

Town and Country Planning Act 1990

Planning Permission

Reference: H08/1359/91

Received: 23-DEC-91 Type: FULL

Name: Mr M Parkinson
5 Abbey Buildings
Priory Road
Spalding
Lincs

Agent: East Midlands Design Assoc.
'Willow Lodge'
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Extension and general improvements to dwelling

Location : Elm Tree Cottage Gosberton Risegate
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 materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

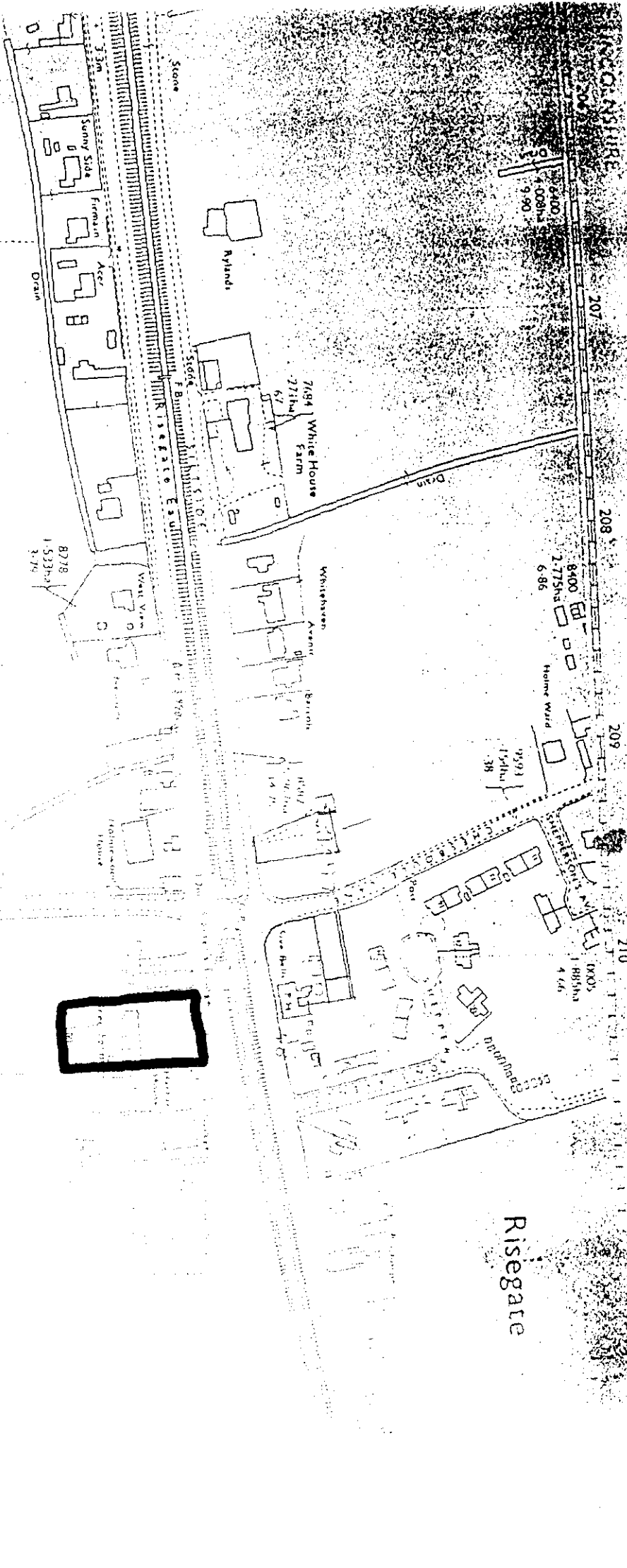
Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

Director of Planning and Building Control Services
24-FEB-92 H08/1359/91

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.

21

1000's
188.5h
4.46



SOUTH HOLLAND, D.C.
PLAN DEPT.
23 DEC 1991
REF: 1359/91

Gosberton Fen

BISI
15.74Pna

PLANNING APPLICATION

For office use only

Application No.

