

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H06/0771/93

Received: 20-AUG-93 Type: OUTLINE

Name: Fulney House Investments Ltd	Agent: Savills
c/o Savills	Spring Hill House
Spring Hill House	Spring Hill
Spring Hill	Lincoln
Lincoln LN1 1HB	LN1 1HB

Description: Demolition of existing cottage and re-erection of similar within the same curtilage

Location : Rear of 2 Home Farm Cottages Dawsmere
 Gedney Spalding Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

- 1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
 - (a) the expiration of five years from the date of this permission,
 - (b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

- 2 The dwelling hereby approved shall match as closely as possible, in terms of design, scale and use of materials, the design of the existing dwelling immediately to the west of the site.

Reason: In the interests of visual amenity.

- 3 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

- 4 Before the occupation of the dwelling hereby approved, the existing dwelling on the site shall be demolished and the materials removed from the site to the satisfaction of the Local Planning Authority.

Reason: To define the terms of the permission and in the interests of visual and residential amenity.

Director of Planning and Building Control Services
08-OCT-93 H06/0771/93

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.

PLANNING APPLICATION

For office use only

Application No. H06/0771/93

Date Registered 12 AUG 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Fulney House Investments Ltd
c/o Savills
Spring Hill House
Spring Hill
Lincoln LN1 1HB

Tel. No. 0522 534691

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Savills
Spring Hill House
Spring Hill
Lincoln LN1 1HB

Tel. No. 0522 534691

(Personal contact name) BRIAN BUCKINGHAM

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

COTTAGE BEHIND 2 HOME FARM COTTAGES, DAWSMERE, HOLBEACH, LINGS, PE12 9NQ

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

DEMOLITION OF EXISTING COTTAGE AND RE-ERECTION OF SIMILAR WITHIN THE SAME CURTILAGE

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of £120.00...

If you consider no fee is payable include a written explanation instead.

Signed... B. Buckingham

Date 11-8-93

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 worksor This is an **outline** application

(✓)

Now complete Parts 3, 4 and 5 and an Ownership Certificate

Please state Site Area 0.85 (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this applicationSiting ☒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 Dwellings
- (ii) Other new building(s)
- (iii) Alterations or extension
- (iv) Change of use

☒
☐
☐
☐

If so, how many:

4. A. If building works are proposed, please state extra floor space to be created:

B. Please state size of any new structure:- (a) max. height:
(b) max. length:
(c) max. width:

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No

SIMILAR TO EXISTING

sq. metres
metres
metres
metres

NO

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

VACANT RESIDENTIAL

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

C. What provision will be made for garages or parking within the site?

☐☒

If so, name of road: DURHAMS ROAD
Will there be—
Individual access(es) ☒
New estate road ☐

PARKING SPACE ON 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

D. Foul sewerage will be disposed of to:

Mains sewer ☐

Cesspool ☐

Septic tank ☒

EXISTING DRAINS

N/A

NO

PLEASE COMPLETE IN ALL CASES

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public right of way

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.

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.

Is this application related to a previous submission?

State Yes or No

☐ NO☐ NO☐ NO☐ NO☐ NO

⇒ If so, please give details in Part 6

⇒ If so, please complete Part 7

☐ NO☐ NO☐ NO

Date:

Consultee(s)

Application No.

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application.
Continue on separate sheet if necessary.

PLANNING APPLICATION

For office use only

Application No. H06/0771/93

Date Registered 12 AUG 1993

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c/o Savills
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Tel. No. 0522 534691

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(if form completed by agent)

Savills
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Tel. No. 0522 534691
(Personal contact name) BRIAN BUCKINGHAM

Please complete in block letters

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(✓)

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Now complete Parts
3, 4 and 5 and an
Ownership Certificates

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Please state Site Area 0.85 (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this applicationSiting ☒Design ☐External Appearance ☐Mean. of Access ☒Landscaping ☐

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(Tick one or more boxes)

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- (iv) Change of use

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If so, how many:

4. A. If building works are proposed, please state extra floor space to be created:

- B. Please state size of any new structure:-
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D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No

SIMILAR TO EXISTING

sq. metres
metres
metres
metres

NO

5. GENERAL INFORMATION Please complete each section

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☐

or

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☒

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Will there be --
Individual access(es) ☒
New estate road ☐

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☒

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➡ If so, please show details on plans.

