SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H08/0126/92 Received:10-FEB-92 Type:FULL

Name: Mrs V E Hammond
65 Bowgate
Gosberton
Spalding
Lincs, PE11

Agent: J R Clayton (Associates)
Sandacre Lodge
North Drove
Quadring Fen
Spalding, Lincs, PE11 4QS

Description: Single storey extension to existing house

Location : 65 Bowgate 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
02-APR-92 H08/0126/92

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)

Town and Country Planning Act etc

DRAFT DECISION

Reference: H08/0126/92 Received:10-FEB-92 Type:FULL

Name: Mrs V E Hammond
65 Bowgate
Gosberton
Spalding
Lincs, PE11

Agent: J R Clayton (Associates)
Sandacre Lodge
North Drove
Quadring Fen
Spalding, Lincs, PE11 4QS

Description: Single storey extension to existing house

Location : 65 Bowgate Gosberton
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.

Authorised to issue:

30-MAR-92 H08/0126/92

AD...31/3.....DC...31/3.....

PLANNING APPLICATION

For office use only

Application No. H08|0126|92

Date Registered 29 JAN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MRS. V.E. HAMMOND
65 BOWGATE
GOSBERTON
LINCS. PE11 4LL

Tel. No. (0775) 840913

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

J.R. CLAYTON (ASSOCIATES)
SANDACRE LODGE
NORTH DRIVE
QUADRING, HEN
LINCS. PE11 4QS

Tel. No. (0775) 750377
(Personal contact name) MR. J. CLAYTON.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

65 BOWGATE GOSBERTON LINCS. PE11 4LL.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

SINGLE-STOREY EXTENSION TO EXISTING HOUSE.

Please complete

I attach ✓* Four copies of all plans
✓*an ownership certificate (see back page)
✓*a fee of £46.00 If you consider no fee is payable include a written explanation instead.

Signed. J Clayton Date. 28 January 92 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: N.A. sq. metres

B. Please state size of any new structure:- (a) max. height: 4.1 metres

(b) max. ~~length~~ depth: 4.2 metres

(c) max. width: 4.25 (net 3.0) metres

C. Please state type and colour of materials for facing external walls: COMMON BRICKS TO MATCH EXISTING.

D. Please state type and colour of roofing materials. RED INTERLOCKING TILES.

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

5. GENERAL INFORMATION Please complete each section

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

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 of more trees → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of EXISTING S/AWAYS OR DYKE

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

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.	N.A.	→ Date: Consultee(s):
Is this application related to a previous submission	N.A.	→ 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 28 January 92

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 28 January 92

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy — Neighbours YES — Other

Boundaries 1.5m hedge to front — Site Features Open to rear & front. Building plot permitted to side. Existing house red brick & grey. Red interlocking tiles, proposed slate. Attached neighbour (semi) wooden shed adj. to house. Driveway connected to house.

Inspected by: CS
date: 11/3/92

Residents notified on site visit: 63 & 67

Case Officer Conclusions (issues)

Case Officer Recommendations (summary)
(details overleaf)

Delegation
Recommended approval? —

Confirmed by
Case Officer

Departure from policy — Yes ___ — No ___

Ward member request — Yes ___ — No ___

Recommended approval contrary
material objection — Any objection received? No / If yes, is any objection material? Yes / No — Yes ___

Reason:

Other circumstances requiring
Committee decision — Yes ___ Signed by Senior Officer: Signed _____ — No ....

Reason:

All of above

Recommended refusals —

Refusal on adopted policy
grounds on those applic — No ___ — Yes ___

ANY ONE OF ABOVE

Committee
report
Sub-Committee Chair
SP recommended _____
Panel/Task recommended _____

Delegation
confirmed by
Senior Officer
DZ 27/3

Recommendation/ decision report produced _____ Amended/ confirmed

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED PSM 13-2-92

one for 4th Apr / 12/3

Publicity : General
Departure
Setting of LB Viz

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major Ca

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-registered .....
Ack/Reception/Filesheet .....
Consultation .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 116,...

