SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H08/1304/92 Received:22-DEC-92 Type:FULL

Name: P W Pogson
41 Bowgate
Gosberton
Spalding
Lincs

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Bedroom extension

Location : 41 Bowgate 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.

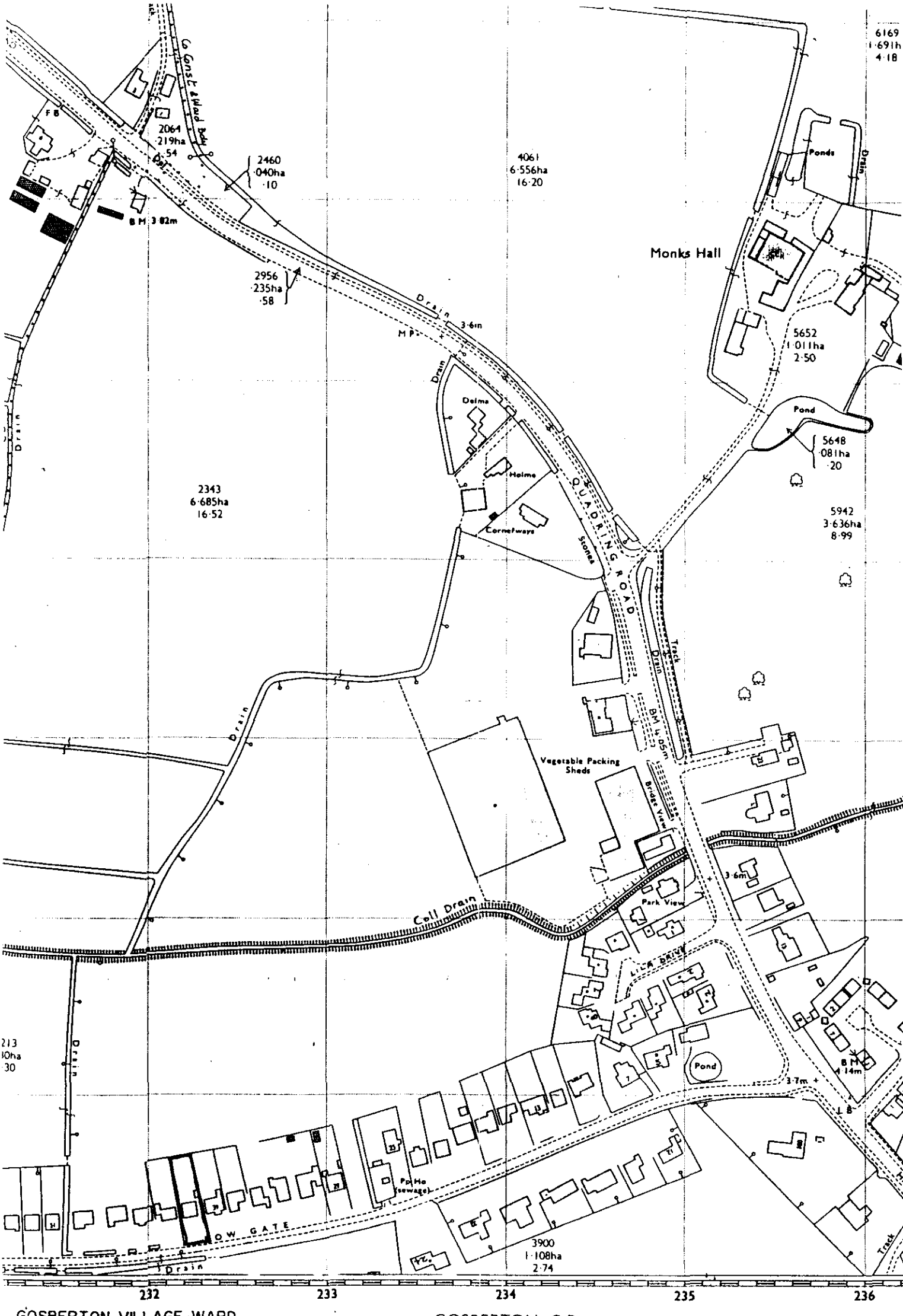
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
01-FEB-93 H08/1304/92

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)



GOSBERTON VILLAGE WARD GOSBERTON C.P. STAMFORD AND SPALDING

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H08/1304/92.