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D. Foul sewerage will be disposed of to:

Mains sewer

☐

Cesspool

☐

Septic tank

☒

EXISTING DRAINS

N/A

NO

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The proposal affects a listed building

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The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.

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.

Is this application related to a previous submission?

State Yes or No

☐

➡ If so, please give details in Part 6

☐☐☐☐

➡ If so, please complete Part 7

☐

Date:
Consultee(s)

☐

Application No.

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application.
Continue on separate sheet if necessary.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete if appropriate

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐ ↓

Proposed total gross floorspace sq. m.

Previous total gross floor space sq. m.

This new total includes the following net floorspace:

Retail sq. m. Office sq. m. Industrial sq. m. Warehousing sq. m.

Other sq. m. → If so, please state use:

How many office, industrial and other staff will be employed on the site as a result of the development proposed?
If you have existing premises on the site, how many of the employees will be new staff?

If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.

In the case of industrial development, give a description of the processes to be carried out and of the end products, and the type of plant or machinery to be installed.

If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development

Is the proposal related to an existing use on or near the site?

If so, please explain the relationship

Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?

If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.

What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)

What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)

What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?

Will the proposed use involve the use of storage of any hazardous materials?

What provision is being made for access to premises for the disabled?

Office Staff

Industrial staff

Other staff

State Yes or No

State Yes or No

State Yes or No

If yes, you may need to apply for Hazardous Substances Consent

THE CURRENT UNOCCUPIED COTTAGE IS SITED BEHIND AND CLOSE TO NO.2 HOME FARM COTTAGE. WE BELIEVE THE RELATIONSHIP IS UNACCEPTABLE AND PROPOSE TO IN EFFECT RELOCATE THE COTTAGE WITHIN THE EXISTING CURTILAGE. WE ENVISAGE THAT THE NEW DWELLING WOULD BE VERY SIMILAR IN DESIGN AND CONSTRUCTION TO THE EXISTING DWELLING. THE CURRENT ACCESS TO DURHAM'S ROAD WOULD BE STOPPED UP IN FAVOUR OF THE NEW JOINT ACCESS PROPOSED IN THIS APPLICATION.

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 BS Buckingham (Applicant / Agent) Date 11-8-93

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 BS Buckingham (Applicant / Agent) Date 11-8-93

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 :

Boundaries :

Site Features :

HEDGE GORE AROUND SITE

2 STOREY.

GREY SLATE ROOF

FLATIRON BRICK - CHIMNEY AND
SEGMENTAL GABLES

Inspected by

Date

13/9

Site Notice posted by

Date

Expiry

13/9/93

4/6/93

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

Case Officer Conclusions

CASE NEEDED ON
DESIGN

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 *[Signature]* Date: 5/10

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. STANDARD TIME CONSTRUCTION
DWELLING
2. THE ~~EXISTING DWELLING~~
HEREBY APPROVED SHALL
MATCH AS CLOSELY AS
POSSIBLE, IN TERMS OF
DESIGN, SCALE AND USE OF
MATERIALS, THE DESIGN
OF THE EXISTING DWELLING
IMMEDIATELY TO THE WEST
OF THE SITE.

SCA ②

B21 ③

3. B21

REASONS

1. SEC
2. IN THE INTERESTS OF VISUAL AMENITY
3. B 21

DC INSTRUCTION SHEET

APPLICATION REF: H06/0771/93

Directions

Art 7

☐

RM checklist

Previous
Current
Required

Sit	Des	Ext	Acc	Land

Reg 4

☐

Scale dwg:

Highway S/W:

Agric appraisal:

LB Advt

☐
☐

Non-std:
Details
needed

Other.....

Direction authorised by Senior Officer.....

Date.....

Revalidation after Direction

Information satisfactory

Signed.....

Date.....

Valid date:

Amended description

Reconsultations:

All

See below

☐
☐

Unsatisfactory -
Further direction:

Signed.....

