SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H08/0117/93 Received:12-FEB-93 Type:FULL

Name: Mr & Mrs G Gent
3 Glen Avenue
Winsover Road
Spalding
Lincs

Agent: East Midlands Design Assoc.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Kitchen/utility extension

Location : 11 Whitehall Gosberton
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.

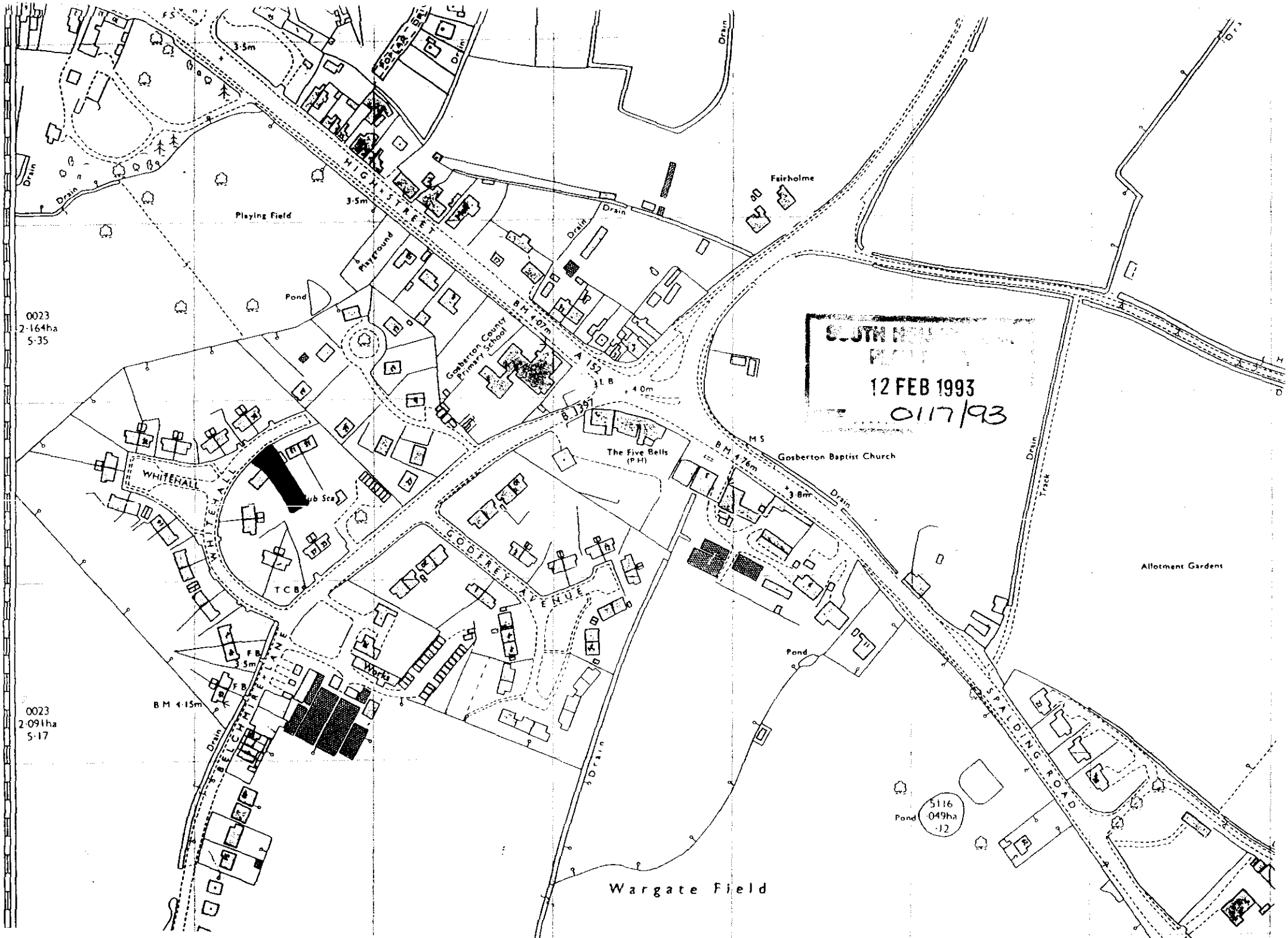
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
23-MAR-93 H08/0117/93

