SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H08/0522/94 Received:01-JUN-94 Type:FULL

Name: Mr & Mrs Dakteris
49 Westhorpe Road
Gosberton
Spalding
Lincs

Agent: Broadgate Builders
(Spalding) Ltd
Broadgate House
Weston Hills
Spalding Lincs PE12 6DB

Description: First floor bedroom extension

Location : 49 Westhorpe Road 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.

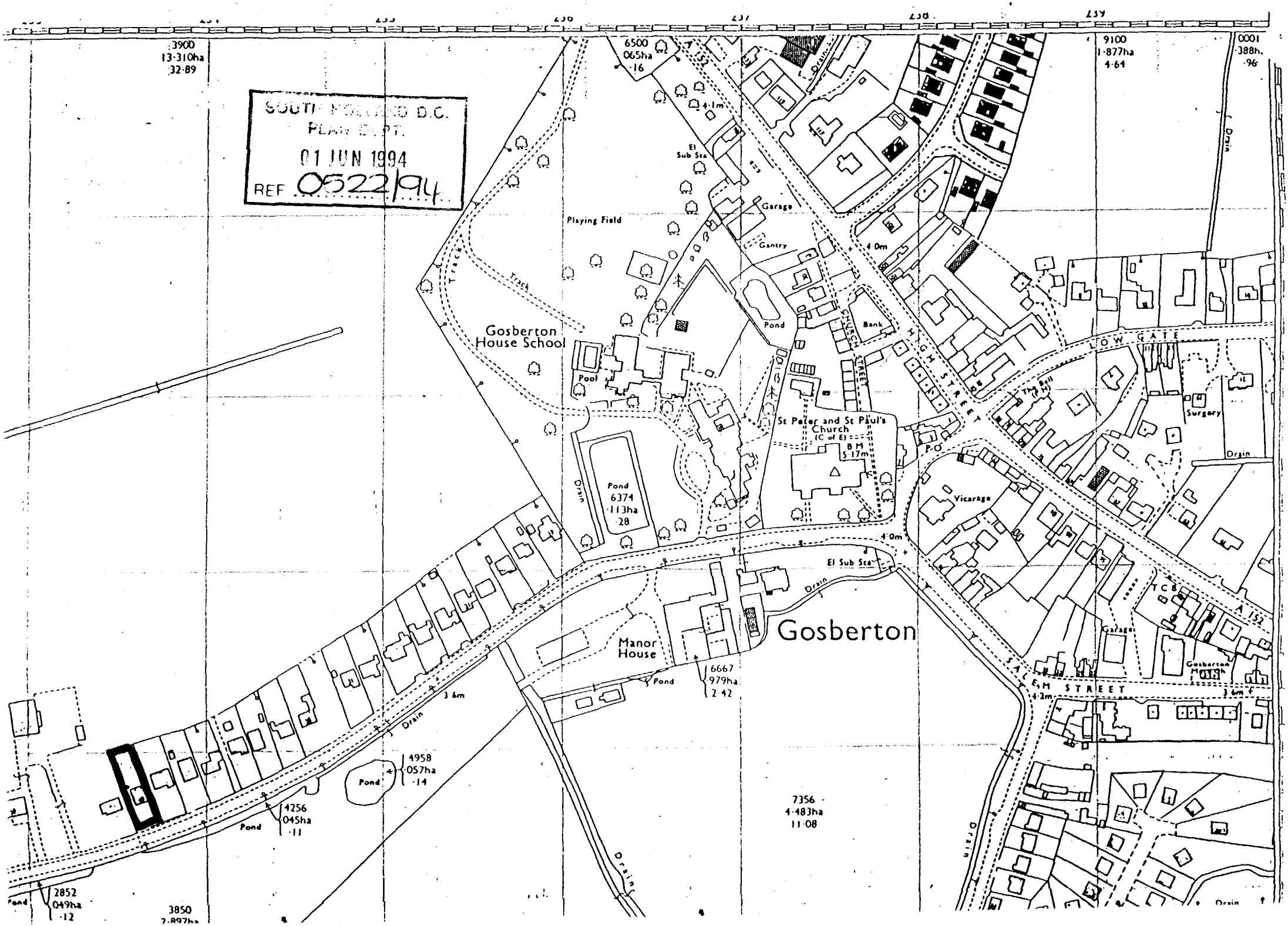
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
13-JUL-94 H08/0522/94

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)



SOUTH HOLLAND D.C.
PLAN DEPT.
01 JUN 1994
REF 0522/94
3900
13·310ha
32·89
6500
065ha
·16
9100
1·877ha
4·64
0001
·388h
·96
A 152
El Sub Sta
Garage
Gantry
Playing Field
Track
Gosberton House School
Pool
Pond
Bank
CHURCH STREET
HIGH STREET
LOW GATE
The Bell
Surgery
St Peter and St Paul's Church
(C of E)
B M
5·17m
P O
Drain
Pond
6374
·113ha
·28
Vicarage
El Sub Sta
Gosberton
Manor House
Pond
6667
·979ha
2·42
SALEM STREET
Garage
Gosberton Meadow
3·6m
4·2m
4958
·057ha
·14
4256
·045ha
·11
7356
4·483ha
11·08
2852
·049ha
·12
3850
2·897ha

