

Porter, Karen

From: Gedney, David
Sent: 20 February 2015 10:15
To: _planningadvice
Subject: FW: H09-0016-15 - Change of use of redundant building to apartment, Rear of 18 west End, Holbeach
Attachments: Scan1327.pdf; 2723-14-03(JESSLETTINGS).pdf

Amended plan and additional info

David Gedney | Senior Planning Officer | **South Holland District Council**
dgedney@sholland.gov.uk
DDI: 01775 764468 |
www.sholland.gov.uk

From: grmerchant.arch.cons@gmail.com [<mailto:grmerchant.arch.cons@gmail.com>] **On Behalf Of** G R MERCHANT
Sent: 20 February 2015 09:45
To: Gedney, David
Subject: Re: H09-0016-15 - Change of use of redundant building to apartment, Rear of 18 west End, Holbeach

Dear David

**CHANGE OF USE OF REDUNDANT BUILDING TO APARTMENT
REAR OF 18 WEST END, HOLBEACH**

Further to your email of the 17th February and our more recent discussions please find attached letter from the applicant explaining their aspirations together with an amended layout plan indicating how the courtyard will be up-graded to create amenities for the occupants of the whole re-development.

I trust the above and attachments enable you to favourably consider the application, if you require any further information or clarification of the proposal please do not hesitate to contact me.

Regards
Bob

G R Merchant Ltd
01406 490800

On Tue, Feb 17, 2015 at 12:24 PM, Gedney, David <DGedney@sholland.gov.uk> wrote:

Dear Bob/Sarah,

The LPA has concerns about residential units of this nature within the rear yard of existing properties. It is therefore likely that the proposal will not be favourably considered. If you wish to submit any further supporting information in respect of the proposal please do so within the next 5 days.

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PE12 6TD

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19th February 2015

Dear Mr Gedney

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WEST END, HOLBEACH**

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Although the application is at the rear of 18 West End, Holbeach the pedestrian/vehicular entrance access will be from Boston Road South. When applying for conversion we looked at all aspects of giving the prospective residents a good quality/standard of living conditions together with having the benefit of their own enclosed external private space to the east and west of the property.

Although the site may look overcrowded on the planning application, we wish to point out that the canopy area to the west of the property has been sold and it is in the process of being removed. This will give us the opportunity to create even more additional space for the tenants to enjoy outdoor life which we consider is greatly lacking in town centres. Our plans are to include provisions for laundry facilities, seating, barbequing and to introduce a trellis backdrop with the addition of natural planting on this area.

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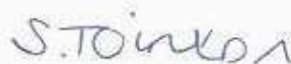
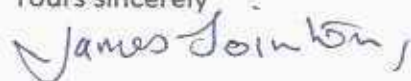
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Yours sincerely

