

PLANNING AMENDMENT

For office use only

Application No. H09/0143/96

Date Registered 110 MAY 1996

Case Officer *83*

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Dr R.W. & Mrs H. Thorpe

RED LODGE FARM

RAVENS GATE

HOLBEACH ST JOHNS.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

G R NEECHANT

UNIT 3, WRIGHTS MEWS

12A PARK ROAD, HOLBEACH.

Tel. No. 01406 440800 (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

RAVENS GATE, HOLBEACH ST JOHNS.

OFFICE
COPY

Please complete

APPLICATION No.

This amendment cannot be considered unless the relevant reference is stated

H09/0143/96.

Building Regulation reference relating to same development (if any)

-

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.

B

☒

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. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed *J. Neechant* .. *pp. G. Neechant* .. Date .. *9.5.96*

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

REPLACEMENT DWELLING.

State details of amendments proposed

AMEND SITE AREA & RE-POSITION HOUSE.

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

State drawing no's of the current submission

RWT. 1.

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES / NO

J. BLACKLOCK.

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

-

Has a similar amendment been submitted under Building Regulations?

Yes / No

Housing & Planning Services Department
Council Offices,
F. y Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772



Application no: H09/0143/96

Applicant: Dr R W & Mrs H Thorpe
Red Lodge Farm
Ravens Gate
Holbeach St Johns
Spalding Lincs PE12 8RD

Agent: G R Merchant
Unit 3, Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Replacement dwelling

LATE OBS: Offr... Date 5/6/96
Salient points highlighted

Location: Ravens Gate Holbeach St Johns
Spalding Lincs

Type: FULL

Date received: 18-MAR-96

Dear Sir/Madam

15-MAY-96

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 29-MAY-96. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is J BLACKLOCK

Yours faithfully
Mrs S A Waltham
Director of Housing and Planning Services

Clerk to Holbeach PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments: ~~S.A.T.A.~~

Signed: 

01 JUN 96

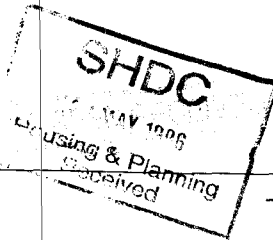
SHDC

- 5 JUN 1996

Housing & Planning
Received

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772



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Description: Replacement dwelling

Location: Ravens Gate Holbeach St Johns
Spalding Lincs

Type: FULL

Date received: 18-MAR-96

Dear Cllr R Close

15-MAY-96

NOTIFICATION TO WARD MEMBER

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

As applications can be determined under delegated powers in many cases,
please let me know by 22-MAY-96 if you feel that this proposal should
be brought to the attention of the Planning Committee for any reason.

Yours faithfully
Mrs S A Waltham
Director of Housing and Planning Services

Cllr R Close
"Fourways", Dog Drove
Holbeach Drove
Spalding Lincs
PE12 0SD

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

*I fully support the application with
no reservations. The plans submitted
can only be of benefit to the area.*

Signed:

**REPLACEMENT DWELLING
RAVENSGATE
HOLBEACH ST JOHNS**

On behalf of my clients, Dr. R W & Mrs H Thorpe, I have carried out an assessment of the cottage at Ravensgate, Holbeach St Johns that they are proposing to purchase and replace.

The property was visited on Wednesday 13 March by the present owner Mr B Sandall and myself. I have the following comments to make.

The property has been in the Sandall family for over 90 years and was probably built in the mid 19th century and was occupied until 11 June 1994. Council tax is still paid and Mr & Mrs Sandall visit the site regularly.

The dwelling consists of the following accommodation:

GROUND FLOOR

FRONT ROOM	3.3m x 3.8m
REAR ROOM	3.4m x 3.6m
PANTRY	1.0m x 3.4m
STAIRCASE	0.8m x 3.3m
WASH HOUSE	2.2m x 4.0m
BACK PORCH	1.5m x 2.5m

FIRST FLOOR

BEDROOM	3.3m x 3.8m
BEDROOM	2.7m x 3.4m
BEDROOM	1.9m x 2.4m

143/96

Several separate dilapidated sheds surround the site including a 'vault' w.c. situated some 15 metres from the dwelling.

