

Town and Country Planning Act 1990

Planning Permission

Reference: H08/0311/93

Received: 30-MAR-93 Type: FULL

Name: Gosberton Group Limited
Quadring Road
Gosberton
Spalding
Lincs

Agent: Peter Frost & Co
Solicitors
1 London Road
Spalding
Lincs PE11 2DH

Description: Change of use of dwelling to offices

Location : 1 Homlea Quadring Road
Gosberton Spalding

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 Parking for the office use shall be via the applicants existing site only and before the use hereby granted permission is implemented the existing access shall be sealed up in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

- 3 The office use hereby permitted shall be used only for ancillary accommodation for the adjacent commercial site located to the south, west and north west and shown in blue on the submitted plan.

Reason: In the interests of highway safety.

The applicant is reminded that any internal alterations of this Listed Building required by the Fire Officer, if the office use is implemented, will require Listed Building Consent which the Local Planning Authority will refuse if the character of the Listed Building is harmed.

Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a

further application for planning permission.

Director of Planning and Building Control Services
26-AUG-93 H08/0311/93

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

PLANNING APPLICATION

For office use only

Application No. H08/0311/93

Date Registered

30 MAR 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

GOSBERTON GROUP LIMITED
QUADRING ROAD
GOSBERTON
SPALDING
LINCOLNSHIRE

Tel. No. 840401

NAME AND ADDRESS OF AGENT

(if form completed by agent)

PETER FROST & CO.,
SOLICITORS
1 LONDON ROAD
SPALDING PE11 2DH

Tel. No. 725044

(Personal contact name) MR. R.H. BOWKER

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

1 HOLMLEA, QUADRING ROAD, GOSBERTON, SPALDING, LINCOLNSHIRE

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CHANGE OF USE OF DWELLING TO OFFICES

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.
Previous application No.

Signed

Peter Frost, Esq.

Date 29th March 1993

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 Dwellings
(ii) Other new building(s)
(iii) Alterations or extension
(iv) Change of use

☐
☐
☐
☒

If so, how many:

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

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

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

D. Please state type and colour of roofing materials.

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

N/A

sq. metres
metres
metres
metres

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** boxA. 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?

TREES Please tick **one** boxA. The proposal does **not** involve the felling of any trees☒

B. The proposal does involve the felling of one or more trees

☐

⇒ If so, please show details on plans.

DRAINAGE

Please complete

A. Please state how surface water will be disposed of

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer

☐

Cesspool

☐

Septic tank

☐

As existing

PLEASE COMPLETE IN ALL CASES

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public right of way

The proposal is known to affect contaminated or filled land

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

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.

Is this application related to a previous submission?

State Yes or No

☐ NO
☐ YES
☐ NO
☐ NO
☐ YES

⇒ If so, please give details in Part 6

⇒ If so, please complete Part 7

☐ NO

⇒

Date:

Consultee(s)

☐ NO

⇒

Application No.

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

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

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

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

☒

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

☐

Proposed total gross floorspace sq. m.

Previous total gross floor space sq. m.

This new total includes the following net floorspace:

Retail sq. m.

Office sq. m.

Industrial sq. m.

Warehousing sq. m.

Other sq. m.

If so, please state use:

	Office Staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?	10		
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	10 from Applicant's adjoining office premises		
In the case of industrial development, give a description of the processes to be carried out and of the end products, and the type of plant or machinery to be installed.	N/A		
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development	N/A		
Is the proposal related to an existing use on or near the site? If so, please explain the relationship	State Yes or No YES The premises immediately adjoin the Applicant's existing premises. Additional office premises are required.		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.	State Yes or No NO		
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)	N/A		
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)	As existing		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	Via the Applicant's adjoining premises		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No NO If yes, you may need to apply for Hazardous Substances Consent		
What provision is being made for access to premises for the disabled?	NONE		

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: PATRICK MICHAEL STEWART and JANE ELIZABETH STEWART

Address of owner at which notice was served: State Date notice served:

1 HOLMLEA

29th March 1993

QUADRING ROAD

GOSBERTON, SPALDING, Lincs.

Signed *Peter Port* (Applicant / Agent) Date 29.03.1993.....

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 *Peter Port* (Applicant / Agent) Date 29.03.1993.....