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H08/0522/94

Date Registered

01 JUN 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR + MRS DAKTERIS
49 WETHORPE ROAD
GOSBERTON
SPALDING.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

BROADGATE BUILDERS (SPALDING) LTD
BROADGATE
WESTON HILLS
SPALDING

Tel. No. 0406 380532

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

49 WETHORPE ROAD, GOSBERTON, SPALDING, LINCS

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

FIRST FLOOR BEDROOM EXTENSION

Please complete

Signed [signature] Date 31-05-94

I attach

* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £70.00. 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 Certificates**

or This is an **outline** application [ ]

Please state Site Area [ ] (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ]

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [ ]

A. Please state reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ]

A. Please state Reference Number of pervious permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings		If so, how many:
(ii) Other new building(s)		
(iii) Alterations or extension	✓	
(iv) Change of use		

4. A. Please state site area (in all cases)	hectares
B. If building works are proposed, please state extra floor space to be created:	sq. metres
C. Please state size of any new structure:- (a) max. height:	8·0 metres
(b) max. length:	7·85 metres
(c) max. width:	7·6 metres
D. Please state type and colour of materials for facing external walls:	FACING BRICK TO MATCH EXTG
E. Please state type and colour of roofing materials.	CONC TILES TO MATCH EXTG
F. 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?		

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees	✓	
B. The proposal does involve the felling of one or more trees		➡ If so, please show details on plans.

DRAINAGE Please complete

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

Mains sewer ☐ Cesspool ☐ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	No	➡ If so, **please give details in Part 6**
The proposal affects a listed building	No	
The proposal affects a public right of way	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	No	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	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.

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.** (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 31-05-94

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:
Address of owner at which notice was served: 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 farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... ~~(Applicant~~ / Agent) Date 31-05-94

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 .....

DC INSTRUCTION SHEET

APPLICATION REF: H08/0522/9

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

Para 6-6

RECONSULTS (revalidated) ☐ All

	Publicity: >>	Consultations:	
Departure	.....	County	.....
Setting of LB	.....	E Heritage	.....
Public Right of Way	.....	Societies	..... G ROW
Discretionary	.....		

Press
PC
WM
Residents

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer :

Senior Officer Confirmed .....

Date....6/6

Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Home - in frontage of properties
Bungalows nearest to site
May look odd if roof is 'lifted'
any higher - But may not be
refusable - - Adjoins Blank garage wall
of bungalow - 1 small side window only faces
But no problems

Inspected by DR
Date 10/6

Site Notice posted by DR
Date
Expiry 10/6
(on lamp post 25 yds
to west on opposite side of
Rd - no where else available)

Individual Resident Notices required:

Addresses to be sent to -

Addresses delivered to -

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) ✓ Refuse (or adverse)

Signed ..... Date 6/7

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans – Dwg no: Received:

CONDITIONS/REASONS:

1 TL1

Condition monitoring:

non-std expiry .....
prior submission ☐
prior siteworks ☐

Determined plans indicated ☐

Departure approval confirmed ☐

Flag for on-site review ☐

ADMIN RECORD SHEET

Initial

Submitted Fee £ 70 .

Receipt No P4347

Date first Rec'd 01 JUN 1994

Registration

Reference H08/0522/94

Cross-Ref B08/0328/94

Date 02-JUN-94 JAC

Validation

TYPE FULL .

Site area
No of dwellings
Floorspace 17·2

Earlier permission – Ref:
New/Redevelop/Use/(Ext)/Alt/Works

Description to be recorded

Invalid
Site plans ☐
Certificate ☐

Fee ☐
Fee (not free) ☐

Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees
Correct fee £ 70 .

Nil fee ☐
Discounted ☐

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 46 OS Plots
Grid ref 523350 331570

Ward F Parish GOSBERTON

Inside IBD YES Inside LP area NO

Constraints:

CA Cons Area
LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

Hazards –
Dist Bound
Other:

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres
HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Linked to site Ref

Linked to property Ref 0061941

Planning Records:
Earlier apps

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

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

H08/0522/94
FULL

Applicant: Mr & Mrs Dakteris
Tel:

Agent: Broadgate Builders
0406 380532

Description: First floor bedroom extension

Location: 49 Westhorpe Road
Gosberton
Spalding
Lincs

Valid date:	01-JUN-94	Terminal date:	27-JUL-94
Target dates:		Target Committee:	12-JUL-94
To case officer	08-JUN-94	Report deadline:	28-JUN-94
Inspected by	15-JUN-94	Agreed TD Ext:	
Extra contacts	22-JUN-94	Case Officer:	
Report if not clear by	06-JUL-94	D J ROBERTS	

DEVELOPMENT/CONSTRAINTS

Size: 17.2 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		~~08~~ 10-JUN-94	~~29~~ 1/7-JUN-94
Clerk to Gosberton P	0775 840415	07-JUN-94	21-JUN-94
Cllr W D Skells	0775 840415	07-JUN-94	14-JUN-94

LCC - No Objections to S 3/6/94

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H08/0522/94 Received:01-JUN-94 Type:FULL

Name: Mr & Mrs Dakteris
49 Westhorpe Road
Gosberton
Spalding
Lincs

Agent: Broadgate Builders
(Spalding) Ltd
Broadgate House
Weston Hills
Spalding Lincs PE12 6DB

Description: First floor bedroom extension

Location : 49 Westhorpe Road Gosberton
Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

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.

