SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H06/0546/93 Received:13-JUL-93 Type:FULL

Name: Mr & Mrs W Porter
Tweenus
Main Road
Gedney Drove End
Spalding Lincs

Agent: L W Bliss
34 Albert Avenue
Gedney
Spalding
Lincs PE12 0AB

Description: Proposed new pitched roof to replace existing flat roof
Location : Tweenus Main Road
Gedney Drove End 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 slates shall match, as closely as possible, those used on the existing house.

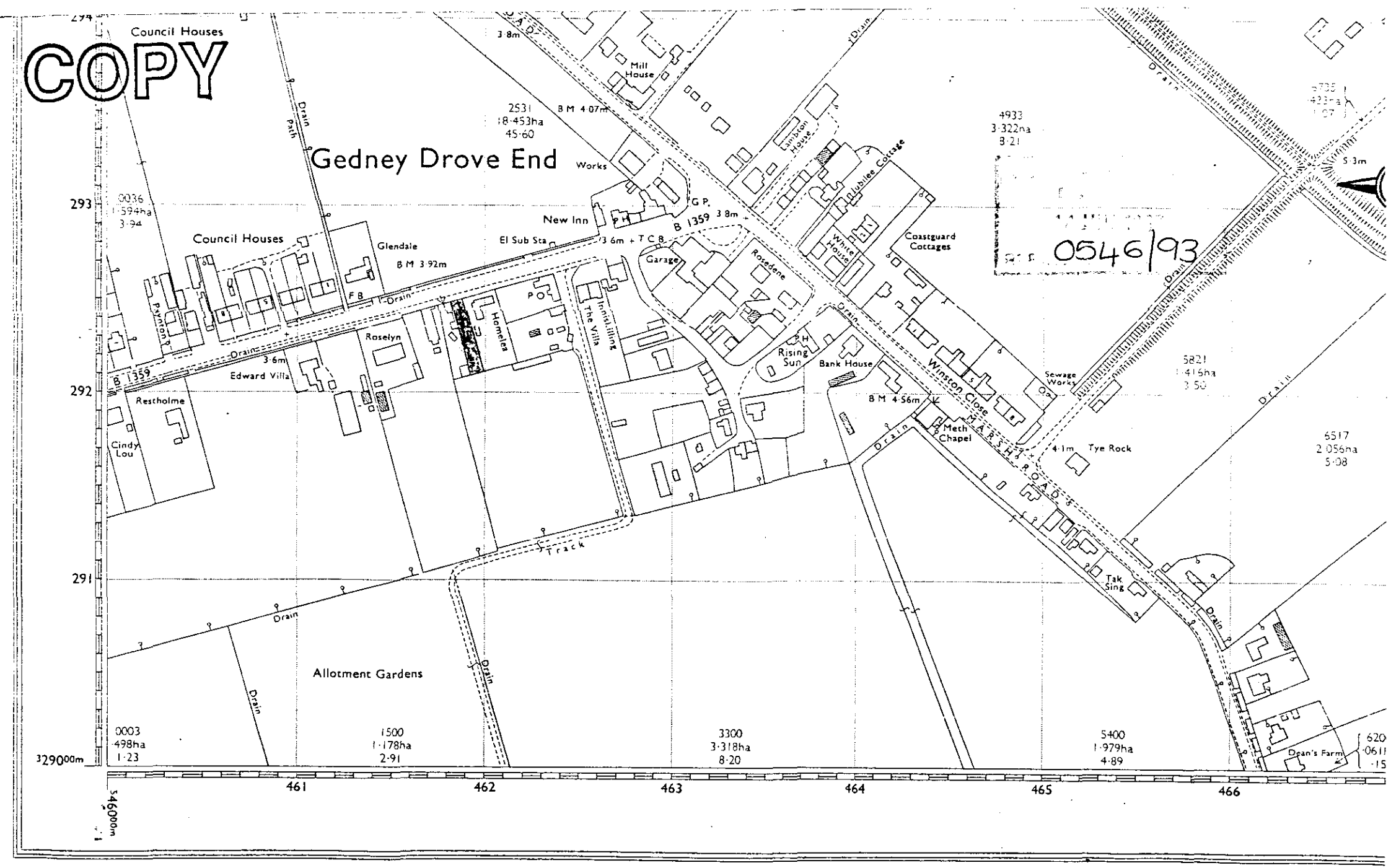
Reason: In the interests of visual amenity.

