FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H08/0634/92

Applicant: Mr & Mrs C R Tinkler
28 Risegate Road
Gosberton Risegate
Spalding
Lincs PE11 4EZ

Agent: A Roffe
1 Green Lane
Spalding
Lincs
PE11 2YB

Description: Detached garage

Location: 28 Risegate Road
Gosberton Risegate
Spalding

Type: FULL

Date received: 09-JUN-92

18-JUN-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT) ORDER 1988

NOTICE OF PERMITTED DEVELOPMENT

It appears that by virtue of the above Order the proposed development is deemed to be permitted and further planning permission is not therefore required. No further action will therefore be taken on your application and any fee paid will be refunded as soon as possible.

You should be aware however that approval under the Building Regulations may still be required.

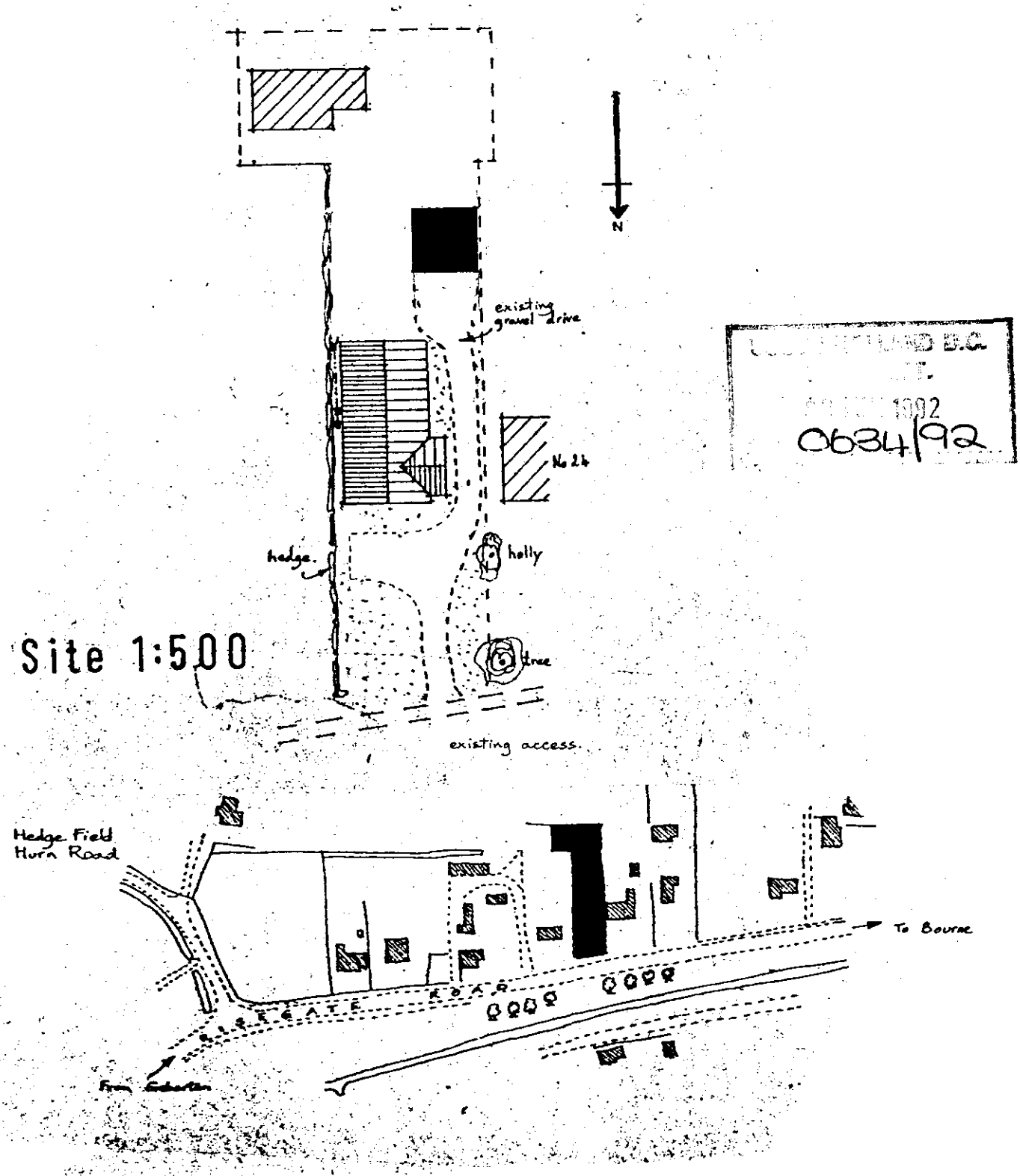
Yours faithfully

Director of Planning and Building Control Services

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)

Mr & Mrs C. Tinkler
28, Risegate Road, GOSBERTON RISEGATE



1992
0634/92

A. ROFFE
Building Design and Plans
1 Green Lane
SPALDING, Lincs. PE11 2YB
Tel: (0775) 723680

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H08|0634|92

Date Registered 09 JUN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. and Mrs. C. R. Tinkler,
28, Risegate Road,
GOSBERTON RISEGATE
Spalding PE11 4EZ

Tel. No.

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

A. ROFFE
Building Design and Plans
1 Green Lane
SPALDING, Lincs. PE11 2YB
Tel: (0775) 723680

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

28, Risegate Road, GOSBERTON RISEGATE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

detached garage

Please complete

Signed A. Roffe . Date 9th June 1992

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £55-00 If you consider no fee is payable include a written explanation instead.
Previous application No:

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

2. **TYPE OF APPLICATION**

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

Please state Site Area (Hectares)

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

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or	This is a **reserved matters** application.	↴

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

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

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

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

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

TYPE OF DEVELOPMENT

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

(i) New building(s)	
(ii) Alterations or extension	✓
(iii) Change of use	

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

