APPLICATION No. H06/0967/93

Contents Page (30 pages and over)

	Page No
Contents Page	1
Decision Notice	2-3
Location Plan	-
Application Form	4-6
Check Sheets	7-9
Other Correspondence	10-25
Drawings	26-37
Post Decision Amendments	38-43

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H06/0967/93 Received:19-OCT-93 Type:FULL

Name: Mr & Mrs C J Boor
2 Hospital Drove
Long Sutton
Spalding
Lincs

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

Description: Erection of house and garage

Location : Plots 5 & 6, Rectory Lane Gedney
Spalding Lincs

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 construction of the dwelling hereby approved shall not be commenced until the access has been laid out and constructed in accordance with drawing no. 771737/1/B received on 17 November 1993.

Reason: In the interests of highway safety.

3 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

4 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

This permission is granted in accordance with the application submitted as revised by the letter and drawing no. 771737/1/B received by the

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)

SOUTH HOLLAND DISTRICT COUNCIL

Local Planning Authority on 17 November 1993.

Your attention is drawn to the fact that particular regard will have to be had to the layout of plot 5 and the design of dwelling thereon to ensure an adequate level of privacy and compatibility with the development hereby approved.

Director of Planning and Building Control Services
03-DEC-93 H06/0967/93

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. H06/0967/93.

Date Registered 11 OCT 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs C J Boor
2 Hospital Drove
Long Sutton
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) M. Glauser

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Plots 5 & 6, Rectory Lane, Gedney, Spalding, Lincs

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

House and garage

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... Date 8th October 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:	8.8 metres
(c) max. width:	14.87 metres
	8.92 metres
D. Please state type and colour of materials for facing external walls:	Ibstock Coronets facing bricks
E. Please state type and colour of roofing materials.	Grey Conc Int Tiles with
F. Has a survey of the site been undertaken? State Yes or No	Yes terracotta ridge tiles

5. GENERAL INFORMATION Please complete each section

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

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: Rectory Lane
Will there be—
Individual access(es) ✓
New estate road ☐

C. What provision will be made for garages or parking within the site? — On site parking/garaging

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	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 ☐

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?	Yes	➡ Application No. H06/0343/91

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).	Prospective Purchaser

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 .....

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: N Scrimshaw & Sons

Address of owner at which notice was served:
Lebanon House
Broadgate
Gedney
Spalding Lincs

State Date notice served:
8th October 1993

Signed ..... (Applicant / Agent) Date 8.10.93

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 8.10.93

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 .....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120.

Receipt No P3370

Date first Rec'd 11 OCT 1993

Registration

Reference H06/0967/93.

Cross-Ref B06/0629/93.

Date 12/10/93.

Validation

TYPE FULL

Site area
No of dwellings 1
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 ☐
Discounted ☐

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 179
Grid ref 540350 324150.

Ward E

Parish CHEDNEY

Inside IBD/Partly

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

Linked to site Ref 1724 ☐
Linked to property Ref ☐

Dist Bound ☐
Other: Development Brief ☐

Planning Records:
Earlier apps 133/90
137/90

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features : open ploughed field – hedge and tree boundary on rectory lane

Inspected by
Date 29/10/93

Site Notice posted by 29/10/93
Date
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED TL.1

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) ✓ Refuse (or equiv)

Signed ..... Date 29/11/93

Notes:

- [ ] Disabled
- [ ] Prev conditions
- [ ] Amended plans –

Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

1 STANDARD TIME CONDITION
2 THE CONSTRUCTION OF THE DWELLING HEREBY
SCA 2 APPROVED SHALL NOT BE COMMENCED UNTIL THE ACCESS HAS BEEN LAID OUT AND CONSTRUCTED IN ACCORDANCE WITH DRAWING NO 771737/1/B RECEIVED ON 17/11/1993
3 3 STC 21
4 4 STC 27

ADD NOTE TO THE PERMISSION:–

SNB 6 YOUR ATTENTION IS DRAWN TO THE FACT THAT PARTICULAR REGARD WILL HAVE TO BE HAD TO THE LAYOUT OF PLOT 5 AND THE DESIGN OF DWELLING THEREON TO ENSURE AN ADEQUATE LEVEL OF PRIVACY AND COMPATIBILITY WITH THE DEVELOPMENT HEREBY APPROVED.

REASONS

1 STANDARD
2 IN THE INTERESTS OF HIGHWAY SAFETY
3 STC 21
4 STC 27.

NOTE 5
SNI LETTER AND DRAWING NO 771737/1/B RECEIVED ON 17/11/93

DC INSTRUCTION SHEET

APPLICATION REF: H06/0967/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 ☑ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Other: N.

Non-std: Details needed: AMENDED BLOCK PLAN TO SCALE OF 1/200 SHOWING SITE EDGED IN RED EXTENDING TO THE BOUNDARY OF RECTORY LANE.

Direction authorised by Senior Officer..... Date..14/10

Revalidation after Direction

Information satisfactory Signed..... Date..14/10

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:

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:

RECONSULTS: Press, PC, WM, Residents

Case Officer: JOHN BRACKENBURY

Senior Officer Confirmed ..... Date..14/10 Recorded DC....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H06/0967/93 Received:19-OCT-93 Type:FULL

Name: Mr & Mrs C J Boor
2 Hospital Drove
Long Sutton
Spalding
Lincs

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

Description: Erection of house and garage

Location : Plots 5 & 6, Rectory Lane Gedney
Spalding Lincs

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

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 construction of the dwelling hereby approved shall not be commenced until the access has been laid out and constructed in accordance with drawing no. 771737/1/B received on 17 November 1993.

Reason: In the interests of highway safety.

3 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

4 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

This permission is granted in accordance with the application submitted as revised by the letter and drawing no. 771737/1/B received by the

Local Planning Authority on 17 November 1993.

Your attention is drawn to the fact that particular regard will have to be had to the layout of plot 5 and the design of dwelling thereon to ensure an adequate level of privacy and compatibility with the development hereby approved.

01-DEC-93 AD check... 2/12

Authorised to issue (inc Delegation)... 3/12

BRIAN SM[illegible] Dip TP MRTPI
Director of [illegible]ning & 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

H06/0967/93

FULL

Applicant: Mr & Mrs C J Boor
Tel:

Agent: Status Design
0406 24343 M Glauser

Description: Erection of house and garage

Location: Plots 5 & 6, Rectory Lane
Gedney
Spalding
Lincs

M JAN 94

Valid date:	19-OCT-93	Terminal date:	~~14-DEC-93~~
Target dates:		Target Committee:	~~07-DEC-93~~ 05-JAN-94
To case officer	26-OCT-93	Report deadline:	23-NOV-93
Inspected by	02-NOV-93	Agreed TD Ext:	
Extra contacts	09-NOV-93	Case Officer:	
Report if not clear by 23-NOV-93		J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		26-OCT-93	16-NOV-93
Clerk to Gedney PC	0775 710451	21-OCT-93	04-NOV-93
Council for Brit Arc		21-OCT-93	04-NOV-93
Cllr B Fines	0406 8 374	21-OCT-93	28-OCT-93
Council for Brit Arc		21-OCT-93	11-NOV-93

SITE RECORD

Grid ref: 540250 324180
OS Sheet: 172 Parcel:

L.C.C. Obs Attached JB 4/11/93

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H06/0967/93

Applicant: Mr & Mrs C J Boor
2 Hospital Drove
Long Sutton
Spalding
Lincs

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

Description: Erection of house and garage

Location: Plots 5 & 6, Rectory Lane
Gedney
Spalding
Lincs

Amendment: House re-positioned on site
(Drawing No: 771737/1b)

30-NOV-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that the changes are able to be incorporated into application, which will now be considered only in its amended form. You are reminded that revision may also be needed to any submission made under the Building Regulations.

In view of the need to repeat certain procedures as a result of the amendment, the terminal date for the Authority to determine the application will now be extended to 12-JAN-94, based on the date of receipt of the amendment, and your rights of appeal remain as explained on the original acknowledgement. It will not necessarily take that length of time to reach a decision of course.

If you do not agree to this extension of time and wish instead to have your application dealt with more quickly but on the basis of the original submission, please let me know in writing within the next 5 days.

Yours faithfully

Director of Planning and Building Control Services

AMENDMENT RECORD SHEET – LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ HL

Registered .....

Terminal date/committee updated ..... ✓ 8 30/11

DC Procedural Assessment

Is the information given correct? Yes/No (If No, state above what details are needed)

Has this amendment been requested? ~~Yes~~/No *
If Yes, is it what was asked for? ~~Yes/No~~ *

Who do you need to reconsult as a result of this amendment? PC WM Press Residents Other – None ☑

Is it an amendment in principle? Yes/~~No~~

Is it the same character/description for fee purposes? Yes/~~No~~ (Refer to Admin ?)

If No, but Yes to (*) requested :–

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment – new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: 3-11-93

Superseded details removed ☑

Give a revised description if the details accepted are different to the submission:

Acceptance issued: ✓ 1/12
Public register updated:

DC Professional Assessment

NOTES:

DESIGN **Status**

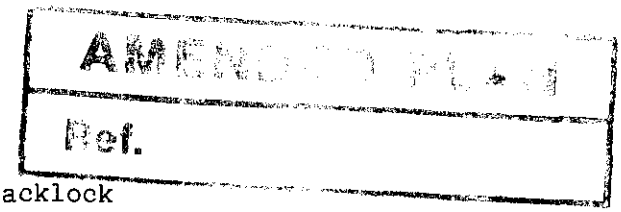
ARCHITECTS & PLANNING CONSULTANTS

Status House
4 Princes Street,
Holbeach,
Lincs.
PE12 7BB
Tel: 0406 24343
Fax: 0406 490702

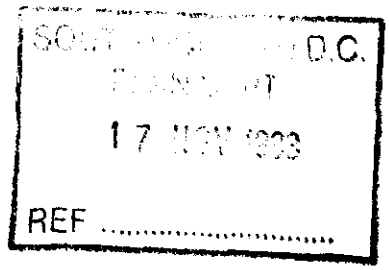
Date: 4th November 1993

Our Ref: 771737/BG/AEW

Your Ref: H06/0967/93



For the attention of Mr J H Blacklock
South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE



Dear Sirs,

Re: PROPOSED HOUSE AT PLOTS 5 & 6 RECTORY LANE GEDNEY FOR MR & MRS C J BOOR

In respect of the above, the dwelling has been re-positioned on the same site. Enclosed 4 copies amended site layout drawing No. 771737/1 and duly completed amendment form. I would be grateful if this could be treated as an amendment to the original application.

Yours faithfully

B. Gilham F.F.B.

Enc.

PLANNING AMENDMENT

For office use only
Application No. H06/0967/93
Date registered 17 NOV 1993
Case Officer SD

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT
Mr & Mrs C J Boor
2 Hospital Drove
Long Sutton
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. 24343 (Contact) B. Gilham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE
Plots 5 & 6, Rectory Lane, Gedney

Please complete

EARLIER APPLICATION No.
This application **cannot be considered** unless the relevant reference is stated: H06/0967/93

Building Regulation reference relating to same development: B06/0629/93

2. Please tick **one** box only

A. Amendment is proposed where permission already granted. If yes, submit two forms and two plans. [ ]

or

B. Amendment is to a proposal currently being considered. If yes, submit four forms and four plans. [✓]

State whether amendment has been requested by the Council: No

Has a similar amendment been submitted under Building Regulations? Yes / ~~No~~

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed ..... Date 4th November 1993

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION
House and double garage

As **NOW PROPOSED**, if different

State details of amendments proposed
(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)
House re-positioned on site

State drawing no's of the current submission
771737/1b

State Officer dealing with the application, if known.
J H Blacklock

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

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

S.H.D.C. PLANNING DEPT.
RECEIVED
11 NOV 1993

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H06/0967/93

Applicant: Mr & Mrs C J Boor
2 Hospital Drove
Long Sutton
Spalding
Lincs

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

Description: Erection of house and garage

Location: Plots 5 & 6, Rectory Lane Gedney
Spalding Lincs

Type: FULL

Date received: 19-OCT-93

21-OCT-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 04-NOV-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:

The Council supports this application.

Signed: J Bennett

DPO

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 5 NOV 1993 -56

Attention of
DPO
DOPO
JC
File Nos.
Acknowledge YES/NO

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-K/967/93/FES **Your Ref.**

Date 1 November 1993

Dear Sir,

FULL PLANNING APPLICATION - MR. & MRS. C.J. BOOR
DWELLING AT RECTORY LANE, GEDNEY.

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients and prospective purchasers attention.

No Board's watercourse adjoins the site which drains via the privately owned and maintained dyke shown alongside the 6 metre wide field access to the West of the plot,to my Board's Kitling Lane Drain situated some 300 metres to the South where the maximum anticipated water level is approximately 1.300 m O.D. Newlyn.

I note a foul sewer connection is proposed and that soakaways are intended for the disposal of roof water run-off. I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately, bearing in mind that high ground water levels may be experienced during periods of prolonged heavy rainfall.

In the eventuality that soakaways are not to be installed, full details of matters relating to storm water disposal must be submitted for my approval. The riparian owners consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged to the private dyke. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. Should improvements be required to privately owned dykes to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details.

The applicant should be advised that it is my Board's policy to seek a contribution where increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding developments.

The contribution rate is currently £7,040 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees, as set out in the scale below, and V.A.T., although these figures are subject to periodic review.

The Engineering & Administration Fees are:-

Contribution		Percentage Fee
up to	£25,000	15%
£25,000 to	£100,000	12.5%
over	£100,000	10%

MINIMUM CHARGE £35

Our Ref:- RS/PAK/967/93/FES

1 November 1993

Your Mr. Glauser will recall from past correspondence relating to existing properties to the North, that I am concerned regarding the presence of drainage pipes that discharge to the private dyke across the joint site and field access adjacent to Rectory Lane. The provision of the foul sewer connection will undoubtedly expose the private drainage pipes and I would seek your clients cooperation in advising this office should any pipes be discovered during this work as I would wish to inspect in order to ensure existing drainage of adjoining property is safeguarded.