Director of Planning and Building Control Services
20-AUG-93 H06/0546/93

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)



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1/2500

COMPILATION DATA

Hectares 0 1 2

Acres 0 1 2 3 4 5 6

Metres 30 20 10 0 20 40 60 80 100 120 140 160 180 200

Feet 100 50 0 100 200

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H06/0546/93

Date Registered 14 JUN 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR + MRS W. PORTER,
"TWEENUS" MAIN ROAD
GEDNEY DROVE END,
SPALDING,
LINCS.

Tel. No.

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

L. W. BLISS
34. ALBERT AVENUE,
GEDNEY
LINCS. PE12 0AB.
Tel. No. 0406 364039
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

"TWEENUS" GEDNEY DROVE END. LINCS.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED NEW PITCHED ROOF TO REPLACE EXISTING FLAT ROOF

Please complete

Signed. L. W. Bliss Date 31ST MAY 93

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.

Previous application No.

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

This is a **full** application for change of use and/or new building works (✓) → Now complete Parts 3, 4 and 5 and an Ownership Certificates

or This is an **outline** application

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting Design External Appearance

Means of Access Landscaping

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application.

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition.

A. Please state reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented.

A. Please state Reference Number of pervious permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

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

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

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of

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

C. Please state whether a land drain will be affected

AS EXISTING

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.		➡ Date: Consultee(s)
Is this application related to a previous submission?		➡ Application No.

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

OWNER

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed ..... ~~(Applicant /~~ Agent) Date 31ST MAY 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 31ST MAY 93

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

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Pleiathy a flat roofed extension. Buff brick.
Boundaries : Detached house to east. Semi to west. Latter has
Site Features : flat roofed extension at rear.

Inspected by DMG
Date 15/7.

Site Notice posted by
Date DMG
Expiry 15/7

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Holmlea, Main Rd
Albarene, —"— ✓ Done.

Case Officer Conclusions DMG 10/8

Improvement over present flat roof extension.
Materials to match existing.
Neighbours not materially affected in my judgement.

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) Refuse (or equiv)

Signed DMG Date 12/8

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

~~Notes:~~
~~Disabled~~
~~Prev conditions~~
~~Amended plans –~~
~~Dwg no:~~
~~Received:~~

Conditions/~~Reasons:~~ (cont overleaf)

① TL 1

② The slates shall match, as closely as possible, those used on the existing house.

Reason: In the interests of visual amenity.

INSTRUCTION SHEET

APPLICATION REF: H06/0546/93

Directions

Art 7 (Outlines) ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 ☑ DMG 18/6

Scale drawing....

Highway S/W....

Agric appraisal....

Non Std

Precise details: (1) site should be outlined in red on 1:50 plan layout.
(2) Details required showing other side elevation (scale 1:100).
(3) Four amended plans are therefore required which show the above.

Direction authorised by Senior Officer... DMG ...

Date... 18/6

Revalidation after Direction

Information satisfactory

Signed... DMG ...

Date... 13/7 ...

Valid date:

Amended description

Reconsultations:

All... ✓ ...

Specified:

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

Precise details:

Additional Consultation/Publicity Required

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

Extra Consultations:

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

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

Case Officer DMG

Senior Officer Confirmed

Date.....

Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60

Receipt No P2812

Date first Rec'd 14 JUN 1993

Registration

Reference H06/0546/93

Cross-Ref B06/0342/93

Date 15-JUN-93 JRS

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 90 OS Plots
Grid ref 546190 329260

Ward E Parish GEDNEY

Inside IBD YES Inside LP area NO

Constraints:

CA Cons Area

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

Hazards –

Dist Bound

Other:

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

TPO Tree Pres

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

Linked to site Ref

Linked to property Ref 0043834

Planning Records:
Earlier apps

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

BRI[illegible]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

H06/0546/93
FULL

Applicant: Mr & Mrs W Porter
Tel:

Agent: L W Bliss
0406 364039

Description: Proposed new pitched roof to replace existing flat roof

Location: Tweenus
Main Road
Gedney Drove End
Spalding

Valid date:	13-JUL-93	Terminal date:	07-SEP-93
Target dates:		Target Committee:	25-AUG-93
To case officer	20-JUL-93	Report deadline:	11-AUG-93
Inspected by	27-JUL-93		
Extra contacts	03-AUG-93	Case Officer:	
Report if not clear by	17-AUG-93	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Alteration
Listed building:
Conservation Area:

