Holbeach,
Lincolnshire
PE12 7LF
Telephone: (0406) 22126

0146.

SHDC
Planning Dept.
Priory Road.
Spalding.

19th April 93.

F.A.O. N.R. Middleton Esq.

Dear Sir,

Re:- H06/0235/0236/02.

I thank you for your letter and its enclosure of the 15th April which came as a shock to say the least. We can confirm that we did not receive yours of the 5th March 93. which did, it seems, go astray.

As you are aware a considerable amount of time was spent on the original application, both by the writer and yourself, who we must say was helpful at all times. Also meetings were held on site and in particular one with your agent solely in respect of the listed building application. When the site was inspected, walked and all aspects of the application explained, these included the access arrangements.

The listed building approval notice was dated 2/4/92 and hence

(2)

sure that you would agree that it was given in the full knowledge of the proposals, as, if any doubts were present then you would no doubt have made comment at that time.

Full Planning Permission was given on the 26/6/92 and the conditions clearly show that yourself and the Authority had no misgiving as to the proposals and access arrangements.

The Plans which were used for the listed Building application clearly showed the access arrangements and proposals for the treatment of the garden wall and blocking up of the existing access to 'Whiteacres'. We would question therefore if you are correct in that these matters were not covered in the documentation which formed part of the listed Building application and therefore approved as an integral part of the listed Building Consent.

We have been informed that the present owner of 'Whiteacres' has indicated that she will

(3)

oppose any works to the garden wall and do all in her power to stop the development, if this were to be the case and a further application submitted and refused, then a full planning permission would exist upon land with no access to it; A position which, if it were to be so, could only be resolved by seeking compensation from the Authority.

We would therefore request that you look again at this matter and contact the writer as soon as you are able with your observations.

Yours faithfully.

Spinks.

C.C.
W.H. Brown

Loweth Cowling Design,
Station House,
Station Street,
Holbeach,
Lincs.
PE12 7LF.

Mr N Midlen

NRM/LJ H06/0235/92
H06/0236/92

23 Apr 1993

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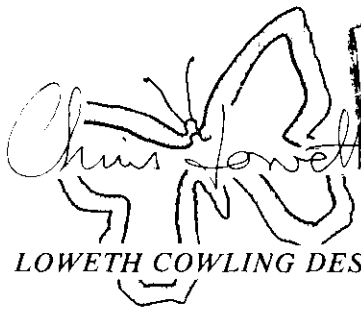
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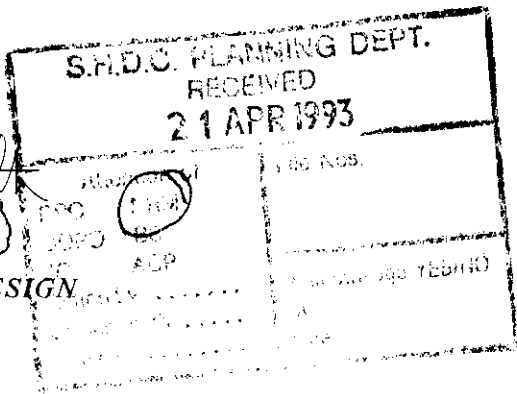
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Yours faithfully

N Midlen
Principal Planning Officer
Development Control



LOWETH COWLING DESIGN



Station House,
Station Street,
Holbeach,
Lincolnshire
PE12 7LF
Telephone: (0406) 22126

0146.

SHDC

Planning Dept.

Prison Road.

Spalding.

F.A.O. N.R. Middleton Esq.

19th April 93.

Dear Sir,

Re:- H06/0235/0236/02.

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sure that you would agree that it was given in the full knowledge of the proposals, as, if any doubts were present then you would no doubt have made comment at that time.

Full Planning Permission was given on the 26/6/92 and the conditions clearly show that yourself and the Authority had no misgiving as to the proposals and access arrangements.

The Plans which were used for the listed Building application clearly showed the access arrangements and proposals for the treatment of the garden wall and blocking up of the existing access to 'Whiteacres'. We would question therefore if you are correct in that these matters were not covered in the documentation which formed part of the listed Building application and therefore approved as an integral part of the listed Building Consent.