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

B. Please state size of any new structure:- (a) max. height: 3.8 metres
(b) max. length: 5.6 metres
(c) max. width: 5.6 metres

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

D. Please state type and colour of roofing materials. Sandtoft double roman - brown

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?

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 soakaway

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

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

D. Foul sewerage will be disposed of to:

Mains sewer ☐ Cesspool ☐ Septic tank ✓

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	NO	→ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	NO	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	→ Date: Consultee(s):
Is this application related to a previous submission	NO	→ Application No.:

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER.

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed A. Rolfe (~~Applicant~~/Agent) Date 9/6/92

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 A. Rolfe (~~Applicant~~/Agent) Date 9/6/92

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 — Site Features

Inspected by: PJH
date: 16.6

Consult'd not Rec'd

Case Officer Conclusions (issues)

Boundary goes through small bush/tree group not proposed for hedge. Previous PP in 85 for bungalow, use similar colleagues comments + condition that no caravan not be occupied

Case Officer Recommendations (summary) GRANT REFUSE
(details overleaf)

Recommended approvals –

Departure from policy — Yes .... — No ....

Ward member request — Yes .... — No ....

Recommend approval against material objection — Any objection received? No; If yes, is any obj. material? No — Yes .... — No ....

Yes .... (Reason:

Other circumstances needing Committee decision — Yes .... Flagged by Senior Officer Signed ..... — No ....

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic. — No .... Nil fees (not first Submission) — Yes ....

ANY ONE OF ABOVE: Other info. viz: Signed .....

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

Conditions/Reasons

PJH/17-6-92

This old cottage doesnot appear to be listed not in blue files in NRim's room + not picked up on search. Not shown on searches for earlier apps.
The old cottage was originally to be used for a garage + as a condition on 1188/85 that not to be occupied if listed doubt we would have permitted to use as garage.

- garage is 6 m from bungalow :. Class E Part 1
- To rear
- height to ridge less than 4 metres.
- 50% of garden remains

Therefore the proposal appears to be P.D.

Prepare PD Notice

Notes to applicant

Disabled access .....

Outstanding EM .....

