SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H08/0897/93 Received:23-SEP-93 Type:FULL

Name: Mr Ian Bewick
57 Salem Street
Gosberton
Spalding
Lincs, PE11 4NQ

Agent: Mr Ian Bewick
57 Salem Street
Gosberton
Spalding
Lincs, PE11 4NQ

Description: Erect new single garage at rear

Location : 57 Salem Street 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.

2 Before the development hereby permitted is commenced samples of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

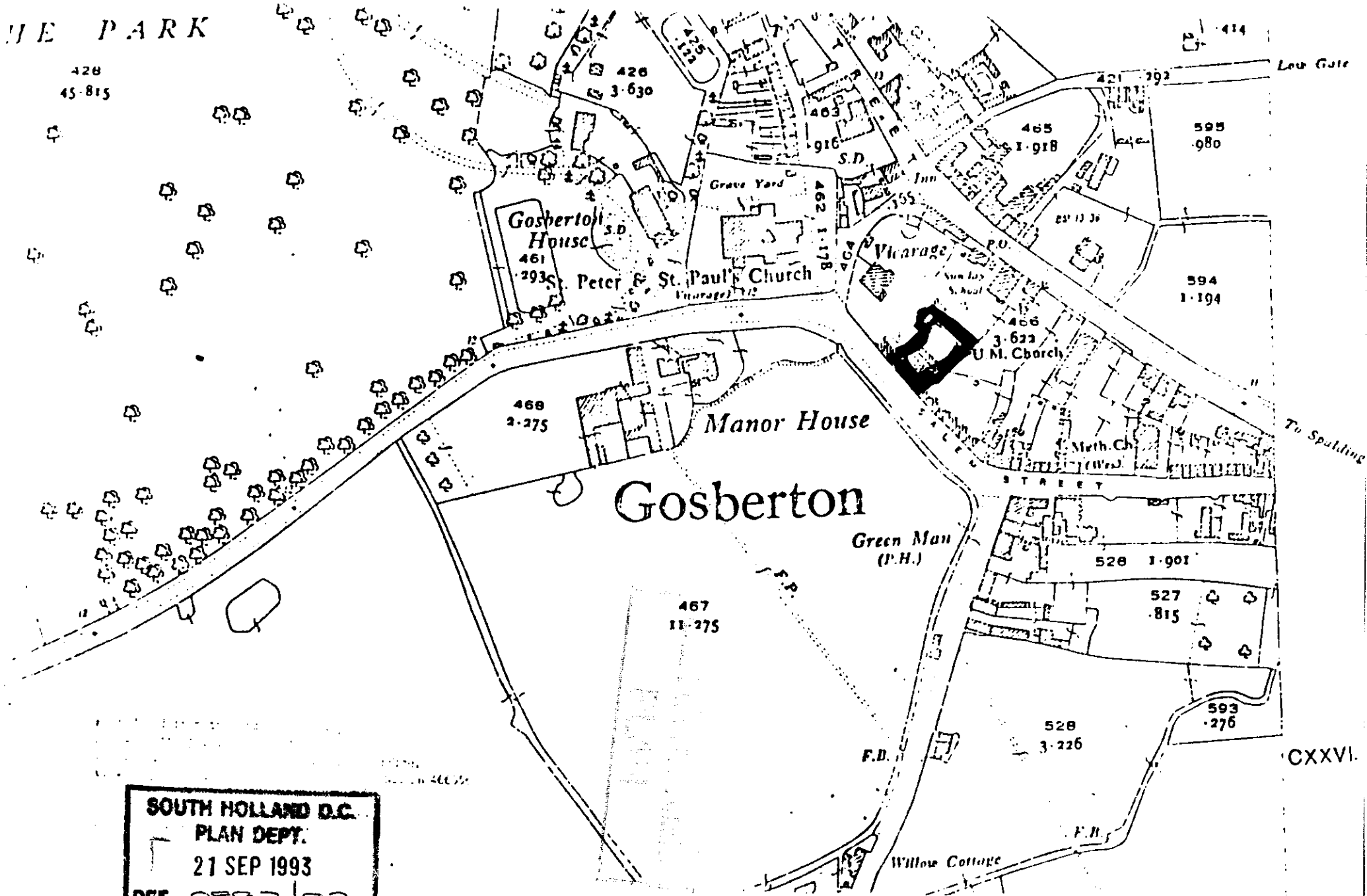
Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

Director of Planning and Building Control Services
11-NOV-93 H08/0897/93

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.