A copy of this letter is being forwarded to the Director of Planning in order that he is aware of my observations.

Yours faithfully,

JJ Ebey

ENGINEER TO THE BOARD

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

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H06/0967/93

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		

2. Address or location

Plots 5 & 6 Rectory Lane Gedney.

3. Name, classification and number of road

U C

4. Date application referred 14-10-93.

5. State whether outline, detailed application etc.

Full

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

House & Garages.

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: 21-10-93. Signed: [signature]
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) The dwelling shall not be commenced until the access has been laid out and constructed in accordance with drawing No 771737/1 ~~dated Sep '93~~ rec'd 14/10/93

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B6.

Note: – use continuation sheet(s) as necessary.

BRIAN [illegible]CH 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: H06/0967/93

Applicant: Mr & Mrs C J Boor
2 Hospital Drove
Long Sutton
Spalding
Lincs

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

SOUTH HOLLAND D.C.
PLAN DEPT
19 OCT 1993
REF Valid

Description: Erection of house and garage

Location: Plots 5 & 6, Rectory Lane
Gedney
Spalding
Lincs

Type: FULL

Date received: 11-OCT-93

15-OCT-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:

Four copies of amended block plans to a scale of 1/200 showing site edged in red extending to the boundary of Rectory Lane.

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 J BLACKLOCK

Yours faithfully

Principal Planning Officer

DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

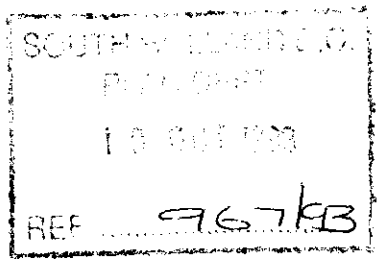
Status House
4 Princes Street,
Holbeach,
Lincs.
PE12 7BB
Tel: 0406 24343
Fax: 0406 490702

Date: 18th October 1993

Our Ref: 771737/MG/AEW

Your Ref: H06/0967/93

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



Dear Sirs,

Re: PROPOSED HOUSE AND GARAGE AT PLOTS 5 & 6, RECTORY LANE, GEDNEY FOR MR & MRS C J BOOR

Further to your letter dated 11th OCtober 1993, please find enclosed 4 No. copies amended block plans showing site coloured as requested, together with duplicate copy of your letter.

Yours faithfully

A E Waterhouse

A. E. Waterhouse (Mrs)

Enc.

DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

Status House
4 Princes Street,
Holbeach,
Lincs.
PE12 7BB
Tel: 0406 24343
Fax: 0406 490702

Date: 8th October 1993

Our Ref: 771737/MRG/AEW

Your Ref:

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

Dear Sirs,

RE: PROPOSED HOUSE AND GARAGE AT PLOTS 5 & 6 RECTORY LANE GEDNEY FOR MR & MRS C J BOOR

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 771737/1 - 11 inclusive.
3. Cheque to the value of £120.00 in respect of submission fee.

BUILDING REGULATIONS SUBMISSION

1. 1 No. copy duly completed submission form.
2. 2 No. copies each drawing no'd 771737/1 - 11 inclusive.
3. Cheque to the value of £72.85 in respect of submission fee.

Yours faithfully

M. R. Glauser

Enc.

BR[illegible] J 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 : P3370
Date received : 11-OCT-93

Received from

C J & J Boor

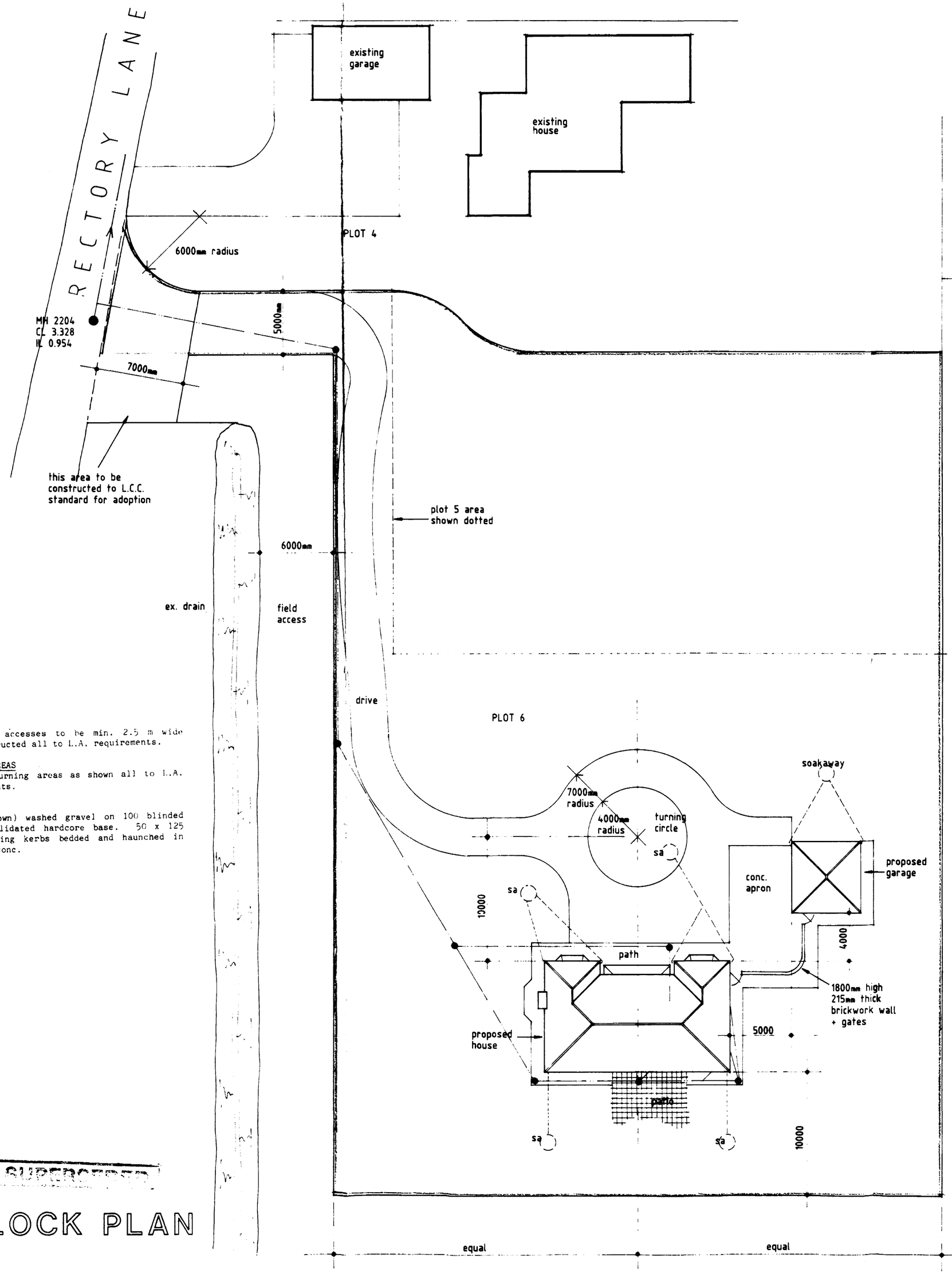
Address

2 Hospital Drove
Long Sutton
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

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

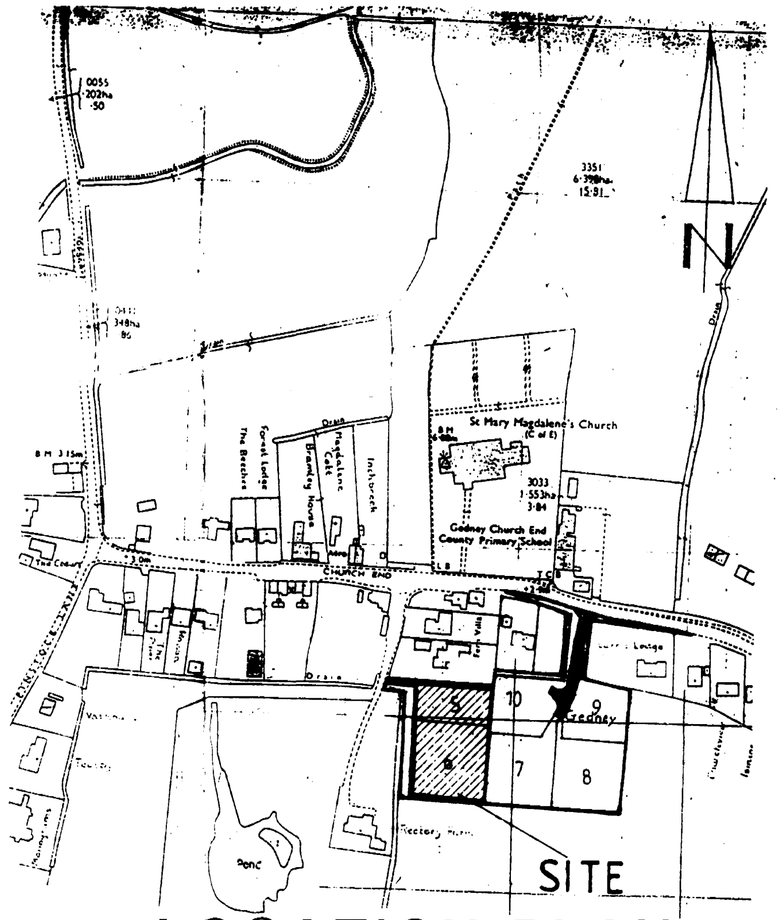


BLOCK PLAN

ACCESSES
Vehicular accesses to be min. 2.5 m wide and constructed all to L.A. requirements.

TURNING AREAS
Provide turning areas as shown all to L.A. requirements.

DRIVES
75 (19 down) washed gravel on 100 blinded and consolidated hardcore base. 50 x 125 conc. edging kerbs bedded and haunched in weak mix conc.



LOCATION PLAN

EXTERNAL MATERIALS

IBSTOCK CORONETS FACING BRICKS

GREY CONCRETE INTERLOCKING TILES
TERRACOTTA RIDGE TILES & HIP TILES

WHITE UPVC WINDOWS & HARDWOOD FRONT DOORS

WHITE PVC RAIN WATER GOODS & FASCIAS

FOUL WATER CONNECT INTO MAINS SEWER WITH SADDLE CONNECTION ALL TO LOCAL AUTHORITY SPECS APPROX. DEPTH 2200MM

This drg. to be read in conj. with drg. no.s 771737/2,3,4,5,6,7,8,9,10 &11

SUPERCEDED

DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

SITE PLAN

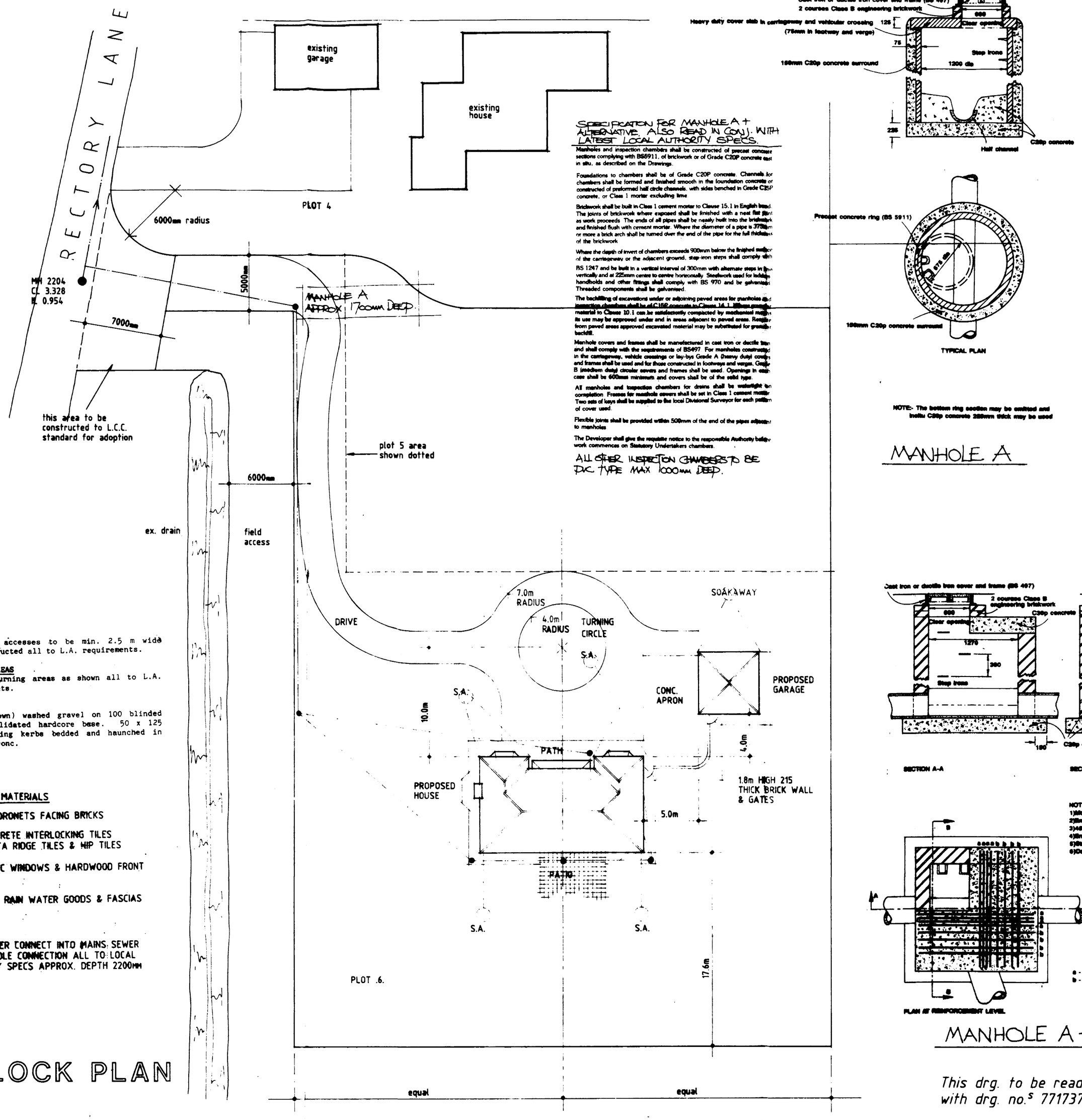
PROPOSED HOUSE + GARAGE AT PLOT 5&6 RECTORY LANE, GEDNEY

C.J. BOOR Esq.