Date Registered 22 DEC 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR A STALHAM
41 BOW GATE
GOSBERTON
SPALDING

Tel. No.

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

L. A. BUILDING DESIGN
55, HANNAM BOULEVARD
SPALDING. PE11 1LB
TEL: 0775 711437

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

BEDROOM EXTENSION

Please complete

Signed. R Stallgow Date. 22/12/92

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: —

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: 20 sq. metres

B. Please state size of any new structure:- (a) max. height: 4.20 metres
(b) max. length: 4.00 metres
(c) max. width: 5.00 metres

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

D. Please state type and colour of roofing materials. "

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 N/A.

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

D. Foul sewerage will be disposed of to:

Mains sewer ☐ Cesspool ☐ Septic tank ☐ EXTG.

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 P S Rathgow (~~Applicant~~/Agent) Date 22/12/92

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 P S Rathgow ~~Applicant~~/Agent) Date 22/12/92

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

P. Lithgow phoned advised on site with Mr.

Notes for Case Officer

26-1 name is Steffan not Rozan

27-1 Mrs Steffan phoned objection letter 10 days after known 29-1 hopefully. No more fees as Pl. B. Rigg

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by PM
Date 8-1-93

Notice posted by PM
Date 8-1-93 Telegraph pole in front of No 43

Resident Notices required

Sent | Delivered

Case Officer Conclusions

Front ext^n which will be in front of front elevations of both properties to each side. Those (34) Chalet bungalow (43) new window will look onto a blank gable of 43. Shadowing on bay onto No 43, most which removed. Projects 3.7m which is less than current but no more than would be allowed under PD. No 43 has image in the window in the front elevation

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer PM

Senior Officer DP 1/2

Case Officer Recommendation

Approve ✓ Refuse

Signed PM 29-1

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Pom 4-1-93
DL 4/1

	Requested	Sent
Extra Publicity:		
Departure	_____	_____
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_____ _____		_____ Order No ___
Other:	_____	_____

Case Officer PL

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 55

Receipt Issued P3057

Date first Rec'd 22 DEC 1992

Registration

Reference H08/1304/92

Cross-Ref B08/0843/92

Date 29/12/92

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace 20m²

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app
Type

Correct fee 55

Additional
Refund

Receipt
Issued

Information

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

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 34

OS No's

Grid ref 5 3 3

Ward

Parish

Inside IBD

Inside LP area NO

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Linked to site

Ref 00533981

Linked to property

Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

Town and Country Planning Act etc

DRAFT DECISION

Reference: H08/1304/92 Received:22-DEC-92 Type:FULL

Name: P W Pogson
41 Bowgate
Gosberton
Spalding
Lincs

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Bedroom extension

Location : 41 Bowgate Gosberton
Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted/~~refused~~ etc
on the following conditions/~~reasons~~:

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.

29-JAN-93 AD check... N 1/2.....

Authorised to issue (inc Delegation)..... DR 1/2

B[illegible] I 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: H08/1304/92 Type: FULL

Applicant: P W Pogson
Tel:

Agent: L A Building Design
0775 711437

Description: Bedroom extension

Location: 41 Bowgate
Gosberton
Spalding
Lincs

Valid date:	22-DEC-92	Terminal date:	16-FEB-93
Target dates:		Target Committee:	26-JAN-93
To case officer	29-DEC-92	Report deadline:	12-JAN-93
Inspected by	01-JAN-93		
Extra contacts	05-JAN-93	Case Officer:	
Report if not clear by	26-JAN-93	P J UDY	