07-JUL-94 AD check..AD 12/7.....

Authorised to issue (inc Delegation)..[illegible] 12/7

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 : P4347
Date received : 01-JUN-94

Received from

Broadgate Blds (Spalding) Ltd.

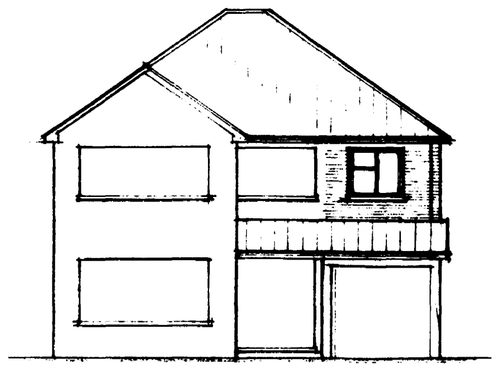
Address

Broadgate
Weston Hills
Spalding

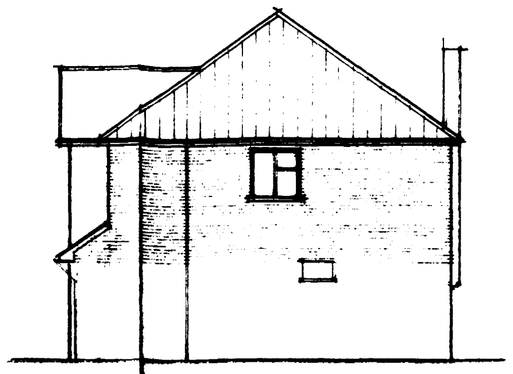
Fee paid	£	70.00
VAT	£	0.00
Total received	£	70.00

Cash/Cheque : Cheque

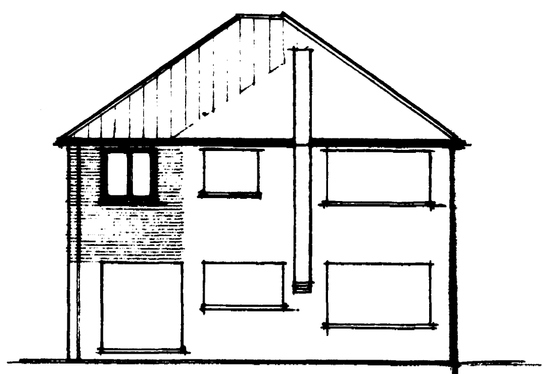
Signed.....K. Lowe...
(Authorised Collector)



south



east



north

floor tiles and bearing bricks to match exist.

FOUNDATIONS

Foundations to be C20P grade concrete.

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

First

18mm Weyroc floor panels.
150 x 50mm SC3 grade tanal floor joists @ 400mm cts max. with min. 1 row herringbone strut midspan.
12.7mm plasterboard, fixed in accordance with manuf. instructions with all necessary noggins, etc., and finish with artex/skim finish in accord. with client's instructions.

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 cavity filled with cav. insulation by Tabway Ltd.
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.

Stud Partitions

To be constructed as follows:-
100 x 50mm head and sole plates.
100 x 50mm studs @ 400mm cts with min. 2 rows of
100 x 50mm noggins equally spaced.
100mm g/f insulation within framework.
Face both sides with 12.7mm plasterboard, scrim and tape joints and skim finish.

Stud partitions to be constructed off doubled up floor joists (bolted together at 1.0m cts) at first floor level when running parallel to joists and off 100 x 50 sole plate, with solid blocking between joists when running perpendicular to joists.

DPC in Walls

To be a min. 150mm above finished ground level.
An insulating vertical dpc, i.e. Dasncor, 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.

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

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

WINDOWS/DOORS

To be to be double glazed with sealed units and weatherstripped.
Each window to incorporate a controllable trickle vent of 4000mm².
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.

VENTILATION

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

HOT WATER SYSTEMS

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

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

SMOKE DETECTION

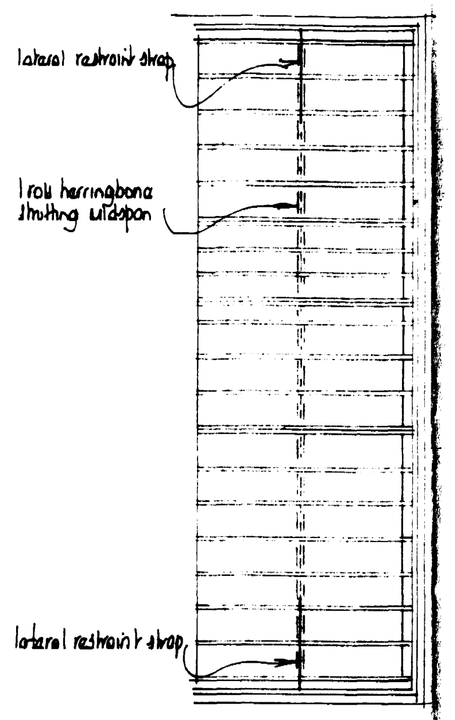
Provide and install self contained smoke alarms complying to BS5446:Pt1:1990 where indicated (SD) on drawing.

