SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H06/0561/93 Received:24-JUN-93 Type:FULL

Name: Mr R K Wilson
Armadean House
Harford Gate
Broadgate, Gedney
Spalding, Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs, PE12 7BB

Description: First floor extension to house and 1.5 metre front wall

Location : Armadean House Harford Gate
Broadgate Gedney

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 and wall 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
30-JUL-93 H06/0561/93

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H06|0561|93

Date Registered 16 JUN 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr R K Wilson
Armadean House
Harford Gate
Broadgate
Gedney
Spalding Lincs
Tel. No.

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

Status Design
4 Princes Street
Holbeach
Spalding Lincs PE12 7BB
Tel. No. 0406 24343
(Personal contact name) B. Gilham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Armadean House Harford Gate Broadgate Gedney Spalding Lincs

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

First floor extension to house

Please complete — I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £60.00 — If you consider no fee is payable include a written explanation instead.

Signed.. A.S. Waterhouse ..... Date 15th June 1993 ..... 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:	To match existing metres
(c) max. width:	5.73 metres
	4.78 metres
D. Please state type and colour of materials for facing external walls:	Face brickwork to match existing
E. Please state type and colour of roofing materials.	Conc. int. tiles to match existing
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.

Existing 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?	As existing	

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	To existing soakaways
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	No

D. Foul sewerage will be disposed of to:
Mains sewer [ ] Cesspool [ ] Septic tank [Existing ✓]

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

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

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 A.L Waterhouse (Applicant / Agent) Date 15.06.93

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 A.L Waterhouse (Applicant / Agent) Date 15.06.93

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 : Two storey dwelling.
Boundaries : Red brick + concrete pantile roof.
Site Features : Prevailing single storey at rear
No immediate neighbours.

Inspected by DMG
Date 30/6

Site Notice posted by DMG
Date
Expiry 30/6

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions DMG 26/7.

Acceptable in terms of appearance + materials.
neighbour not materially affected
No objections raised ~~[illegible]~~ by County Highways Authority.

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 26/7 M 29/7

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 TL1

(2) (1)

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

In the interests of visual amenity.

NB Please amend description on data block.

PC 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....

DMG 18/6

☑ Non Std

Precise details: ① Site should be outlined in red on the 1:250 site plans. 4 copies of amended plan therefore required which show this.

② ~~Do you~~ Do you wish the proposed 1.5 m wall to be included within the application, since it requires permission?

Direction authorised by Senior Officer.....DMG Date.....18/6

Revalidation after Direction

Information satisfactory Signed.....DMG Date.....25/6

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.....25/6 Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £20 .

Receipt No P2833 .

Date first Rec'd 16 JUN 1993

Registration

Reference H06/0561/93

Cross-Ref B06/0351/93

Date 17/6/93

Validation

TYPE FULL .

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid
Site plans ☐
Certificate ☐
Fee ☐
Fee (not free) ☐
Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees
Correct fee £60 .
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 228 OS Plots
Grid ref 540180321890

Ward E .
Parish GREENEY

Inside IBD N .
Inside LP area N

Constraints:

CA Cons Area ☐
LB Listed – Grade: ☐
ARC Archaeology
AM Ancient Mon
SSI Special Int

TR Rural ☐
BP TR proposed 67m
LC Level Cross
FP Footpath ☐
TPO Tree Pres

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

Linked to site Ref ☐
Linked to property Ref ☐
Dist Bound
Other:

G04199

Planning Records:
Earlier apps

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

RIAN 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

H06/0561/93

FULL

Applicant: Mr R K Wilson
Tel:

Agent: Status Design
0406 24343 B Gilham

Description: First floor extension to house
1.5m front wall.