Senior Off.....

Precise details:

Additional Consultation/Publicity Required

RECONSULTS

Publicity: >> Consultations:

Departure County
 Setting of LB E Heritage
 Public Right of Way Societies G ROW
 Discretionary

Extra Consultations:

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
 Archaeology G ARC Specify:
 Eng Heritage
 Consultant Order No:
 Other Specify:

Hazards HSC Group G* HAZ
 Specific Specify:

Other PLA Specify:

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

Press
 PC
 WM
 Residents

Case Officer :

~~John Blackman~~ JOHN BLACKMAN

Senior Officer Confirmed

Date: 27/8

Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £120.

Receipt No P3123

Date first Rec'd 12 AUG 1993

Registration

Reference H06/0771/93

Cross-Ref

Date 13/8

Validation

TYPE OUTLINE

Site area 0.85
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 £120.

Nil fee

--

Previous app - ref:
Type of app
Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 88 OS Plots
Grid ref 542620 329960

Ward E Parish C, C, C, C, C

Inside IBD NO Inside LP area NO

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 -

Linked to site

Ref 1000

Dist Bound

Linked to property

Ref

Other:

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

Planning Records:
Earlier apps

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

BRIAN SM 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



H06/0771/93

OUTLINE

Applicant: Fulney House Investments Ltd Agent: Savills
Tel: 0522 534691 0522 534691

Description: Demolition of existing cottage
and re-erection of similar
within the same curtilage

Location: Rear of 2 Home Farm Cottages
Dawsmere
Gedney
Spalding Lincs

Valid date:	20-AUG-93	Terminal date:	15-OCT-93
Target dates:		Target Committee:	06-OCT-93
To case officer	27-AUG-93	Report deadline:	22-SEP-93
Inspected by	03-SEP-93	Agreed TD Ext:	
Extra contacts	10-SEP-93	Case Officer:	
Report if not clear by	24-SEP-93	J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

Size: .85 HA
Category: Newbuild
Listed building:
Conservation Area:
Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	31-AUG-93	21-SEP-93
Clerk to Gedney PC 0775 710451	27-AUG-93	10-SEP-93
Cllr B Fines 0406 8 374	27-AUG-93	03-SEP-93

SITE RECORD

Grid ref: 542620 329960
OS Sheet: 88 Parcel:

L.C.C. - Dns Attached jrb 9-9-93

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



Application no: H06/0771/93

Applicant: Fulney House Investments Ltd Agent: Savills
 c/o Savills Spring Hill House
 Spring Hill House Spring Hill
 Spring Hill Lincoln
 Lincoln LN1 1HB LN1 1HB

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 within the same curtilage

Location: Rear of 2 Home Farm Cottages Dawsmere
 Gedney Spalding Lincs

Type: OUTLINE

Date received: 20-AUG-93

27-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 10-SEP-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 J BLACKLOCK

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: Although the property has apparently been unoccupied for many years, the Council has no objections to the proposal.

S.H.D.C. PLANNING DEPT.	
RECEIVED	
17 SEP 1993 54	
Attention of	File Nos.
DFO NAM	
DOPO BS	
JO ACP	
Action by	Acknowledged YES/NO
Discuss with	by
Copy to	date

Signed: *John Blacklock*

Our Ref: GT.93/1/SH/0241
Contact: G Thornalley

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE



NRA

*National Rivers Authority
Anglian Region*

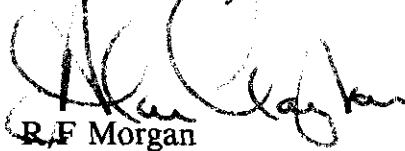
Dear Sir,

PLANNING APPLICATION NO. H06/0771/93

PROPOSAL: DOMOLITION OF EXISTING AND ERECT DWELLING
LOCATION: R/O 2 HOME FARM COTTAGES, DAWSMERE, GEDNEY
APPLICANT: FULNEY HOUSE INVESTMENTS LTD

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully


R.F Morgan
Planning Manager

GRAINGER DAVIES, B.Sc.,
C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO. H/A/38

To: South Holland District Council

Application Reference 1406/10771/93.