Amended plans ..... Yes

Other

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

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines)						
RM Checklist:	Previous					
	Current					
	Required					

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

[Indicate if other Regs] Precise details, for non-standard direction:

PJH 12-6-92 P.d?

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

Residents (Delivery):

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 A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ SS

Receipt Issued ..... No. P1268

Date First Received 09 JUN 1992

REGISTRATION

REFERENCE H08/0634/92

Cross-Ref R

Date 10/6/92 DOS

VALIDATION Date 9/6/92

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

Site area ..... No. of dwellings ..... Floorspace 31.36

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 ☐

S65 Advert required ☐ Expiry date .....

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

C.R & H.L Tinkler 28 Ringsgate Road

Correct fee £ 55 Additional £ ..... Receipt no. .....

Refund £ 55 Issued Sept 92 AM

CONSTRAINTS Date 11.6.

Index Sheets 111. OS Nos ..... Grid Ref 5[illegible] 3[illegible]

Ward Castle Parish CONISBROUGH

Inside IBD YES Inside LP area NO

TR Rural	☐	C1	☐
TR Bypass	☐	L3	☐
Level crossing	☐	TPO	☐
Footpath	☐	Other:	

Grade ☐

Linked to site.....Ref..... Linked to property.....Ref...0095140

Planning Records:
Earlier apps 184/87 Extend temp perm for temp accommodation 1185/85

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

Inputs completed.....

Councillor S. M. Whyles,
53 Seas End Road,
Surfleet,
SPALDING
PE11 4DQ

R. J. Smith

RJS/JH
H18/1188/95

28 July 1995

Dear Councillor Whyles,

Re: Listed Building at 28 Risegate Road

In reply to your letter, I suggest that you and/or Mr. and Mrs. Tinkler arrange an appointment here with Mr. Udy to discuss this proposal. He will be able to explain the Government's guidance to Local Planning Authorities about the issues to be considered when permission is sought for the demolition of a Listed Building. There is a strong presumption that Listed Buildings should be retained as part of our heritage.

A quick search of the relevant files does not reveal any prior correspondence on this subject.

Yours sincerely,

Roger J. Smith
Head of Planning

s.c. Peter Udy (for information)

Cllr. S. M. Whyles.
53 Seas End Road.
Surfleet,
Spalding.
Lincs.
PE11 4DQ.

Mr P Udy

PJU/JJ H08/0634/92
or 1128.8

16 Oct 1995

Dear Councillor Whyles,

LISTED BUILDING AT 28 RISEGATE ROAD, MR AND MRS TINKLER.

I write further to your recent telephone conversation with respect to the above.

As far as I can ascertain the chronological order of events is as follows:

1. H03/1188/85 - erect bungalow and form vehicular access. Planning permission granted 14th January 1986.

2. H08/0184/87 - extend period for siting of temporary accommodation for a further 12 months (Condition 4 of H08/1188/85). Planning permission granted 24th March 1987.

3. H08/0185/87 - erection of interwoven fence and posts 1.2 metres high in variation of condition 3 of H08/1188/85. Planning permission granted 24th March 1987.

4. The Listed Building Notification for 28 Risegate Road was served on the 18th November 1988.

5. H08/0388/89 - demolition of outbuilding. Listed Building Consent refused on 29th June 1989

6. H08/0634/92 - detached garage. Permitted development 18th June 1992.

I enclose photocopies of extracts from Circular 8/87 and Planning Policy Guidance Note 15 both of which deal with historic buildings. As you can see there is a strong presumption against the demolition of

RSS
16/10

Listed Buildings. Local Authorities are advised to grant consent for the demolition of Listed Buildings only when exhaustive avenues of enquiry have been followed to ensure the retention of the building and the Authority is satistied that the building cannot reasonably be retained. Clearly these requirements were not satisfied when the earlier application was considered and refused in 1989. If Listed Building Consent is refused Mr and Mrs Tinkler could appeal to the Secretary of State. If the Local Authority is minded to grant Listed Building Consent for the demolition of the dwelling the application would first have to be referred to the Secretary of State who will then have the opportunity to call in the application for his own determination.