Location: Armadean House
Harford Gate
Broadgate
Gedney

Valid date:	24-JUN-93	Terminal date:	19-AUG-93
Target dates:		Target Committee:	04-AUG-93
To case officer	01-JUL-93	Report deadline:	21-JUL-93
Inspected by	08-JUL-93		
Extra contacts	15-JUL-93	Case Officer:	
Report if not clear by 29-JUL-93		D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		30 JUN ~~02-JUL~~-93	21 ~~23~~-JUL-93
Clerk to Gedney PC	0775 710451	29-JUN-93	13-JUL-93
Cllr B Fines	0406 8 374	29-JUN-93	06-JUL-93

LCC – No objections JC CB 1/7/93.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
P[illegible]ng & Building Control Department,
C[illegible]cil 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 : P2833
Date received : 16-JUN-93

Received from

Mr & Mrs R M Radcliffe

Address

Armadean House
Harford Gate
Broadgate
Gedney

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

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

[illegible]

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

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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H06/0561/93

Applicant: Mr R K Wilson
Armadean House
Harford Gate
Broadgate, Gedney
Spalding, Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs, PE12 7BB

Description: First floor extension to house

SOUTH HOLLAND D.C.
PLAN DEPT
24 JUN 1993
REF Valid

Location: Armadean House
Harford Gate
Broadgate
Gedney

Type: FULL

Date received: 16-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 the 1:250 site plans. Four copies of amended plan therefore required which show this.

2 Do you wish the proposed 1.5 metre wall to be included within the application, since it requires permission?

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

for Principal Planning Officer

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

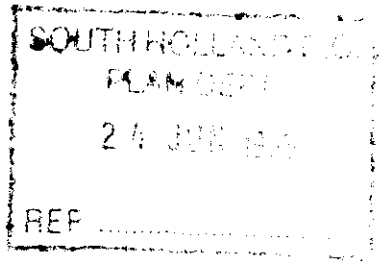
STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Date 23rd June 1993

The person dealing with this matter is: B. Gilham



Our Ref: 771712/BG/AEW

Your Ref: H06/0561/93

Dear Sir,

Re: PROPOSED FIRST FLOOR EXTENSION TO ARMADEAN HOUSE HARFORD GATE BROADGATE GEDNEY FOR MR R K WILSON

Further to your letter dated 18th June 1993, please find enclosed 4 no. copies drawing no 771712/2 showing site duly coloured red as requested.

Regarding the 1.5m wall, this is required to be included within the application.

Yours faithfully

B. Gilham F.F.B.

Enc.

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

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H06/0561/93

Applicant: Mr R K Wilson
Armadean House
Harford Gate
Broadgate, Gedney
Spalding, Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs, PE12 7BB

Description: First floor extension to house

Location: Armadean House
Harford Gate
Broadgate
Gedney

Type: FULL

Date received: 16-JUN-93

18-JUN-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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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:

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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

for Principal Planning Officer

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Date 15.06.93

The person dealing with this matter is: B. Gilham

SOUTH HOLLAND D.C.
PLAN DEPT.
18 JUN 1993
Ack. 23.6.93

Our Ref: 771712/BG/AEW

Your Ref:

Dear Sir,

Re: PROPOSED FIRST FLOOR EXTENSION TO HOUSE AT HARFORD GATE BROADGATE GEDNEY FOR MR R K WILSON

In respect of the above, please find enclosed the following:-

TOWN AND COUNTRY PLANNING APPLICATION

1. 4 No. copies duly completed submission form.
2. 4 No. copies each drawing no'd 771712/1 and 771712/2
3. Cheque to the value of £60.00 in respect of submission fee

BUILDING REGULATIONS SUBMISSION

1. 1 No. copy duly completed submission form.
2. 2 No. copies each drawing no'd 771712/1 and 771712/2
3. Cheque to the value of £41.12 in respect of submission fee.

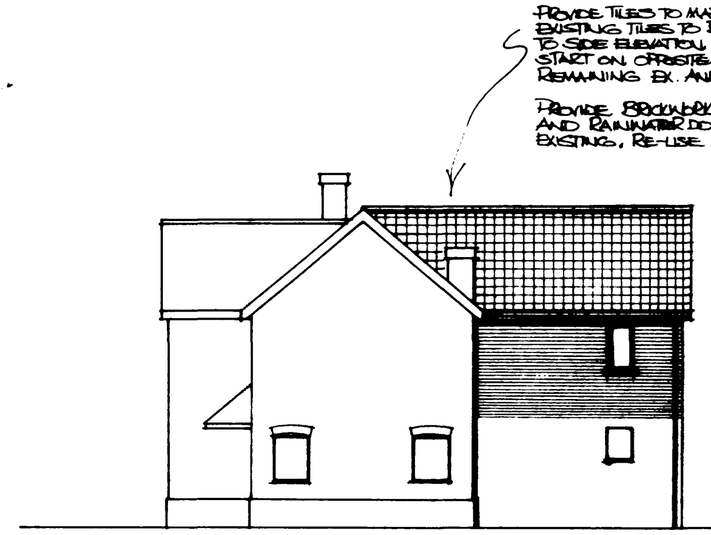
Total cheque: £101.12

Yours faithfully

A.E. Waterhouse

pp. B. Gilham F.F.B.