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

SHDC/LFP/1

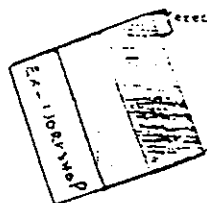
MAR 1996
03/1/93

1

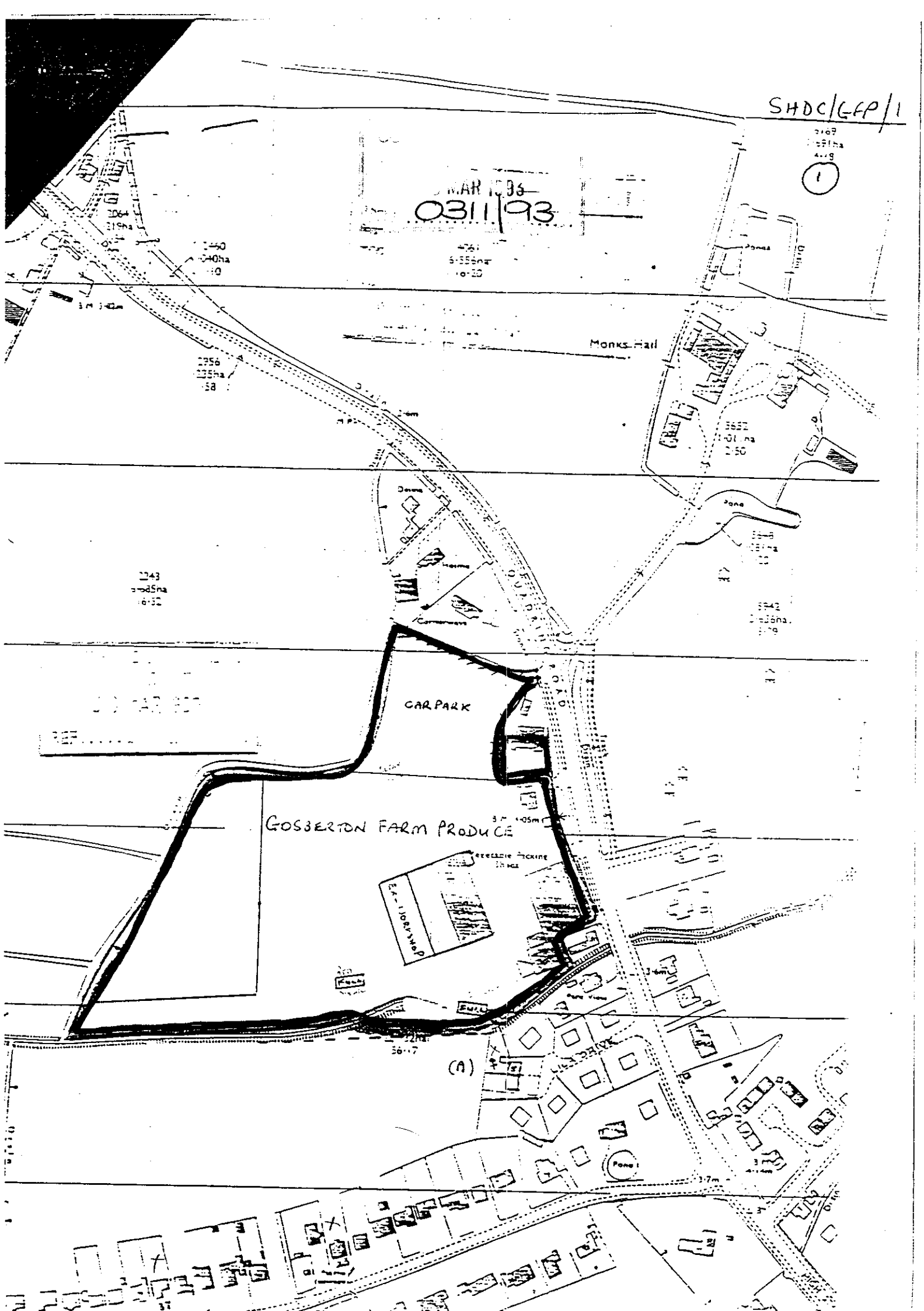
MONKS HALL

CAR PARK

GOSBERTON FARM PRODUCE



(A)



APPLICATION ASSESSMENT

Notes for Case Officer

No Building Reg App as far as can
See Plan 17-5

Site Inspection

Accuracy

Neighbours

Boundaries

Site features

Other

Inspected by PM

Date 13-4

Notice posted by PM

Date 7/4

PTD

Resident Notices required

room on site for am parking
Alternative door access through
back wall.