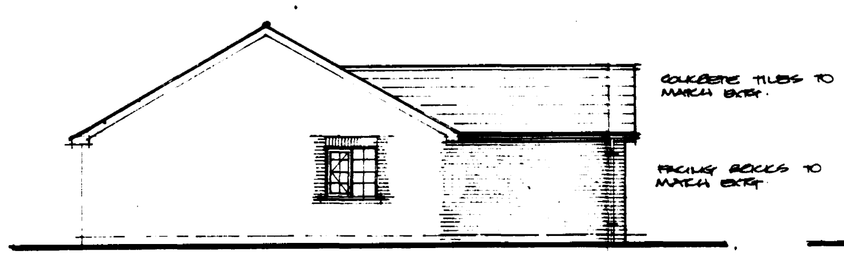
DEVELOPMENT/CONSTRAINTS

Size: 20 M2
Category: Extension
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Gosberton P 0775 840415	05-JAN-93	19-JAN-93
Cllr W D Skells 0775 840415	05-JAN-93	19-JAN-93
Site/Press Advert MIN	08-JAN-93	29-JAN-93

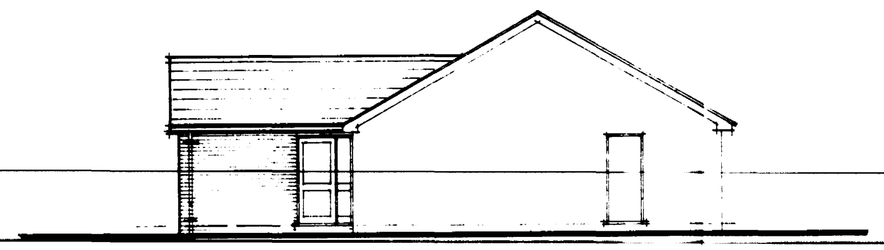
L.C.C. No Objections pc 05 7/1/93



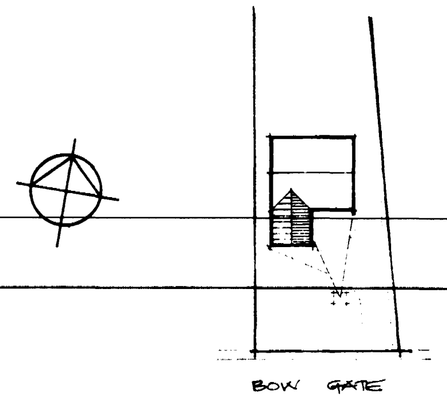
SIDE ELEVATION



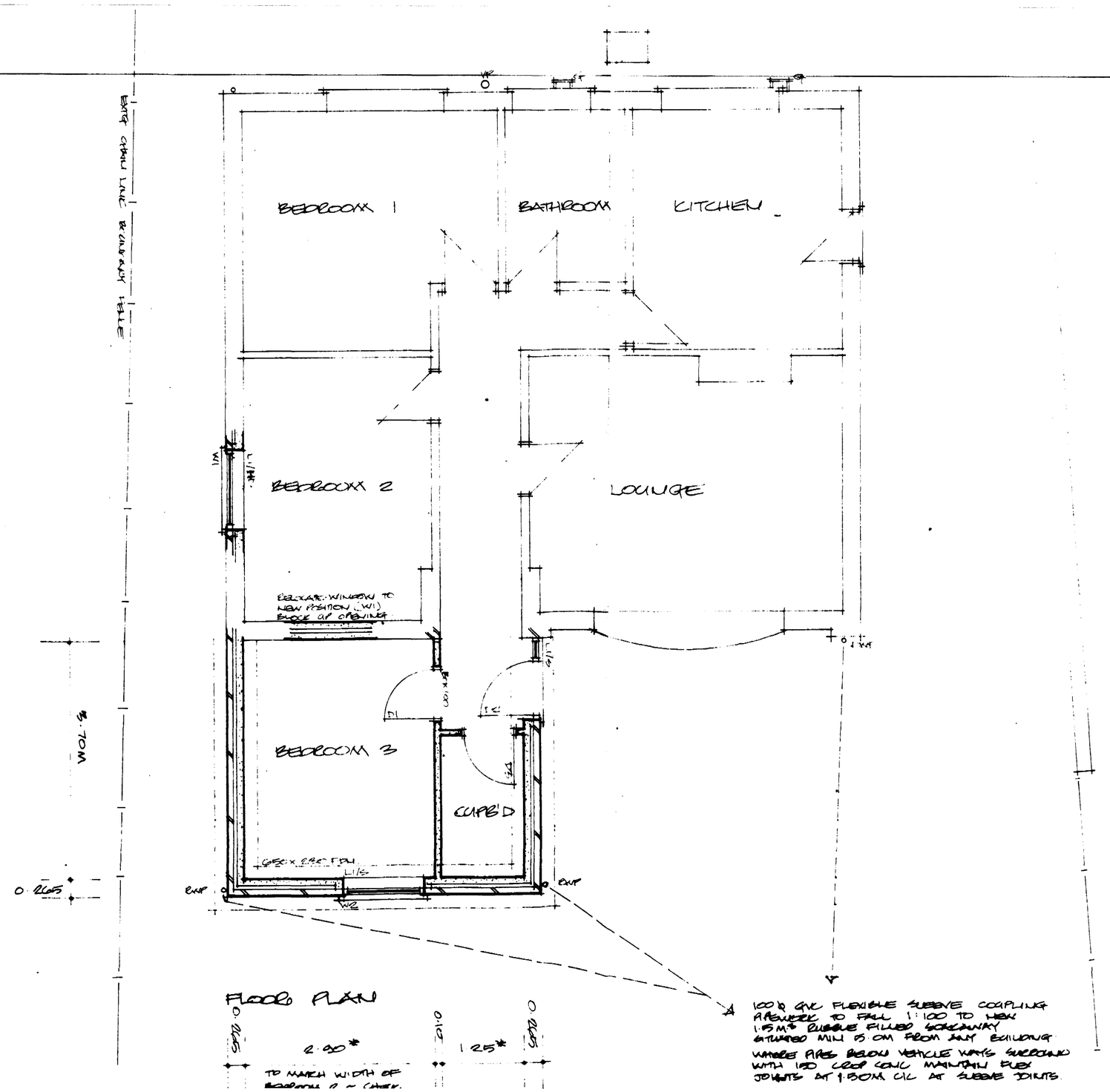
FRONT ELEVATION



SIDE ELEVATION



BLOCK PLAN 1:500



FOUNDATIONS
Generally to be in mass concrete 1:2:4 strip 650 wide x 230mm thick under cavity walling.
Excavations shall be down to a firm, consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer. Should any adverse soil conditions be met the works shall be temporarily ceased until an acceptable design solution can be agreed with the Local Authority.

SUB STRUCTURE WALLS
To be in TYPE A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete 1:12. Use FL durability designation bricks below dpc.

WALLS
To be generally in cavity work 265mm overall width comprising 100mm clay facing bricks to match existing, 65mm cavity filled with 65mm DRITHERM fibreglass insulation batts, 100mm load bearing solid insulation block e.g. TARMAC HENELITE.
100mm blockwork wall to be TARMAC HENELITE.
Cavity closures to incorporate DANCOR insulated Vertical DPC material.
Wall ties in cavity walling to be stout galvanised wire butterfly type, to B.S. 1243:1978 at 900mm centres horizontally and 450mm centres vertically ~~every alternate tie course to be staggered~~ 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings.

DAMP PROOF COURSES
Provide embossed heavy duty polythene dpc material at 150mm minimum above ground level in all leafs of cavity walling, piers and columns. Dpcs to be linked with dpm and any tanking. Also provide vertical and horizontal dpcs around openings for windows and doors in cavity walls and similar material as cavity trays over lintels.