Receipt Issued ..... No. P583

Date First Received 29 JAN 1992

REGISTRATION

REFERENCE H08/0126/92

Cross-Ref 808/0060/92

Date 31/1/92

VALIDATION Date 31/1/92

Type 6266 Earliest permission date (Cert B) .....

Site area ..... No. of dwellings ..... Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

HM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S63 Advert required ☐ Expiry date .....

Fees: Nil fee – previous app ☐ Ref .....
– type ☐
Discounted fee ☐ Reason .....

Correct fee £ 55 Additional £ 9 Receipt no. P638

Refund £ ..... Issued .....

CONSTRAINTS Date 31/1/92

Index Sheets 71 OS Nos ..... Grid Ref 533030 183020

Ward E Parish CUCKFIELD TR Rural ☐ CA ☐
TR Bypass ☐ LB ☐ Grade
Inside IBD YES Inside LP Area NO Level crossing ☐ TPO ☐
Footpath ☐ Other:

Linked to site.....Ref..... Linked to property.....Ref..0053794

Planning Records:
Earlier apps 10351/91

3 Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

APPLICATION REF: H08/0126/92/AI

DATE AMENDMENT RECEIVED: 14 April 1992

APPLICANT: Mrs V E Hammond
65 Bowgate
Gosberton
Spalding
Lincolnshire
PE11 4LL

AGENT:

DESCRIPTION OF ORIGINAL DEVELOPMENT: Single storey extension to existing house

LOCATION: 65 Bowgate, Gosberton, Spalding, Lincolnshire

AMENDMENT SUBMITTED: Change bricks to LBC Red Heathers

7 May 1992

Dear Sir or 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.

Yours faithfully

B Smith

Director of Planning and Building Control Services

N25

BRIAN **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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H08/0126/92 Type: FULL

Applicant: Mrs V E Hammond
Tel: 0775 840913

Agent: J R Clayton (Associates)
0775 750377

Description: Single storey extension to existing house

Location: 65 Bowgate
Gosberton
Spalding
Lincs

Valid date: 10-FEB-92 Terminal date: 06-APR-92
Target dates: Target Committee: 25-MAR-92
To case officer 15-FEB-92 Report deadline: 11-MAR-92
Inspected by 20-FEB-92
Extra contacts 25-FEB-92 Case Officer:
Report if not clear by 16-MAR-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Gosberton P	0775 840415	12-FEB-92	26-FEB-92
Cllr W D Skells	0775 840415	12-FEB-92	26-FEB-92
Owner/Occupier		11-MAR-92	25-MAR-92
Owner/Occupier		"	"

In C.C - No objections JPCB 12/3/92.

BRIA 1ITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H08/0126/92 Type: FULL

Applicant: Mrs V E Hammond
Tel: 0775 840913

Agent: J R Clayton (Associates)
0775 750377

Description: Single storey extension to existing house

Location: 65 Bowgate
Gosberton
Spalding
Lincs

Valid date: 10-FEB-92
Target dates:
To case officer 15-FEB-92
Inspected by 20-FEB-92
Extra contacts 25-FEB-92
Report if not clear by 16-MAR-92

Terminal date: 06-APR-92
Target Committee: 25-MAR-92
Report deadline: 11-MAR-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension/curt bldg
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Gosberton P 0775 840415	12-FEB-92	26-FEB-92
Cllr W D Skells 0775 840415	12-FEB-92	26-FEB-92

L.C.C – No objections JS CB 13/2/92.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H08/0126/92

Applicant: Mrs V E Hammond
65 Bowgate
Gosberton
Spalding
Lincs, PE11

Agent: J R Clayton (Associates)
Sandacre Lodge
North Drove
Quadring Fen
Spalding, Lincs, PE11 4QS

SOUTH HOLLAND D.C.
PLANNING DEPT
1 FEB 1992
REF .....

Description: Single storey extension to existing house

Location: 65 Bowgate
Gosberton
Spalding
Lincs

Type: FULL

Date received: 29-JAN-92

03-FEB-92

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:

✓ A further fee of #9 is required.

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 Maxwell quoting the above reference.