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.
21 SEP 1993
REF 0597/93

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H08|0897|93

Date Registered 21 SEP 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR IAN BEWICK
57 SALEM STREET
GOSBERTON
LINCS PE11 4NQ

Tel. No. 0775 840152

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

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

57 SALEM STREET, GOSBERTON · LINCS. PE11 4NQ

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

~~1) CONVERSION OF INTEGRAL GARAGE TO FORM LIVING ROOM~~

2) ERECTION OF NEW SINGLE GARAGE AT REAR OF HOUSE

Please complete

Signed... Ian Bewick ..... Date 21.9.93

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of ..... 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 0.13 (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)	✓	1
(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:	19.25 sq. metres
C. Please state size of any new structure:- (a) max. height:	4 metres
(b) max. length:	5·5 metres
(c) max. width:	3·5 metres
D. Please state type and colour of materials for facing external walls:	RED BRICK/RENDER TO MATCH HOUSE
E. Please state type and colour of roofing materials.	TRADITIONL PANTILE (RED)
F. Has a survey of the site been undertaken? State Yes or No	NO

5. GENERAL INFORMATION Please complete each section

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

DRIVEWAY / BACK YARD

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

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:

DRAIN TO SOAKAWAY PIT MIN 5M FROM BUILDING. B, C, D NOT APPLICABLE

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 ... Bewick ..... (Applicant / ~~Agent~~) Date 21.9.93

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 ..... Bewick ..... (Applicant / Agent) Date 21.9.93

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 .....

APPLICATION ASSESSMENT

Not necessary – fine as proposed

Notes for Case Officer Peter Plans may need clarifying : check out on site.

Site Inspection New detached garage & Bay ... Type 1&2

Accuracy :
Neighbours : Build detached House to form Boundary fence
Boundaries : of each: Layout clearly ... (Rear Bdy – Rear Bdy)
Site Features : (5' Bay – Type 2 Paths on site Rely)

Inspected by
Date 1/10

garden land of adj dwelling to be
see no major problems

Site Notice posted by
Date
Expiry 1/10

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) ✓ Refuse (or equiv)

Signed ..... Date... 8.11

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

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

Conditions/Reasons: (cont overleaf)

Sc 12 samples

DC INSTRUCTION SHEET

APPLICATION REF: H08\0897\93

Directions

A.. /

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Non-std:
Details
needed

Other.....

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations: All ☐ See below ☐

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

Precise details:

Additional Consultation/Publicity Required

PDN 24-9

RECONSULTS

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

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	Specify:
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:

Press
PC
WM
Residents

Case Officer : PM

Senior Officer Confirmed .....

Date..27/9

Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt No —

Date first Rec'd 21 SEP 1993

Registration

Reference H08/0897/93

Cross-Ref B08/0580/93

Date 22/9/93

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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 £60.
Additional £ 60.
Refund £

Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Receipt No P3295 Date 23/9/93
Voucher No Date

Information

Index sheet 46 OS Plots
Grid ref 523530 181090

Ward [illegible] Parish [illegible]

Inside IBD Y Inside LP area N

Constraints:

CA Cons Area Y
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 0059187

Planning Records:
Earlier apps

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

PLANNING APPLICATION

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

PROPOSAL IN CONSERVATION AREAS

The proposal may affect the character or appearance of the Conservation Area of GOSBERTON .