I trust this letter and its enclosures are of use to you.

Yours sincerely

N Midlen
Development Control Manager

Enc.

Councillor S. M. Whyles,
53 Seas End Road,
Surfleet,
SPALDING
PE11 4DQ

R. J. Smith

RJS/JH
H18/1188/95
634/92

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Yours sincerely,

Roger J. Smith
Head of Planning

cc. Peter Udy (for information)

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: H08/0634/92 Type: FULL

Applicant: Mr & Mrs C R Tinkler Agent: A Roffe
Tel: 0775 723680

Description: Detached garage

Location: 28 Risegate Road
Gosberton Risegate
Spalding

Valid date:	09-JUN-92	Terminal date:	04-AUG-92
Target dates:		Target Committee:	14-JUL-92
To case officer	14-JUN-92	Report deadline:	30-JUN-92
Inspected by	19-JUN-92		
Extra contacts	24-JUN-92	Case Officer:	
Report if not clear by	14-JUL-92	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 31.36 M2
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Gosberton P 0775 840415	12-JUN-92	26-JUN-92
Cllr J A Dobney	12-JUN-92	26-JUN-92

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H08/0634/92

Applicant: Mr & Mrs C R Tinkler
28 Risegate Road
Gosberton Risegate
Spalding
Lincs PE11 4EZ

Agent: A Roffe
1 Green Lane
Spalding
Lincs
PE11 2YB

Description: Detached garage

Location: 28 Risegate Road Gosberton Risegate
Spalding

Type: FULL

Date received: 09-JUN-92

12-JUN-92

Dear Cllr J A Dobney

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is P J UDY

As applications can be determined under delegated powers in many cases, please let me know by 22-JUN-92 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

O.K. BY 17/6

Cllr J A Dobney
Orchard House
32 Surfleet Road, Surfleet
Spalding, Lincs
PE11 4AG

I request that this application be considered by Planning Committee, because

w/o 1D

S.H.D.C. PLANNING DEPT.
RECEIVED
15 JUN 1992

Attention of
DPO NRM
DOPO BS
JC ACP

File Nos.

Acknowledge YES/NO

Signed: P J Dobney

A. ROFFE

BUILDING DESIGN AND PLANS

1 Green Lane,
SPALDING
Lincs. PE11 2YB Tel: (0775) 723680

SOUTH HOLLAND D.C.
09 JUN 1992
0634/92

9th June 1992

Dear Sirs,

Proposed Double garage for
Mr and Mrs C.R. Tinkler,
28 Risegate Road, GOSBERTON RISEGATE.

I enclose the following documents in respect of the above application :-

4 copies application forms under the Planning Acts for permission;

4 copies site and location plans;

4 copies detail plans of the garage;

cheque from the applicant in the sum of £ 55 - 00.

Yours faithfully

A. Roffe

A. Roffe.

South Holland District Council,
Planning Department.

Councillor S. M. Whyles,
53 Seas End Road,
Surfleet,
SPALDING
PE11 4DQ

R. J. Smith

RJS/JH
[redacted] 85

28 July 1995

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Yours sincerely,

Roger J. Smith
Head of Planning

s.c. Peter Udy (for information)

ACTION
Attention of HPS
Discuss with
Copy to
File Ref
Comments

Do Sec
Copy
RJS

53 SEAS END ROAD,
SURFLEET,
SPALDING,
LINCS. PE11 4DQ

Tel./Fax: (01775) 680231

21 July, 1995

Attention of Mr. P. Udy

Housing and Planning Services Department,
South Holland District Council,
Priory Road,
Spalding,
Lincs.
PE11 2XE

Dear Mr. Udy,

RE; Re: Listed Building at 28 Risegate Road H8/1188/85

I have been asked to assist Mr. and Mrs. Tinkler of 28 Risegate Road regarding their proposed demolition of a listed cottage at the rear of their property at the above address.

I believe that this matter has been raised before on a number of occasions dating from 1985 when planning permission was obtained for a bungalow (now built) on the site. The planning reference is above.