Sent

Delivered

Case Officer Conclusions

One half of large property, already in use as offices - auditors.
access to it from A152, other half of building has own access closer
to Quads. Access to G.P. next to proposed office needs with

RECOMMENDATION

1.5-1.8 on back wall in boundary

COMMITTEE

Departure from Policy

.....

Ward Member request

.....

Recommend approval against
material objection

.....

Other circumstance
viz:

.....

DELEGATED

Case Officer PM

Senior Officer

Case Officer Recommendation

Approve

✓

Refuse

Signed PM 18-8

Change to Committee recorded

See

Conditions/Reasons
(continue overleaf)

Any Permission is granted the early access shall be sealed up in accordance
with details to be submitted to Reason PM + approved by the LPA

3) The office use hereby permitted shall be ~~unconstrained~~ ^{used only by}
"The Fosterston Group" of companies for ancillary accommodation.
Reason - In the interests of highway safety

Notes to applicant

4) See

Disabled

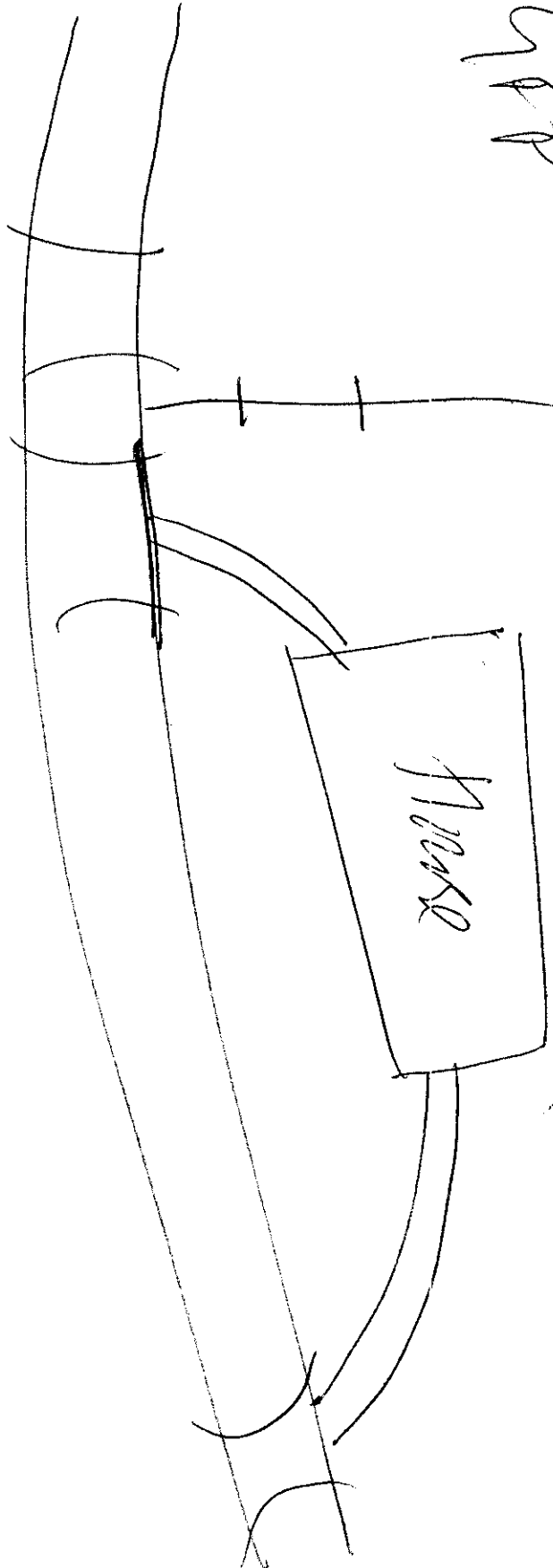
Outstanding RM

Amended plans

Note: The Applicant is reminded that ~~the~~ ^{any} internal alterations of this kind
building required by the Fire officer, if the office use is implemented
will require Listed Building Consent which the LPA ~~will refuse~~
if the character of the building is harmed

400

Point
Ball



DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

Previous
Current
Required

Siting Design Ext app Access Landscape

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

22/4

Extra Publicity:

Departure

Requested

Sent

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.....