H08/1359/91

Date Registered

23 DEC 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. M. Parkinson,
5 Abbey Buildings,
Priory Road,
Spalding,
Lincs.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

East Midlands Design Assoc.,
"Willow Lodge",
Horseshoe Road,
Spalding, Lincs. PE11 3JA

Tel. No.

(Personal contact name)

OFFICE
COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Elm Tree Cottage, Gosberton Risegate, Spalding, Lincs.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Extension and general improvements to Dwelling

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of £46.00

If you consider no fee is payable

include a written explanation instead.

Signed

Date 23rd December 1991

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

or This is an **outline** application

☒ Yes
☐

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

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:

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

(b) max. length:

(c) max. width:

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

D. Please state type and colour of roofing materials.

sq. metres

metres

metres

metres

reclaimed facing brick.

pantiles

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** boxA. There will be **no** new access to a public road and **no** alteration to any existing access to a public road

or

B. There will be a new or altered access to a public road

C. What provision will be made for garages or parking within the site?

extg retained

If so, name of road:

Will there be --

Individual access(es)

New estate road

TREES Please tick **one** boxA. 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

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:

soakaway

N/A

no

Mains sewer

Cesspool

Septic tank

OTHER MATTERS Please complete

State Yes or No

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public footpath

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices or shopping purposes

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

no

no

no

no

no

no

If so, please give details in Part 6

If so, please complete Part 7

Date:

Consultee(s):

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

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please completePlease tick **one** box and complete B if necessary

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

☐B. The proposal involves the creation of or an alteration in total **gross** floorspace☐Proposed total gross floorspace sq. m.Previous total gross floorspace sq. m.

This new total includes the following net floorspace:

Retail sq. m.Office sq. m.Industrial sq. m.Warehousing sq. m.Other sq. m.

If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processes to be carried out and of the end products, and the type of plant or machinery to be installed			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site? If so, please explain the relationship	State Yes or No ☐		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises	State Yes or No ☐		
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐		
What provision is being made for access to the premises for the disabled?			

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 (e.g. owner, prospective purchaser)

owner

2. OWNERSHIP OF THE SITE

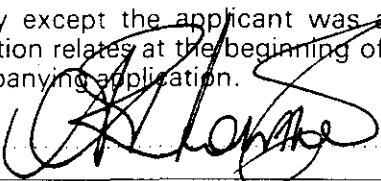
This certificate is to make sure that the owners of land are aware of applications made on it.

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  (Applicant/Agent) Date 23/12/91

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

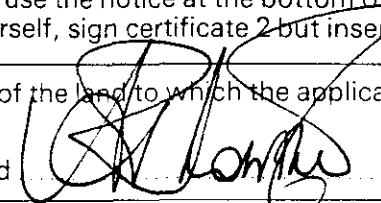
If the land is not in agricultural use, complete Certificate 1.

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  (Applicant/Agent) Date 23/12/91

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

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

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 446...

Receipt Issued No. P410

Date First Received 23 DEC 1991..

REGISTRATION

REFERENCE HOS/1359/91.....

Cross-Ref R..... 3-1-92

Date 30/12/91

VALIDATION

Date 31/12/91

Type FULL Earliest permission date (Cert B)

Site area No. of dwellings Floorspace

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref

RM:- Siting Design Ext app Access Lands

Previous
Current

Description

Technical:

Certificate
Site plans
Description

Accuracy
Incomplete form

S65 Advert required ☐ Expiry date

Fees:

Nil fee - previous app
- type
Discounted fee

Ref

Reason

Correct fee £ 46 Additional £ Receipt no.

Refund £ Issued

CONSTRAINTS

Date 31-1-92

Index Sheets 77. OS Nos Grid Ref 591050 399780

Ward 11 Parish COOPERATION

TR Rural

TR Bypass

Level crossing

Footpath

CA

LB

TPO

Other:

Grade

Inside IBD YES Inside LP Area NO

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

Planning Records:

Earlier apps

B Reg Records:

Already submitted Ref.....