SOUTH HOLLAND D.C.
PLAN DEPT
19 OCT 1993
REF 967/93

Scales- 1:200 1:2500
Date- Sep 93
Drawn- jpw
Drg. no.- 771737/1

Status House, 4 Princes Street,
Holbeach, Lincs. PE12 7BB
Tel: 0406 24343 Fax: 0406 490702



ACCESSES
Vehicular accesses to be min. 2.5 m wide and constructed all to L.A. requirements.

TURNING AREAS
Provide turning areas as shown all to L.A. requirements.

DRIVES
75 (19 down) washed gravel on 100 blinded and consolidated hardcore base. 50 x 125 conc. edging kerbs bedded and haunched in weak mix conc.

EXTERNAL MATERIALS

IBSTOCK CORONETS FACING BRICKS

GREY CONCRETE INTERLOCKING TILES
TERRACOTTA RIDGE TILES & HIP TILES

WHITE UPVC WINDOWS & HARDWOOD FRONT DOORS

WHITE PVC RAIN WATER GOODS & FASCIAS

FOUL WATER CONNECT INTO MAINS SEWER WITH SADDLE CONNECTION ALL TO LOCAL AUTHORITY SPECS APPROX. DEPTH 2200MM

BLOCK PLAN

SPECIFICATION FOR MANHOLE A + ALTERNATIVE. ALSO READ IN CONJ. WITH LATEST LOCAL AUTHORITY SPECS.

Manholes and inspection chambers shall be constructed of precast concrete sections complying with BS6911, of brickwork or of Grade C20P concrete cast in situ, as described on the Drawings.

Foundations to chambers shall be of Grade C20P concrete. Channels for chambers shall be formed and finished smooth in the foundation concrete or constructed of preformed half circle channels, with sides benched in Grade C15P concrete, or Class 1 mortar excluding lime.

Brickwork shall be built in Class 1 cement mortar to Clause 15.1 in English bond. The joints of brickwork where exposed shall be finished with a neat flat joint as work proceeds. The ends of all pipes shall be neatly built into the brickwork and finished flush with cement mortar. Where the diameter of a pipe is 375mm or more a brick arch shall be turned over the end of the pipe for the full thickness of the brickwork.

Where the depth of invert of chambers exceeds 900mm below the finished surface of the carriageway or the adjacent ground, step-iron steps shall comply with BS 1247 and be built in a vertical interval of 300mm with alternate steps in line vertically and at 225mm centre to centre horizontally. Steelwork used for ladders, handholds and other fittings shall comply with BS 970 and be galvanized. Threaded components shall be galvanized.

The backfilling of excavations under or adjoining paved areas for manholes and inspection chambers shall be of C15P concrete to Clause 14.1. Where granular material to Clause 10.1 can be satisfactorily compacted by mechanical means its use may be approved under and in areas adjacent to paved areas. Remainder from paved areas approved excavated material may be substituted for granular backfill.

Manhole covers and frames shall be manufactured in cast iron or ductile iron and shall comply with the requirements of BS497. For manholes constructed in the carriageway, vehicle crossings or lay-bys Grade A Heavy duty covers and frames shall be used and for those constructed in footways and verges, Grade B (medium duty) circular covers and frames shall be used. Openings in each case shall be 600mm minimum and covers shall be of the solid type.

All manholes and inspection chambers for drains shall be watertight on completion. Frames for manhole covers shall be set in Class 1 cement mortar. Two sets of keys shall be supplied to the local Divisional Surveyor for each position of cover used.

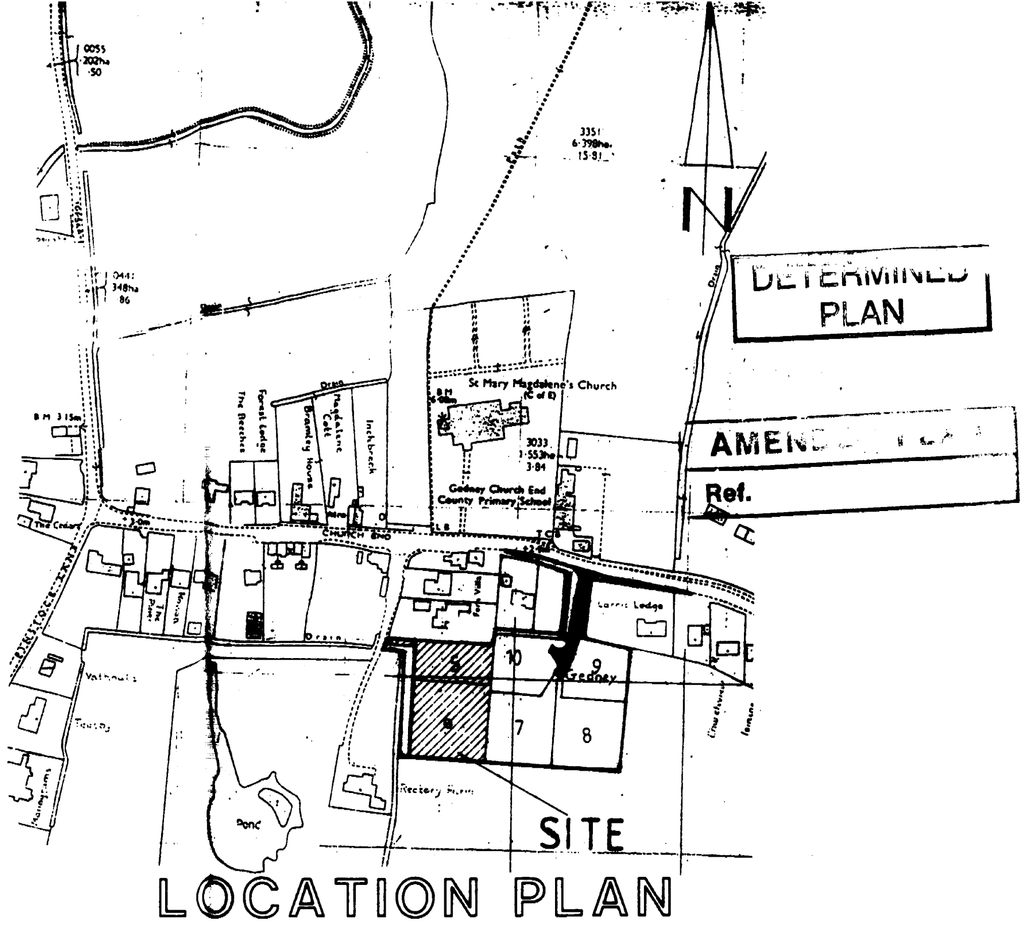
Flexible joints shall be provided within 500mm of the end of the pipes adjacent to manholes.

The Developer shall give the requisite notice to the responsible Authority before work commences on Statutory Undertakers chambers.

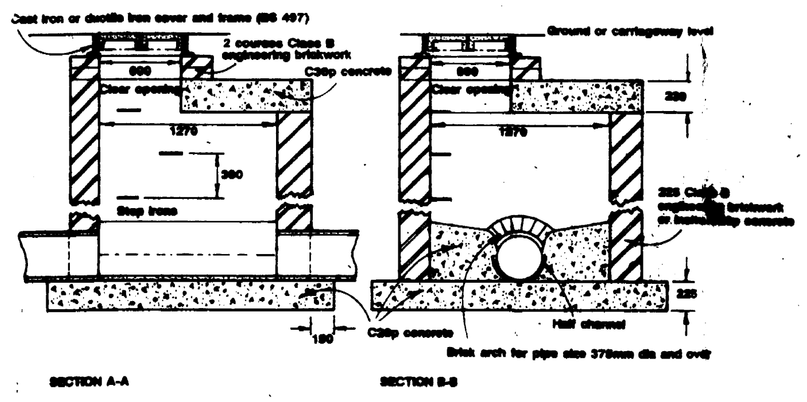
ALL OTHER INSPECTION CHAMBERS TO BE PVC TYPE MAX 1000mm DEEP.

NOTE:- The bottom ring section may be omitted and built in C20p concrete 225mm thick may be used

MANHOLE A



SOUTH HOLLAND D.C.
PLAN DEPT.
17 NOV 1993
REF. H66/0967/93/.



MANHOLE A - ALTERNATIVE

This drg. to be read in conj. with drg. no.s 771737/2,3,4,5,6,7,8,9,10 &11

DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

SITE PLAN

PROPOSED HOUSE + GARAGE AT PLOT 5&6 RECTORY LANE, GEDNEY

C.J. BOOR Esq.

Scales- 1:200 1:2500
Date- Sep 93
Drawn- jpw
Drg. no.- 771737/1

A - FOUL WATER DRAINAGE LAYOUT - JPW OCT 93.
B - HOUSE RE-POSITIONED - B.G. - NOV-93

Status House, 4 Princes Street,
Holbeach, Lincs. PE12 7BB
Tel: 0406 24343 Fax: 0406 490702

DRAINAGE – FOUL WATER

INSPECTION CHAMBERS TO BE U.P.V.C. TYPE (BAXIDC) INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
INTERNAL DIAMETER OF INSPECTION CHAMBER TO BE RELATED TO DEPTH IN ACCORDANCE WITH B.S. 8301 1985.

FOUL DRAIN RUNS TO BE 100mm U.P.V.C. PIPES (TO B.S 4660 1973). FLEXIBLE JOINTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
PIPES LAID TO A FALL OF 1:70.
PIPES BEDDED ON AND SURROUNDED IN 100mm PEA GRAVEL.
WHERE PIPES PASS UNDER FLOORS ENCASE IN 150mm PEA GRAVEL.
AT WALL ABUTMENT PROVIDE CONCRETE LINTELS OVER PIPES.
PIPES TO HAVE 50mm ANN GAP WHEN PASSING THRU' WALL AND OPENING MASKED BOTH SIDES OF WALL WITH A RIGID SHEET MATERIAL.

SOIL AND VENT PIPES TO BE 100mm DIA P.V.C. (TO BS. 4514 1983) AND TO EXTEND 900mm ABOVE FIRST FLOOR WINDOW HEADS AND TO TERMINATE IN BALLOON FINIAL SOIL AND VENT PIPE FITTED WITH ACCESS PLATE AT BASE.

WASTE PIPES TO BE 40mm INTERNAL DIA. P.V.C (TO B.S. 3943 1979) FROM NEW APPLIANCES COMPLETE WITH 75mm DEEP SEALED TRAPS AND RODDING EYE ACCESS POINTS AT EVERY CHANGE OF DIRECTION.

WHERE ANY DRAINAGE PIPES HAVE LESS THAN 600mm GROUND COVER THEY ARE TO BE ADEQUATELY PROTECTED.

DRAINAGE – SURFACE WATER

100mm DIA HALF ROUNDED NOMINAL GUTTERING WITH 63mm DIA DOWN PIPES IN P.V.C.
100mm DIA U.P.V.C. PIPES (BAXIDC) FLEXIBLE JOINTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
PIPES LAID TO A GRADIENT OF 1:70.
PIPES BEDDED ON AND SURROUNDED IN 100mm PEA GRAVEL.
PIPES TO DISCHARGE INTO 1.2m DIA SOAKAWAYS SITED 5m FROM BUILDING WITH 550mm GROUND COVER.

FOUNDATIONS

UNDER WALLS AS SHOWN PROVIDE THE FOLLOWING CONCRETE STRIP FOUNDATIONS.
700x225 to 260 WALLS & 215 WALLS
450x225 to 100 WALLS
UNDER CHIMNEY STACK THICKEN OUT TO 300mm
ALL CONCRETE TO BE C15P MIX.
FOUNDATIONS TAKEN DOWN TO A SUITABLE LOAD BEARING SUB-STRATA FREE FROM THE ADVERSE EFFECTS OF FROST. (MIN DEPTH 760mm)

IF SHRINKABLE SUB SOIL IS FOUND ON SITE FOUNDATIONS TO BE TAKEN DOWN TO A DEPTH OF 1.000m BELOW FINISHED GROUND LEVEL.

WHERE WALLS ARE BUILT OFF FLOOR SLAB THICKEN OUT TO 225mm x 450mm OR IF DEEMED NECESSARY BY LOCAL AUTHORITY BUILDING INSPECTOR PROVIDE 450x225 CONCRETE STRIP FOUNDATIONS. (WALLS BUILT OFF HYLOAD D.P.C)

FLOOR CONSTRUCTIONS

FIRST FLOOR FLOOR CONSTRUCTION TO BE 19mm FLOORING GRADE WETROC DECKING ON 50x195 CLASS SC3 GRADE JOISTS AT 400 CTRS.
30x5mm GALVANISED STEEL ANCHOR AND LATERAL RESTRAINING STRAPS TO FLOOR STRUCTURE AT 2.0m CTRS.
30x30 HERRING-BONE STRUTTING MID SPAN.

GROUND FLOOR FLOOR CONSTRUCTION TO BE AS FOLLOWS.
50mm SAND CEMENT SCREED
100mm CONCRETE C15P MIX
1200 GAUGE P.V.C. D.P.M
LAP FLOOR D.P.M. TO WALL D.P.C.
50mm MIN.
150mm MIN. 600mm MAX.
BLINDED AND CONSOLIDATED HARDCORE IN LAYER 225mm THICK.