Other:

Case Officer

~~David Tenny?~~
pu.

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £120

Receipt Issued P2500

Date first Rec'd 30 MAR 1993

Registration

Reference H08/0311/93

Cross-Ref R.

Date 31-MAR-93

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Correct fee 120

Previous app
Type

Additional
Refund

Receipt
Issued

Information

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

Earlier permission Ref

RM

Previous
Current

Siting Design Ext app Access Landscaping

Index sheets 34

OS No's

Grid ref 523450 332340

Ward F

Parish GOSBERTON

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

YES

Inside IBD NO

Inside LP area NO

Linked to site

Ref

Linked to property

0058004 Ref

Planning Records:
Earlier apps

192/82
233/82
319/73
457/81

B Reg Records:
Already submitted - Ref
Request
Requested

BRIAN SMITH Dip TP MRTPI
[] or of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



H08/0311/93
FULL

Applicant: Gosberton Group Limited
Tel: 0775 840401

Agent: Peter Frost & Co
0775 725044

Description: Change of use of dwelling to
offices

Location: 1 Homlea
Quadring Road
Gosberton
Spalding

Valid date:	30-MAR-93	Terminal date:	25-MAY-93
Target dates:		Target Committee:	12-MAY-93
To case officer	06-APR-93	Report deadline:	28-APR-93
Inspected by	13-APR-93		
Extra contacts	20-APR-93	Case Officer:	
Report if not clear by	04-MAY-93		P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building: GRADE II
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Gosberton P	0775 840415	
Cllr W D Skells	0775 840415	
Dir of Environmental		
Site/Press Advert SET		

L.C.C. Obs Attached *jc*

8/4/93

LINCOLNSHIRE COUNTY COUNCIL FIRE BRIGADE



County Fire and Emergency Planning Officer
J H Herrick MFireE FIMgt

Divisional Commander: H R Watson GIPireE

'C' Division Headquarters
Robin Hood's Walk
Boston PE21 9ES

Telephone Boston 363231 STD 0205
Fax: 310462 STD 0205

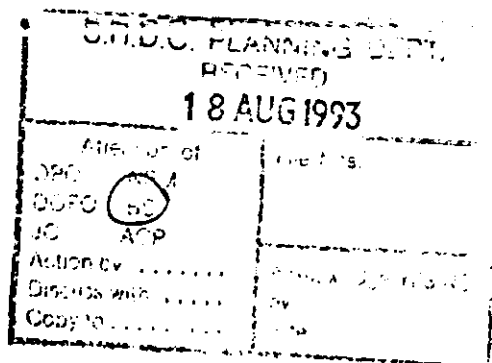
Please reply impersonally to the Divisional Commander

Gosberton Group Limited,
Quadrang Road,
Gosberton,
Nr Spalding,
Lincolnshire.

My Ref: RLA/AMF/JAS

Date: 13th August 1993

Dear Sir,



FIRE PRECAUTIONS ACT 1971.

GOSBERTON GROUP LIMITED, 1 HOMELEA, QUADRANG ROAD, GOSBERTON, LINCOLNSHIRE.

I refer to the meeting and telephone conversation with my Fire Prevention Officer on 11th August 1993 and confirm the matters discussed.

At the time of the meeting it was clear that no persons were employed to work in the above premises and it was in fact pointed out by yourselves that this was indeed the case, and that the premises were used for storage of paperwork only.

In view of this the Fire Authority does not require any internal alterations to be carried out to the premises or other fire precautionary measures to be implemented.

It must be pointed out however, that as you have informed South Holland District Council of your intention to change the use of these premises from a dwelling to an office the Fire Authority would require certain works to be carried out to the premises before they could satisfy current fire precautions standards.

Cont'd.....



Fire. Don't give it
a chance

The quantity of work required would obviously depend upon the degree of occupancy of the premises, and the areas used. I must inform you that should you decide to employ persons to work in the premises at some later date, then you must inform the Fire Authority immediately in order that a full inspection of the premises can be carried out and a schedule of works served upon the company.