Other Constraints: AIR

CONSULTATIONS CARRIED OUT

		Sent	Expiry
The Owner/Occupier, "Albatene", Main Road		16-JUL-93	06-AUG-93
The Owner/Occupier, "Holmlea"		16-JUL-93	06-AUG-93
Site/Press Advert MIN		15 20-JUL-93	5 10-AUG-93
Clerk to Gedney PC	0775 710451	14-JUL-93	28-JUL-93
Cllr B Fines	0406 8 374	14-JUL-93	21-JUL-93

L.C.C — No Objections JCB 22/7/93

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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SOUTH HOLLAND DISTRICT COUNCIL

H06/0546/93

FULL

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B[illegible]N 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: H06/0546/93

Applicant: Mr & Mrs W Porter
Tweenus
Main Road
Gedney Drove End
Spalding Lincs

Agent: L W Bliss
34 Albert Avenue
Gedney
Spalding
Lincs PE12 0AB

Description: Proposed new pitched roof to replace existing flat roof

Location: Tweenus Main Road
Gedney Drove End Spalding

Type: FULL

Date received: 13-JUL-93

14-JUL-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

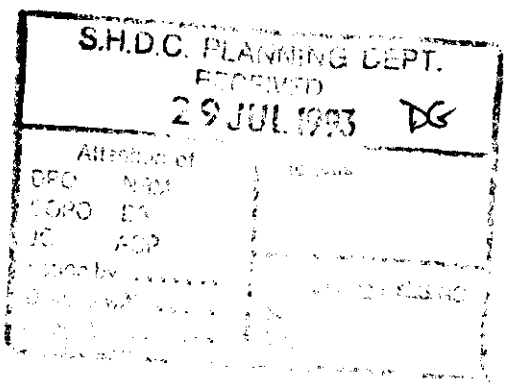
I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 28-JUL-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is 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: Support the application



Signed: [signature] CHAIRMAN
Gedney Parish Council

BR[illegible]I 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 : P2812
Date received : 14-JUN-93

Received from

Mr W Portor

Address

Tweenus
Main Road
Gedney Drove End
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

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

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

* 4 COPIES BLOCK PLAN | SIDE ELEVATION.

Application no: H06/0546/93

Applicant: Mr & Mrs W Porter
Tweenus
Main Road
Gedney Drove End
Spalding Lincs

Agent: L W Bliss
34 Albert Avenue
Gedney
Spalding
Lincs PE12 0AB

SOUTH HOLLAND D.C.
PLAN DEPT
13 JUN
REF Valid

Description: Proposed new pitched roof to replace existing flat roof

Location: Tweenus
Main Road
Gedney Drove End
Spalding

Type: FULL

Date received: 14-JUN-93

18-JUN-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

1 Site should be outlined in red on 1:50 plan layout.
2 Details required showing other side elevation (scale 1:100).
3 Four amended plans are therefore required which show the above.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY