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)


316
315
314
313
312
HIGH STREET
Playing Field
Playground
Pond
Drain
3·5m
Fairholme
Gosberton County Primary School
BM 4·07m
A 152
LB
+ 4·0m
0023
2·164ha
5·35
SOUTH
12 FEB 1993
0117/93
The Five Bells (P H)
Gosberton Baptist Church
BM 4·76m
+ 3·8m
WHITEHALL
HIGH TOFT LANE
Sub Sta
TCB
GODFREY AVENUE
Works
FB
5m
BM 4·15m
BELCHIN LANE
0023
2·091ha
5·17
Track
Allotment Gardens
SPALDING ROAD
Pond
5116
·049ha
·12
Wargate Field

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H08/0117/93

Date Registered 12 FEB 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS. G. GENT
3 GLEN AVE.
KIRKJOVER ROAD
SPALDING.

Tel. No.

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

EAST MIDLANDS DESIGN SERVICE
"KILLOW LODGE", HORSEHEAD BANK
SPALDING, LINCS
PE11 3JA

Tel. No. 0775 767968
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

11 WHITEHALL, GOSBERTON, LINCS.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

KITCHEN/UTILITY EXTENSION

Please complete

Signed ..... Date 12-02-93

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

Previous application No:

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

2. **TYPE OF APPLICATION**

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

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 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 building(s) [ ]

(ii) Alterations or extension [✓]

(iii) Change of use [ ]

B. If new dwellings are proposed, please state how many: [ ]

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:

B. Please state size of any new structure:- (a) max. height: 3.9 metres

(b) max. length: 2.715 metres

(c) max. width: 7.0 metres

C. Please state type and colour of materials for facing external walls: EBC HEATHER FACING BRICK

D. Please state type and colour of roofing materials. INTERLOCKING CONC. Colour to match exist

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

5. GENERAL INFORMATION Please complete each section

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

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road [✓]

or

B. There will be a new or altered access to a public road [ ] → If so, name of road: Will there be — Individual access(es) [ ] New estate road [ ]

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

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees [No.]

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of SOAKAWAY

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

C. Please state whether a land drain will be affected No.

D. Foul sewerage will be disposed of to:

Mains sewer [✓] Cesspool [ ] Septic tank [ ]

OTHER MATTERS Please complete

	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 footpath	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices or shopping 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.	No	→ Date: Consultee(s):
Is this application related to a previous submission	No	→ Application No.:

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

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.** You can use the notice at the bottom of the form to send to the owner. (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 12-02-93

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.

State Name and address of owner: 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 there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). 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 12-02-93

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.

State Name and address of tenant: State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed ..... Date .....

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

P2U17-2
DC 17/7

		Requested	Sent
Extra Publicity:			
	Departure	.....	.....
	Setting of LB	.....	.....
	Public Right of Way	.....	.....
	Discretionary	.....	.....
Extra Consultations:			
	Dept of Transport	.....	.....
	Environmental Serv.	.....	.....
	LB/Cons. Area – Local	.....	.....
	– Local & National	.....	.....
	– English Heritage	.....	.....
	Consultant: Name.....		..... Order No .....
	Other:	.....	.....

Case Officer DR

Recorded on board:

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by DR
Date 22/2

Notice posted by DR
Date 22/2

Resident Notices required

Sent | Delivered

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....DR.....

Senior Officer .....DR.....

Case Officer Recommendation

Approve ✓ Refuse

Signed .....DR..... 19/3

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60.