Should you require any further information or assistance my Fire Prevention Officer will be pleased to advise.

Yours faithfully,

Althaus

For
Divisional Commander

cc: Mr N R Midlen, South Holland District Council, Planning and Building
Department, Priory Road, Spalding.



Fire. Don't give it a chance

PETER FROST & Co.

LICITORS

P.G. FROST FCIArb
Commissioner For Oaths

Telephone: (0775) 725044

Our Ref. RHB/HS

Your Ref. PJU/JP/HO8/0311/93

1, LONDON ROAD,

SPALDING,

LINCS.

PE11 2DH.

V.A.T. Reg. No. 330 3879 63.

DX 26702 Spalding

FAX 0775-710502

3rd August 1993

Dear Sirs,

Re: Change of Use of Dwelling to Offices at
1 Holmlea, Quadring Road, Gosberton, Lincs.

We thank you for your letter of 30th July.

With the greatest of respect, the application for change of use to offices is absolutely nothing whatsoever to do with the fire officer. The implementation of the change of use would give rise to the involvement of the fire officer and if at that time he made recommendations which might require alterations to the building, an application for listed building consent would have to be made at that time.

We would ask you to determine this application without further delay.

Yours faithfully,

Peter Frost, Co

South Holland District Council
Planning and Building Control Department
Council Offices
Priory Road
SPALDING
Lincs.
PE11 2XE

S.H.D.C. PLANNING DEPT. RECEIVED - 5 AUG 1993	
Attention of DPO DOPO LC Action by Discuss with Copy to	File Nos. Acknowledge YES/NO by date

Messrs P Frost & Co.,
1 London Road
Spalding
Lincs PE11 2DH

Mr P J Udy

PJU/JP/H08/0311/93

30 July, 1993

Dear Sirs

Change of Use of Dwelling to Offices at 1 Homlea, Quadring
Road, Gosberton

I refer to your letter received on 16 July, 1993.

You are quite correct in that the internal alterations which may be required for the purposes of the Fire Officer are not a planning consideration. However, they are quite relevant to the Listed Building aspect of this application. As I have previously advised, I am concerned over the use of this building as offices in that it may result in alterations being required in order to satisfy the Fire Officer, which would prejudice the character of this Listed Building.

In the circumstances, I will be contacting the Fire Officer to request that he visits the site and advises me on what, if any alterations may be required before I determine this application.

Yours faithfully



PP. N R MIDLEN

Principal Planning Officer (Development Control)

LICITORS

Telephone: (0775) 725044

Our Ref. RHB/HS

Your Ref. PJU/LAB
H08/0311/93

1, LONDON ROAD,
SPALDING,
Lincs.

PE11 2DH.

V.A.T. Reg. No. 330 3879 63.

DX 26702 Spalding

FAX 0775-710502

14th July 1993

Dear Sirs,

Re: Change of Use of Dwelling to Office
at 1 Holmlea, Quadring Road, Gosberton

We thank you for your letter of 12th July.

You have requested two copies of floor plans of the building in order that you might consult the Fire Officer at Boston to ensure that he will not require any alterations. We would advise you that there are no such floor plans of the building and in any event, we question whether the requirement of alterations by the Fire Officer is a planning consideration.

Yours faithfully,

Peter Fort, Co

South Holland District Council
Planning and Building Control Department
Council Offices
Priory Road
SPALDING
Lincs.

S.H.D.C. PLANNING DEPT.
RECEIVED
16 JUL 1993

Attention of
DPO (NPA)
GOPO BS
JC ACP

RE INOS.

RE WEDGE (S1/16/3)

1 answer we ASP4's our
request?

4617

needed so not covered
into all individuals
prejudice character
Fire officer to visit.

Divisional Commander
'C' Division Headquarters
Robin Hoods Walk
Boston
Lincs PE21 9ES

Mr P J Udy

PJU/JP/H08/0311/93

30 July, 1993

Dear Sir

Change of Use of Dwelling to Offices at 1 Homlea, Quadring
Road, Boston

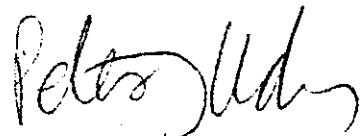
I write in relation to the above application which effects a Listed Building.