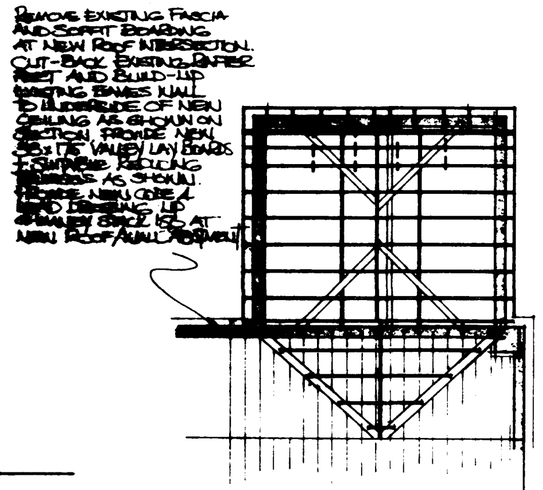
Enc.



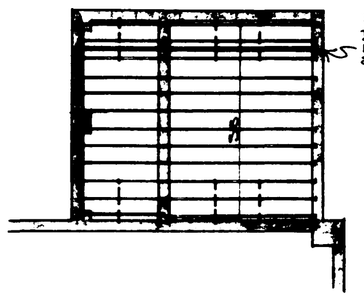
SIDE ELEVATION



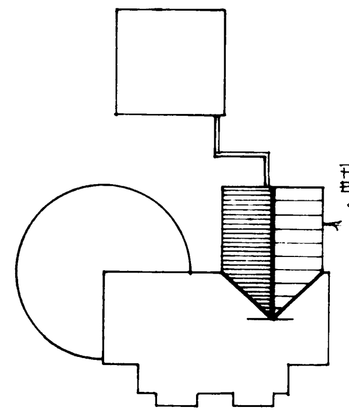
REAR ELEVATION

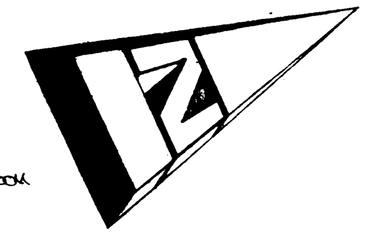