We have been informed that the present owner of 'Whiteacres' has indicated that she will

oppose any works to the garden wall and do all in her power to stop the development, if this were to be the case and a further application submitted and refused, then a full planning permission would exist upon land with no access to it; A position which, if it were to be so, could only be resolved by seeking compensation from the Authority.

We would therefore request that you look again at this matter and contact the writer as soon as you are able with your observations.

Yours faithfully.

Spence.

C.c.
W.H. Brown

PLANNING APPLICATION

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

LISTED BUILDING

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.

Reference No: H06/0236/92

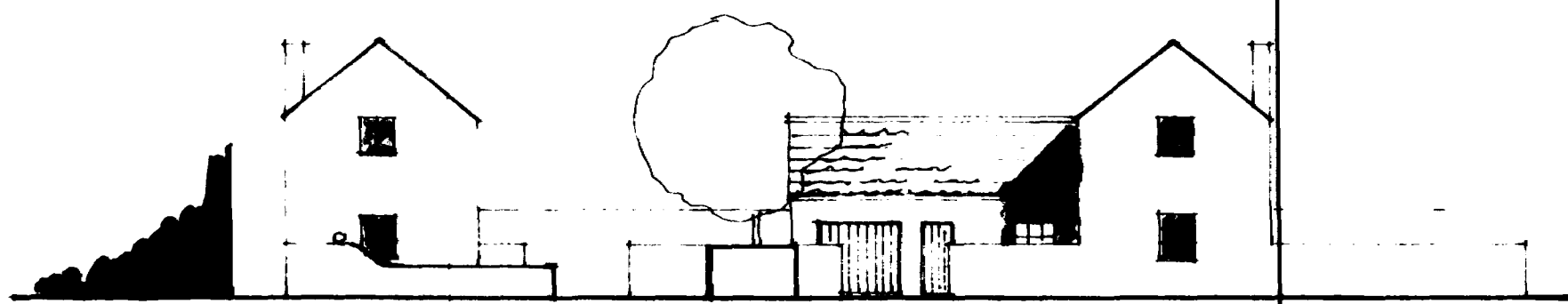
Description: Demolition of buildings in
the grounds of Listed
Building

Location: Whiteacres
Gedney
Spalding
Lincs

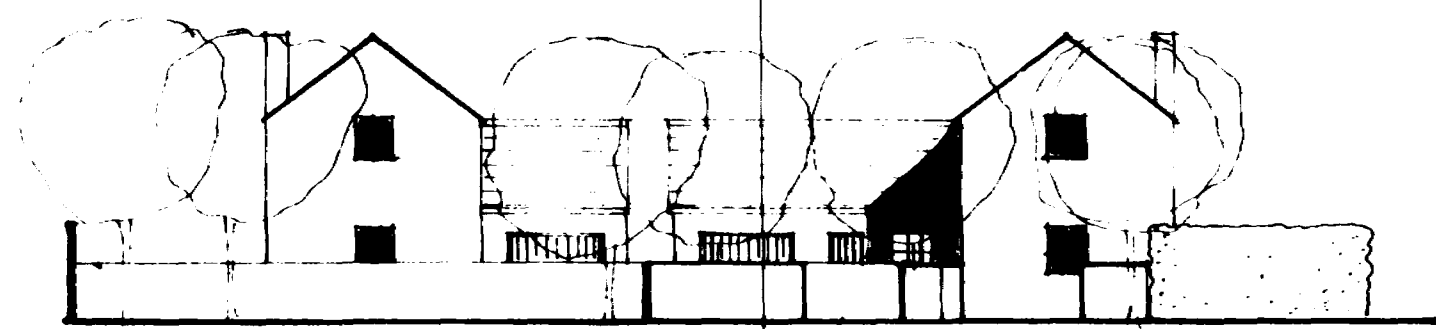
Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 24-MAR-92 quoting the above reference number.