I am concerned that the change of use of this building may result in internal alterations being required by yourselves which may affect its character.

I would therefore be grateful if you would visit the building and advise me on what, if any, alterations to the building may be necessary to satisfy your requirements.

Thank you for your assistance.

Yours faithfully



PP, N R MIDLEN
Principal Planning Officer (Development Officer)

Peter Frost & Company
1 London Road
Spalding
Lincs
PE11 2DH

Mr P J Udy

PJU/LAB
H08/0311/93

12 July 1993

Dear Sir

Change of Use of Dwelling To Office At 1 Homlea, Quadring Road,
Gosberton.

I thank you for your letter dated the 5 July 1993 in relation
to the above property.

I understand from the Building Control Section of this
Department that they are not involved with this proposal
because as you state "no internal alterations are required".
However, I would appreciate two copies of floor plans of the
building so that I may consult the Fire Officer at Boston to be
sure that he will not require any alterations for his own
purposes.

I thank you for your co-operation in this matter and look
forward to the receipt of these plans within the next 14 days.

Yours faithfully



PP. N R Midlen
Principal Planning Officer
Development Control

SOLICITORS

P.G. FROST FCIArb
Commissioner For Oaths

Telephone: (0775) 725044

Our Ref. RHB/HS

Your Ref. PJU/JP/H08/0311/93

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 JUL 1993

1, LONDON ROAD,
SPALDING,
Lincs.

PE11 2DH.

V.A.T. Reg. No. 330 3879 63.

DX 26702 Spalding

FAX 0775-710502

5th July 1993

Dear Sir,

Re: Change of Use of dwelling to office
at 1 Holmlea, Quadring Road, Gosberton

We thank you for your letters of 20th May and 1st July.

Our clients have confirmed that no internal alterations are required to the above property.

Yours faithfully,

Peter Knott, Co

B. Regs not involved because
C. Baddley advised speaker to fire officers
He advised King's obtained + he
consulted
The Principal Planning Officer
(B. J. King)

The Principal Planning Officer
(Development Control)
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs.

Before we can accept
this we must check that
they are not required to
carry out alterations due to
Building Regs, Fire Regs etc.

8/7

Messrs P Frost & Co. (Solicitors)
1 London Road
Spalding
Lincs PE11 2DH

Mr P J Udy

PJU/JP/H08/0311/93

RHB/HS

1 July, 1993

Dear Sir

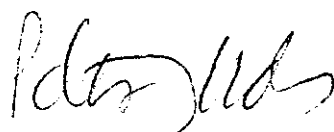
Change of Use of Dwelling to Offices at 1 Homlea, Quadring
Road, Gosberton

I refer to your letter dated 20 May, 1993.

I write to enquire whether you have yet taken instructions from your clients regarding internal alterations and the necessity for a Listed Building application to be submitted.

I look forward to your response in the next 14 days.

Yours faithfully


N R MIDLEN
Principal Planning Officer (Development Control)

*all hybrid
prejudice character
in the area*

PETER FROST & Co.

SOLICITORS

P.G. FROST FCI Arb
Commissioner For Oaths

Telephone: (0775) 725044

Our Ref. RHB/HS

Your Ref. PJU/JP/H08/0311/93

1, LONDON ROAD,
SPALDING,
Lincs.

PE11 2DH.

V.A.T. Reg. No. 330 3879 63.

DX 26702 Spalding

FAX 0775-710502

20th May 1993

Dear Sir,

Re: Change of Use of dwelling to offices
at 1 Holmlea Quadring Road, Gosberton

We thank you for your letter of 18th May.

We will take our clients instructions and write to you again as soon as possible.

Yours faithfully,

Peter Frost, Esq.

The Principal Planning Officer
(Development Control)
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs.
PE11 2XE

S.H.D.C. PLANNING DEPT.	
RECEIVED	
21 MAY 1993	
1. Name of Applicant	2. Name of Agent
3. Name of Council Officer	4. Name of Council Officer
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Messrs P Frost & Co. (Solicitors)
1 London Road
Spalding
Lincs PE11 2DH

Mr P J Udy

PJU/JP/H08/0311/93

F.A.O. Mr R H Bowker

18 May, 1993

Dear Sir

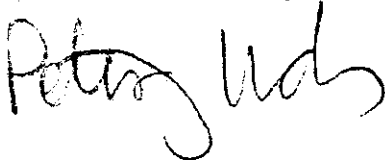
Change of Use of Dwelling to Offices at 1 Homlea, Quadring
Road, Gosberton

I refer to the above planning application to enquire what internal alterations are required for this building to be used as offices.