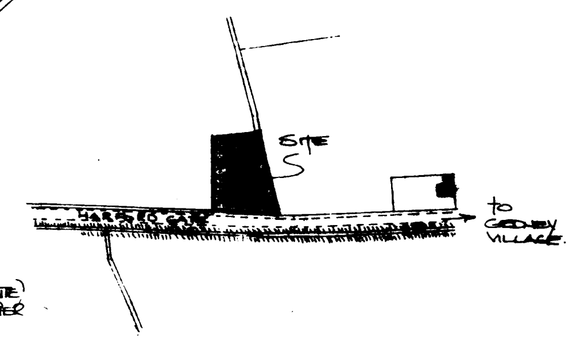
ROOF PLAN



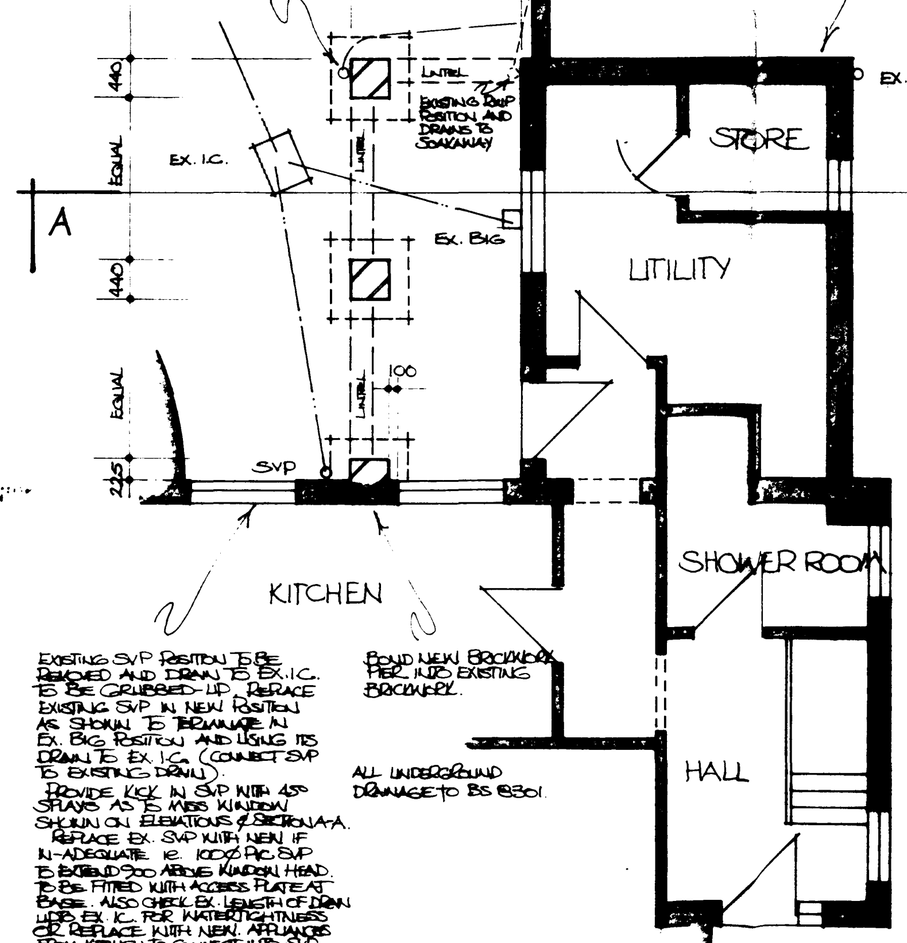
JOIST PLAN



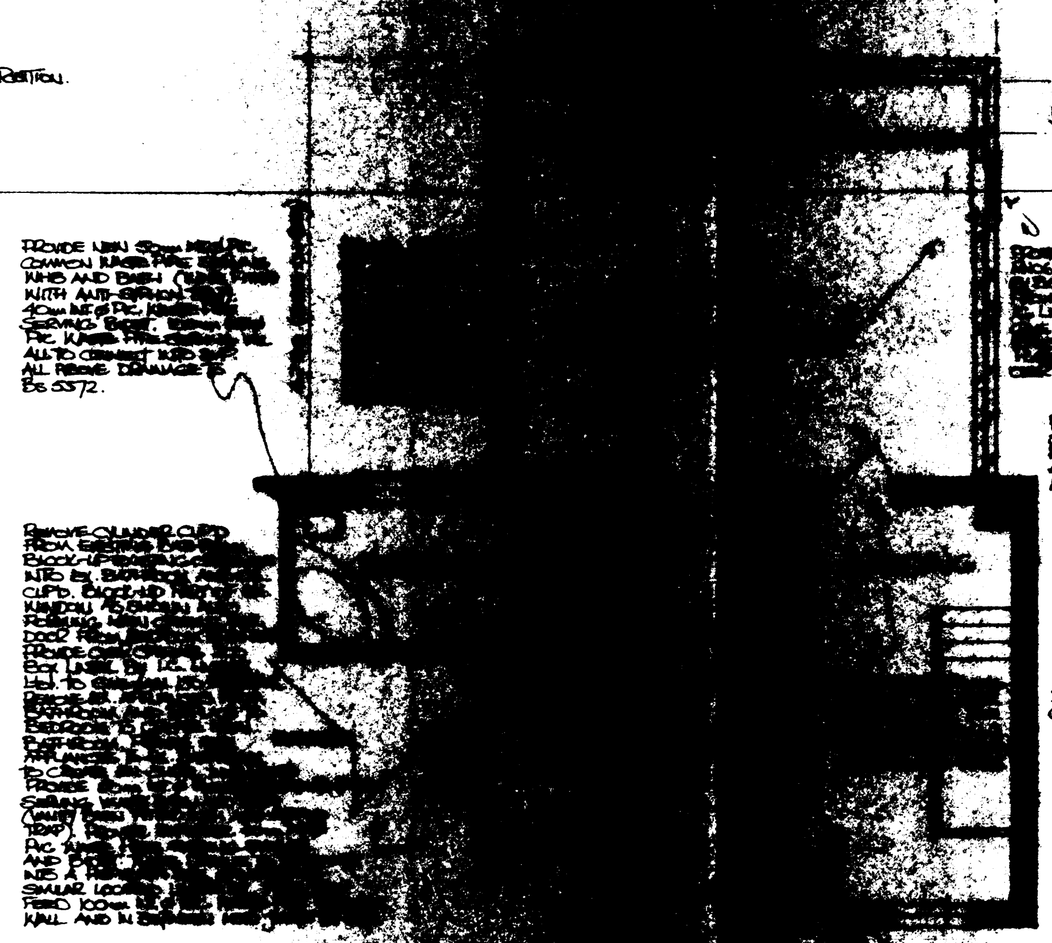




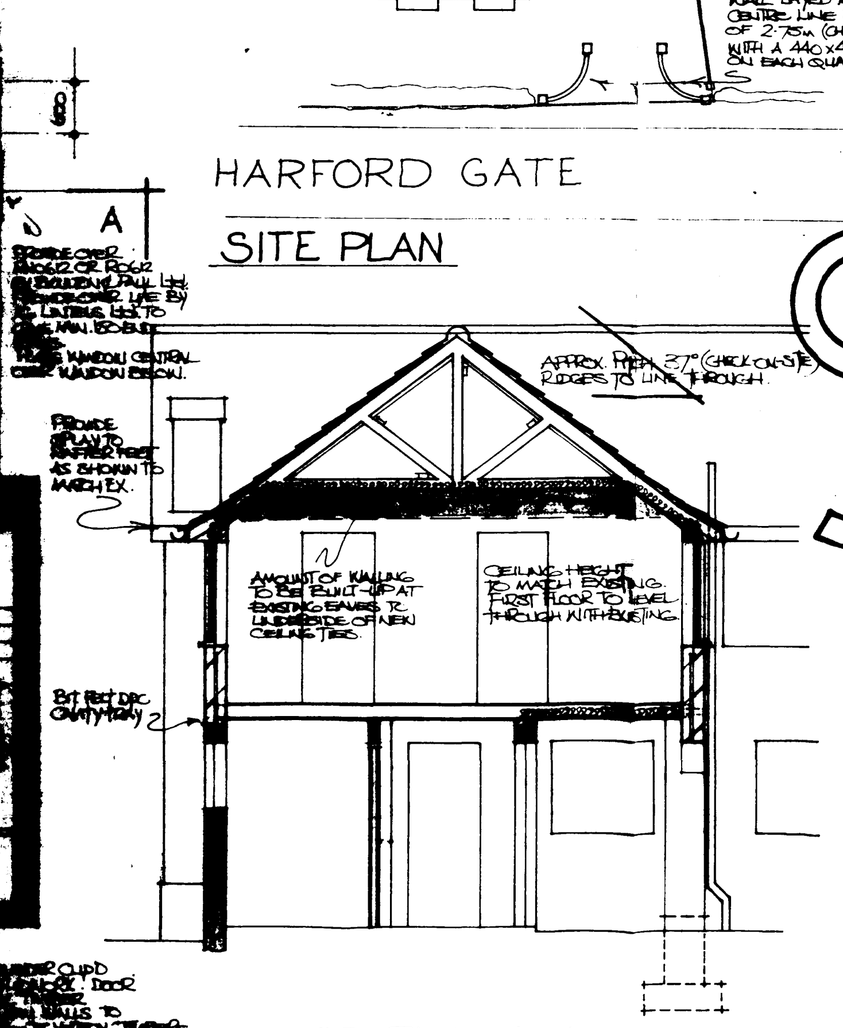
LOCATION PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION A-A

HARFORD GATE

SITE PLAN

STATUS DESIGN

4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB

04062345343

PLANS AS PROPOSED

PROPOSED EXTENSION & ALTERATIONS TO DWELLING AT HARFORD GATE, GEDNEY BROADGATE.