Yours faithfully

pp Principal Administrative Officer

PLEASE RETURN WITH YOUR REPLY

PLANNING AMENDMENT

For office use only

Application No. H08/0126/92/A1

Date registered 14 APR 1992

Case Officer P.U

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mrs V. E. Hammond
65 Bowgate.
Gosberton PE11 4LL

Tel. No.

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

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

65 Bowgate, Gosberton, Spalding. PE11 4LL

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

H08/126/92

Building Regulation reference relating to same development.

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

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 .....

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Single Storey extension to existing house

As **NOW PROPOSED**, if different

~~Change Bricks to~~

State details of amendments proposed

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

Change Bricks ~~to~~ L.B.C. Red Heathers.

State drawing no's of the current submission

N/A

State Officer dealing with the application, if known.

P. J. Udy.

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

N/A

OFFICE USE ONLY

To D.C. 15/4

Validation	Adequate detail Acknowledged	☐	Confirmed .....
		..... HL ...	
Liaison with Building Control	Outside parameters	HL ☑	Confirmed .....
	Referred to case officer	.....	Officer ..... GB
	Amended plans received	☐	No further action .....
	Amended plans needed	☐	Reference .....
	New application needed	☐	
	New submission requested	.....	
	Indexed	..... HL ...	

		Principal D.C. Check	Case Officer
		.....	.....
A. Post Decision	Immaterial/acceptable as amendment	☐	☑
	New application needed	☐	☐
	New application requested	.....	.....
	Liaison recorded	.....	.....
B. Current Application	Same char/desc. (refer to Admin.)	YES / NO	YES / NO
	Publicity/residents required	NO / YES	NO / YES
	Too significant	NO / YES	NO / YES
	New application needed	YES	YES
	New application requested (incorporating fee position)	Date	
	Liaison recorded	Date	

Case Officer: Check List

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

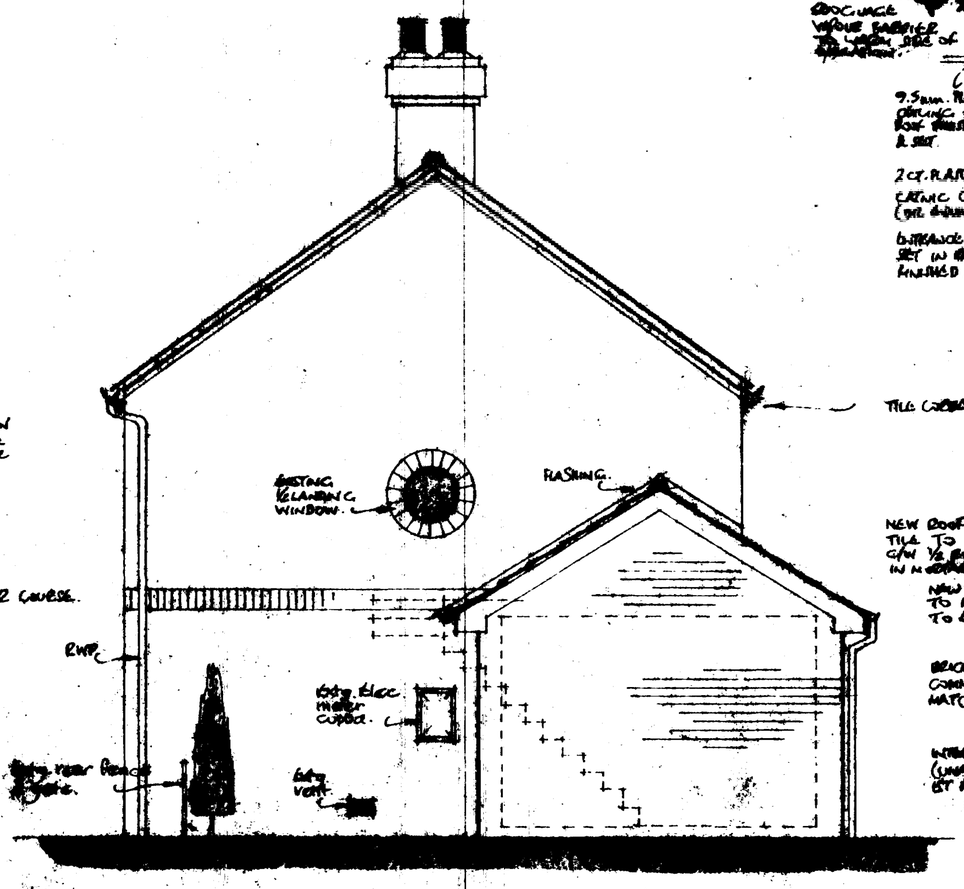
Site notes:

Details of fee required

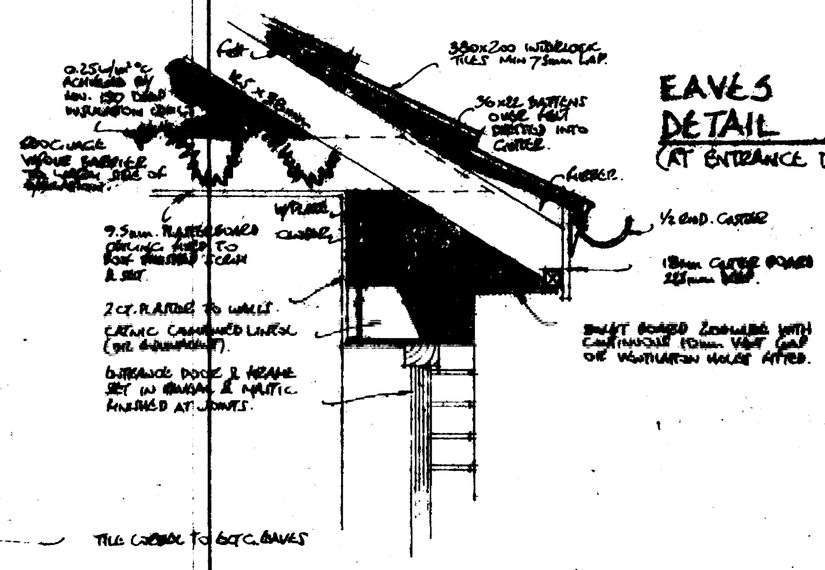
Details accepted, if different:

Notes: PDC Saw bricks on site. Builder was phoned for name of brick. Sand were OK