Yours faithfully

Principal Planning Officer

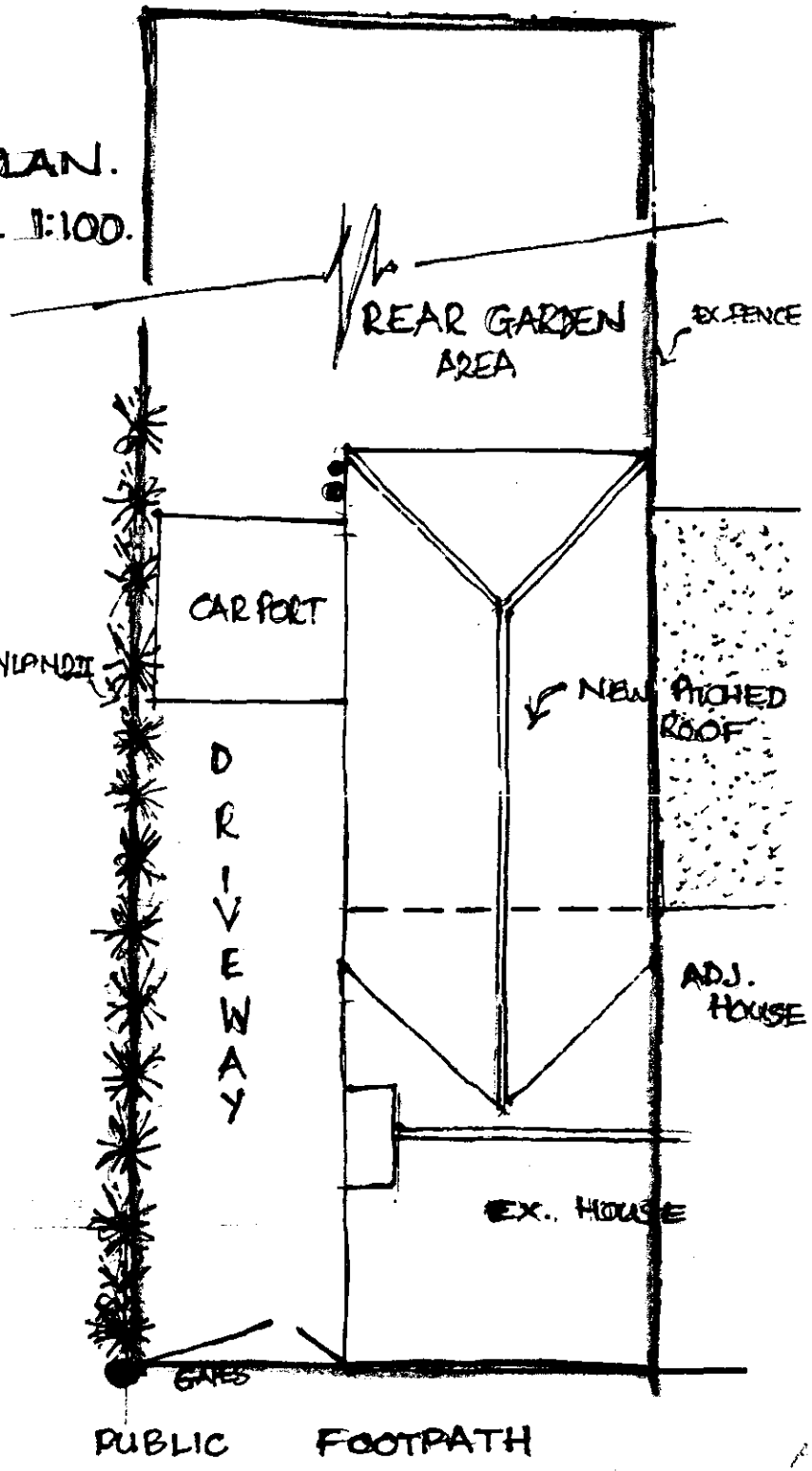
ADDITIONAL INFORMATION.

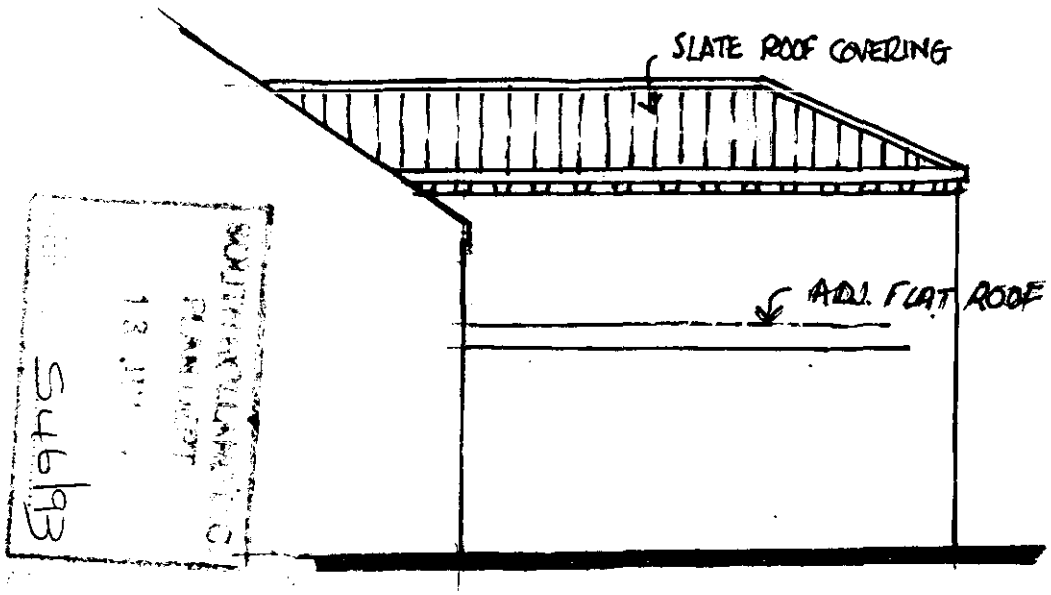
PROJECT: PROPOSED NEW PITCHED ROOF
TO REPLACE EXIST. FLAT ROOF.