Requested

Inputs completed.....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H08/1359/91

Received: 23-DEC-91 Type: FULL

Name: Mr M Parkinson
5 Abbey Buildings
Priory Road
Spalding
Lincs

Agent: East Midlands Design Assoc.
'Willow Lodge'
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Extension and general improvements to dwelling

Location : Elm Tree Cottage Gosberton Risegate
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.

- 2 Before the development hereby permitted is commenced samples 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.

Authorised to issue:

14-FEB-92 H08/1359/91

AD...*AD*.....DC...*DC*.....
18/2 19/2

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161



Application no: H08/1359/91

Type: FULL

Applicant: Mr M Parkinson
Tel:

Agent: East Midlands Design Assoc.

Description: Extension and general
improvements to dwelling

Location: Elm Tree Cottage
Gosberton Risegate
Spalding
Lincs

Valid date: 23-DEC-91

Terminal date: 17-FEB-92

Target dates:

Target Committee: 12-FEB-92

To case officer 28-DEC-91 6-2-92

Report deadline: 29-JAN-92

Inspected by 02-JAN-92

Extra contacts 07-JAN-92

Report if not clear by 27-JAN-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size:

Category: Extension/curt bldg

Listed building:

Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Gosberton P 0775 840415	06-JAN-92	20-JAN-92
Cllr J A Dobney	06-JAN-92	20-JAN-92

L.C.C. - No objections for 4/1/92

Residents

14 JAN 92 28 JAN 92

Applicant: Mr M Parkinson
5 Abbey Buildings
Priory Road
Spalding
Lincs

Agent: East Midlands Design Assoc.
'Willow Lodge'
Horseshoe Road
Spalding
Lincs PE11 3JA

Location: Elm Tree Cottage Gosberton Risegate
Spalding Lincs

Date received: 23-DEC-91

06-JAN-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 16-JAN-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

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

Handwritten: *10/2*

S.H.D.C. PLANNING DEPT.
RECEIVED
11 FEB 1992 *PV*

ADDITIONAL
INFO AREA
INFO RE
INFO ACC

ACKNOWLEDGE RECEIVED

Signed:

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy

OK
open / metre
wall

Neighbours

Yes

Other

Boundaries

Site Features

old cottage

Inspected by: PM

date: 10-1-91

Residents notified on site visit:

Nirban House + W4.

Case Officer Conclusions (issues)

Derelict cottage new class + dm. etc to part rear elevation
OK W-4 is West existing

W-4 is in East new 1.5m wall on boundary. Red all look ok neighbours
garden but has black walls to its properties - obscure?

Case Officer Recommendations (summary)

(details overleaf)

Delegation

Recommended approvals -

Confirmed by
Case Officer

Departure from policy

Yes

No

Part number request

Yes

No

Recommend approval against
material objection

Yes

Any objection received?	No
If yes, is any obj. material?	No
Yes	Yes

No

(Reasons)

Other circumstances needing
Committee decision

Yes

Flagged by Senior Officer Signed

No

(Reasons)

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy
grounds on these apply

No

All fees (not those Submission)
Other info. re: Signed

Yes

ANY ONE
OF ABOVE

Committee report
Sub-Committee:
SV recommended
2nd/Int. recommended

Delegation confirmed by Senior Officer
72 91

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



Application No: H08/1359/91/A1 Date Received: 2 October 1992

Applicant:	Mr M Parkinson	Agent:	Cooper Arch. Design
	5 Abbey Buildings		Hocklesgate
	Priory Road		Fleet
	Spalding		Spalding
	Lincolnshire		Lincolnshire

Description of Original Development: Extension and general improvements to dwelling

Location: Elm Tree Cottage, Gosberton Risegate, Spalding

Amendment Submitted: Two storey extension to rear general fenestration

Drawing Number(s): LS 9175/2

12 October 1992

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
AMENDMENT TO PROPOSED DEVELOPMENT

I have received details of the above development which you wish to have accepted in lieu of those previously submitted. However, I consider that the changes are too significant to be treated merely as an amendment and that therefore a fresh application for planning permission should be submitted (forms enclosed).