Receipt Issued p2247

Date first Rec'd 12 FEB 1993

Registration

Reference H08/0117/93

Cross-Ref B08/0078/93

Date 15/2

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace 19m²

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app
Type

Discounted fee

Correct fee 60

Additional
Refund

Receipt
Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 47

OS No's

Grid ref 5 24130 3 31350

Ward F

Parish GOSBERTON

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area NO

Linked to site

Ref

Linked to property 0062066 Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

BR[illegible] SMITH Dip TP MRTPI
Direc[illegible] 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

H08/117/93

FULL

Applicant: Mr & Mrs G Gent
Tel:

Agent: East Midlands Design Assoc
0775 767968

Description: Kitchen/utility extension

Location: 11 Whitehall
Gosberton
Spalding
Lincs

Valid date:	12-FEB-93	Terminal date:	09-APR-93
Target dates:		Target Committee:	31-MAR-93
To case officer	19-FEB-93	Report deadline:	17-MAR-93
Inspected by	26-FEB-93		
Extra contacts	05-MAR-93	Case Officer:	
Report if not clear by	19-MAR-93	D J ROBERTS	

DEVELOPMENT/CONSTRAINTS

Size: 19 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Gosberton P	0775 840415	18-FEB-93	04-MAR-93
Cllr W D Skells	0775 840415	18-FEB-93	04-MAR-93
Site/Press Advert MIN		~~23~~ 22 FEB-93	~~16~~ 15 MAR-93

L.C.C - No objections p.c. 25/2/93

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2247
Date received : 15-FEB-93

Received from

Mrs A C Gent

Address

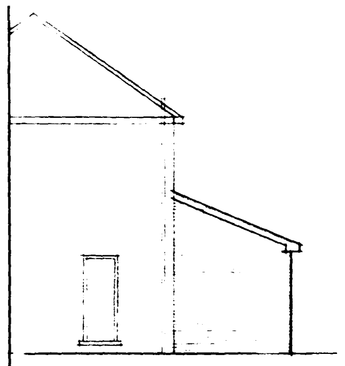
3 Glen Avenue
Winsover Road
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

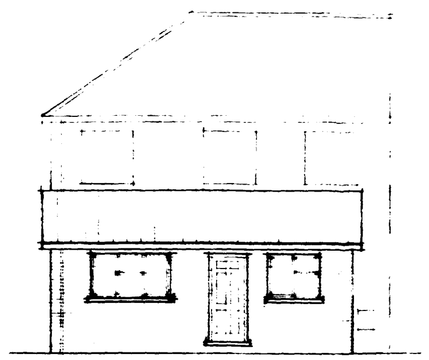
Cash/Cheque : Cheque

Signed.....K.L.Gowe...
(Authorised Collector)

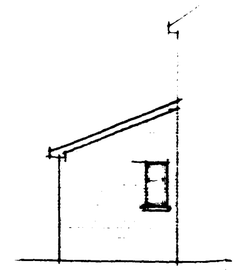
FILE COPY



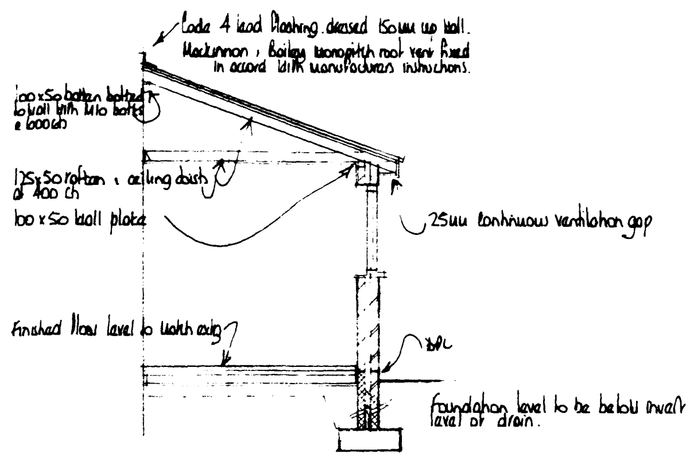
east



north



west



section

FOUNDATIONS

Foundations to be C20P grade concrete.

For 265mm walls foundations to be 700 x 230mm.
For 100mm " " " " 450 x 230mm.

Foundations to be taken down to a firm load-bearing strata, min. 1.0m if in shrinkable subsoil, in accord. with the requirements of the Local Authority Building Control Dept.