B Smith
District Planning Officer

03-MAR-92



ELEVATION ON ARROW A



ELEVATION ON ARROW B

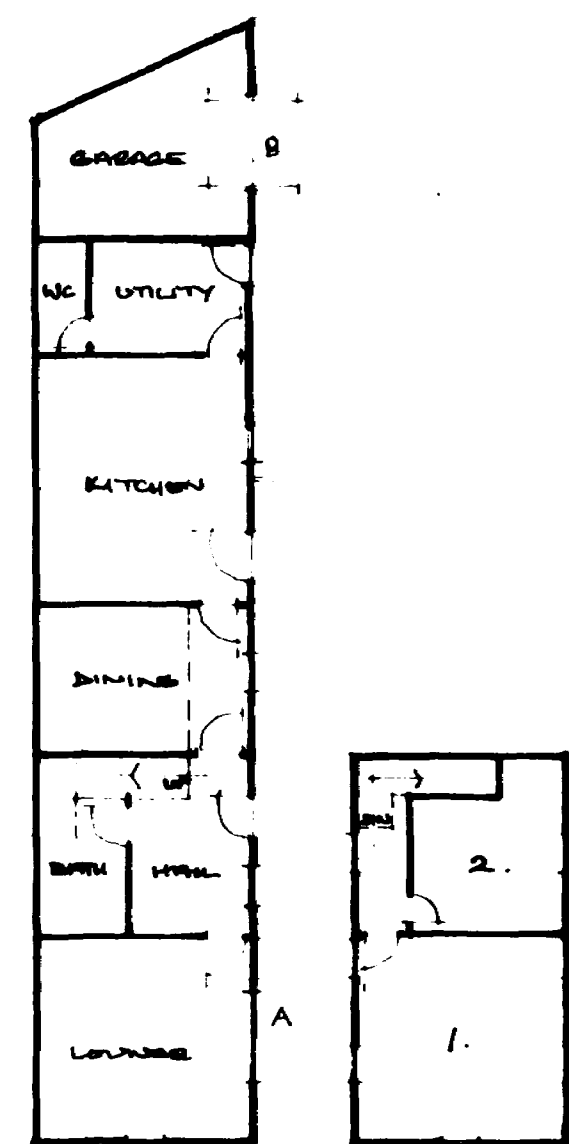
* DRAINAGE -
FALL TO MAINS SEWER
SURFACE TO SIDEWAYS.

* NEW DWELLINGS SHOWN MATCH
EXIST BUILDINGS I.E. SINGLE AND
2 STOREY. MATERIALS TO MATCH.

WALLING TO BE 5'6" HIGH
NEW WALLING TO FRONT OF
CONVERTED BUILDINGS TO
BE 5'6" HIGH ONLY.

EXISTING 5'6" HIGH
BRICK WALL.

REMOVE EXIST. CHASS
HOUSE AND SHED
(NOTED).



G. FLOOR

F. FLOOR

CONVERSION OF EXISTING
BUILDINGS

NEW UNITS 1, 2 + 3 ARE
TO BE SIMILAR LAYOUTS
ALL TO MATCH EXISTING
BUILDING IN FINISHES AND
WINDOWS + DOOR STYLES.

NOTE OPENINGS A (A) ARE
NEW WINDOWS IN PLACE OF
EXIST. GROUND FLOORS.
OPENING B: IS NEW GARAGE
DOOR IN USE OF WINDOW
WHICH IS PRESENTLY COVERED
BY TIMBER GARAGE.

REMOVE EXISTING TIMBER
GARAGE.

EXISTING PASSAGE.

EXISTING BUILDING TO
BE CONVERTED TO
DWELLING WITH
GARAGE.

EXISTING APPROX
SHOP + DWELLING.

EXIST GATE TO
REMAIN.

NEW ACCESS TO
PRIVATE ROAD ALL
TO HIGHWAY SPEC.
MOVE EXIST. G.P.

EXISTING 5'6" WALLING
ADJUSTED.

BRICK UP EXISTING
ACCESS POINT TO MATCH
EXISTING WALL.

EXIST GATE

REMOVE
TREES.

PLANTING TO MATCH
EXIST TO 5'0" H.

ADJUST FENCE
AREA TO SUIT.

EXISTING HEDGING TO
5'0" HIGH AND EXIST
TREE.

ONLY BATHROOM, W.C'S
UTILITY AND HIGH LEVEL
HALL WINDOWS TO THE
ELEVATIONS.

TURNING HEAD TO
HIGHWAY SPEC.

NEW PLANTING
EXISTING (C)

EXISTING OF
TO WHITFIELD
REMARKS.

ALSO SEE DWGS NOS. 3146/4/5/6
CONVERSION OF EXIST BU
DWELLINGS TO MATCH, OFF
GEDNEY. SPALDING. LINES
SCALE 1/16" = 1'0" DATE 27

WHITFIELD.