This does not imply that permission will or will not be forthcoming in respect of such a revised application, and you are reminded that approval under the Building Regulations may also be required for the revised proposal.

Yours faithfully

Director of Planning and Building Control Services

amd.3

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM :

Siting Design Ext App Access Lands

Previous
Current
Required

Reg 4 Scale drawing Highway S/W Agric appraisal
(or equiv)

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED

P216-2-92

Publicity : General
Departure
Setting of LB Viz

DC 7/1

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 :

REVALIDATION

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -

Parish Council

Ward Members

Residents

Advertise

Other

New valid date

Re-Registered

Ack/Reception/Filesheet

Consultation

PLANNING AMENDMENT

For office use only

Application No.

H08/1359/91/A1

Date registered

52 OCT 1992

Case Officer

PJ

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. M. PARKINSON

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

COOPER ARCHITECTURAL DESIGN
HOCKLESGATE
FLEET
SPALDING LINES

Tel. No.

(Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

ELM TREE COTTAGE, COBERTON RISEGATE SPALDING LINES

Please complete

EARLIER APPLICATION No.

This application cannot be considered unless the relevant reference is stated

1359/91

Building Regulation reference relating to same development.

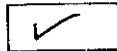
B 212/92

2. Please tick **one** box only

Amendment is proposed where permission already granted

If yes, submit two forms and two plans

A.



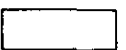
or

Amendment is to a proposal currently being considered

If yes, submit four forms and four plans.

State whether amendment has been requested by the Council

B.



Has a similar amendment been submitted under Building Regulations?

Yes / ☒ No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed

[Signature]

Date 8/9/92

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As NOW PROPOSED, if different

EXTENSION & ALTERATION TO COTTAGE

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

2 STOREY EXTN TO REAR
GENERAL FENESTRATION

State drawing no's of the current submission

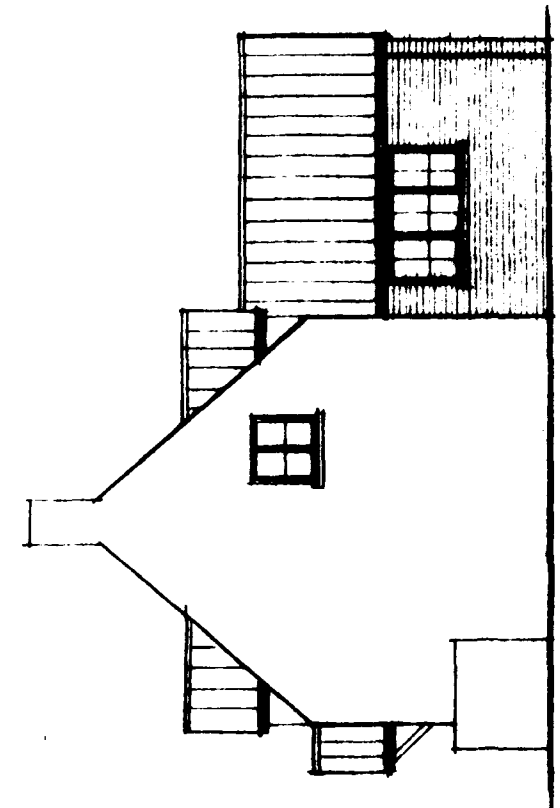
LS 9175/2

State Officer dealing with the application, if known.