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.

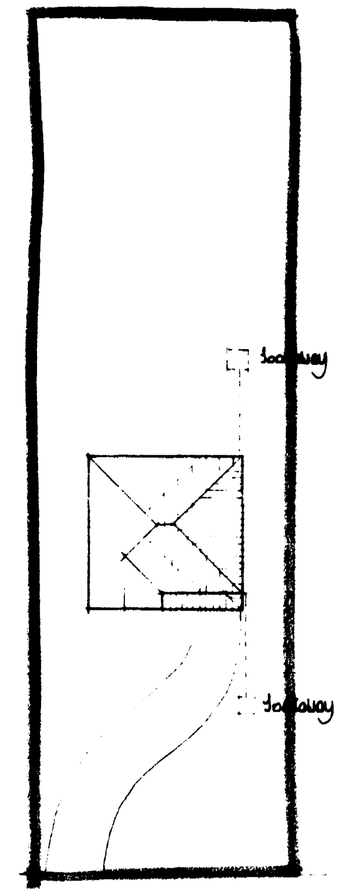
DRAINAGE

Surface

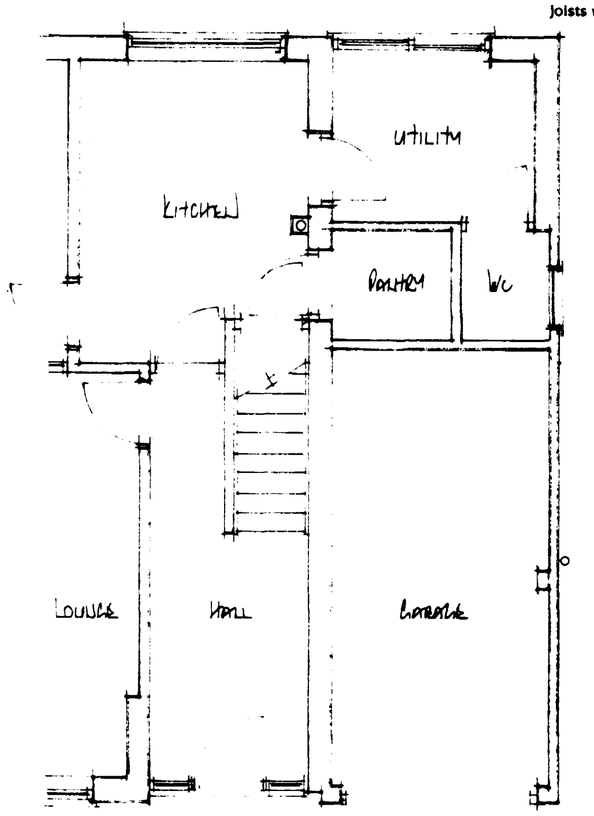
Excavate for and lay in where indicated 100mm dia. flexible jointed UPVC drains on 100mm pea gravel bed from 100mm dia. returned bend at base of downpipe to soakaway.
Form soakaways a min. 5.0m from the nearest building. Excavate 1200 x 1200 x 1200mm deep, backfill with brick rubble to 300mm below ground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