Reference No: H08/0897/93
Description: Erect new single garage at rear

Location: 57 Salem Street
Gosberton
Spalding
Lincs

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 22-OCT-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

01-OCT-93

SOUTH HOLLAND DISTRICT COUNCIL

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

Application no: H08/0897/93

Applicant: Mr Ian Bewick
57 Salem Street
Gosberton
Spalding
Lincs, PE11 4NQ

Agent: Mr Ian Bewick
57 Salem Street
Gosberton
Spalding
Lincs, PE11 4NQ

Description: Erect new single garage at rear

SOUTH HOLLAND D.C.
PLAN DEPT
23 SEP 1993
REF Valid

Location: 57 Salem Street
Gosberton
Spalding
Lincs

Type: FULL

Date received: 21-SEP-93

23-SEP-93

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

A fee of £60.00 is required.

Please return the additional copy of this letter with your reply.
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Lowe quoting the above reference.

Yours faithfully

Principal Administrative Officer

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 : P3295
Date received : 23-SEP-93

Received from

Mr I Bewick & Mrs A E Bewick

Address

57 Salem Street
Gosberton
Spalding
Lincs

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

Signed.....SADICKS.....
(Authorised Collector)

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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H08/0897/93

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H08/0087/94 Received:24-JAN-94 Type:CONDITION COMPLIANCE

Name: Ian Bewick
57 Salem Street
Gosberton
Spalding
Lincs

Agent: Ian Bewick
57 Salem Street
Gosberton
Spalding
Lincs

Description: Brick and tile samples submitted (Condition 2 of H08/0897/93)

Location : 57 Salem Street Gosberton Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd B SMITH
Director of Planning and Building Control Services

10-FEB-94 H08/0087/94

Sylvan Street

25000 mm

Footpath.