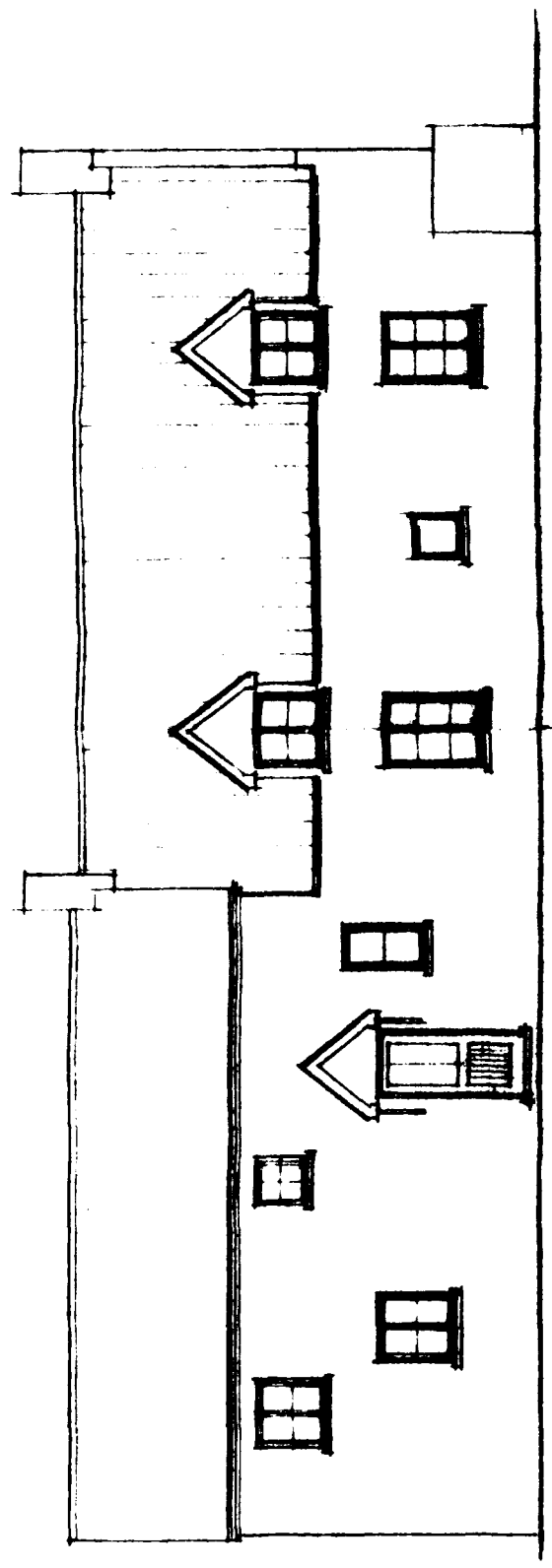
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

NOTES:

All dimensions must be checked on site and not scaled from this drawing.