In order that I may be fully acquainted with the facts I would be grateful if you would send me copies of previous correspondence to and from Mr. and Mrs. Tinkler - I also understand that there may be some papers from the Department of the Environment on the file together with a plan of layout of the buildings - it will be helpful if I could have sight of these too.

When replying I would be glad of your views on proposed demolition of the listed cottage.

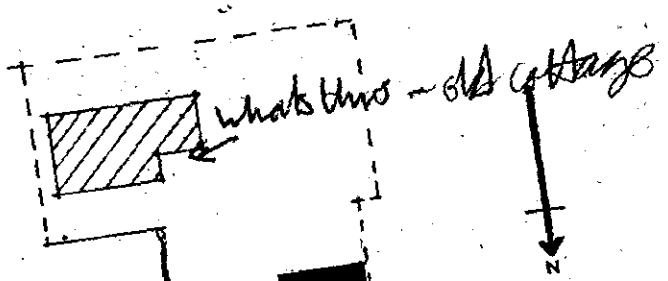
Thank you for your assistance.

Yours sincerely,

S M Whyles

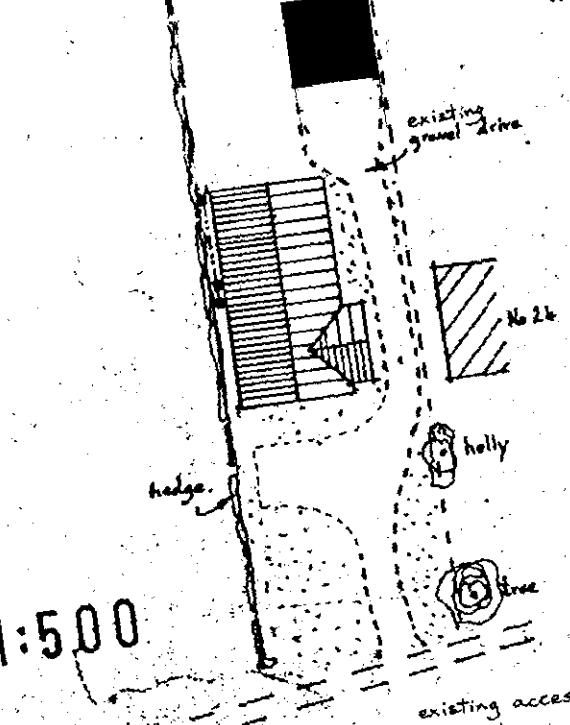
Councillor Mrs. S. M. Whyles.