LINTELS
To be I.G. L1/S in cavity wall openings generally except Bed 2 to be L1/HD.
Internal door openings in block walls to be I.G. internal lintel or as indicated.
All lintels to have minimum 150mm end bearing and installed strictly in accordance with the makers instructions.

ROOF CONSTRUCTION
Roof to be constructed in accordance with the sizes and timber grades indicated on the drawings.
All work is to be properly and accurately cut, notched, shaped and framed and shall be firmly and securely fixed, bolted where shown or necessary, all in accordance with B.S.5268, 1985.

ROOF BRACING
The whole roof is to be braced in accordance with B.S.5268, 1985 insofar as it can be adapted to a traditional roof construction. All bracing members to be 100mm x 25mm softwood and twice nailed to each member it is in contact with using 10 gauge 63mm round wire nails.

STRAPPING
Provide patent CATNIC 30mm x 5mm galvanised mild steel lateral restraint straps at 1.8m centres to connect walls to rafters and ceiling joists where they run parallel to the restrained wall. Fix solid strutting beneath straps.

CEILINGS
Provide and fix 9.4mm GYPROC WALLBOARD to all ceilings and finish with skim plaster or ARTEX texturing compound.
Cove all new ceilings in Gyproc coving to match existing.

~~GROUND FLOOR CONSTRUCTION~~
50mm sand cement screed 1:3 on 100mm minimum thickness floor slab 1:2:4 mix concrete on 1200 gauge (300 micron) polythene film dpm lapped with dpc.
Hardcore bed min 150mm clean stone well graded 75mm down and sand blinded all well compacted in layers not exceeding 150mm.
Excavate oversite to 150mm deep to remove topsoil.
Thicken floor slab to 230mm x 450mm where under non-loadbearing 100mm partition walls, see foundation layout on plan.

ROOF COVERINGS
Fix standard pattern concrete interlocking tiles Sandtoft, Marley or similar to match existing. Tiles to be fixed in accordance with manufacturers instructions and to BS 5534 Pt 1 1978. Battens 38 x 25 at gauge centres on untearable sarking felt with minimum 150mm laps on rafters as shown on section.
Wall plates 100 x 50 bedded on top of wall and strapped down at 1600 centres with galvanised mild steel straps 30 x 5mm section.

INSULATION
Lay 150mm FIBREGLASS between joists and maintain minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope with either 6mm plywood boards or proprietary rafter trays.

VENTILATION
Provide 6mm WBP plywood with 10mm continuous gap as soffit board. Provide fine mesh flyproof screen to ventilation gap.

FASCIAS
To be wrot ex 25mm nominal thickness painted softwood with rebate for soffit. Frame out in 38 x 25 S/W for soffit support.

WINDOWS AND DOORS
All windows to be uPVC to match existing and all to be double glazed (sealed unit). Windows to have adjustable ventilators in frame head or casement to give 4000 sq mm ventilation. Windows shall provide ventilation openings equivalent to 5% of the room floor area.
W1. Reuse existing
W2. 1200 x 1230 (approx size)
D1. 762mm x 1981 ~ to match existing including lining and stops.
D2. Reuse existing entrance door and frame.
D3. As D1.

GLAZING
All glazing in doors and windows where the glazing is below 800mm above floor level shall be in toughened glass to B.S.6206: 1981.

TIMBER MOULDINGS ETC
Provide all skirtings, architraves, window boards, curtain battens etc to match existing.

PLASTERWORK
Walls to be plastered cement lime sand render with skim finish a total of 13mm thick including reveals and lintel soffits.

RAINWATER GOODS
PVC gutters 115mm h.r. and 68mm dia. down pipes to match including all bends outlets, clips, brackets, connectors etc.