Form of notification by the County Director of Highways and Planning for
DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a
central point on site

horizontal				vertical			
	4	2	6	2	9	9	

2. Address or location

REAR OF 2 HOME FARM COTTAGES, DAWSONCE,
GREENEY

3. Name, classification and number of road

4. Date application referred

9-9-93

5. State whether outline, detailed application etc.

OL

6. Description of proposed development/change of use
including access details

DEMOLITION OF EXISTING COTTAGE &
RE-ERECTION OF SIMILAR

7.

Delete as
appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:-

~~a. Does not wish to restrict the grant of permission.~~

b. Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

~~c. Requests that the local planning authority refuse the application (reason overleaf).~~

d. Requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.

Date: 9-9-93

Signed:

James
Director of Highways and Planning

CONDITIONS: —

Delete as
appropriate

- (i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning
- (ii) For other applications

(1) B21

Delete as
appropriate

- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B21

BRIAN S .TH 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



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3123
Date received : 12-AUG-93

Received from

Savills plc

Address

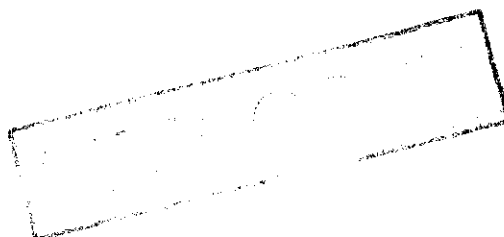
Spring Hill House
Spring Hill
Lincoln

Fee paid	£	120.00
VAT	£	0.00

Total received £ 120.00

Cash/Cheque : Cheque

Signed.....K. Lawe..
(Authorised Collector)



BRIAN S. LOTH 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



Application no: H06/0771/93

Applicant: Fulney House Investments Ltd Agent: Savills
c/o Savills Spring Hill House
Spring Hill House Spring Hill
Spring Hill Lincoln
Lincoln LN1 1HB LN1 1HB

Description: Demolition of existing cottage
and re-erection of similar
within the same curtilage

Location: Rear of 2 Home Farm Cottages
Dawsmere
Gedney
Spalding Lincs

Type: OUTLINE

Date received: 12-AUG-93

13-AUG-93

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:

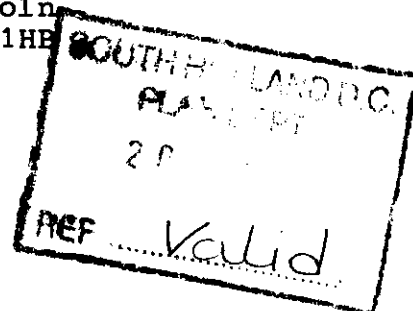
Four copies of a 1:2500 site location plan with the site outlined in red and any adjoining land outlined in blue.

You have stated that you wish siting, design, access and external appearance to be part of the application. If this is the case please supply details.

Please return the additional copy of this letter with your reply. 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 Lowe quoting the above reference.

Yours faithfully

Principal Administrative Officer



SAVILLS

Chartered Surveyors
INTERNATIONAL PROPERTY CONSULTANTS
Spring Hill House, Spring Hill, Lincoln LN1 1HB
Telephone: (0522) 534691
Fax: (0522) 510017

Our Ref: BSB.JEF.0476E/5

19 August 1993

South Holland District Council
Planning & Building Control Department
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

For the attention of Mrs K Lowe

Dear Sir/Madam

APPLICATION NO: H06/0771/93 - FULNEY HOUSE INVESTMENTS LTD

Further to my telephone conversation with Mrs Lowe, I enclose revised plans to accompany the application.

I also confirmed with Mrs Lowe that the references to ~~sting~~ design, ~~sting~~ and external appearance will be deleted from the application although this is referred to in the application as the permission would be for a dwelling of a similar design to the existing.