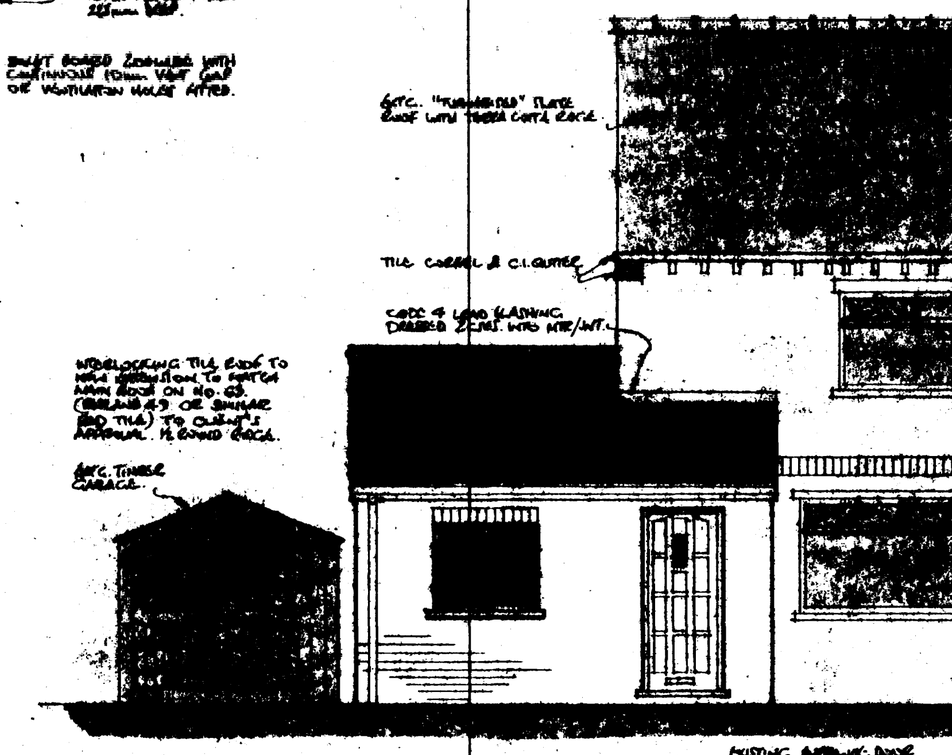
Signed: PDC ..... Date: 6-5-92



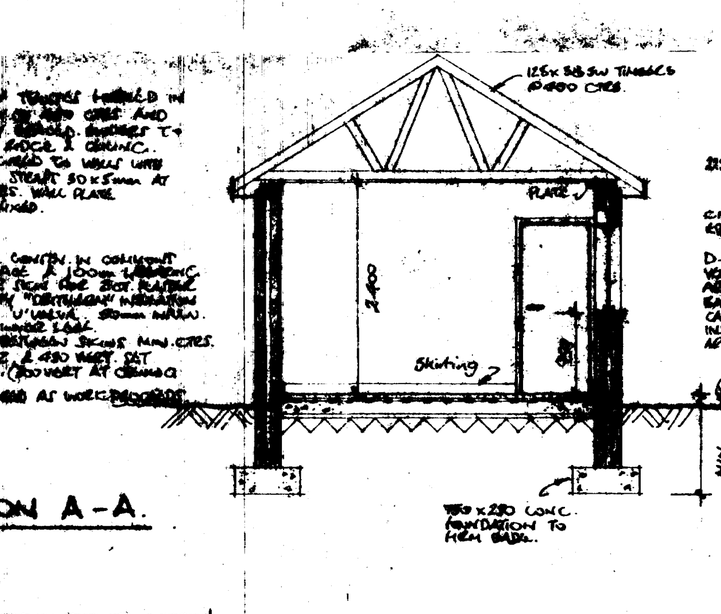
SIDE ELEVATION.



EAVES DETAIL Scale 1:10 (AT ENTRANCE DOOR).



FRONT (BOWGATE) ELEVN.



SECTION A-A.

225mm EAVES BOARD.

C/W & LINTOL BY OTHERS (OR EQUIVALENT T.C.) TO GENERIC.

D-GLAZED CASEMENT SASH WITH VENTILATION TO NEW KITCHEN FLOOR AREA. WINDOW TO INCORPORATE "TRICKLE" BACKGROUND VENTILATION.

CAVITY FILLED WITH "URSA MASTERBATE" DPC INSULATED LINTOL TO 1.2 W/m²°C MIN. AROUND OPENINGS.

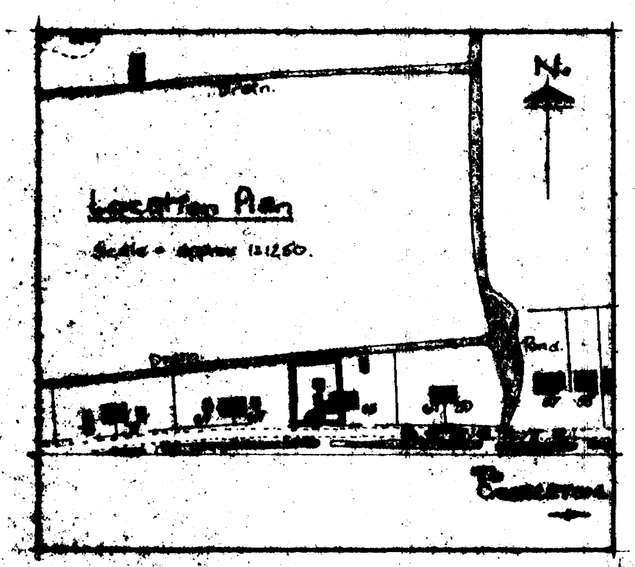
PLASTIC D.P.C. STRIP TO WALLS MIN. 150mm ABOVE EXTERNAL G.L. LEVEL & LINKED TO DPM.