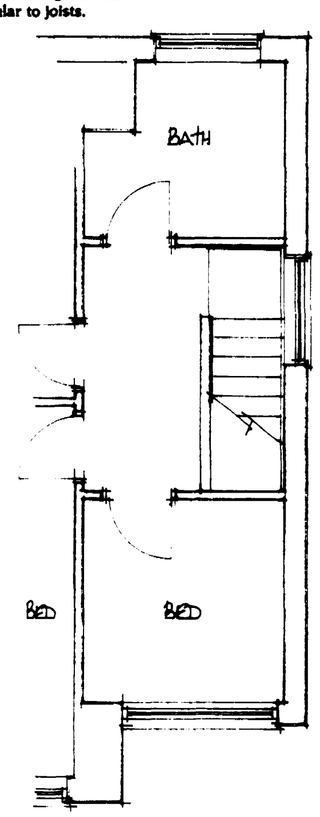
joist plan



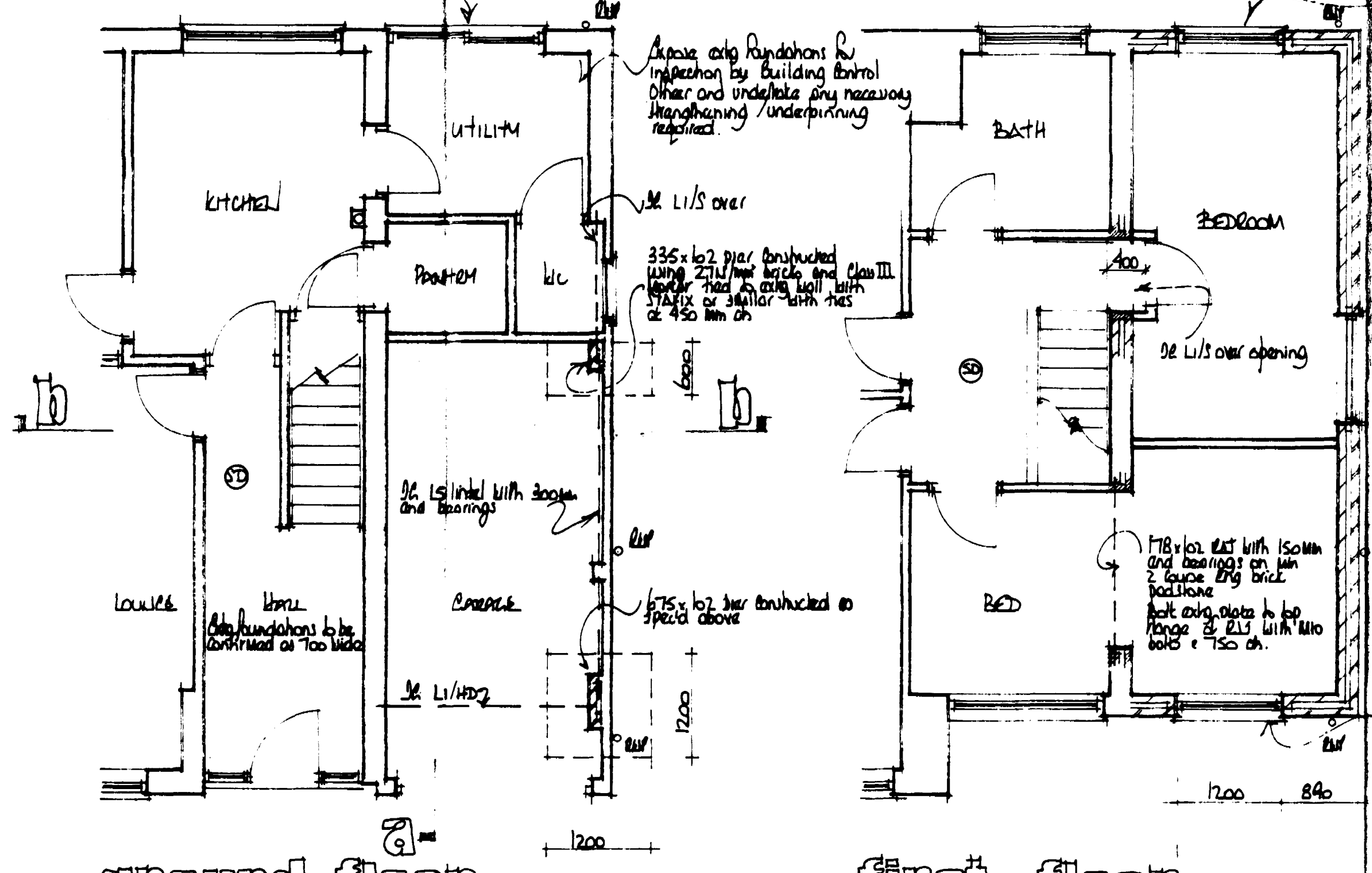
block plan



ground floor existing



first floor



ground floor proposed

first floor

NOTES

SOUTH HOLLAND D.C.
PLAN DEPT.
01 JUN 1994
REF S/22/94

Broadgate Builders

DETERMINED PLAN

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB

Telephone: Holbeach (0408) 380532

TITLE

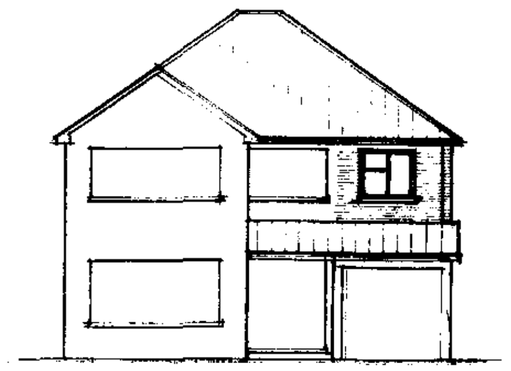
First Floor BEDROOM EXTENSION AT
49 WESTHOLME ROAD
BOSTON
Mr. & Mrs S. P. BAKTERIS