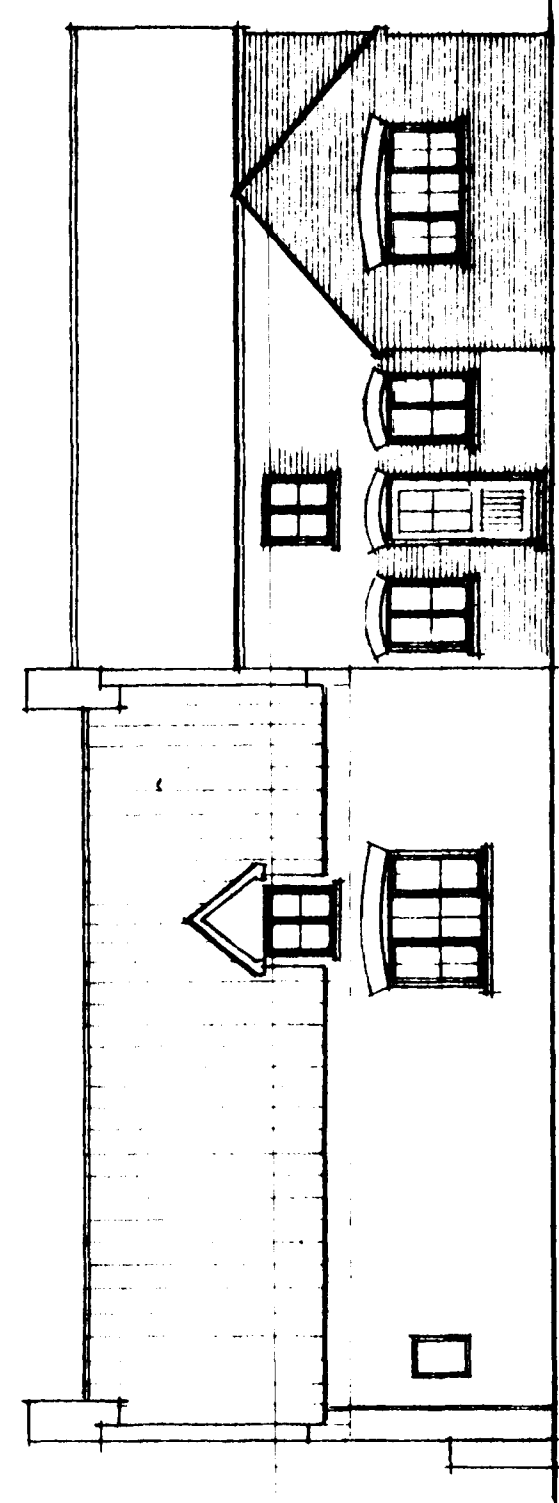
west



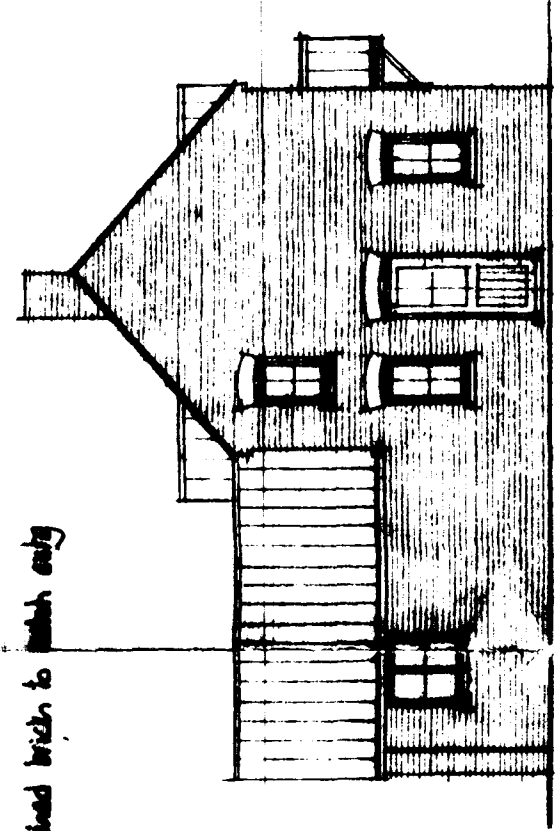
north

Notes - Clay panelling

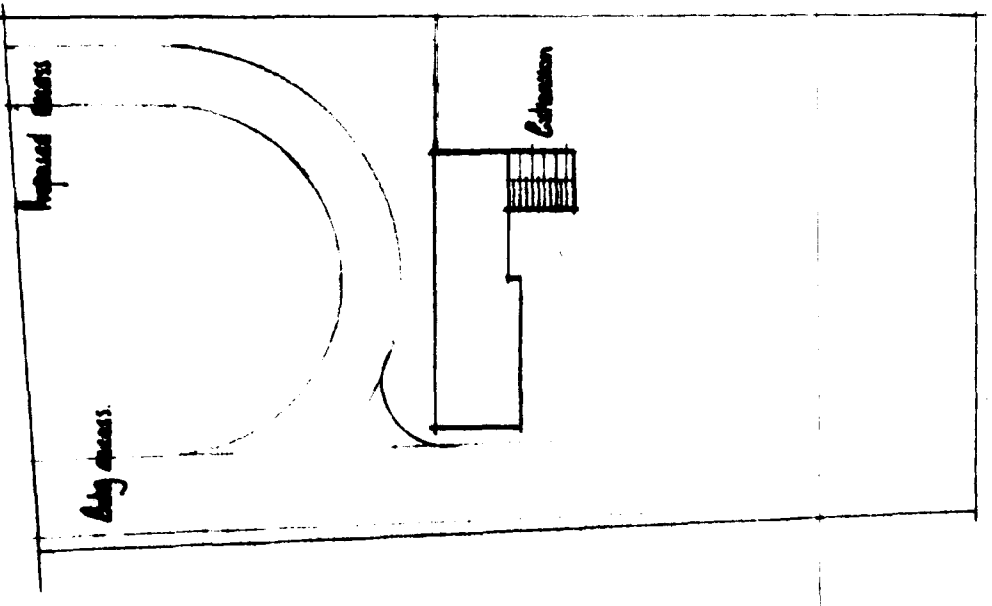
Windows - Enclosed brick to match existing