GARAGE FLOOR AS ABOVE EXCEPT FOR SAND CEMENT SCREED.

SOUTH HOLLAND D.C
PLAN DEPT.
11 OCT 1993
REF H.06/0967/93..

STATUS DESIGN tel:0406-24343
drg. no.-771737/11

Proposed house with garage plots 5&6 rectory lane, gedney

WALLING

260mm CAVITY WALL TO CONSIST OF
100mm FACING BRICKWORK
CLAY BRICKS TO COMPLY WITH
B.S 3921 : 1974
60mm CAVITY.
CAVITY FILLED WITH TERRAFILL DRY
CAVITY WALL INSULATION INSTALLED
BY TERRAFILL LTD NOTTINGHAM IN
STRICT ACCORDANCE WITH
AGREEMENT BOARD CERTIFICATE
86-1606
100mm SOLID INSULATION
BLOCKS TO B.S. 6073 PART 1
AND TO HAVE A CRUSHING STRENGTH
OF 3.5 N/mm².

AT CLOSURE OF CAVITY PROVIDE
HYLOAD D.P.C WITH INSULATION
BATTEN TO ACHIEVE U' VALUE
OF 1.2 W/M²K.

CAVITY WALLS TO BE TIED
TOGETHER USING GALVANISED
STEEL WALL TIES SPACED 450
VERTICALLY & 900 HORIZONTALLY
TO BS 1243 . 1978.
WALL TIES TO BE STAGGERED
AT UNBONDED CLOSURE OF
CAVITY POSITION WALL TIES
AT 225mm CTRS.

SUB-STRUCTURE WALLING TO
BE CLASS A DENSE CONCRETE
BLOCKS WITH CRUSHING
STRENGTH OF 7 N/mm².
ANY BRICKWORK BELOW D.P.C.
LEVEL TO BE OF FROST
RESISTANT BRICKS.
HYLOAD D.P.C TO EXTERNAL
WALLS 150mm ABOVE FINISHED
GROUND LEVEL.
WEAK CONCRETE INFILL TO
CAVITIES TO TERMINATE 225mm
BELOW LOWEST D.P.C. LEVEL.

INTERNAL BLOCKWORK TO
RECEIVE 10mm SAND CEMENT
RENDERING WITH SKIM
PLASTER FINISH.

INTERNAL WALLS TO BE 100mm
SOLID INSULATION BLOCKWORK
AT GROUND FLOOR LEVEL
AND AT FIRST FLOOR LEVEL
WHERE BUILT OFF BEAM OR
WALL BELOW.
100mm TIMBER STUDWORK
WHEN BUILT OFF FLOOR
STRUCTURE.

100mm TIMBER STUD WALLS TO
BE CONSTRUCTED AS FOLLOWS
50x75 HEAD & SOLE PLATES
50x25 VERTICAL STUDS AT 600
CTRS.
75mm FIBREGLASS INSULATION
BETWEEN STUDS
12.7mm PLASTERBD + SKIM FINISH
TO BOTH SIDES.
WHERE WALLS RUN PARALLEL
TO JOIST DIRECTION BUILD
OF DOUBLED UP JOISTS BOLTED
TOGETHER WITH M10 BOLTS AT
1.000m CTRS
DOUBLED UP JOISTS TO BE IN
ADDITION TO NORMAL JOIST
SPACING.
WHERE WALLS RUN AT RIGHT
ANGLES TO JOIST DIRECTION
BUILD OFF SOLE PLATE.

LINTELS TO BE I.G TYPE INSTALLED
IN ACCORDANCE WITH MANUFACTURES
INSTRUCTIONS AND TO HAVE
150mm END BRG.
ABOVE LINTELS IN CAVITY WALLS
PROVIDE D.P.C. CAVITY TRAY
OVER.

VENTILATION PROVISION

ALL WINDOWS TO BE DOUBLE GLAZED
ALL ROOMS TO BE SERVED BY
WINDOWS INCORPORATING VENT
OPENING NOT LESS THAN 1/20th
FLOOR AREA.
ALL HABITABLE ROOMS TO HAVE
PROPRIETARY TRICKLE VENTS
INSTALLED TO WINDOW FRAME
AT HIGH LEVEL.
VENT AREA TO BE NOT LESS THAN
4000 mm²
KITCHEN TO HAVE MECHANICAL
EXTRACTOR CAPABLE OF EXTRACTING
NOT LESS THAN 60 LITRES PER
SECOND IN ADDITION TO TRICKLE
VENT AS SPECIFIED ABOVE.
EXTRACTOR DUCTED TO EXTERNAL AIR.
BATHROOMS AND SHOWER ROOMS TO
HAVE MECHANICAL EXTRACTOR
CAPABLE OF EXTRACTING NOT LESS
THAN 15 LITRES PER SECOND
WHICH MAY BE OPERATED
INTERMITTENTLY AND DUCTED TO
EXTERNAL AIR.

SOUTH HOLLAND D.C.
PLAN DEPT.
11 OCT 1993
REF. H06/0967/93.

STATUS DESIGN tel:0406-24343
drg. no.-771737/10

Proposed house with garage plots 5&6 rectory lane, gedney

PITCHED ROOF CONSTRUCTION

MARLEY MODERN SLATE GREY CONCRETE INTERLOCKING TILES TO B.S. 473. 550 PART 2. 1971
25 x 38 S.W. TIMBER BATTENS ON UNDERFELT TO B.S. 747 TYPE 1F. IN ALL CASES GAP FELT 150mm.
TWINAPLATE PRE FABRICATED ROOF TRUSSES TO COMPLY WITH B.S 5268 PART 3. 1985.
TRUSSES TO BE FINK & KING POST TYPE, AT 600 CTRS AT 40° PITCH.
TWINAPLATE PRE-FABRICATED HIP END TRUSS ARRANGEMENTS.
38x100 RIDGE NODE BINDER.
38x100 CEILING BINDER (2No:)
TRUSSES TO BE STRAPPED TO WALL PLATE & GABLE ENDS BY USING 30x5mm MILD STEEL ANCHOR STRAPS AND LATERAL RESTRAINING STRAPS AT 2.0M CTRS AT VERGE AND CEILING LEVEL.
50x100 WALL PLATE STRAPPED TO WALL AND BEDDED ON S/C BRICKWORK FASCIA & VERGE DETAILS.
CLOSE CAVITY ABOVE EAVES LEVEL.

NOTE: ALL STRUCTURAL TIMBER TO BE CLASS SC3 GRADE.

ROOF VENTILATION

ROOF STRUCTURE TO BE VENTILATED IN ACCORDANCE WITH BUILDING REGULATION F2 BY PROVIDING A 10mm CONTINUOUS GAP AT EAVES LEVEL WITH FLY PROOF MESH OVER (USE GLIDEVALE FV 100 VENT SYSTEM)

NOTE: WHERE SPAN OF TRUSSES EXCEEDS 5m ADDITIONAL ROOF BRACING IS TO BE PROVIDED IN LIEU OF TRUSSES BY USING 25x100 TIMBER. CEILING TIES TO BE BRACED IN ACCORDANCE WITH B.S 5268 PART 3 1985 BY USING 38x100 TIMBERS.

NOTE: TILES TO BE LAID WITH 75mm MIN. HEAD LAP AND BE FIXED IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS AND WITH REGARDS TO WIND SPEED AND EXPOSURE RATING AS DETAILED IN CP3 CHAPTER V PART 2 1972.

FLUE CONSTRUCTION

225mm INT. DIA CLAY FLUE LINERS (TO B.S. 1181 1971) WITH SOCKETS UP AND POINTED UP AS WORK PROCEEDS.
100mm FACING BRICKWORK SURROUND TO FLUE
VOID BETWEEN BRICKWORK AND FLUE TO BE FILLED WITH LIGHTWEIGHT OR LEAN MIX CONC,
FLUE TO EXTEND 2.100 m ABOVE ROOF INTERSECTION AND TO TERMINATE IN CORBELLED OUT BRICKWORK WITH CLAY POT.
TRIM ROOFSTRUCTURE AROUND FLUE. NO TIMBER WITHIN 400mm OF FLUE.
AT ROOF FLUE ABUTMENT PROVIDE CODE 4 LEAD FLASHING INC. SECRET GUTTERING AND 2NO: COURSES RED ENG BRICKS

OPEN FIRE

TO BE CAPABLE OF BURNING SMOKELESS FUEL. HEARTH TO BE CONSTRUCTED FROM NON-COMBUSTIBLE MATERIALS AND TO PROJECT FROM WALL FACE 550mm AND PASSED SIDES 150mm AND BE 125mm THICK.
IN ACCORDANCE WITH APPROVED DOCUMENT J PART C 1.25.
APPLIANCE IN ACCORDANCE WITH BUILDING REGULATION.

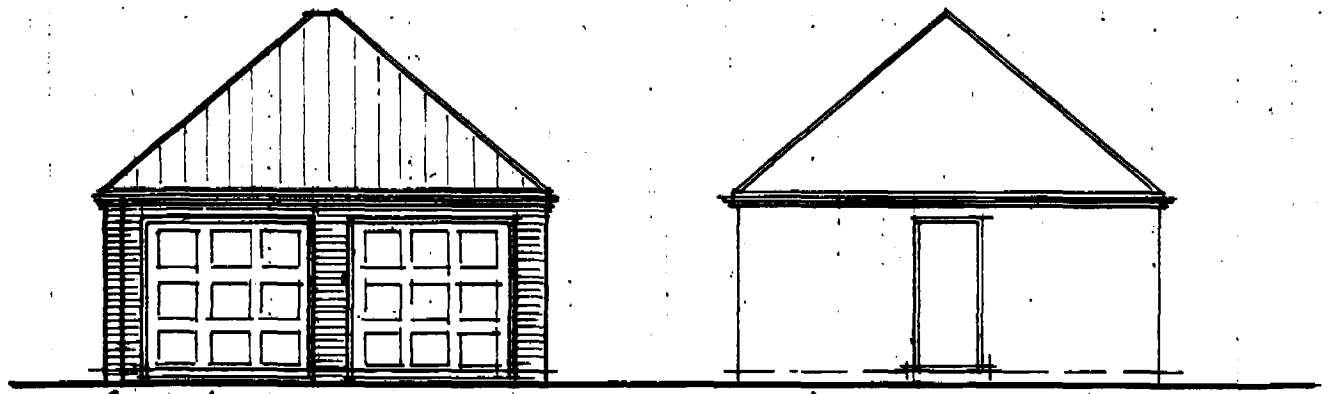
STAIRS (TO B.S 5395:1977).

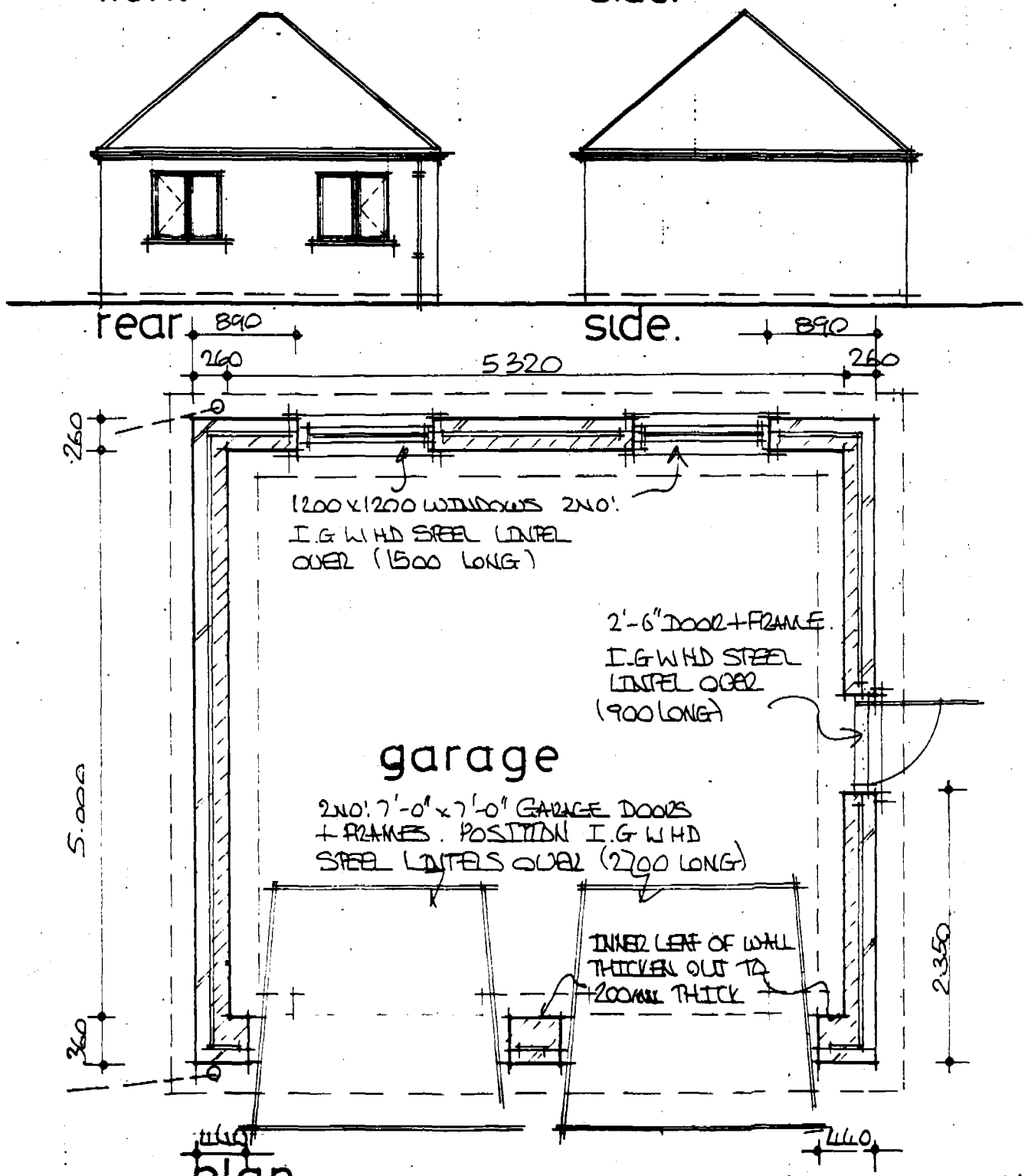
TOTAL RISE 2600
13 No: RISERS 200mm
12 No: GOINGS 225mm
PITCH 42° MAX.
TIMBER HANDRAIL TO STAIRS 900mm ABOVE PITCH LINE (MEASURED VERTICALLY)
TIMBER BALUSTRADE TO STAIRS 900mm ABOVE FIRST FLOOR LEVEL. (MEASURED VERTICALLY)
2.000m HEAD ROOM TO STAIRS ABOVE PITCH LINE (MEASURED VERTICALLY)
CLEAR WIDTH OF STAIRS 810mm
NO OPENING IN BALUSTRADE GREATHER THAN 99mm AND ALL BALUSTRADE POSITION VERTICALLY.