DATE MAY 94	DRAWN AL
DRWG. No.	SCALE 1:50, 1:100, 1:250

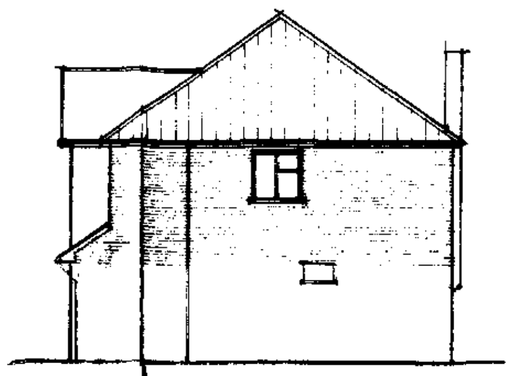
REVISIONS	DES.	DATE	SIGN

PLANNING	BUILDING REGS.
CHECK BY	

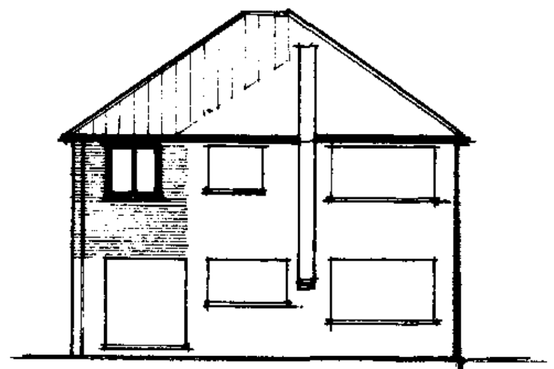
THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.



south



east



north

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To be 265mm overall constructed as follows:-
100mm facing brick.
65mm cavity filled with cav. insulation by Tableau Ltd.
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.

Stud Partitions
To be constructed as follows:-
100 x 50mm head and sole plates.
100 x 50mm studs @ 400mm cts with min. 2 rows of
100 x 50mm noggins equally spaced.
100mm g/f insulation within framework.
Face both sides with 12.7mm plasterboard, scrim and tape joints and skim finish.

Stud partitions to be constructed off doubled up floor joists (bolted together at 1.0m cts) at first floor level when running parallel to joists and off 100 x 50 sole plate, with solid blocking between joists when running perpendicular to joists.

DPC in Walls
To be a min. 150mm above finished ground level.
An insulating vertical dpc, i.e. Dasmcor, 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.

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

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

WINDOWS/DOORS
To be 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.

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

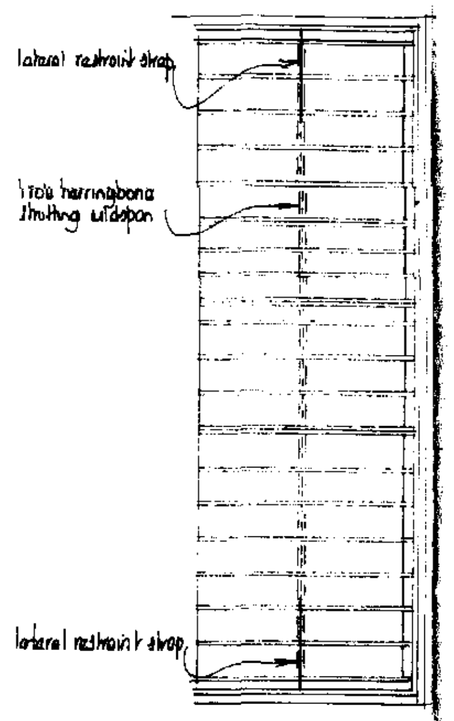
HOT WATER SYSTEMS
A room thermostat or thermostatic radiator valves are to be installed.

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

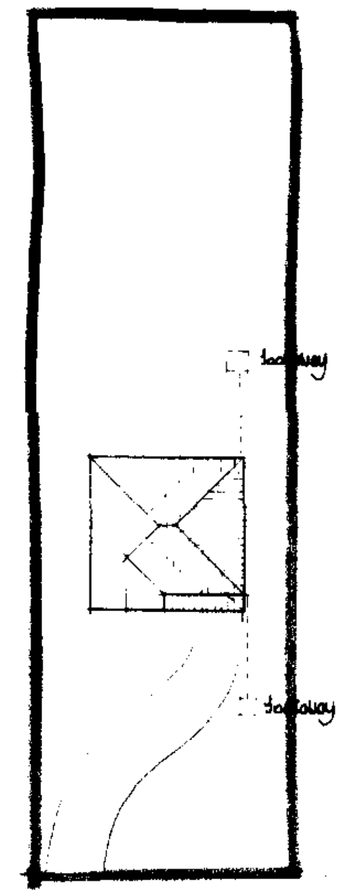
SMOKE DETECTION
Provide and install self contained smoke alarms complying to BS5446:Pt1:1990 where indicated (SD) on drawing.

Self contained smoke alarms are to be permanently wired to a separately fused 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. returned 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.