For Mr I an
Ground flo
Proposed ca

Proposed ex

Form new
front ele

Form new

Block up
garage blo

Block up

Construct

G

H

Existing integral garage

A

D

Lounge 1

Lounge 2

Laundry and W.C

Hall and stairs

Driveway 1

C

Driveway 2

Private dwelling house

E

F

Kitchen

patio

Boundary

Boundary

13000 mm

Path

5500

B

IN

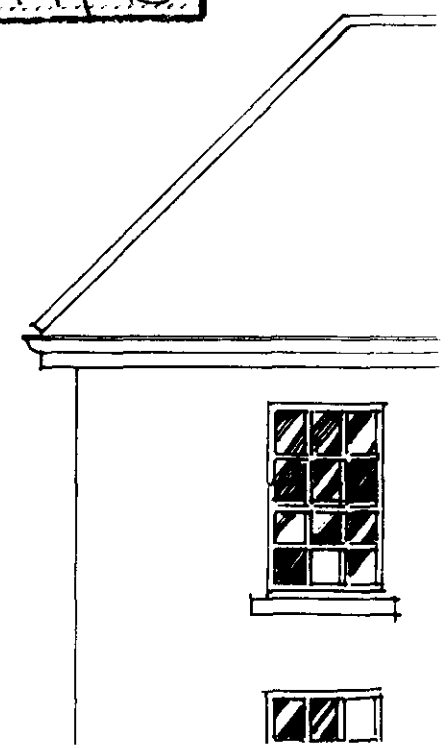
3500

ornamental wall

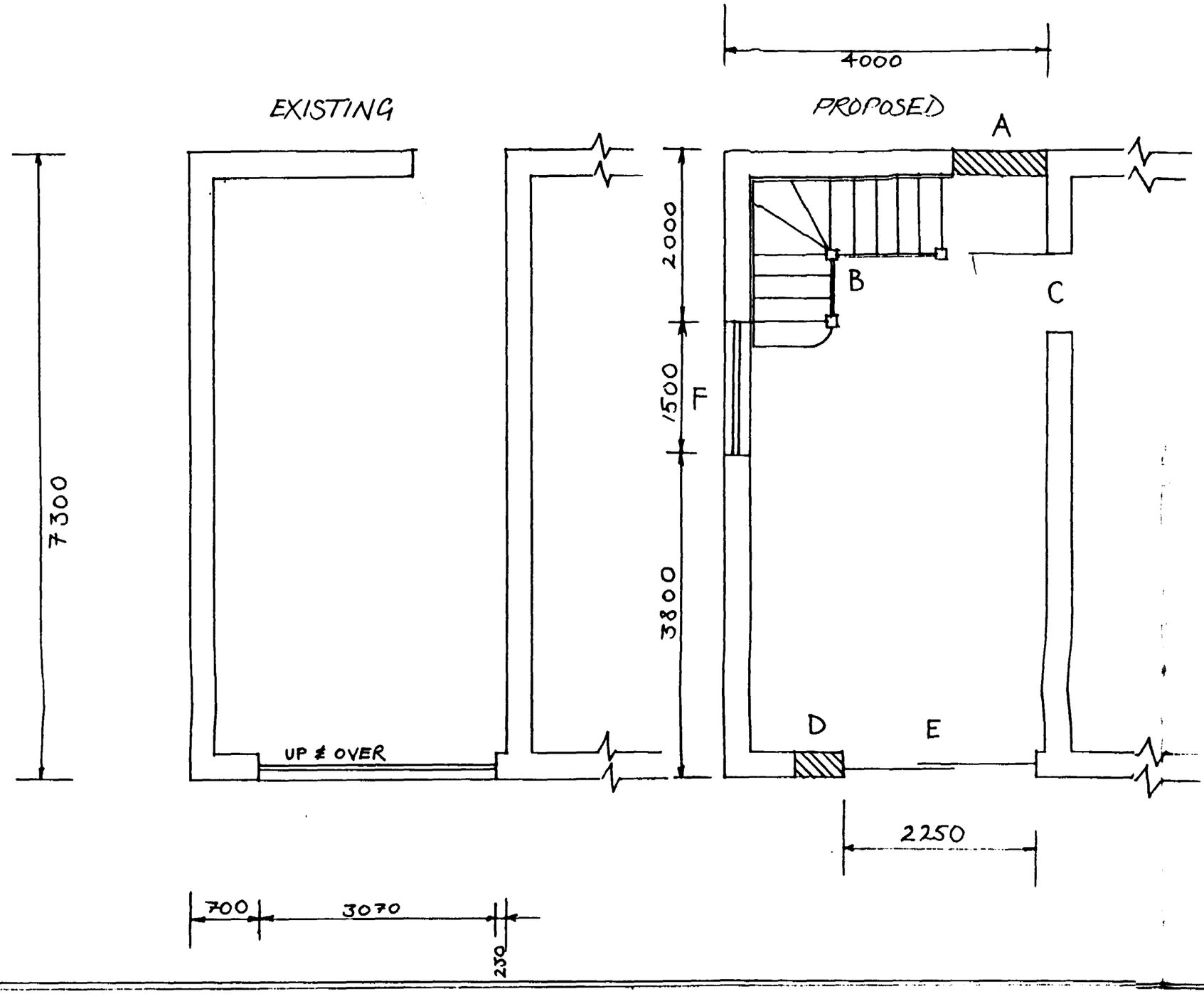
ornamental wall

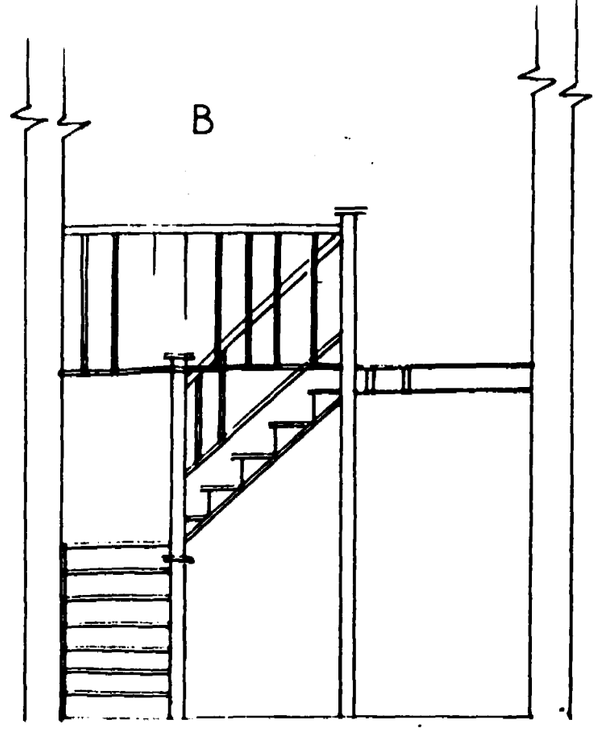
38500 mm

SOUTH HOLLAND D.C.
PLAN DEPT.
21 SEP 1993
REF 0697/93