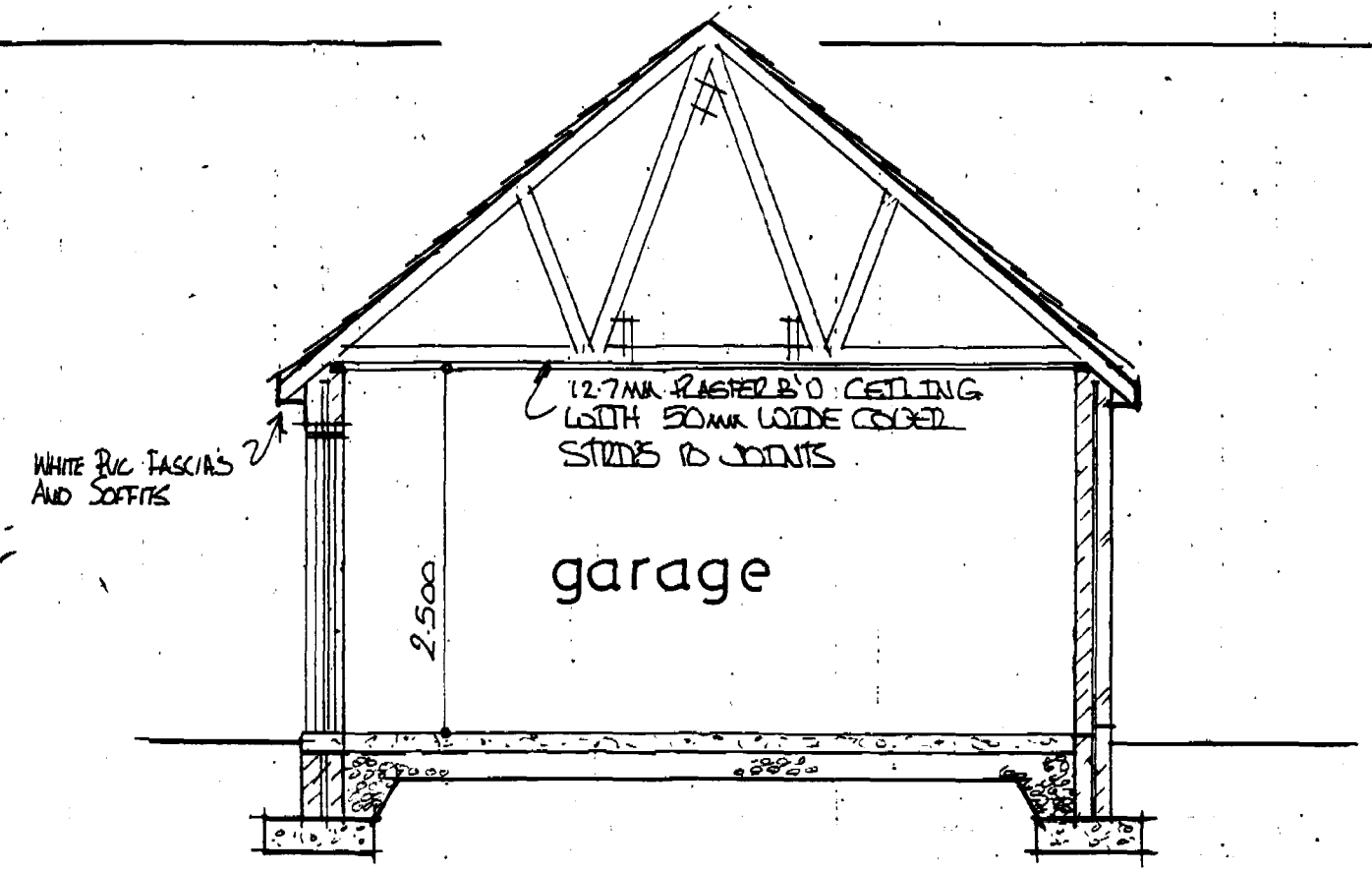
SOUTH HOLLAND D.C.
PLAN DEPT.
11 OCT 1993
REF. H96/0967/93.

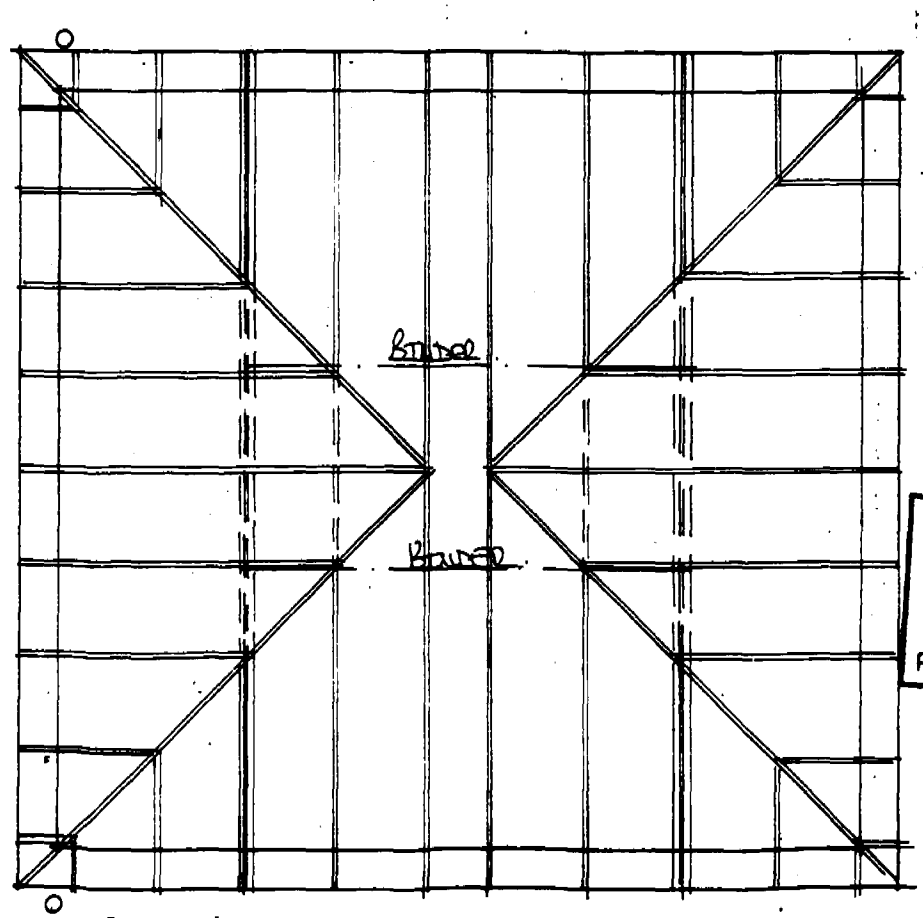
STATUS DESIGN tel:0406-24343
drg. no.-771737/9

Proposed house and garage plots 5&6 rectory lane, gedney









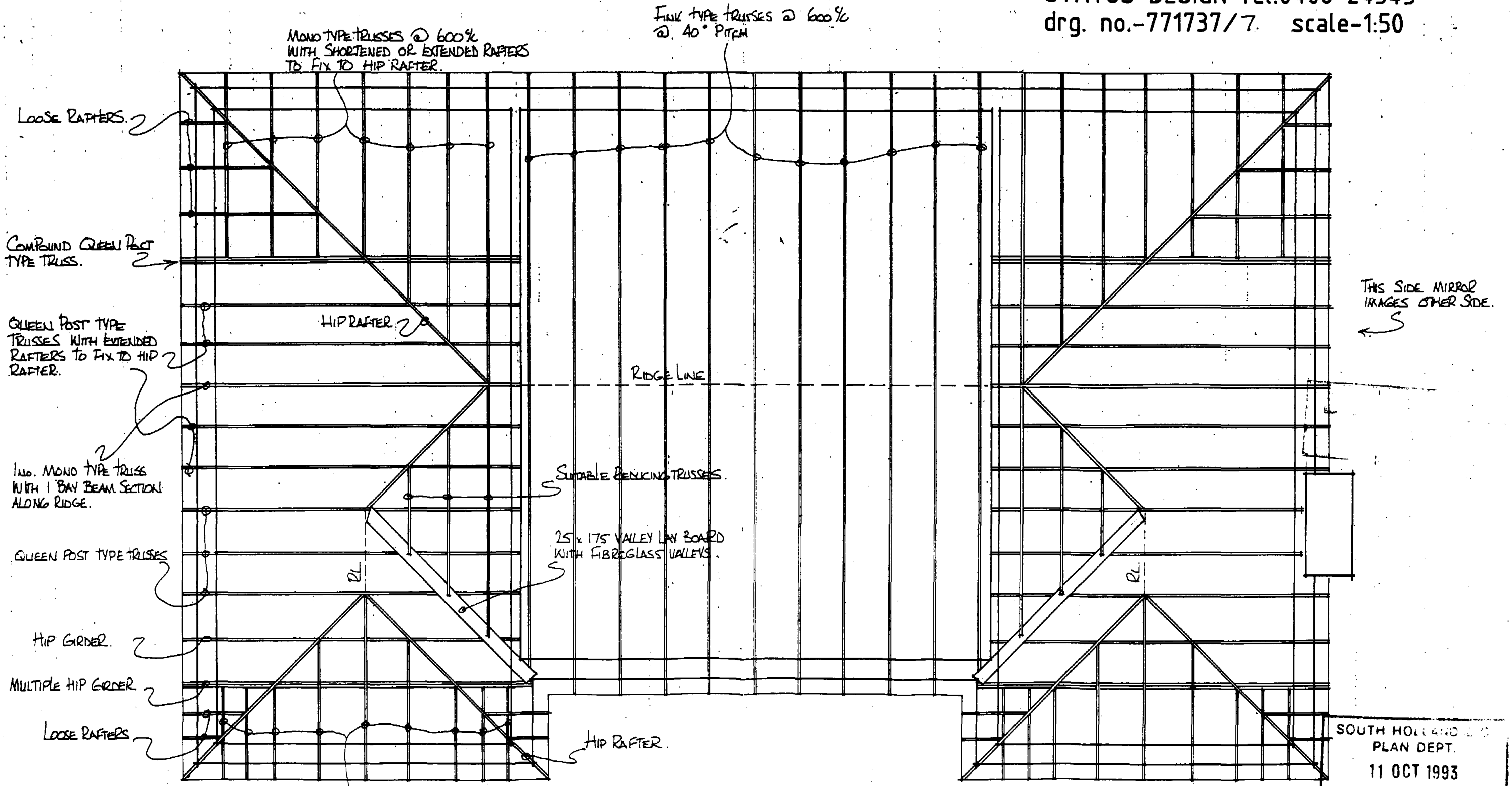
SOUTH HOLLAND D C
PLAN DEPT.
11 OCT 1993
REF H06/0967/93

STATUS DESIGN tel:0406-24343

drg. no.-771737/8. scale-1:50

Proposed house with garage plots 5&6 rectory lane, gedney SCALE 1:50.

