



Application no: H08-0238-10

Applicant: Mr P Twell
171 Chesboule Lane
Gosberton Risegate
Spalding
Lincs PE11 4EU
PE11 4EU

FILE COPY

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Agent: Remway Design Ltd
2nd Floor
5b Sheep Market
Spalding
Lincs PE11 1BH
PE11 1BH

Description: Details of south and east boundaries and boundary treatment, site levels, external boxes, eaves, verges, chimney stacks etc, sash windows and window frames, external doors and external materials (Conditions 4, 5, 6, 8, 9, 10, 11,12 and 14 of H08-0803-09)

Location: 264 Siltside
Gosberton Risegate
Spalding
Lincs
PE11 4JR
PE11 4JR

Amendment: Amended design details (dwg nos. 1701-03C, 1701-04D, 1701-11 and 1701-12A)

Letter Sent: 7th June 2010

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above and confirm that the changes are able to be incorporated in the application which will now **only be considered in its amended form**.

Your rights of appeal remain as explained on the original acknowledgement.

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully



Head of Planning & Development

AMENDMENT RECORD SHEET - LIVE APPLICATION

Admin to Complete

Date Received ... 11/12/06 Registered ☒

SAS
4/6/10

Case Officer to Complete

Has this amendment been requested? Yes/No

If Yes, is it what was asked for? Yes/No

Is it an amendment in principle? Yes/No

Is it the same character/description for fee purposes? Yes/No (Refer to Admin if in doubt)
If No, but amendment requested, the following must be completed if the amendment is to be accepted

Certified That The Development Objectives Outweigh The Financial Objectives

Senior Officer's Signature: [Signature] Date: 07/06/2010

Re-Consults as a result of this amendment

None ☒ All ☐

Partial ☐ Parish Council ☐ Ward Member ☐ Press ☐ Site Notice ☐

Residents/Other ☐ - Name/Address:

Case Officer's Decision:

REJECTED - New Application Required ☐

Reason

Do you want this reason to be added to the Rejection Notice? YES/NO

ACCEPTED - Superseded Details Removed ☒

Note

Do you want this note to be added to the Acceptance Notice? YES/NO

Revised Description (if applicable)

Case Officers Signature [Signature] Date 07/06/2010

Admin To Complete

Agreed Term Date Updated ☒ Re-Consultations Carried Out (if necessary) ☒

Public Register Updated ☒ Acceptance/Rejection Letter Issued ☒
(Plus Library if Re-Consulting Residents)

7/6/08

AMENDED PLAN

Porter, Karen

From: Thorn, Steve on behalf of _planningadvice
Sent: 02 June 2010 14:48
To: Porter, Karen
Subject: FW: H08-0238-10 - Twell con. comp.

Ref:

A1

Attachments: 1701 - 11 (a3) legend.pdf; 1701 - 12 rev A (a2) details.pdf; 1701 - 03 rev C (a1) plans.pdf;
1701 - 04 rev D (a1) elevations.pdf



1701 - 11 (a3)
legend.pdf (1 M...



1701 - 12 rev A
(a2) details.p...



1701 - 03 rev C
(a1) plans.pdf...



1701 - 04 rev D
(a1) elevation...

Karen,

I've not scanned or printed this.

Steve

-----Original Message-----

From: Crew, Chris
Sent: 02 June 2010 14:05
To: _planningadvice
Subject: FW: H08-0238-10 - Twell con. comp.

SHDC
Planning & Development

- 2 JUN 2010

Ref: 0238-10

Please scan/book in as amended details

-----Original Message-----

From: Remway Design - Jason Wilson [mailto:jason@remwaydesign.co.uk]
Sent: 02 June 2010 14:03
To: Crew, Chris
Cc: 'paul twell'
Subject: RE: H08-0238-10 - Twell con. comp.

Chris,

We attach amended drawings and comments as follows:

5. Details of the design of the proposed gate piers should be submitted. - shown on drawing

8. Is there any reason why the electricity box couldn't be positioned further back on the flank elevation, say near the kitchen window? - shown on drawing