Mr & Mrs C. Tinkler
28, Risegate Road, GOSBERTON RISEGATE

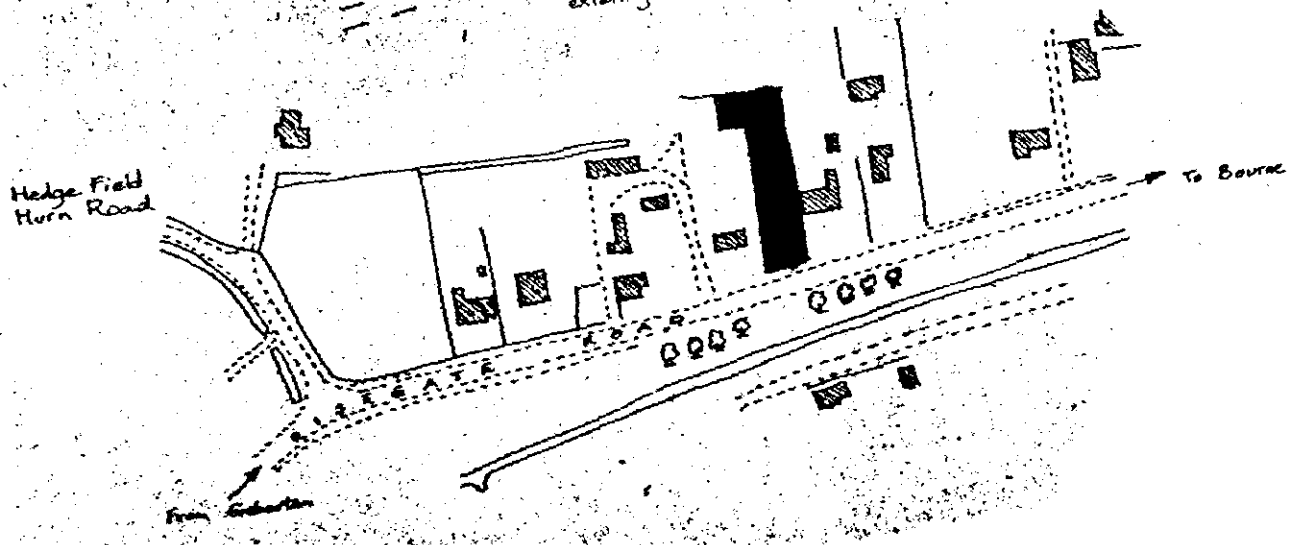


U.C.