AT: 'TWEENTUS' MAIN ROAD.
GEDNEY DROVE END.
LINCOLNSHIRE.

CLIENT: MR + MRS W. PORTER.

BLOCK PLAN.
SCALE 1:100.





SIDE ELEVATION.

SCALE 1:100.

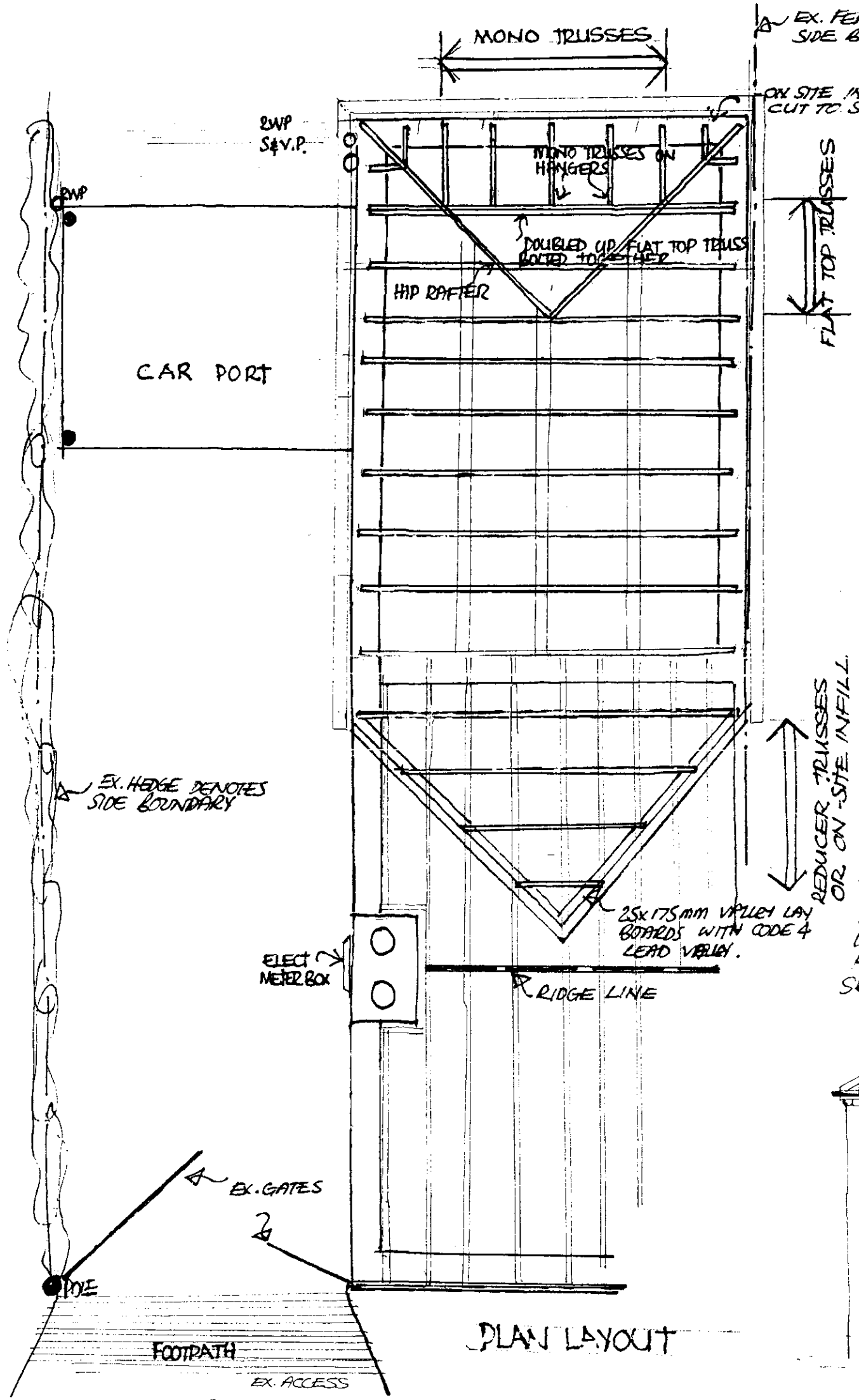
Project: PROPOSED NEW PITCHED ROOF TO REPLACE EXISTING FLAT ROOF