RAINWATER DRAIN
Provide and lay 100mm diameter flexible sleeve coupling SUPERSLEVE GVC pipework to fall 1:100 with 100mm peagravel and sand 50/50 m/x bed and surround. Where pipework below trafficked ways surround pipes with 150mm concrete and maintain flexible joints with 20mm compressible board at sleeve couplings, see manufacturer's details.

SOAKAWAYS
To be minimum 5.0 metres from any building and be 1.5m3 rubble filled with inlet pipe discharging to centre of soakaway.

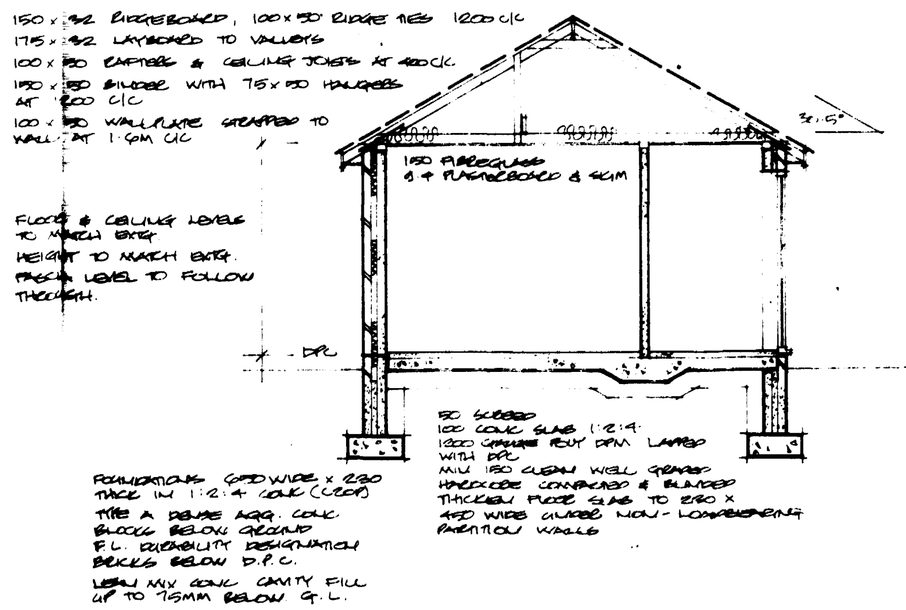
VALLEYS, FLASHINGS
All valleys, flashings etc to be in CODE 4 sheet lead properly dressed and fixed.
Valley to be taken up over tilting fillet on lay boards, a minimum of 175mm, and under sarking felt.

ELECTRICAL INSTALLATION
All electrical work to be carried out in accordance with the IEE Regulations. Provide power and lighting points in the positions indicated or as directed. Accessories and fittings to match existing.

MATERIALS AND WORKMANSHIP
All materials shall be of good merchantable quality and fit for their purpose. They shall comply in all relevant respects with the appropriate British Standard Specification, BBA Certificate or BS/EN European Standard.

Workmanship shall be of a high standard and to that which would be associated with experienced and qualified craftsmen and tradesmen. Where quality of work or finish can be described such as in a Code of Practice then such will be the level to which the workmanship shall comply.
B.S.8000 Workmanship on Building Sites will be adopted.

MAKING GOOD
Make good to all areas affected by the works, matching new to existing and leave all perfect. Clear away all debris and surplus materials as they accumulate and on completion.



SECTION

U.C.
22 DEC 1992
H08/1304/92

1. Builder to check all dimensions on site before work commences.
2. This drawing is the copyright of L A Building Design and shall not be copied or reproduced without written permission.

L A BUILDING DESIGN
55 Hannam Boulevard
Spalding
Lincolnshire PE11 1LB
Tel: Spalding (0775) 711437

project
PROPOSED BEDROOM EXTENSION AT 41 BOW GATE, GOSBERTON, SPALDING.

client
MR A. STALHAM

drawing
GENERAL ARRANGEMENT

date	scale(s)
DEC 92	1:50 1:100

job no

drg no