(1) 67 SALEM ST GOSBERTON. PROPOSED CONVERSION OF EXISTING INTEGRAL GARAGE TO FORM NEW LIVING ROOM. 1:50



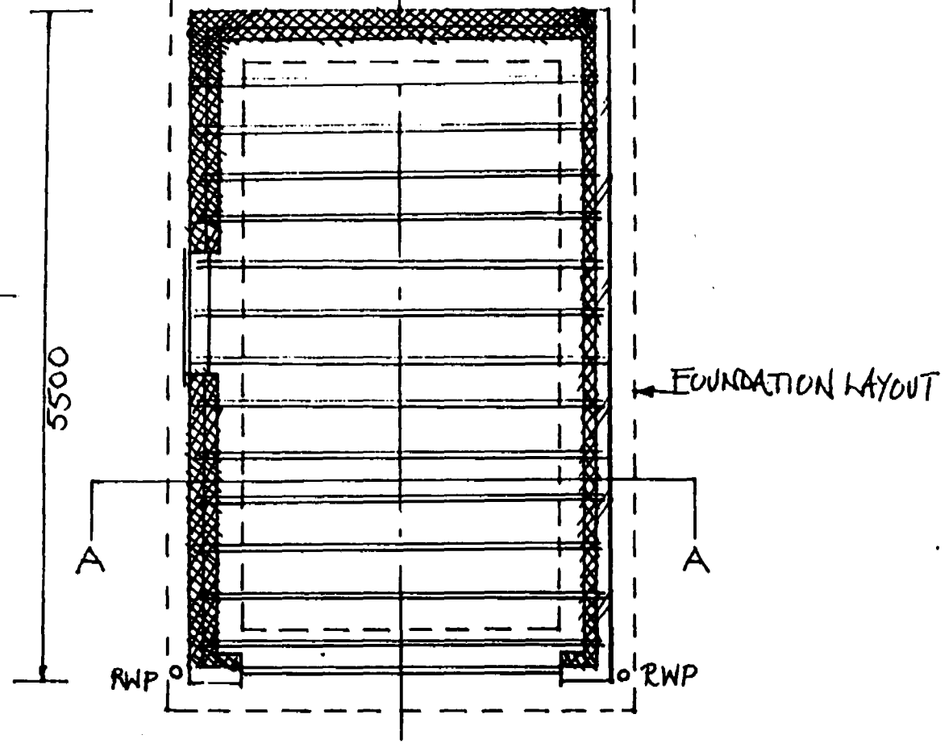


DOOR AT (A) BUT RETAIN EXTERNAL FEATURES - (SEE SEPARATE DRAWING). FORM NEW DOORWAY AT (C) WITH APPROPRIATE LINTEL AND FIRE RESISTANT DOOR. BLOCK UP PART OF EXISTING DOOR AT (D), REMOVE EXISTING GARAGE DOOR AND REPLACE WITH SLIDING REINFORCED SAFETY GLASS PATIO DOOR UNDER EXISTING REINFORCED CONCRETE LINTEL.

WINDOW:
FORM NEW SASH OPENING WINDOW AT (E) TO MATCH THOSE ON FRONT ELEVATION WITH APPROPRIATE STEEL LINTEL.