At: 'TWEENUS' MAIN ROAD, GEDNEY DROVE END. LINCS.

FOR: MR + MRS W. PORTER

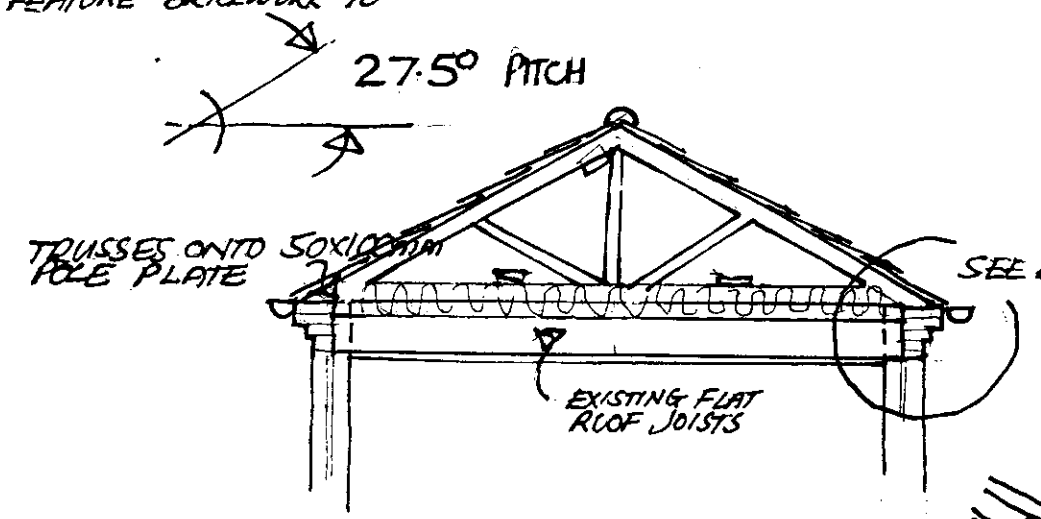
SCALES 1:100, 1:50.

0546/93



PLAN LAYOUT

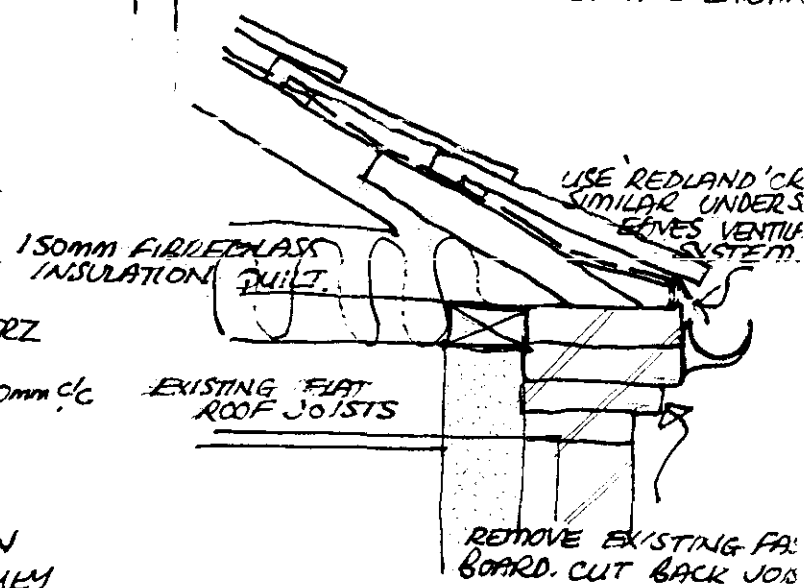
WORKS TO EXISTING ROOF:
STRIP EXISTING FASCIA + ROOF COVERING ECT AND PROVIDE NEW 50x100 mm S.W TIMBER POLE PLATE FIXED TO EXISTING JOISTS. PROVIDE FEATURE BRICKWORK TO