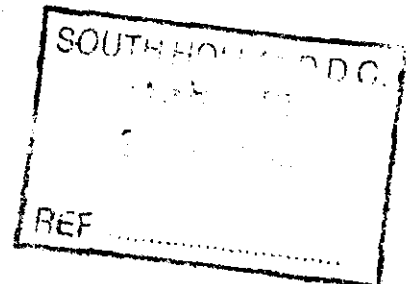
I trust you now have sufficient information to process this application but if you need further please give me a call.

Yours sincerely



Brian S Buckingham BSc ARICS FAAV

enc



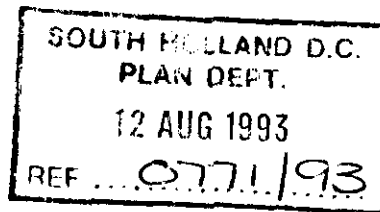
SAVILLS

Chartered Surveyors
INTERNATIONAL PROPERTY CONSULTANTS
Spring Hill House, Spring Hill, Lincoln LN1 1HB
Telephone: (0522) 534691
Fax: (0522) 510017

Our Ref: BSB.JEF.0464E/1

11 August 1993

Planning Department
South Holland District Council
Priory Road
Spalding
Lincolnshire



Dear Sirs

COTTAGE BEHIND NO.2 HOME FARM COTTAGES, DAWSMERE

Please find enclosed an application for Planning Permission at the above property, made on behalf of the owner.

I would be grateful if you could acknowledge receipt of this application and cheque.

Yours faithfully

Brian S Buckingham BSc ARICS FAAV

enc

Mr D Halfpenny,
White Lodge,
Ashby by Partney,
Spilsby,
Lincs.
PE23 5RQ.

Mr D Gedney

DMG/JJ H06/0771/93

13 Dec 1995

Dear Sir,

OUTLINE PLANNING PERMISSION H06/0771/93 - DEMOLITION OF EXISTING
COTTAGE AND RE-ERECTION OF SIMILAR WITHIN THE SAME CURTILAGE, REAR OF
2 HOME FARM COTTAGES, DAWSMERE, SPALDING.

I refer to your letter dated 7th December 1995 in respect of the above.

In response, I can confirm that the repair and reoccupation of the existing cottage would be an acceptable alternative.

In relation to the planning permission, I enclose a copy of the Decision Notice and site plan for your information. As the plan indicates, permission has been granted to site the replacement dwelling further to the east, but still within the existing residential curtilage.

The siting of the dwelling elsewhere would require further planning permission and may well be unacceptable if it were to be positioned on agricultural land outside the existing garden area.

I hope the above information is of assistance.

Yours faithfully

N Midlen
Development Control Manager

Enc.

7th December 1995.

Whyte Lodge
Ashby by Partney
Spilsby
Lincs PE 23 5RQ

Dear Sir,

11 DEC 1995

DCM

Outline Planning Permission H06/0771/93

I am in the process of purchasing the property which is the subject of the above O.P.P. H06/0771/93, and should appreciate your advice on two points relating thereto.

- i. Although the O.P.P. gives approval for the demolition of the existing cottages and re-erection of similar, would it be possible to refurbish the existing cottage, without first demolishing, if this were technically feasible?
- ii. The O.P.P. provides for re-erection of similar "within the same curtilage." Is the planning authority likely to look favourably on a re-erection somewhat to the east of the existing cottage, in view of its very close proximity to

"The existing dwelling immediately to the west of the site" (i.e. No. 2 Home Farm Cottages).

An early reply would be much appreciated. If you wish I could call at your office to meet the appropriate planning officer, or meet on site

Yours faithfully

D. Halpenny

(D. Halpenny)

21st. Dec. 1995

Your Ref. DMG/JS H06/0771/93

Whyke Lodge
Ashby by Partney
Spilsby

Lincs. PE 23 5RQ

Attention of Mr. D. Gedney

Dear Sir,

I refer to your letter of 13th December 1995, relating to Outline Planning Permission H06/0771/93, and thank you for the helpful information contained therein, as well as the promptness of your reply.

Yours faithfully

D Halfpenny

(D. Halfpenny)

ACTION	_____
Attention of	_____
Discusses with	_____
Copy to	_____
File in	_____
Comments	_____