9. i) Eaves and verges. The elevation drawing shows a detail on the gables that looks like a corbel or kneeler, but this is not reproduced on dwg. 1701-12. Can you clarify this? I'm still not convinced that plain eaves are appropriate. - plain eaves shown on drawings

ii) The chimney stack detail does not reflect the proportions shown on the elevation drawing ref: 1701-04/C, which scale at 1.1m deep x 0.65 wide (as opposed to 1m x 0.85m on dwg. 1701-12). I'm also concerned that the height above the ridge of the stacks on the front elevation is a bit squat- an extra 600mm say would improve this. You'll also need to convince me that GRP flaunching and pots will have the same appearance as mortar and clay, as it stands I'm not sure that it will (the D&A Statement referred to clay pots). Also, would the brick slips be lead dressed in the same way as a real stack? - dummy brick chimneys as sizes, now cannot be sourced as grp. details added to drawings

iv) No detail seems to have been provided. All I'm looking for here is something that shows that the infill brickwork will not be toothed into the surrounding walls- there should be a straight joint and a slight reveal. - legend annotation 122 copy attached

v) The brickwork window head arch is shown on dwg. 1701-12 as being flat over the window frame, whereas the elevation drawing shows a curved timber fillet. The latter is the more appropriate detail, but only needs to be a shallow curve. - amended detail

shown on drawings

vi) You've provided some but not all the details for the front door and surround. The canopy and pilasters are ok, but we need details of the door, the over light, the step, and pannelled reveals. The entrance door section submitted does not show the door set in deep enough reveal - there is serious concerns with setting the door frames and likewise window frames behind the brickwork due to today's current regulations regarding air tightness and thermal bridging. we have spoken with oglesby and limb and he advised that the details we now propose were acceptable to you on one of his projects due to the same reasons. we therefore propose not to recess the frames but to have a full 1" (25mm) reveal with sash box frame faced with a moulded timber perimeter trim as seen at glen house. the applicant will submit window and door details direct from his supplier when commissioned.

10. The sash window details provided do not relate to Condition 10, which states that they should be recessed behind the masonry by at least 10cm and have no decorative horns. The elevation and sections (including the cill section) will need to be revised. A 1:1 section of the glazing bar would also be useful- it's not possible to make it out on the submitted sections. Trickle vents should also be shown- we will not accept visible trickle vents. - no trickle vents will be required due to the applicant now having a full heating and ventilation system.

11. There is no detail showing the casement windows cill arrangement. It's also not clear whether the central mullion is fixed or not. - as above

12. The submitted door sections are not clear, and the typical door elevation differs from that shown for the main entrance. No details of the folding doors to the rear or garage doors have been supplied. Can you confirm that the doors are proposed to be finished in cream?

External doors are traditionally finished in a different colour to the Windows. the doors will be finished in a contrasting colour which the applicant will advise with the door and window details

14. The slate should be ok, but we'll need a manufacturers spec to confirm what guarantee it has for colour durability. I'll need to look at a sample of the brick on site, but having looked on Terca's website I'm not sure it'll be appropriate. A red/brown or red/orange brick would be better I think, of which there are quite a few in the Terca book. I'd also question whether the window arches are intended to be the same

brick- the detail you've submitted suggests that they'll be finer rubbed brick arches. - applicant to forward a colour durability guarantee. the applicant proposes to use Redstone from all about bricks which I am led to believe has been approved by you on site.

Bearing in mind that this consent was for a replacement dwelling over 100% larger than the existing house, the quality of design and detailing was, and remains, critical. At the moment the standard is not high enough.

I'll wait to hear from you on the above, but if you feel a meeting would be useful let me know.

Regards

Chris

Chris Crew
Planning Officer
South Holland District Council

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PLANNING AMENDMENT

For Office Use only

Application No: H08-0238-10A1

Date Registered: 02 JUN 2010

Case Officer: Chris Crew

S O U T H



H O L L A N D

DISTRICT COUNCIL

(Please complete using block capitals and black ink)

APPLICANT NAME AND ADDRESS mr P Twell Telephone:		AGENT NAME AND ADDRESS Remway Design Telephone:	
SITE ADDRESS DETAILS 264 SULTSIDE, Gosberton Rise gate			
CURRENT APPLICATION NO: This amendment cannot be considered unless the relevant reference is stated.		H08-0238-10	
Building Regulation reference relating to same development (if applicable)			

I attach four copies of this form and necessary plans and request that the changes described below can be accepted as an amendment. As the amendment relates to a current application, I agree to an extension of the terminal date (if applicable).

Signed : _____ Date: _____

FULL DESCRIPTION OF DEVELOPMENT OF CURRENT APPLICATION THAT THIS AMENDMENT RELATES TO		Details of cond's 4, 5, 6, 8, 9, 10, 11, 12 + 14 of H08-0803-09	
State details of amendments proposed. (Give a full detailed list of the changes; and also mark these clearly on the accompanying plans. Only the changes listed here will be considered)		Design Details	
State drawing numbers of the current submission			
Has this amendment been requested by the Council? (If so, state Officer dealing with the application)		YES/NO	
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers			
Has a similar amendment been submitted under Building Regulations? (If so, state Building Control Surveyor dealing with application)		YES/NO	