C0634/92

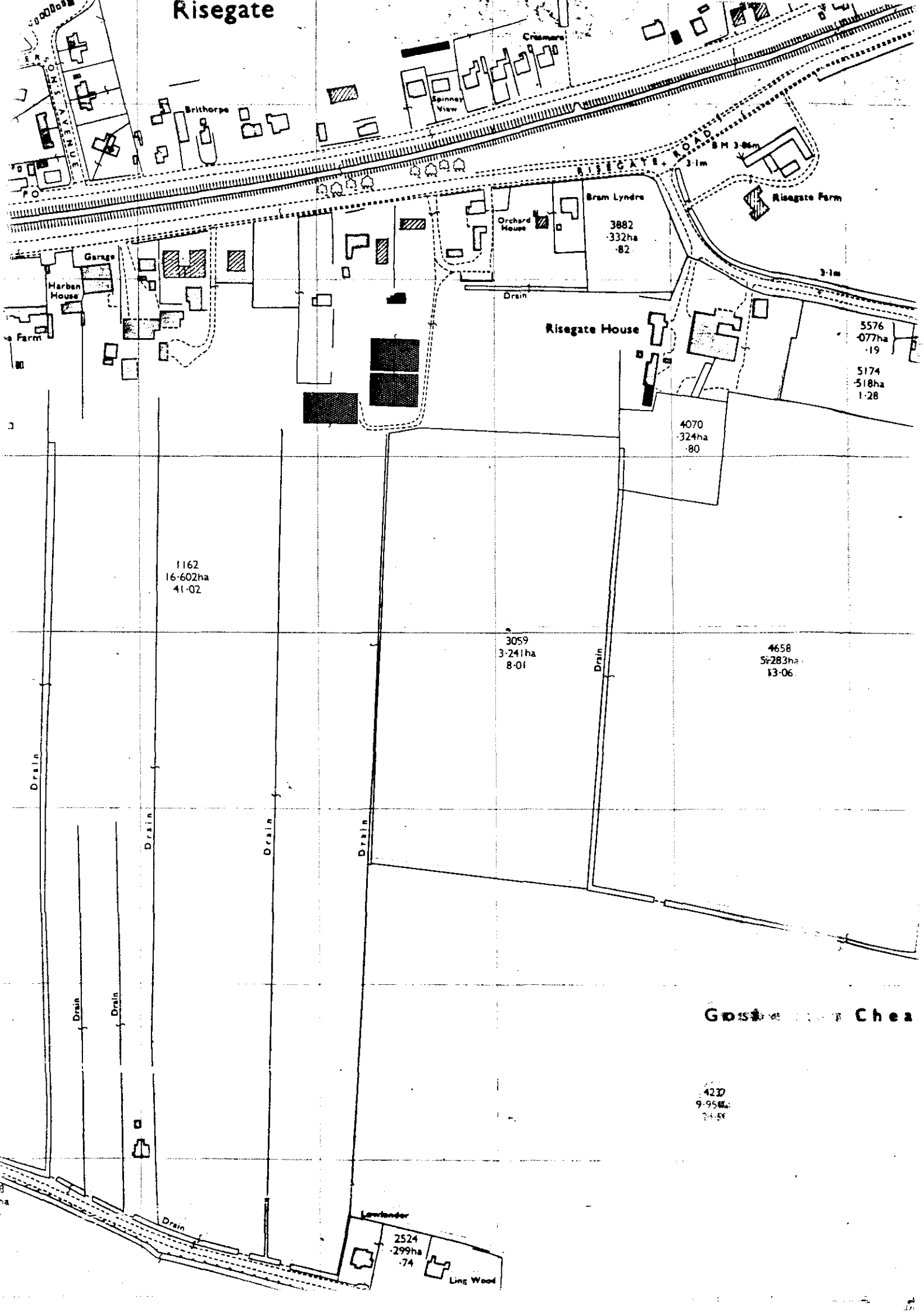


Site 1:500



Location 1:2500

A. ROFFE
Building Design and Plans
1 Green Lane
SPALDING, Lincs. PE11 2YB
Tel: (0775) 723680


Risegate
Brithorpe
Spinner View
Crosmere
RISEGATE ROAD
BM 3·06m
3·1m
Risegate Farm
Bram Lyndra
Orchard House
3882
·332ha
·82
Garage
Harben House
Drain
Risegate House
5576
·077ha
·19
5174
·518ha
1·28
4070
·324ha
·80
1162
16·602ha
41·02
3059
3·241ha
8·01
4658
5·283ha
13·06
Drain
Drain
Drain
Drain
Drain
Drain
Drain
Lowlander
2524
·299ha
·74
Ling Wood

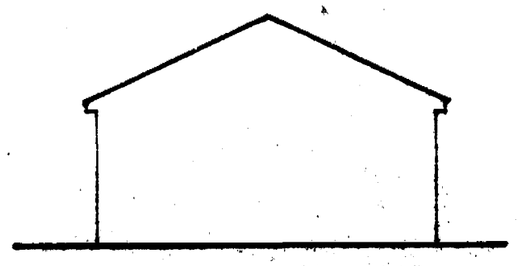


TF 22 NW | GOSBERTON | CLOUGH ROAD
Risegate
(north side)

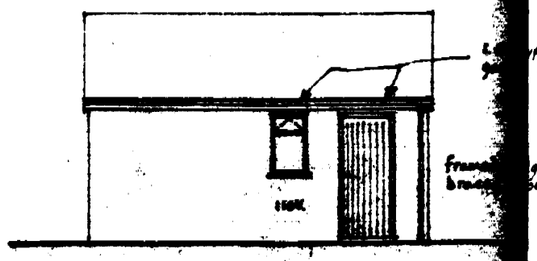
7/47 | No.28

II

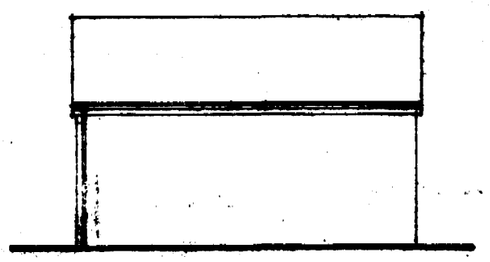
Cottage. C18. Red brick, thatch under pantile roof, brick coped tumbled gable, 2 gable stacks. Single storey plus garret, 3 bay front with brick dentillated eaves. Central planked door, flanked by single 2 light windows, with brick segmental heads.