The main concern with proposals to convert Listed Buildings to other uses is that this can result in internal alterations being required to satisfy fire regulations. For example, fire screens may need to be inserted, or a secondary means of fire escape, such as a galvanised steel staircase out of a first floor window may need erecting. These alterations quite clearly have an effect on the character of the Listed Building, which may result in the proposed use being unacceptable on Listed Building grounds.

I would be grateful if you could advise what internal alterations are required and if such alterations are necessary, a Listed Building application should be submitted for determination.

Yours faithfully



N R MIDLEN

Principal Planning Officer (Development Control)

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 13.4.93
OUR REF: JC/SS/PC
TO: DIRECTOR OF PLANNING & BUILDING YOUR REF:
CONTROL SERVICES

Planning Application H08/0311/93
Offices, 1 Holmelea, Quadring Road

This semi-detached dwelling abuts the entrance to the applicants depot and subject to reasonable hours, use as an office would be more appropriate.

Chapman
Director of Environmental Services

S.H.D.C. PLANNING DEPT.	
RECEIVED	
14 APR 1993	
APPROVED	NO
SAC	ES
DOFO	ES
IC	AC
Action by	
Discusses with	
Copy to	
Acknowledge YES/NO	
by	
date	

Please Discuss
14/4

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application
Reference

H08 10311/93

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

1 HOMER QUADRINE ROAD, COSBOROUGH

3. Name, classification and number of road

I

4. Date application referred

8/4/93

5. State whether outline, detailed application etc.

Full

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

CHANGE of use of DWELLING
to OFFICES

- 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:

8/4/93

Signed:

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

(i) Parking for the office use shall be via the applicant's existing site

C. Briggs and extension of condition as written on yellow sheet (No 1)

Delete as
appropriate

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

(i) F4

Note / I consider this use should be tied to the applicant's other uses. I would not wish to see this property sold on with an office use on its own bearing in mind access and parking problems

JS, RING

Windows,
is etc.

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**ON SATURDAY,
APRIL 10, 1993**
at The Compound,
Spalding Cattle
Market
at approx 11.30 am.
A.P. SALES,
38 New Road, Spalding.
Tel: 0775 725300

n: WVN 5814

K & B AUCTIONS
Unit 13 Mancetter Square, Werrington, Peterborough
SALE TONIGHT FRIDAY 9th APRIL
Sale to include: from Bailiffs, Cambridgeshire
Constabulary, Clearances and Other Sources, TV's
including colour portables, videos, microwaves,
tools, music systems, good selection of good
condition second-hand furniture and brand new
furnishings, vacuum cleaners, miscellany and general
household items and effects.
Viewing 4.30 pm - 6.30 pm. Sale to Start 6.30 pm prompt
Regular sales every Friday
Entries now being invited for forthcoming Antiques Sale
ALL ENQUIRIES PETERBOROUGH 325900

Tenders

**BICKER VILLAGE HALL
CEMETERY ROAD,
BICKER**
TENDERS ARE INVITED from local
Licensees for supplying a Bar for
social events as required.
The contract period will be from July
1st, 1993, to June 30th, 1994.
Tender details available from the
undersigned and must be sent in
envelopes marked Tender, no later
than April 27th, 1993.
Mrs A. Bennett,
Hon Sec to B.V.H. Management
Committee,
20 Drury Lane, Bicker,
Boston PE20 3DU

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For further information telephone:
Michael Burgin on
0526 398792
Archbold

Antiques

ANTIQUE wanted. Fur-
niture, clocks, lamps,
copper, brass, jewellery,
silver, porcelain, glass,
pictures. House and part
houses cleared. B. Dean,
Delgate Bank, Weston,
Spalding. Tel: Holbeach
370429.

after which date the executors will proceed to as-
tribute the assets of the said deceased amongst
the persons entitled thereto having regard only
to the claims and interests of which they shall
then have had notice.