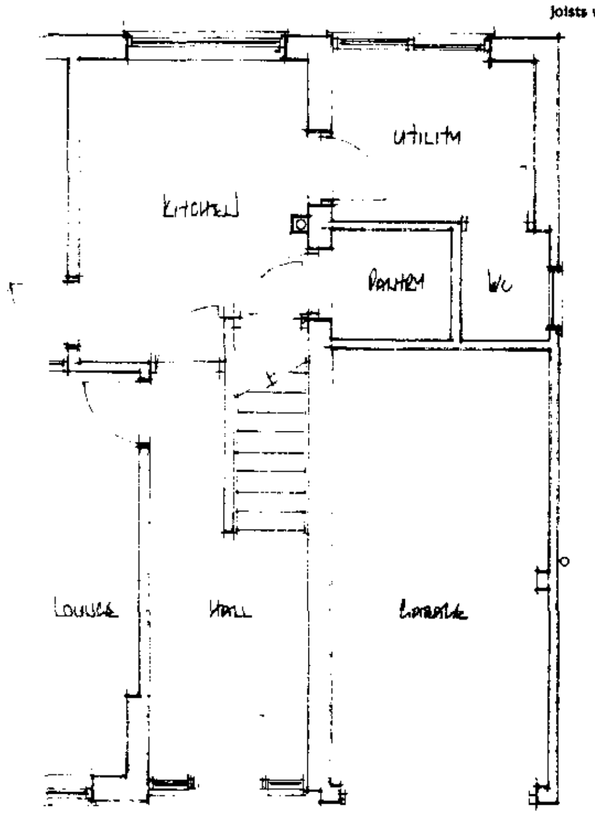
joist plan



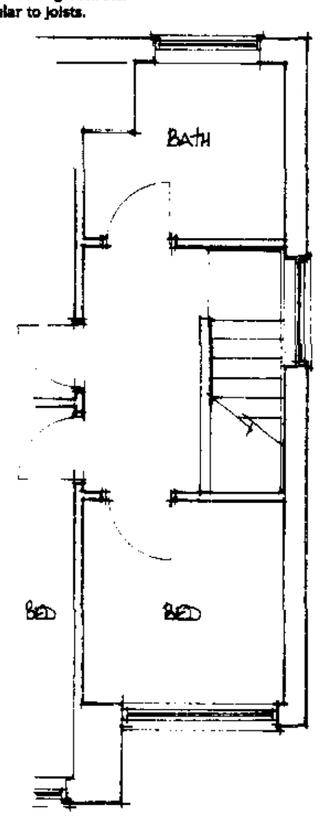
block plan

NOTES

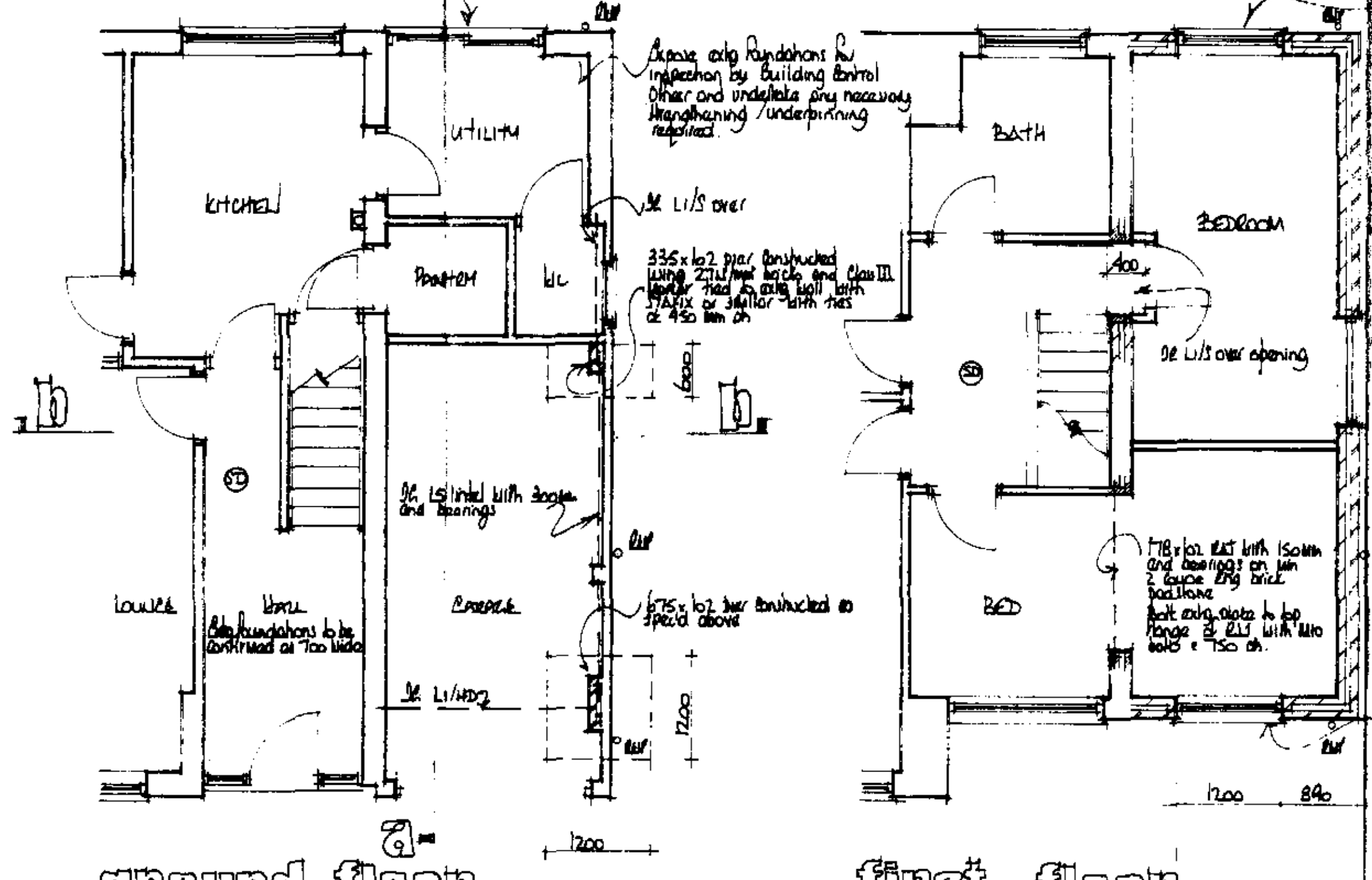
SOUTH HOLLAND D.C.
PLAN DEPT.
01 JUN 1994
REF S/0221/94