MR. R.K. WILSON

SCALES - 1:50 1:100 1:250 1:2500

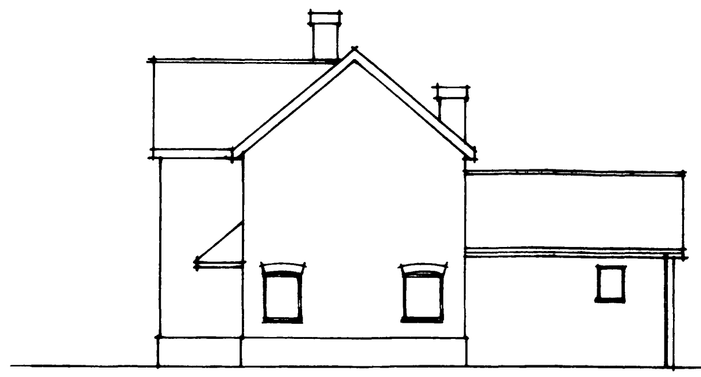
DATE - JUNE 93

DRAWN - J.P.W.

DRG NO - 771712/2

REF ... 9.6.1993

Architectural, Planning & Building Design Consultants



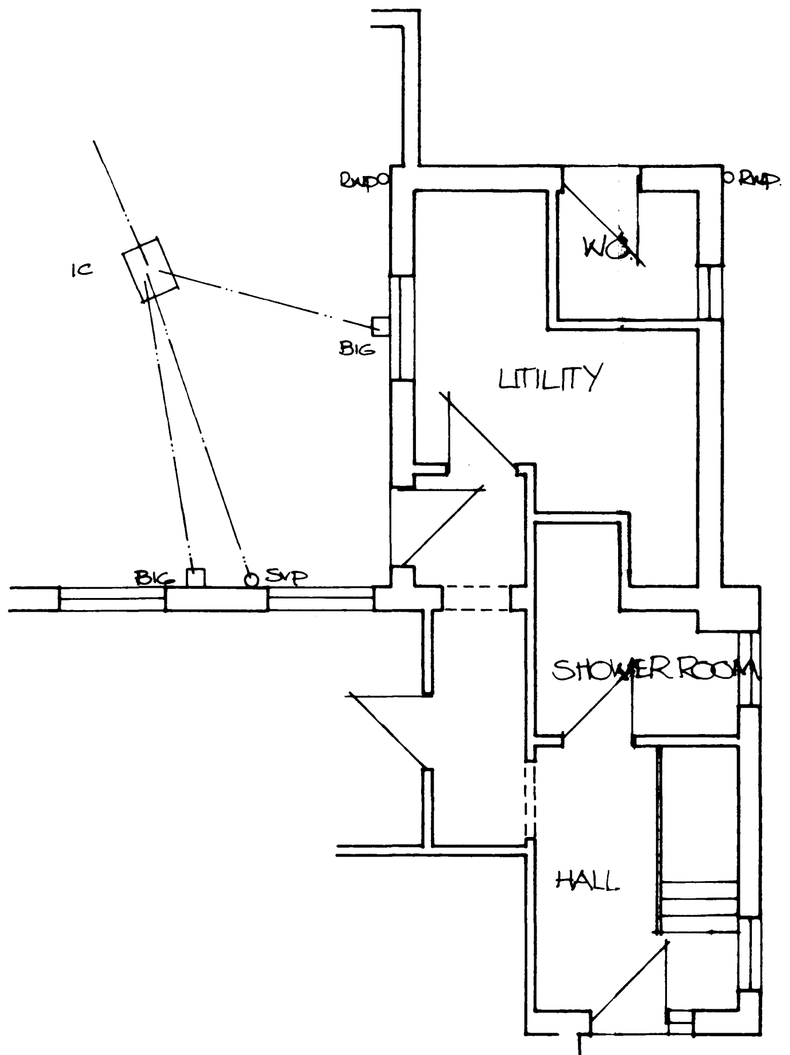
SIDE ELEVATION



REAR ELEVATION



ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR

STATUS DESIGN

4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB

01406 423433

PLANS AS EXISTING

PROPOSED EXTENSION & ALTERATIONS TO DWELLING AT HARFORD GATE, GEDNEY BROADGATE.

MR. R.K. WILSON

SCALES - 1:50 1:100
DATE - JUNE 93
DRAWN - JPW
DRG No - 771712/1

SOUTH HOLLAND D.C.
PLAN DEPT.
16 JUN 1993
REF. S/51/93

Architectural, Planning & Building Design Consultants