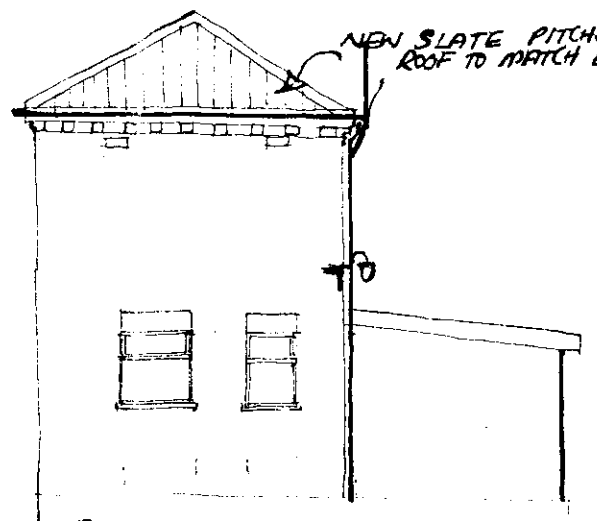
SECTIONAL DETAIL

RAIN WATER GOODS:
100mm H.R. BLACK PVC GUTTER WITH 65mm Ø BLACK PVC DOWNPIPE TO REPLACE EXISTIN

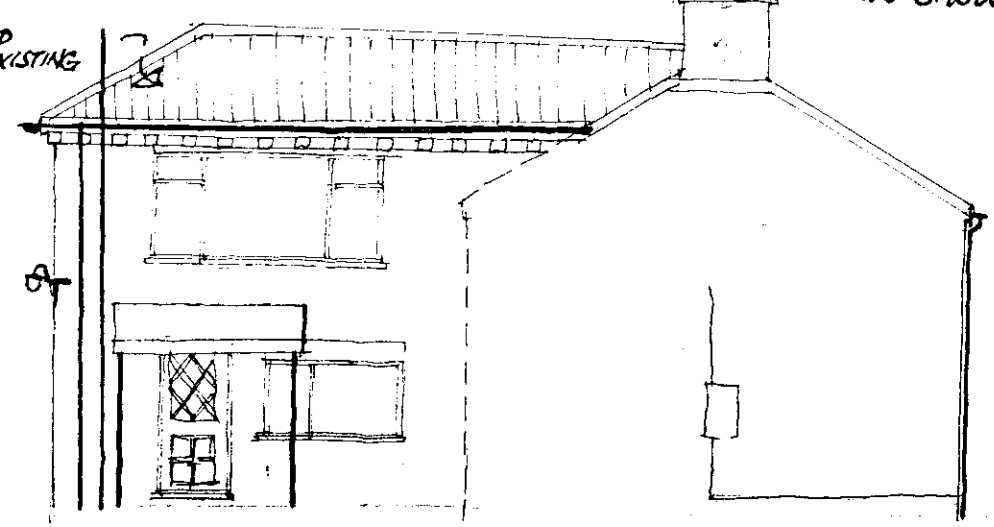
ROOF CONSTRUCTION:
REDLAND RE-CONSTITUTED SLATES OR SIMILAR TO MATCH MAIN HOUSE ROOF. FIXINGS IN STRICT ACCORD TO MANUFACTURES INSTRUCTION DATA. AS AN ALTERNATIVE USE RE-CLAIMED SLATES ON 25x38mm TREATED TIMBER BATTENS ON UNDERFELT TO BS747(TYPE 1F) LAPPED 150mm HORZ AND 100mm VERT. TWINPLATE ROOF TRUSSES AS DETAILED PITCHED AT 27.5° SPACED AT 600mm c/c IN ACCORDANCE WITH BS 5268 PT. 3 1985 25x100 RIDGE BINDER & CEILING BINDERS. ALL BRACING IN ACCORD WITH T.R.A.D.A. TECH BULLETIN NO: 1. PROVIDE 25x175mm VALLEY LAY BOARDS AT ROOF INTERSECTION WITH MAIN HOUSE ROOF COMPLETE WITH CODE 4 LEAD VALLEY. SEE EAVES DETAIL FOR VENTILATION SPEC.



EAVES DETAIL



REAR ELEVATION



SIDE ELEVATION

DATE: MAY 93