There is no electricity supply and the only water supply is a cold tap serving a 'belfast' sink in the wash house.

EXTERNAL

External rendering to the cottage but not wash house, the rendering is severely cracked and the wash house brickwork is badly perished. The rendering continues below the slate d.p.c. causing 'bridging'. The cottage is situated only 3 metres from the edge of the B1168 which is a very busy and fast road from Holbeach to Peterborough; because of this close proximity settlement has occurred to the front rooms.

Existing sash windows need considerable repair or replacement.

INTERNAL

All ground floor walls are suffering from rising damp, the floors are quarry tile type on earth. settlement is evident in the front room floor and there is a severe crack in the pantry wall under the stairs. Ceilings are lath and plaster. The staircase and wood panelling is suffering from dry-rot. Main bedrooms which have chimney stacks within are suffering from damp around the stacks, obviously caused by flashings being inadequate.

Considering the settlement problems, which appear to be caused by the close proximity to a busy road, the damp problems and the need for considerable renovation and extension to bring the property up to modern standards, I feel that the dwelling is not suitable for renovation and that replacement is the most sensible way of bringing the site back into use.

G R Merchant. I Eng. AMICE FIWO

15 March 1996

G.R. Merchant

L.Eng. AMICE FIWO

Architectural, Structural & Land Drainage Consultant



Unit 3, Wrights Mews, 12A Park Road, Holbeach, Spalding, Lincs. PE12 7EE Tel: 01406 490800 Fax: 01406 490800

Your ref H09/0143/96
Our ref GRM/JJM/RWT

30 April 1996

S H D C
Planning Dept
Priory Road
Spalding
Lincs



Dear Mr Blacklock

**REPLACEMENT DWELLING, RAVENSGATE, HOLBEACH ST JOHNS
FOR DR. R.W. & MRS H. THORPE.**

Further to our meeting on Friday 26 April, with Dr & Mrs Thorpe, with respect to the above application, please find enclosed a copy of the site layout plan showing the following:

1. Re-siting of the proposed dwelling to relate more favourably with the dwelling to be replaced.
2. Reduce the residential area of the application.

As discussed the dwelling is to be reduced in size by approximately 10%.

I trust the above enables a favourable decision to be recommended, but should you require any further information please do not hesitate to contact me.

Yours sincerely

J. Merchant
G R Merchant

AMENDMENT RECORD SHEET - LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate

Clarification/Details required:

Appears valid

Registered

Terminal date/committee updated



29/10/15

5/7/16

DC Procedural Assessment

Is the information given correct?

Yes/No (If No, state above what details are needed)

Has this amendment been requested?
If Yes, is it what was asked for?

Yes/No *
Yes/No *

Who do you need to consult as a result of this amendment?

PC
WM
Press
Residents
Other -

None



Is it an amendment in principle?

Yes/No

Is it the same character/description for fee purposes?

Yes/No (Refer to Admin ?)

If No, but Yes to (*) requested :-

Do development objectives outweigh financial objectives?

Yes/No

Confirmed.....

REJECTED as an amendment - new application needed

Confirmed:

Notes/Advice/Rejection Reason:

AUTHORISED to treat as amendment

Confirmed: 29/10/15

Superseded details removed

Give a revised description if the details accepted are different to the submission:



Tick if you wish this note to be a paragraph in the Rejection Notice

Acceptance issued:

Public register updated:

DC Professional Assessment

NOTES:

MRS SALLY WALTHAM BA (Hons) FCI.H. Director of Housing & Planning Services

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Holbeach
Spalding Lincs

Location: Ravens Gate
Holbeach St Johns
Spalding
Lincs

Amendment: Amend site area and re-position house
(drawing no. RWT.1A)

15-MAY-96

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above proposal. These have been incorporated into the application which will now only be considered in its amended form.

The terminal date for dealing with the application has now been extended to 05-JUL-96, based on the date of receipt of the amendment, and your rights of appeal remain as explained on the original acknowledgement.

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully

Director of Housing and Planning Services