FLOOR CONSTRUCTION

Ground

65mm sand/cement screed reinf. with chicken wire mesh.
500g polythene separating membrane.
50mm flooring grade polystyrene insulation.
100mm min. C15P grade oversite concrete.
1200g polythene damp proof membrane lapped with dpc in walls.
25mm sand blinding.
100mm min. compacted hardcore - if in excess of 100mm fill, to max. 600mm the hardcore is to be laid and compacted in layers not exceeding 150mm.
Where 100mm internal walls are constructed off the floor slab, the slab is to be thickened to 230mm for a min. width of 450mm.
Strip off all vegetable soil from beneath proposal.

WALL CONSTRUCTION

Below Ground

To be class A concrete blocks.
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete.

Cavity Walls

To be 265mm overall constructed as follows:-
100mm facing brick.
65mm mineral wool insulation, i.e. Dritherm.
100mm load-bearing insulation blocks, i.e. Hemelite.

All to be tied together using stainless steel wall ties positioned at distances not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skim finish to give a max. 'U' value of 0.45W/m²c.

Internal Walls

To be 100mm load-bearing insulation blocks (constructed off a dpc if at ground level) unless specified otherwise.

DPC in Walls

To be a min. 150mm above finished ground level.
An insulating vertical dpc, i.e. Damcor, is to be provided to all cavity closures.
A dpc cavity tray is to be built into the cavity walls, stepped as applicable, immediately above an abutment.

WINDOWS/DOORS

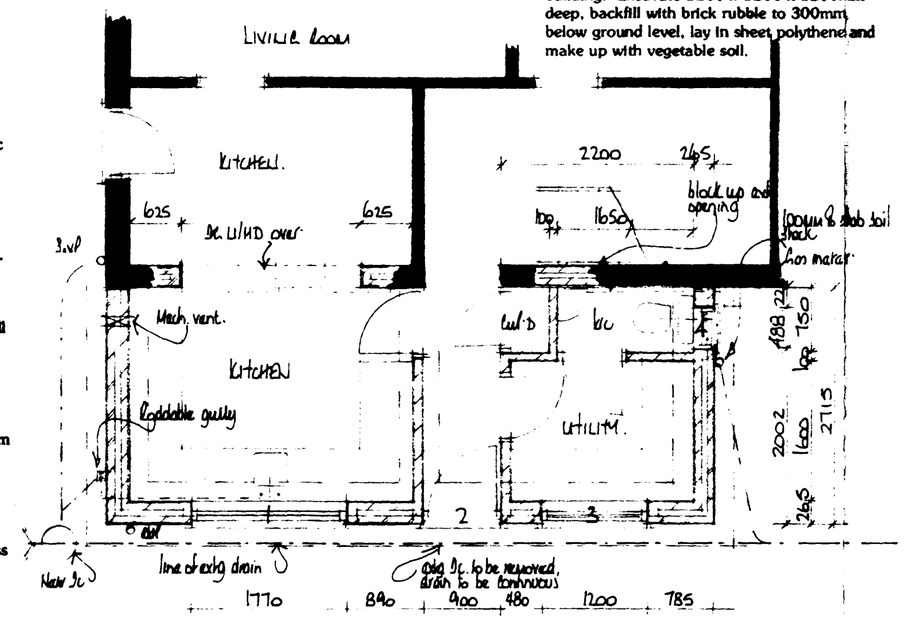
To be Boulton & Paul, or similar, to be double glazed with sealed units and weatherstripped.
Each window to incorporate a controllable trickle vent of 4000m².
Glazing to windows less than 800mm and doors less than 1500mm above floor level is to be laminated or toughened glass in accordance with BS6206:1981.
See window schedule.

LINTELS

Lintels to cavity walls to be IG., to have a min. end bearing of 150mm and be installed in strict accordance with manuf. instructions with a dpc cavity tray over-see lintel schedule.

Lintels over openings in 100mm blocks walls to be Spanlite pcc lintels, 100 x 65mm unless specified otherwise, with the equivalent of 3 courses brickwork over.

Lintels to be protected with either a min. 13mm gypsum plaster or clad with 12mm tacboard to achieve a min. ½hr fire resistance.



ground floor plan

VENTILATION

All habitable rooms to contain opening vents equal to 1/20th floor area.

Kitchen to be mechanically ventilated, direct to the external air, having an extraction capacity of 60 l/sec (30 l/sec if in cookerhood).