STAIRS:
MAKE NEW STAIRWAY AND ERECT STAIRCASE AT (B) - BOULTON & PAUL TYPE - 3 WINDER CODE SL 82 W3 6 N

(2) PROPOSED NEW GARAGE - SEE SEPARATE SITE PLAN FOR LAYOUT.



PLAN 1:50

(2) → NEW GARAGE

ROOF
Traditional construction pantiles to match surrounding buildings.

WALLS
Single skin brickwork where shown. remaining elevations rendered blockwork.

Window
Boulton & Paul type softwood under cavity steel lintel

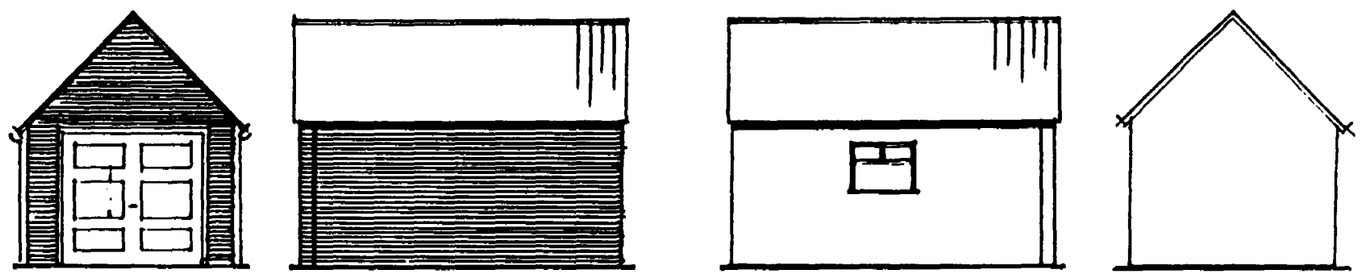
FLOOR
Solid construction 100 mm concrete on 25 mm sand blinding on 100 mm clean consolidated hard core

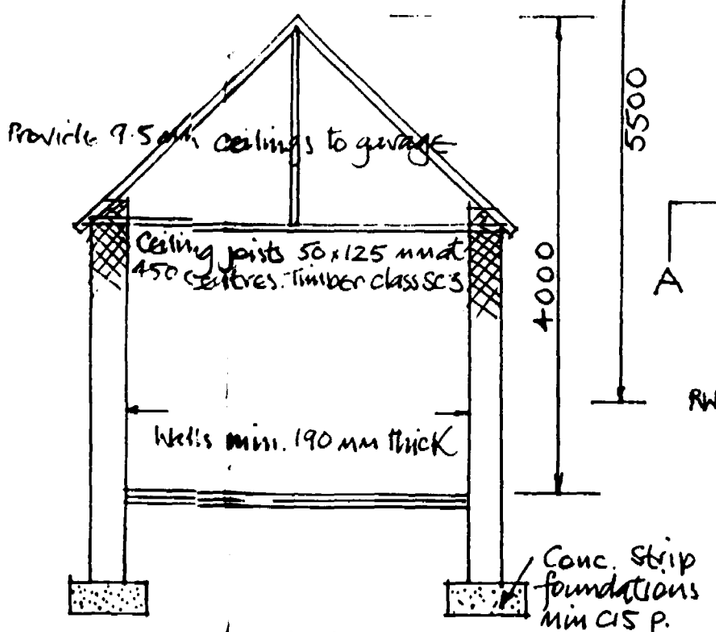
FOUNDATIONS
min 225 x 600 mm width. Concrete blocks to ground level - facing bricks (or blocks) above. DPC 150 mm above ground.

Foundation depth to be agreed with L.A. Building inspector. Internal foundation Trenches to be back filled with consolidated hard core.

RAINWATER.
Gutters 100 mm half round. Downpipes 63 diam to soakaway pit min 5m from building.

ELEVATIONS 1:100





SECTION A-A 1:50

SOUTH HOLLAND D.C.
PLAN DEPT.
21 SEP 1993
REF .0897/93.