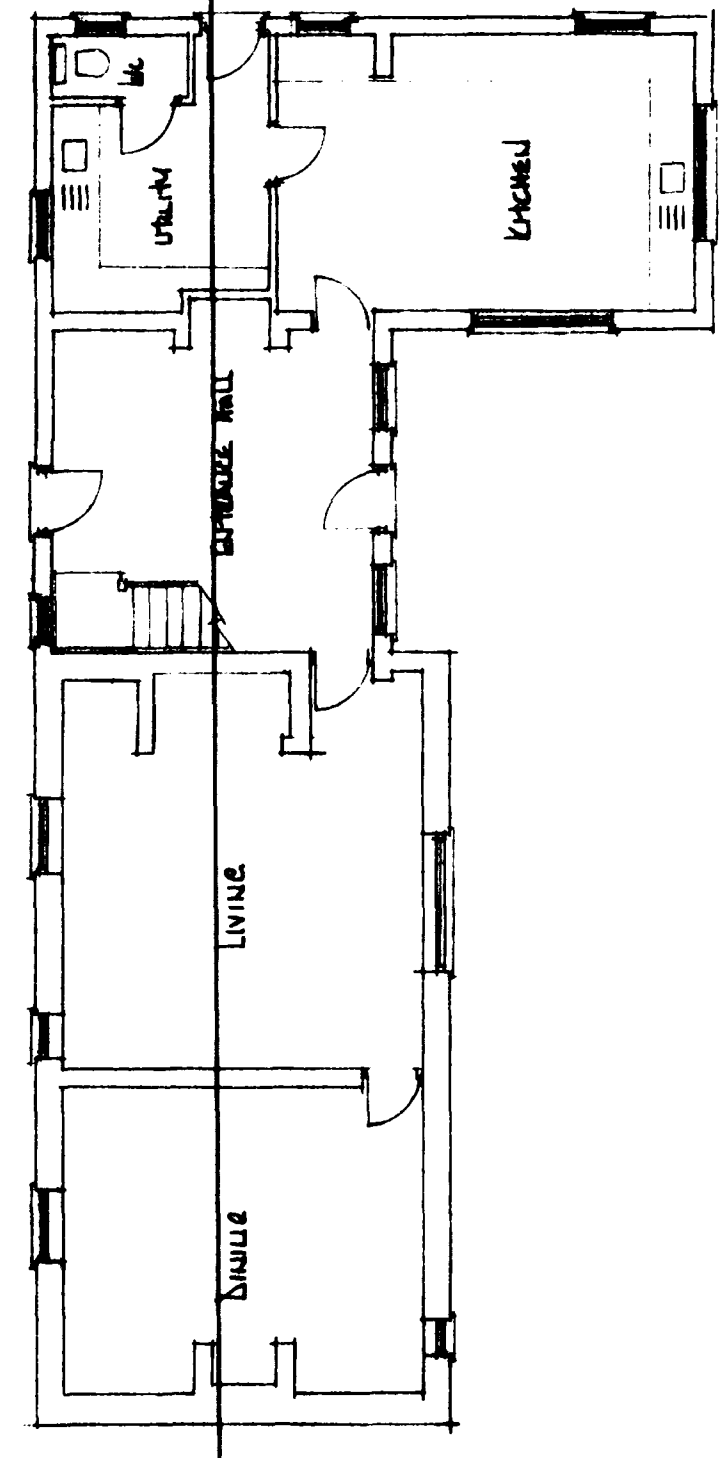
south



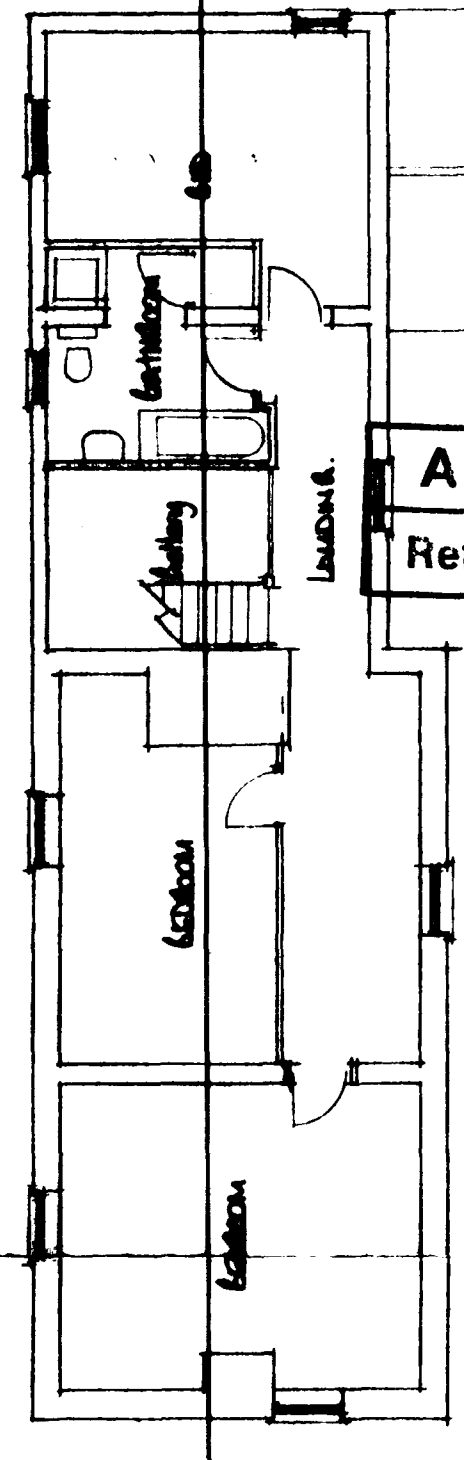
east



block plan



ground floor

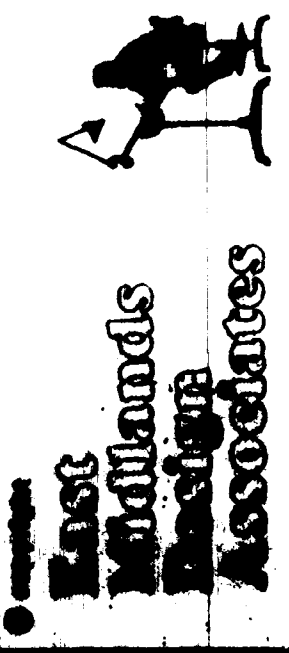


first floor

AMENDED PLAN
Ref.

SOUTH HOLLAND D.C.
PLAN DEPT
14 JAN 1999
REF 1388/171

Revisions	
A	Added
B	Added
C	Added
D	Added
E	Added
F	Added
G	Added
H	Added
I	Added
J	Added
K	Added
L	Added
M	Added
N	Added
O	Added
P	Added
Q	Added
R	Added
S	Added
T	Added
U	Added
V	Added
W	Added
X	Added
Y	Added
Z	Added



Willow Lodge,
Horsehoe Road,
Spalding, PE11 3JA
Tel: Spalding (0775) 767968

Client
M. M. PARRIS.

Job Title

Extension, Alterations &
Improvements at

Association & Estate.

Spalding.

Drawing Title
Plans, Sections
AS NOTED

Scale 1:100 & 1:500 approx

Date Dec 93 Drawn by DA

Dwg No.	91/111/02	Rev	A
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