SMOKE DETECTION

Provide and install self contained smoke alarms complying to BS5446:Pt1:1990 where indicated (SD) on drawing.

Self contained smoke alarms are to be permanently wired to a separately fixed circuit at the distribution board operating at a low voltage via a mains transformer. The wiring installation is to conform to the IEE Wiring Regulations.

DRAINAGE

Surface

Excavate for and lay in where indicated 100mm dia. flexible jointed UPVC drains on 100mm pea gravel bed from 100mm dia. upturned bend at base of downpipe to soakaway.
Form soakaways a min. 5.0m from the nearest building. Excavate 1200 x 1200 x 1200mm deep, backfill with brick rubble to 300mm below ground level, lay in sheet polythene and make up with vegetable soil.

DRAINAGE

Foul

Supply and install proprietary UPVC inspection chambers on 100mm pea gravel bed in accord. with manuf. instructions.
Excavate for and lay in where indicated 100mm dia. flexible jointed UPVC drains on 100mm pea gravel bed at a gradient of 1:70.
Where 100mm dia. drains pass beneath the proposal and are within 300mm of the floor slab they are to be encased in concrete integral with the floor slab.
Where 100mm dia. drains pass through walls they are to be protected by the use of a lintel over. Both sides of the opening to be masked with rigid sheet material with 50mm clearance of the pipe.
Supply and install where indicated 100mm dia. soil and vent pipe jointed to 100mm dia. upturned bend at base. Finish at top, 900mm above window head ht., with pvc cage.
Supply and install where indicated trapped (roddable) gullies, waste pipes to discharge below grating level and above water level.
Supply and install 40mm dia. pvc waste to sinks and showers, 32mm dia. pvc waste to hand basin with 75mm deep traps. 40mm dia. pvc waste to bath with combined trapped waste and overflow - all unless specified otherwise on plan.
All waste pipes to have rodding access at each change of direction and be readily accessible throughout their lengths.
Above ground drainage to comply with BS5272:1978.
Below ground drainage to comply with BS8301:1985.
All drainage items to be installed in strict accord.
with manuf. instructions.

HOT WATER SYSTEMS

The hot water system is to be vented.

A 3kw immersion heater is to be fitted to an insulated hot water cylinder which is to be fitted with a thermostat and time switch.

A room thermostat or thermostatic radiator valves are to be installed.

All pipes not contributing to useful heat requirements to be insulated.

ELECTRICAL INSTALLATION

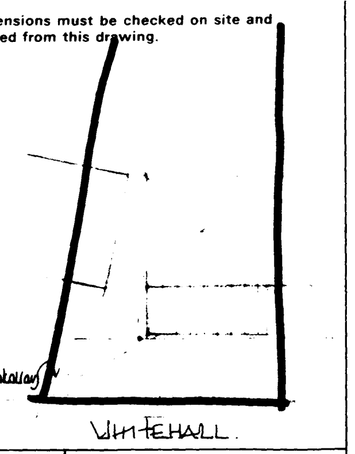
The Electrical Contractor is to ensure that the electrical installation is in full compliance with the latest edition of the I.E.E. regulations. Any electrical fitting indicated on the drawing in a position contravening these regulations is to be relocated to achieve full compliance.

Window/door + lintel Ref.

Location	Unit without Ref.	Lintel Ref.	Lintel Length
1.	3No CVC	L1/5	2100
2.	As Door to Utility	L1/5	1200
3	2No CV	L1/5	1500
4.	1No V	L1/5	900

SOUTH ... D.C.
PL... T.
12 FEB 1993
21.7.93.

All dimensions must be checked on site and not scaled from this drawing.



A	Date	Revisions

© copyright

East Midlands Design Associates
"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs. PE11 3JA
Tel : Spalding (0775) 767968

Client

Mr & Mrs. C. Brent.

Job Title

Kitchen / Utility Extension At
11 Whitehall
Crosskirton
Spalding.

Drawing Title

Plans.
Section
Elevations.

Scale 1:50 & 1:100

Date Feb 93 | Drawn by AL

Drg No. 93/18/01 | Rev

420×594mm A2