STATUS DESIGN tel:0406-24343
drg. no.-771737/7. scale-1:50



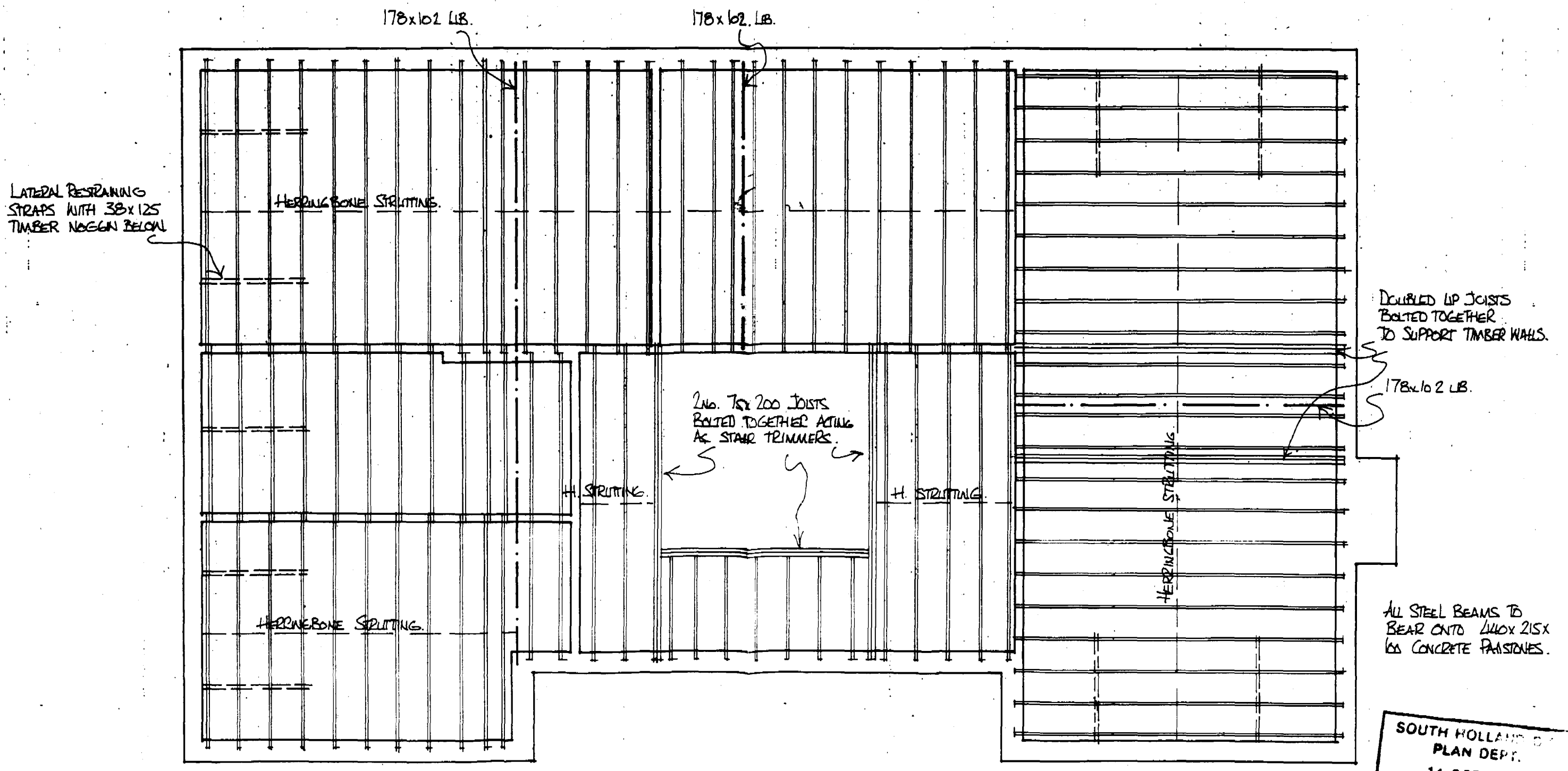
roof plan

SOUTH HOLLAND [illegible]
PLAN DEPT.
11 OCT 1993
REF. 406/0967/93.

ALL BRACING TO BE AS TRUSS MANUFACTURERS INSTRUCTIONS NOT SHOWN ON PLAN FOR CLARITY.
NOTE: BUILDER TO GIVE 2 NO. COPIES OF TRUSS DESIGN AND CALCULATIONS TO BUILDING CONTROL (LOCAL AUTHORITY) 28 DAYS PRIOR TO ERECTION ON SITE.

proposed house & garage plots 5&6 rectory lane, gedney

SCALE 1:50.



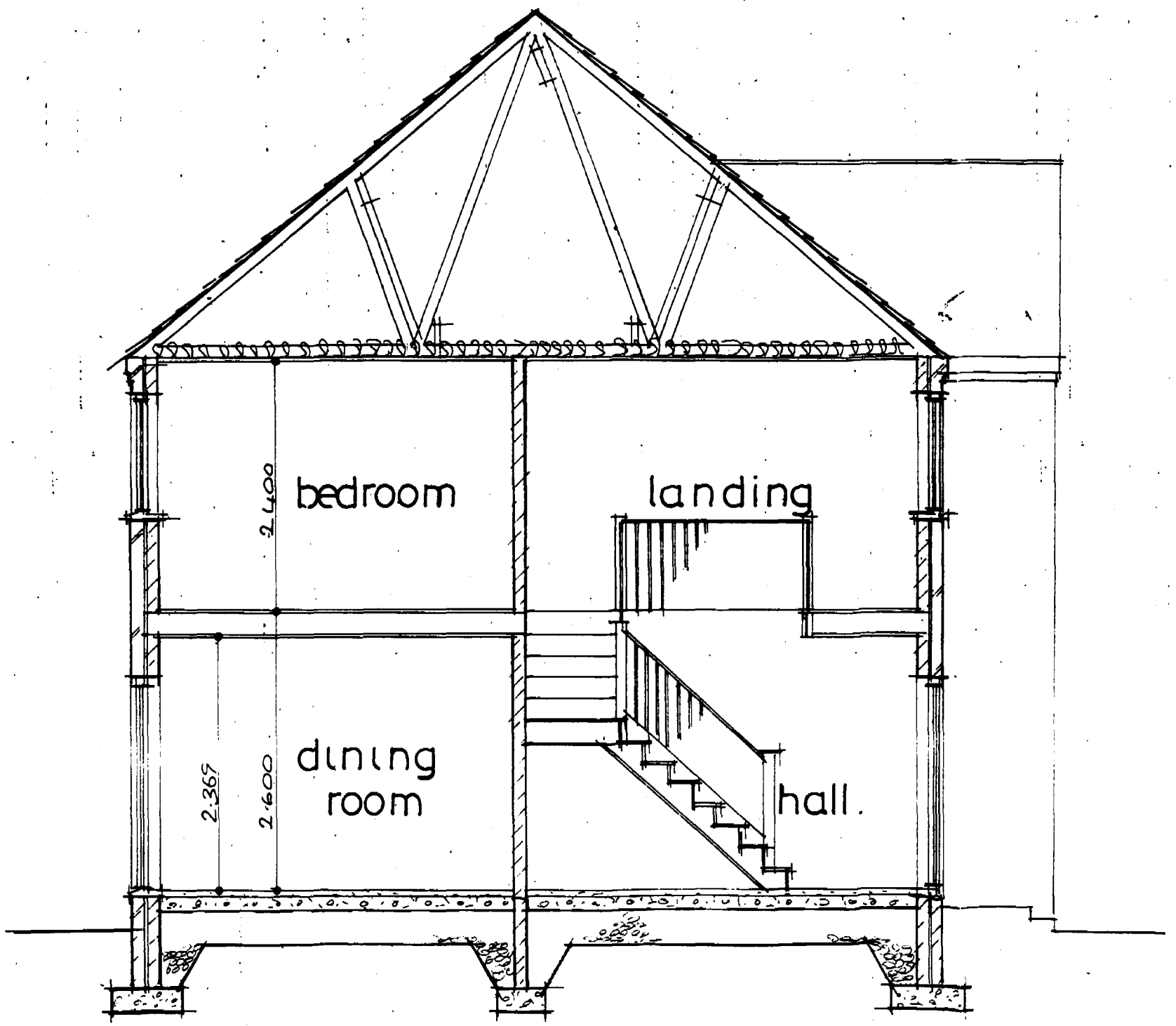
joist plan

SOUTH HOLLAND D
PLAN DEPT.
11 OCT 1993
REF. H06/0967/93

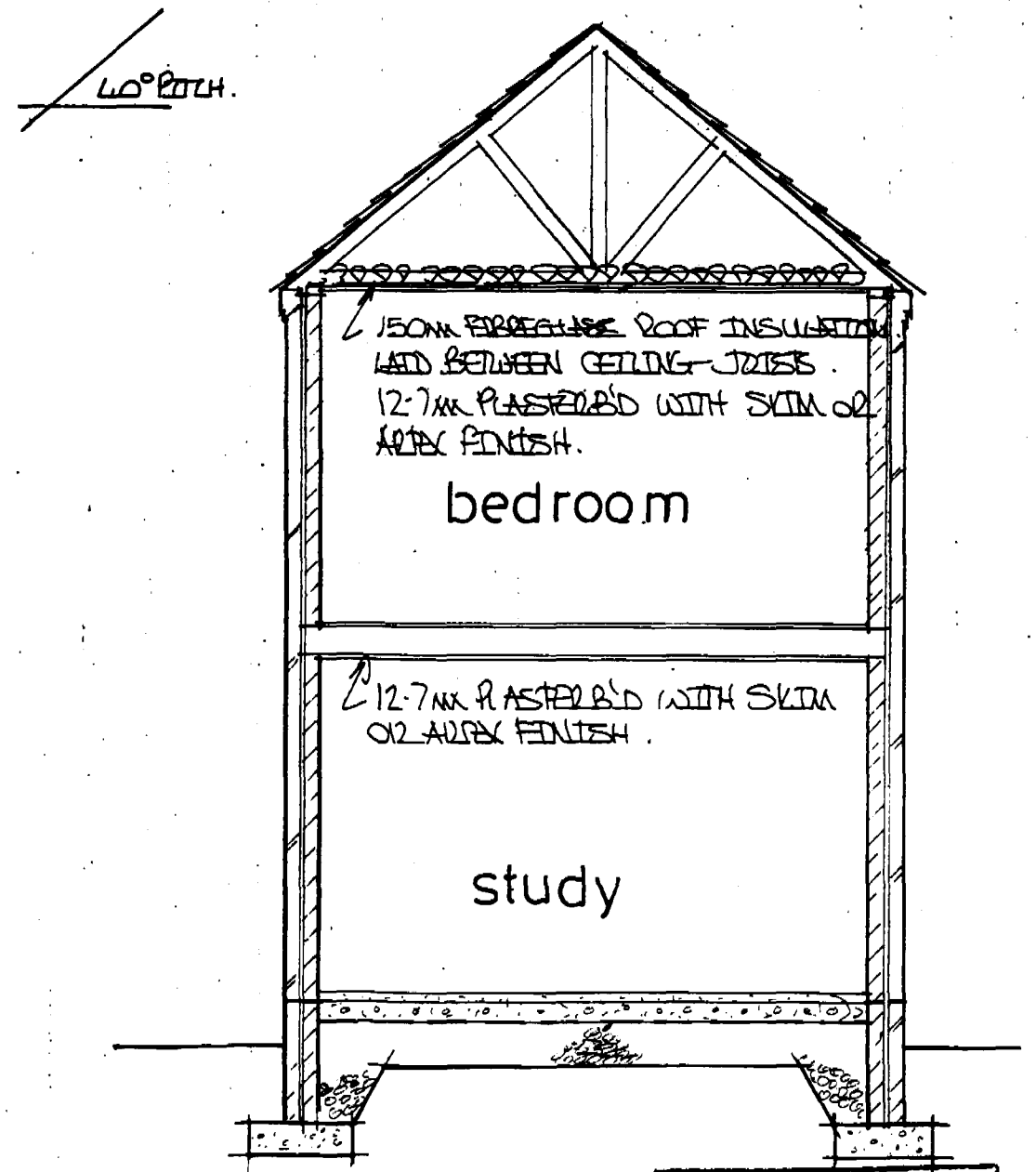
STATUS DESIGN tel:0406-24343
drg. no.-771737/6 scale-1:50

proposed house & garage plots 5&6 rectory lane, gedney

SCALE 1:50



section a a



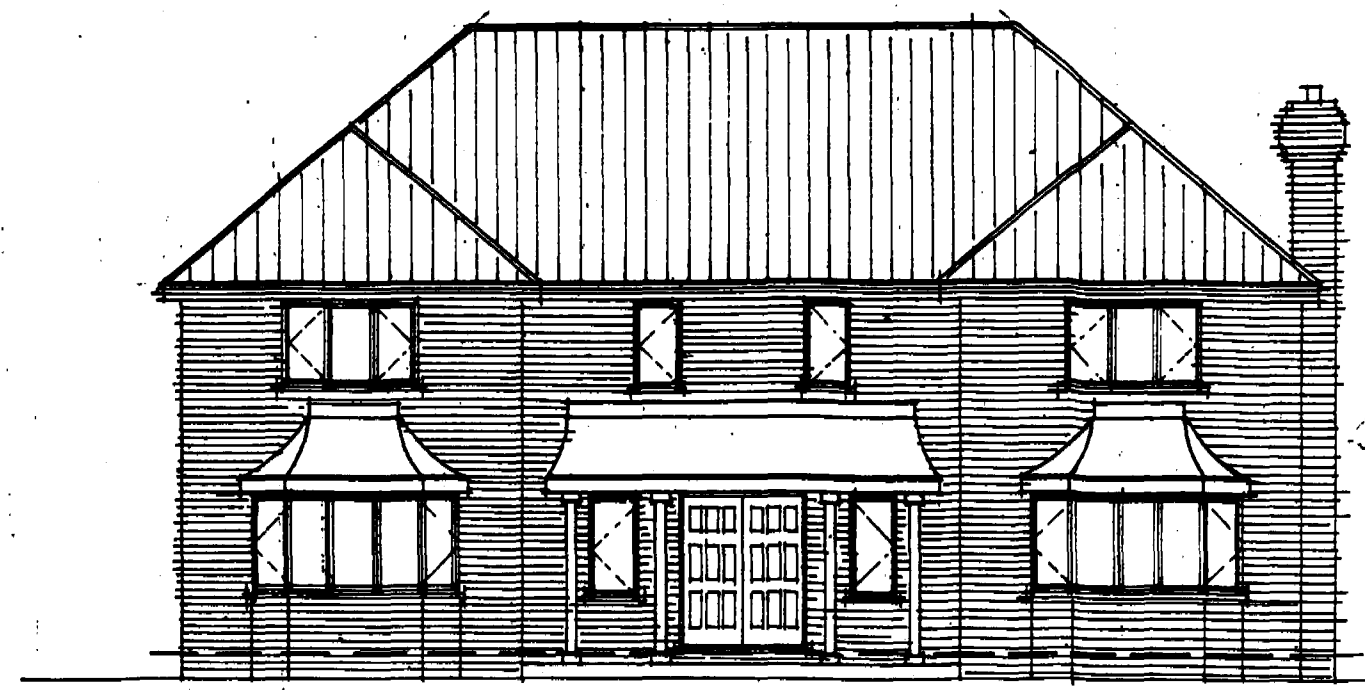
section b b

SOUTH HOLLAND D.C.
PLAN DEPT.
11 OCT 1993
REF H06/0967/93

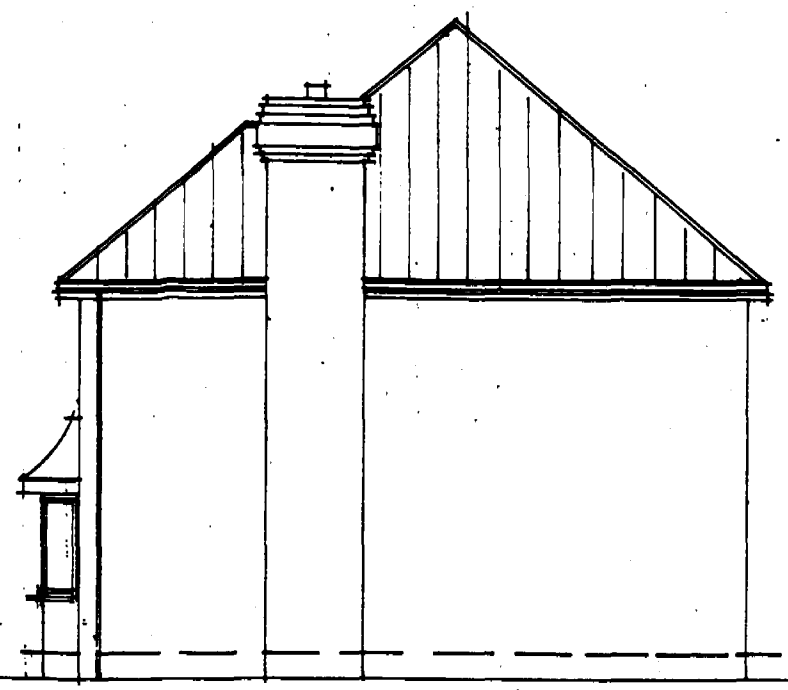
STATUS DESIGN tel:0406-24343
drg. no.-771737/S scale-1:50

Proposed house with garage plots 5&6 Rectory Lane, GEDNEY.