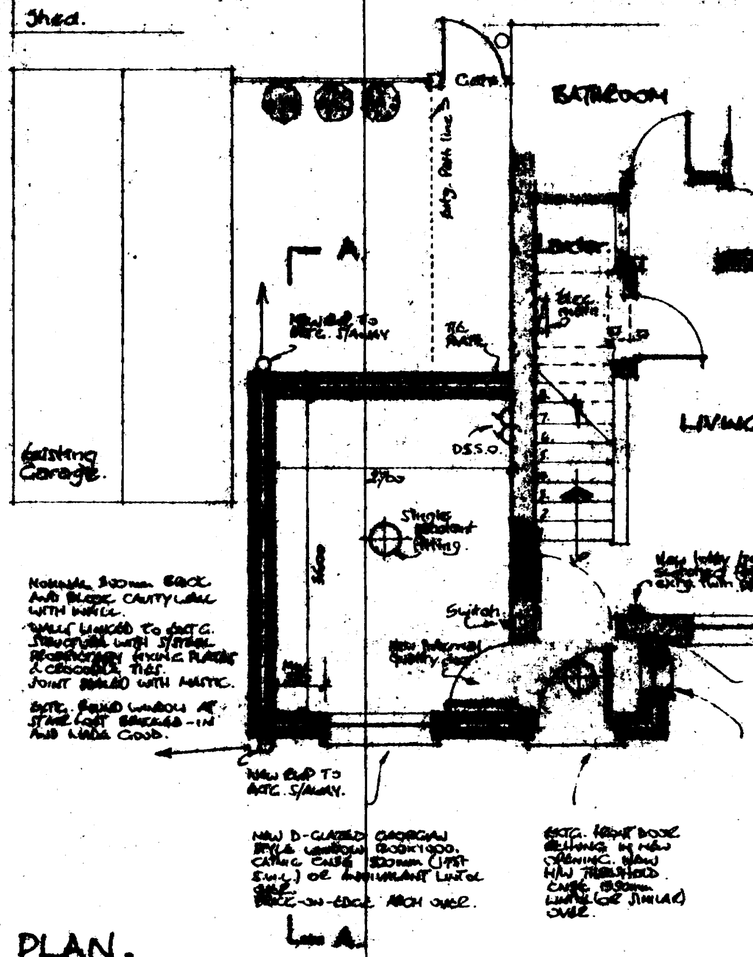
CAVITY UP TO G.L. FILLED WITH BLACKLITE CONCRETE.
EXTG. BRICK WALLS UP TO DPC.

FLOOR SCREED 65mm THK. LAID OVER 50mm SLAB INSULATION IN ROOM/VERANDAH TO > 0.45 W/m²°C.
1000 GAUGE POLYTHENE DPM TO 150mm CONC. BED. SLAB, DECREASED UP & LAPPED INTO WALL DPC'S.
SLAB LAID ON 50mm SAND BLINDING ON CONSOLIDATED HARDCORE.

Notes.

1. IN ALL CASES FOUNDATIONS SHALL ACHIEVE A FIRM BASE.
2. EXISTING FOUNDATION / FOOTING LEVEL NOT TO BE CHANGED WITHOUT CONSENT & APPROVAL OF LOCAL AUTHORITY.
3. ANY EXCAVATION; FILL OR SOFT SPOT TO BE CLEARED AND CONSOLIDATED.
4. ANY DRAIN TO BE PROTECTED PROPERLY BACKED & SURROUNDED IN MIX - CONCRETE OR CONCRETE LINTOL STRUCTURE.
5. ALL STRUCTURAL TIMBER TO BE PRESERVER TREATED WITH PRESERVATIVE.
6. LINTOLS SHALL HAVE MIN. 150mm END BEARING.
7. RECEPTACLES TO BE FINALISED AT CLIENT'S DISCRETION.
8. ALL UNFINISHED SURFACES TO BE MADE GOOD.
9. FINAL POSITIONING OF ELEC. OUTLETS TO BE DETERMINED BY CLIENT.
10. ANY ENCROACHMENT FOR NEW JOINERY TO BE 50 mm. MIN. DISTANT FROM THE BUILDING AND BE FILLED WITH CONCRETE BRICK BLOCKS.





PLAN.