ground floor existing



first floor



ground floor proposed

first floor

Broadgate Builders

DETERMINED PLAN

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB
Telephone: Holbeach (0406) 380532

TITLE
First Floor Bedroom Extension at
49 Westhorpe Road
Cosgrove
Mr. Mrs S. P. Bakteris

DATE MAY 94	DRAWN AL
DRWG No.	SCALE 1:50. 1:100. 1:1250

REVISIONS	DES.	DATE	SIGN

PLANNING	BUILDING REGS.
CHECK BY	

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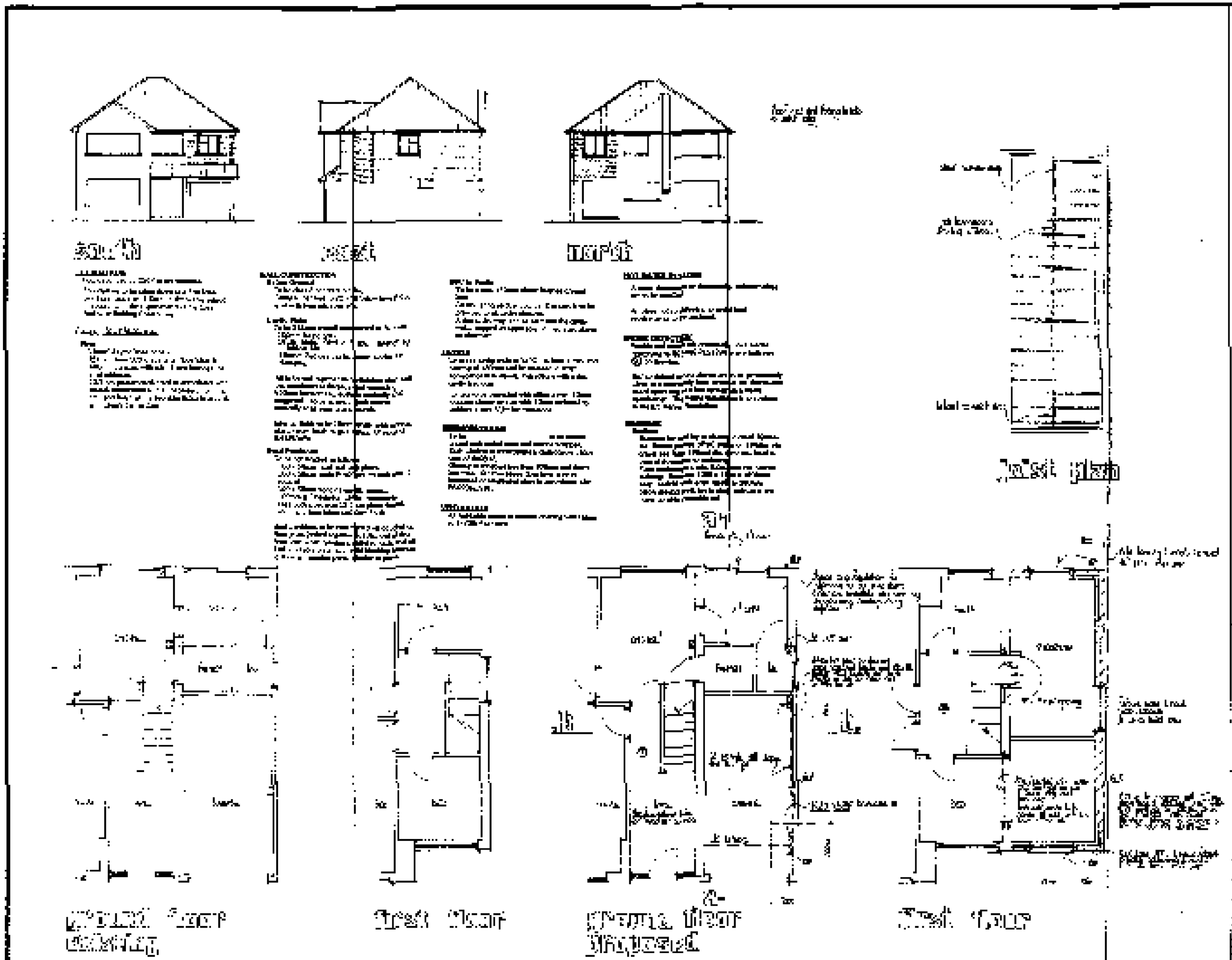

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