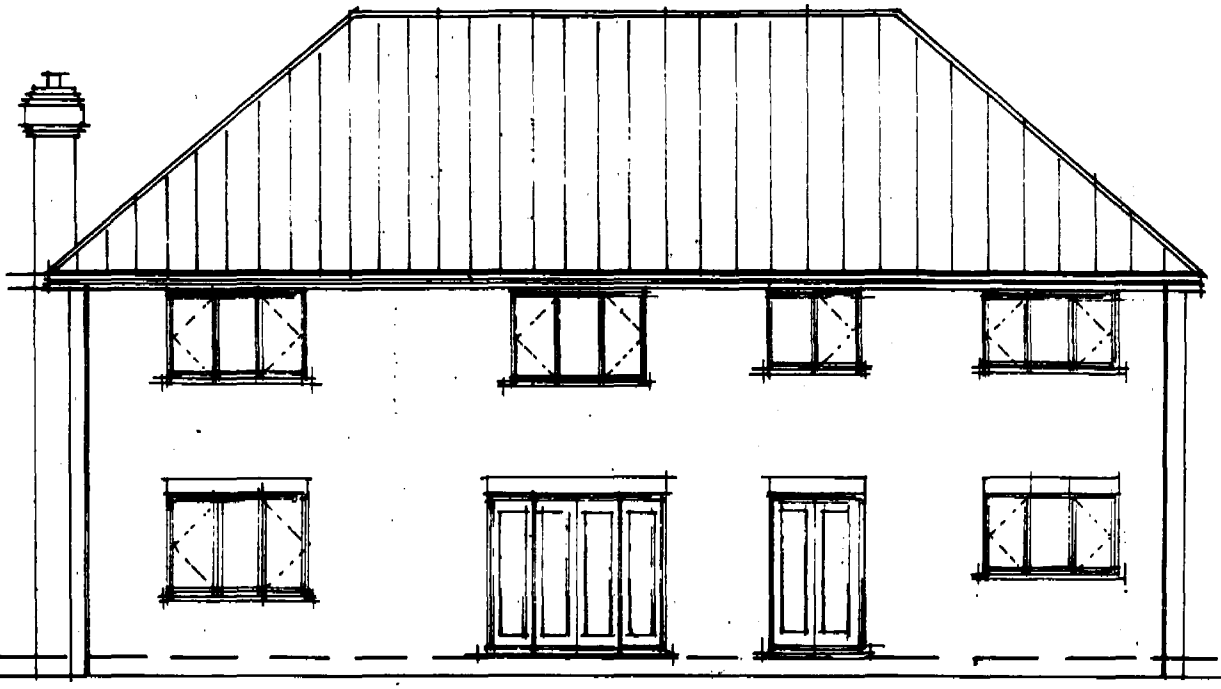
SCALE 1:50



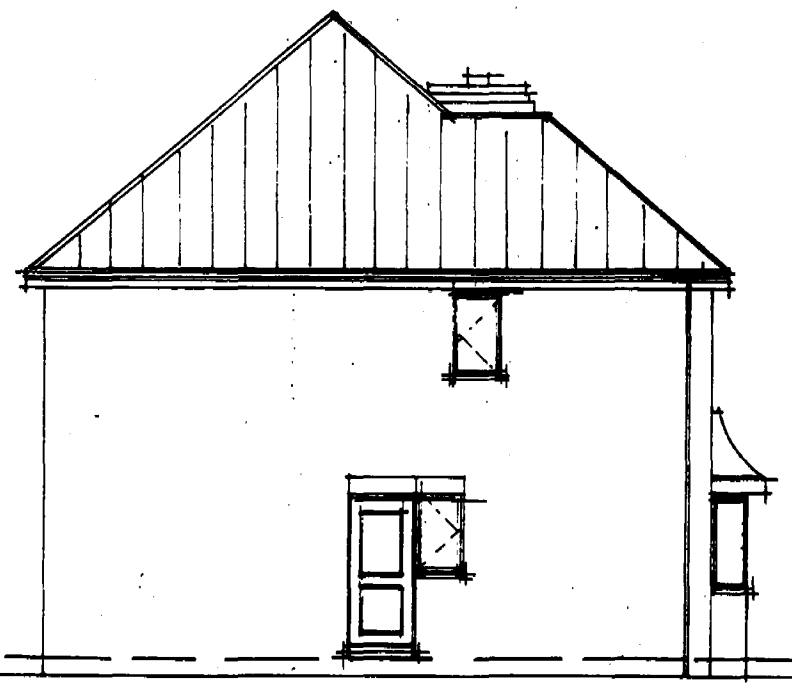
front



side



rear



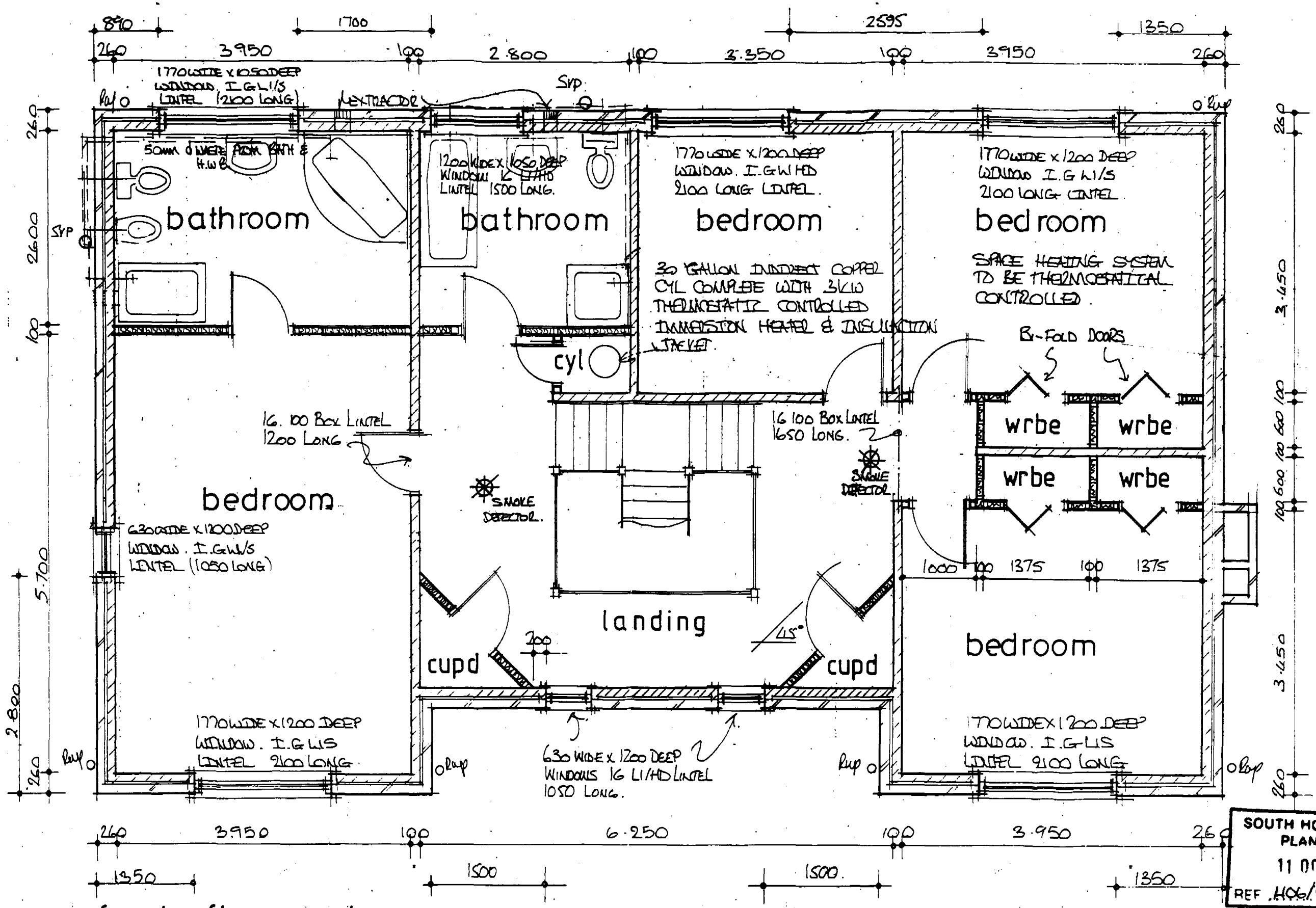
side

SOUTH HOLLAND D.C.
PLAN DEPT.
11 OCT 1993
REF H06/0967/93

STATUS DESIGN tel:0406-24343
drg. no.-771737/4 scale-1:100

proposed house & garage plots 5&6 rectory lane, gedney

Scale 1:100



SOUTH HOLLAND D.C.
PLAN DEPT.
11 OCT 1993
REF. H06/0967/93

first floor plan

STATUS DESIGN tel:0406-24343
drg. no.-771737/3 scale-1:50

Proposed house with garage plots 5&6 rectory lane, gedney

SCALE 1:50

breakfast

kitchen

dining room

lounge

study

utility

WC

hall

cupd

1770 WIDE x 1050 DEEP WINDOW. 16 L/S LINTEL 2100 LONG.

OIL OR GAS FIRED BALANCED FLUE BOILER OF REQ'D RATING THERMOSTATICALLY CONTROLLED.

1200 WIDE x 2100 DEEP PAIR OF DOORS 16 L/HD LINTEL 1500 LONG.

DOORS TO BE CENTRAL OF DINING ROOM.

2100 WIDE x 2000 DEEP DOOR & WINDOW COMBINATION 16 L/S LINTEL 2700 LONG.

1770 WIDE x 1350 DEEP WINDOW 16 L/S LINTEL 2100 LONG.

STADIUM PERMANENT AD2 VENT 216 x 112 AT 225 ABOVE DPC LEVEL. INC INSECT MESH. TO GIVE MIN. 50% OF APPLIANCE THROAT OPENING VENTILATION.

16 100 BOX LINTEL 1950 LONG.

BEAM SEE FLOOR JOIST PLAN.

16 100 BOX LINTEL 1050 LONG.

762 WIDE x 1981 DOOR + FRAME. 630 WIDE x 1050 WINDOW. 16 L/S LINTEL 1950 LONG.

PROVIDE MECHANICAL EXTRACT VENTILATOR CAPABLE OF 3 Lts. AIR CHANGES / HOUR + 15 MINS OVERRUN TO W.C.

SMOKE DETECTOR.

STAIRS TO BE CENTRAL OF DOUBLE DOORS.

NICHE

INNER LEAF OF FIRE OPENING TO BE 200 THICK

16 100 BOX LINTEL 1950 LONG. OVER ARCH.

LINE OF NON-COMBUSTIBLE HEARTH.

SOIL-STACK BOXED-IN FITTED WITH PRESSURE RELIEF AIR VALVE VENT (VENT OPEN TO AIR IN ROOM).

PAIR 2'-9" DOOR + FRAME 16 L/HD LINTEL 2750 LONG.

BAY WINDOW 1350 DEEP 16 L.S LINTEL 3000 LONG.