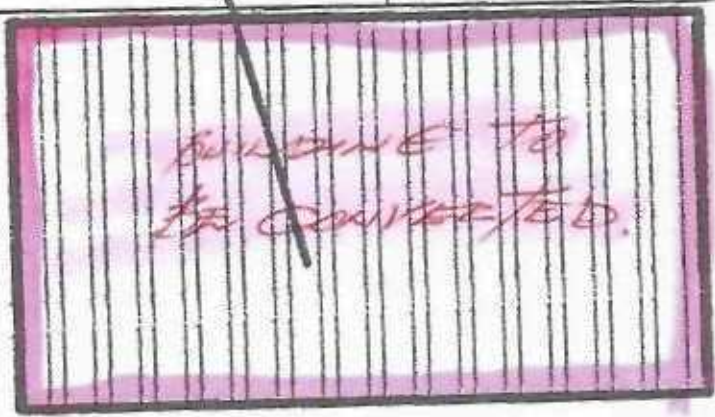


James and Susan Tointon

rea

b

Access to car park



Tree & shrub planting



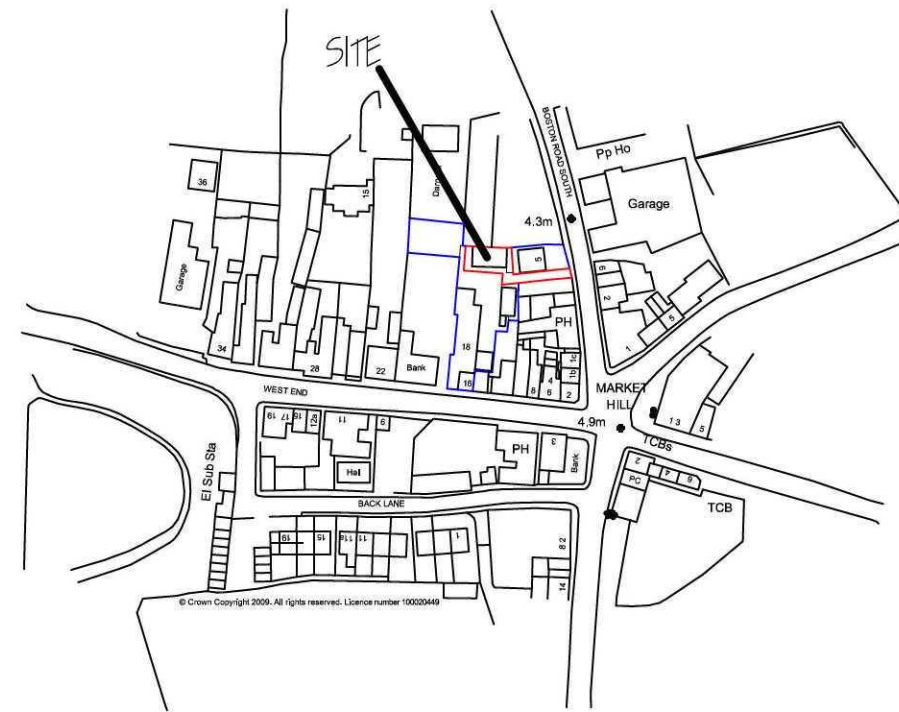
Courtyard



H09-1526-06
&
H09-0097-13

H09-0480-13





LOCATION PLAN
1/ 2500

ref:	revision	date
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G. R. MERCHANT LTD.
I.ENG AMICE FIWO
**ARCHITECTURAL, STRUCTURAL
AND LAND DRAINAGE
CONSULTANTS**
4 Wrights Mews
12A Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 490800
Fax: 01406 425744
E-Mail: gr.merchant@btconnect.com

Project
CHANGE OF USE TO APARTMENT,
Part of 18 WEST END,
HOLBEACH,
SPALDING, LINC'S.

Client
A. W. JACKSON.

Drawing
SITE & LOCATION PLANS,
COURTYARD / AMENITY DETAILS.

Job Ref.
2723-14,

Drawing No.
03,

Date
FEB' 2015.

Drawn
GRM.

Scales
AS INDICATED.

DO NOT SCALE FROM THIS DRAWING
This drawing is copyright and may not be altered, traced, photographed or used for any other purpose other than that for which it is issued. The General Contractor is to check all dimensions on site and report any discrepancies to the Architect. All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architect so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken. This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning / Building Regulation approval. This drawing must not be used as a contract document alone. The works will not be supervised or inspected on site by G.R. Merchant or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc. All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant code of practice. Materials shall conform to appropriate British standard specification or BBA certificate or European code equivalent. The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety legislation for Building sites and Work places. The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an Independent Planning Supervisor will be required. The works shall comprise of all that is shown on the drawing and details. Work that may not specifically be shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included. It is the plot / land owners responsibility to be aware of the Party Wall etc. Act 1996 when building in close proximity to adjoining neighbours boundaries.

SITE LAYOUT PLAN,
1/ 250.

Porter, Karen

From: grmerchant.arch.cons@gmail.com on behalf of G R MERCHANT
<gr.merchant@btconnect.com>
Sent: 23 February 2015 09:35
To: _planningadvice
Subject: Re: FW: H09-0016-15 - Change of use of redundant building to apartment, Rear of 18 west End, Holbeach

Karen

It's further information to support the application following an email from David Gedney!!

Regards
Sarah

On Mon, Feb 23, 2015 at 9:32 AM, _planningadvice <planningadvice@sholland.gov.uk> wrote:

Hi

I'm lost – what am I supposed to be doing with it. Is the plan amended or just further information?

Thanks

Karen

From: grmerchant.arch.cons@gmail.com [mailto:grmerchant.arch.cons@gmail.com] **On Behalf Of** G R MERCHANT
Sent: 23 February 2015 09:19

To: _planningadvice
Subject: Re: FW: H09-0016-15 - Change of use of redundant building to apartment, Rear of 18 west End, Holbeach

No sorry Karen, its a totally different drawing number all together

Regards
Sarah

On Mon, Feb 23, 2015 at 8:20 AM, _planningadvice <planningadvice@sholland.gov.uk> wrote:

Hi Sarah

Your email to David says amended plan?

Thanks

Karen

From: grmerchant.arch.cons@gmail.com [mailto:grmerchant.arch.cons@gmail.com] **On Behalf Of** G R MERCHANT
Sent: 20 February 2015 17:04
To: _planningadvice
Subject: Re: FW: H09-0016-15 - Change of use of redundant building to apartment, Rear of 18 west End, Holbeach

Hi Karen

Don't think we needed one if we submitted a new plan / documentation.

Regards

Sarah

On Fri, Feb 20, 2015 at 11:20 AM, _planningadvice <planningadvice@sholland.gov.uk> wrote:

Good Morning

Can you please provide a planning amendment to accompany the amended plan.

Thanks

karen

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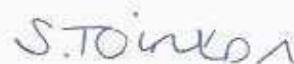
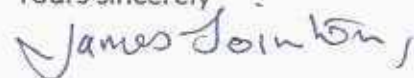
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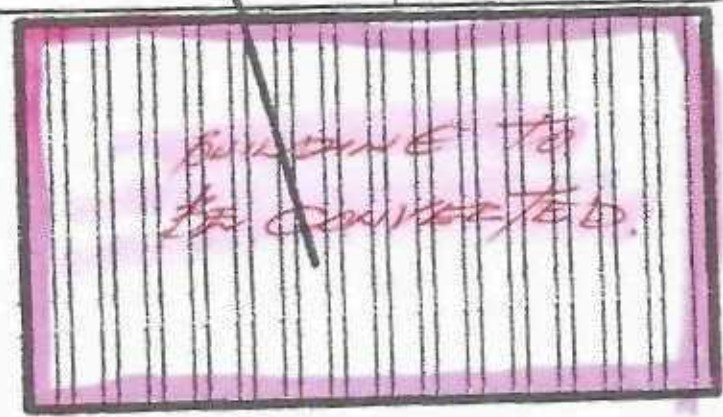


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