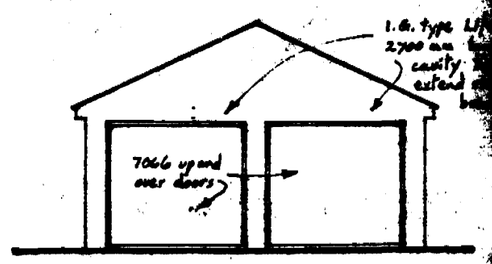
REAR



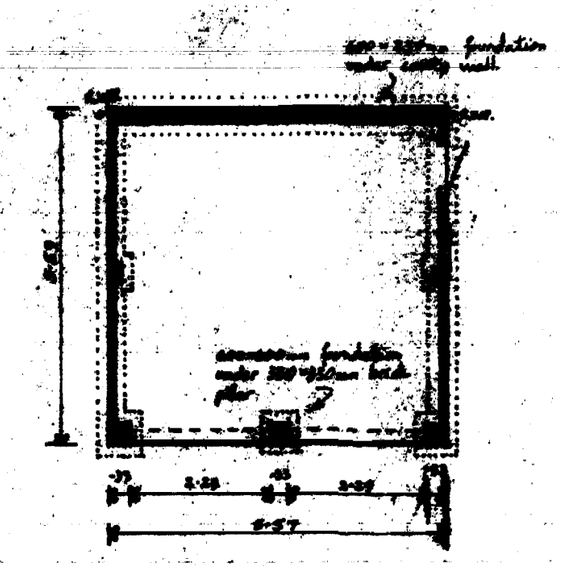
RIGHT HAND SIDE



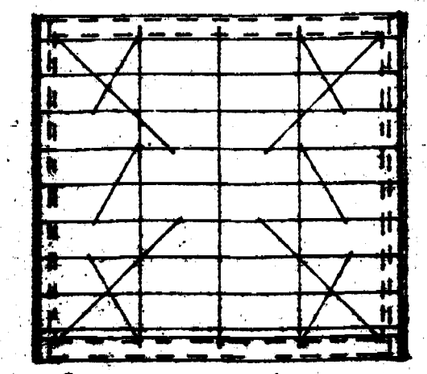
LEFT HAND SIDE



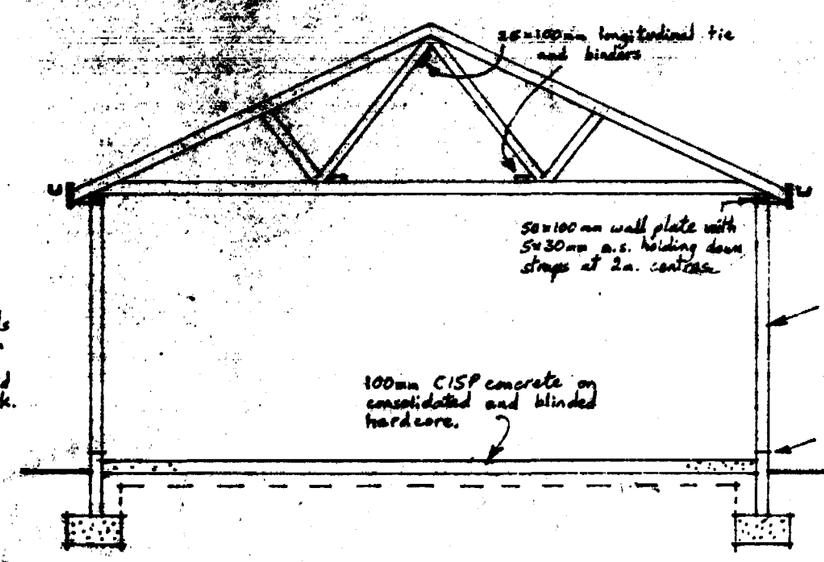
FRONT



PLAN (handed)



ROOF



SECTION 1:50

Sand & ft double pantile smooth rustic, concrete interlocking on 25×38mm Tanalised battens

prefabricated trussed rafters at 600 mm centres formed with 38×97mm timbers stress graded to BS. 5268: Part 3: 1985.

38×100mm wind bracing and diagonal bracing to slopes

112mm P.V.C. box section gutter

30mm galv. m.s. straps to rafters and ceiling joists max. 2m. centres.

100mm longitudinal tie rafters and wind bracing.

SOUTH HOLLAND D.C.
PLAN DEPT.
09 JUN 1992
REF 0634/92

PROPOSED GARAGE

scale 1:100

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