630 WIDE x 1350 DEEP WINDOW 16 L/S LINTEL 1050 LONG.

RWP

SVP

BIG

IC

14870

890 1700 2280 1350

260 5700 100 4500 100 3950 260

8920 2160 4067 3450 1200 2750 1198 2000 1000 2160

3100 1000 1500

2100 2100 1320 2500 2160

1050 1800 600 300 300 600

450

SOUTH HOLLAND D.C.
PLAN DEPT.
11 OCT 1993
REF. H06/0967/93...

ground floor plan

260 3950 260 2646 912 890 4470 5930 14870

260 3950 260 890 912 2646 4470

proposed house, plots 5&6 rectory lane, pedney

STATUS DESIGN tel:0406-24343

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H06/0967/93

Applicant: Mr & Mrs C J Boor
2 Hospital Drove
Long Sutton
Spalding
Lincs

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

Description: Erection of house and garage

Location: Plots 5 & 6, Rectory Lane
Gedney
Spalding
Lincs

Amendment: Canopy to front porch reduced in width and window above reduced in width (drawing numbers 771737/3 & 771737/4)

03-MAR-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Director of Planning and Building Control Services

DESIGN **Status**
ARCHITECTS & PLANNING CONSULTANTS

Status House
4 Princes Street,
Holbeach,
Lincs.
PE12 7BB
Tel: 0406 24343
Fax: 0406 490702

Date: 25th February 1994

Our Ref: 771737/BG/AEW

Your Ref: H06/0967/93

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

SOUTH HOLLAND D.C.
PLAN DEPT
28 FEB 1994
REF 0967/93

FOR THE ATTENTION OF MR J H BLACKLOCK

Dear Sir,

Re: NEW HOUSE AT GEDNEY FOR MR & MRS C J BOOR

There have been minor amendments to the front elevation of the above proposal. Enclosed therefore 2 No. copies of revised drawings no'd 771737/3 and 771737/4 along with duly completed amendment forms. I would be grateful if these could be approved in lieu of the originals.

Yours faithfully

B. Gilham F.F.B.

Enc.

PLANNING AMENDMENT

For office use only
Application No. H06/0967/93/AZ
Date registered 28 FEB 1994
Case Officer SS

1. Please complete in block letters
NAME AND ADDRESS OF APPLICANT

Mr & Mrs C J Boor
2 Hospital Drove
Long Sutton
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. 424343 (Contact) B. Gilham

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE

Plots 5 & 6, Rectory Lane, Gedney

OFFICE COPY

Please complete
EARLIER APPLICATION No.

This application cannot be considered unless the relevant reference is stated

H06/0967/93

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed ..... Date 25th February 1994

2. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

House and garage

As NOW PROPOSED, if different

State details of amendments proposed
(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

Canopy to front porch reduced in width and window above reduced in width

State drawing no's of the current submission

771737/3 and 771737/4

State Officer dealing with the application, if known.

J H Blacklock

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

3. Please tick one box only

Amendment is proposed where permission already granted A. ☑ or

If yes, submit two forms and two plans

Amendment is to a proposal currently being considered B. ☐

If yes, submit four forms and four plans.

State whether amendment has been requested by the Council ☐

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

Registered .....

DC Procedural Assessment

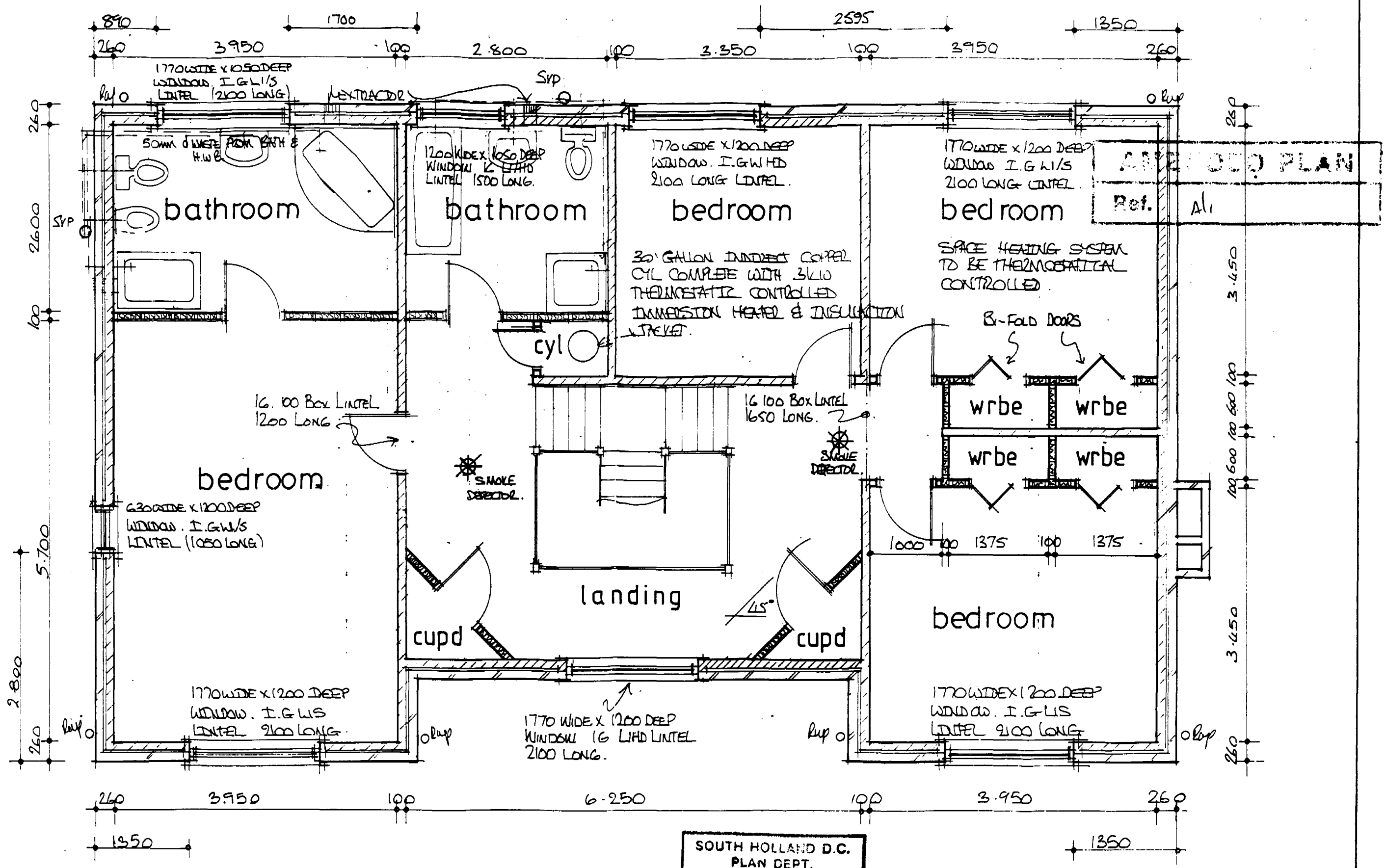
Is the information given correct? Yes/~~No~~ (If No, state above what details are needed)

Is it an amendment in principle? Immaterial/~~Needs new app~~

Confirmed: ....[signature]....2/3/94

Give a revised description if the details accepted are different to the submission:

Acceptance issued:



APPROVED PLAN
Ref. A1

SOUTH HOLLAND D.C.
PLAN DEPT.
28 FEB 1994
REF 0967/93

first floor plan

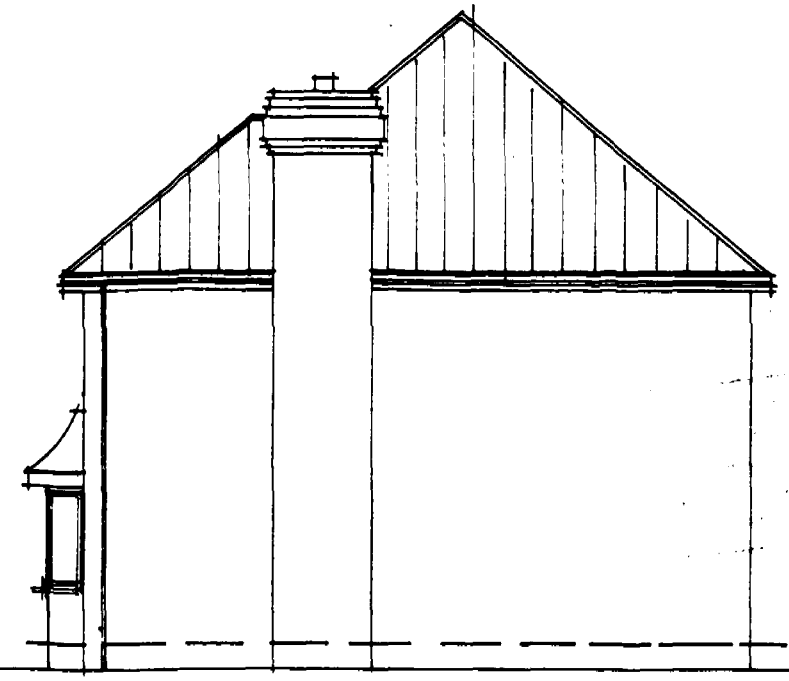
STATUS DESIGN tel:0406-24343
drg. no.-771737/3 scale-1:50
A - FRONT ELE ALTD - FEB94.

Proposed house with garage plots 5&6 rectory lane, gedney

SCALE 1:50

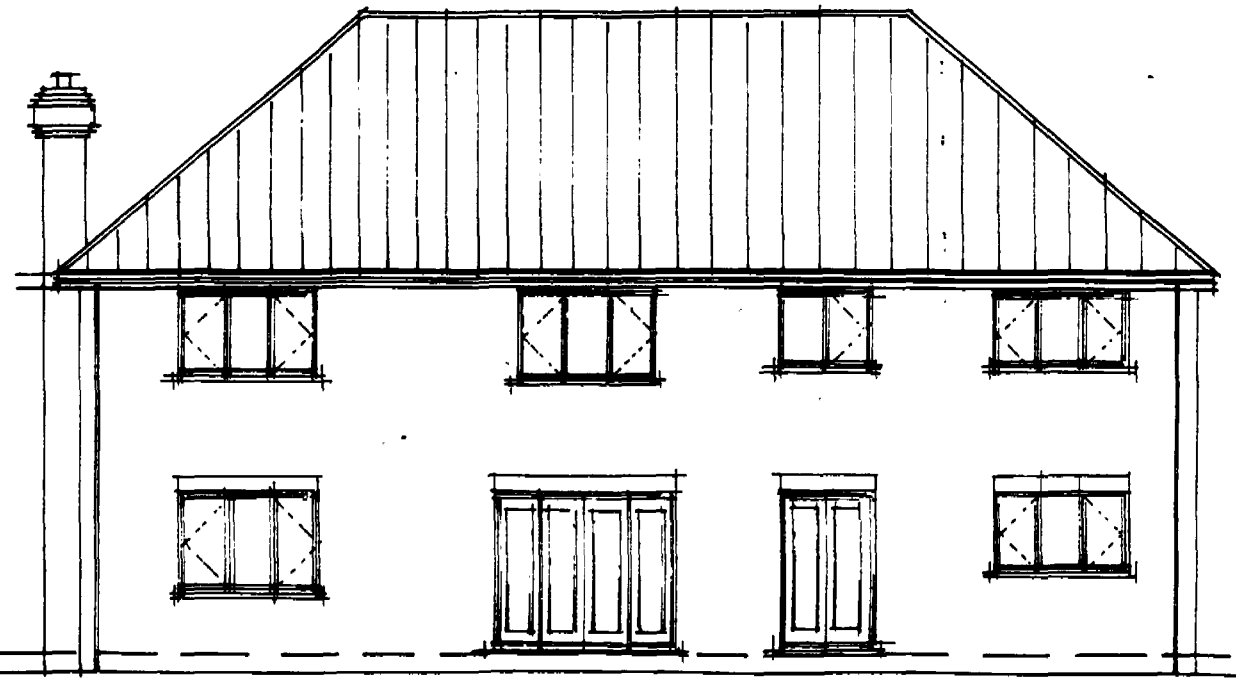


front

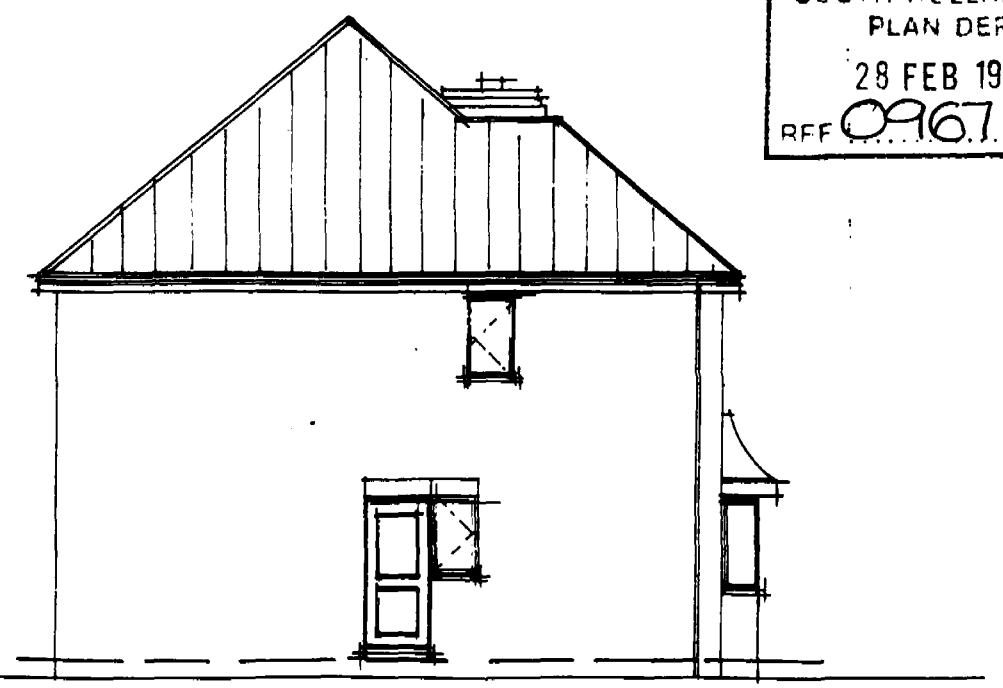


side

A1



rear



side

SOUTH HOLLAND D.C.
PLAN DEPT.
28 FEB 1994
REF 0967/93

STATUS DESIGN tel:0406-24343
drg. no.-771737/4. scale-1:100
A- FRONT ELEVATION ALTS - FEB 94.

proposed house & garage plots 5&6 rectory lane, gedney

SCALE 1:100