Dated this 31st day March, 1993.

CRUSTS.
Solicitors for the said Executors.
"Highbury",
64 Pinchbeck Road,
Spalding, Lincolnshire.
12 WVN 7090

187-5075G 9-4

GOODS VEHICLE OPERATOR'S LICENCE

MR LING, trading as A.V.L. Transport, of 192
Bridge Road, Sutton Bridge, Spalding, Lincs
PE12 9SF is applying to change an existing lic-
ence as follows: To keep an extra one vehicle and
no trailers at the operating centre at A.V.L.
Transport, King John Bank, Walpole St And-
rew's, Wisbech, Cambs, PE14 7JT.

Owners or occupiers of land (including build-
ings) in the vicinity of the operating centre(s), if
they believe that their use or enjoyment of their
land will be prejudicially affected, may make
written representations to the Licensing Author-
ity at Eastern Traffic Area, Terrington House,
13-15 Hills Road, Cambridge, CB2 1NP within
21 days following the publication of this notice.

They must at the same time send a copy of their
representations to the applicant at the address
given at the top of this notice.

187/507 5G9-4

PLANNING APPLICATION
NOTICE IS HEREBY GIVEN that
application has been made to the Council
in respect of the following proposals:

H16/0284/93	Swallow Homes Ltd	FULL
	Residential development (105 houses and 25 bungalows)	
Phase III, Wygate Park, Spalding, Lincs		
H16/0309/93	Broadgate Homes	FULL
	Erect detached houses and bungalows (revised scheme)	
Plots 30-46 Phase 7, Holland Park, Spalding, Lincs		
The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.		
H01/0311/93	Gosberton Group Limited	FULL
	Change of use of dwelling to offices	
1 Homlea, Quadring Road, Gosberton, Spalding		
H11/0065/93	C. J. Boor	OUTLINE
	Erection of dwelling with garage and vehicular access (renewal of planning permission H11/1894/88) Seagate Road, Long Sutton, Spalding, Lincs	
Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.		
S O U T H		B. Smith
		Director of Planning and Building Control Services
H O L L A N D		April 8, 1993.
DISTRICT COUNCIL		n5804

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on Spalding 710564.

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service throughout South
Lincs. Les Prudden, 10-11
Frances Street, Spalding.
Phone 725188, Fax 769017.

SpG 9/4/93.

PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

SETTING OF LISTED BUILDING

The proposal affects the setting of a building which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest.

Reference No: H08/0311/93

Description: Change of use of dwelling to
offices

Location: 1 Homlea
Quadring Road
Gosberton
Spalding

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 29-APR-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

08-APR-93

S O U T H



H O L L A N D
DISTRICT COUNCIL

P. N 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



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2500
Date received : 30-MAR-93

Received from

Peter Frost & Co.

Address

1 London Road
Spalding

Fee paid	£	120.00
VAT	£	0.00

Total received £ 120.00

Cash/Cheque : Cheque

Signed.....*H. Lowe*.....
(Authorised Collector)

PETER FROST & Co.

SOLICITORS

P.G. FROST FCI Arb
Commissioner For Oaths

Telephone: (0775) 725044

Our Ref. RHB/HS

Your Ref.

1, LONDON ROAD,

SPALDING,

LINCS.

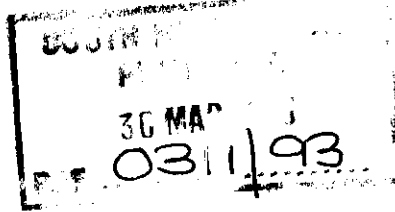
PE11 2DH.

V.A.T. Reg. No. 330 3879 63.

DX 26702 Spalding

FAX 0775-710502

29th March 1993



Dear Sir,

Re: Gosberton Group Limited
Proposed change of use of 1
Holmlea, Quadring Road, Gosberton to Offices

We enclose four copies of a planning application, four copies of a plan on which the subject property is shown edged red and the Applicant's adjoining premises are shown edged blue and our cheque for £120.00 in respect of the fee.

Yours faithfully,

The Planning Department
South Holland District Council
Priory Road
SPALDING
Lincs.

This Firm is regulated by the Law Society in the conduct of investment business.