FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0241/93 Received:15-MAR-93 Type:FULL

Name: C Sketcher
2 Fishpond Lane
Holbeach
Spalding
Lincs

Agent: S Thrower, Architectural
Design Services
3 Newgate Road
Tydd St Giles
Wisbech Cambs PE13 5LH

Description: Proposed kitchen extension

Location : 2 Fishpond Lane Holbeach
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 The brick to be used for the construction of the proposed extension shall match, as closely as possible, the brick used for the construction of the existing house.

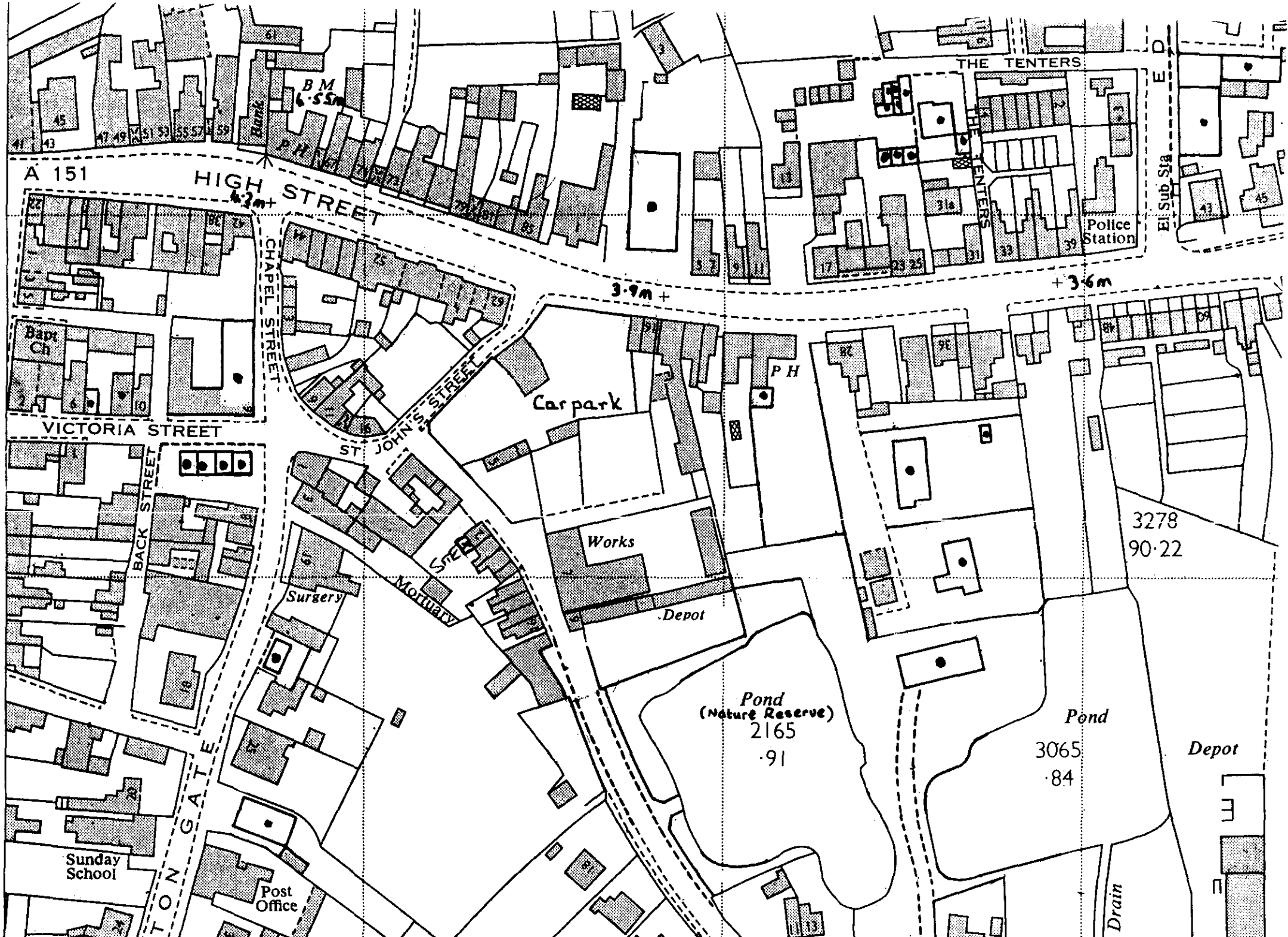
Reason: In the interests of visual amenity.

Director of Planning and Building Control Services
23-APR-93 H09/0241/93

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)


A 151
HIGH STREET
THE TENTERS
Police Station
El Sub Sta
BM 6·55m
4·2m+
3·9m+
+3·6m
Bapt Ch
CHAPEL STREET
VICTORIA STREET
ST JOHN'S STREET
BACK STREET
Carpark
P H
Works
Depot
Surgery
Mortuary
Pond
(Nature Reserve)
2165
·91
Pond
3065
·84
Depot
Drain
3278
90·22
Sunday School
Post Office
TON GATE

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09/0241/93

Date Registered 15 MAR 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

C. SKETCHER,
2 FISHPOND LANE,
HOLBEACH,
SPALDING, LINCS.

Tel. No. —

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

S. THROWER ARCHITECTURAL DESIGN SERVICES,
3 NEWGATE RD, TYDD ST. GILES,
WISBECH, CAMBS. PE13 5LH

Tel. No. 0945 870022
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED KITCHEN EXTENSION.

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £60.00. If you consider no fee is payable include a written explanation instead.

Signed. Stephen Thrower Date 12/3/93

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 (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)		
(iii) Alterations or extension	✓	
(iv) Change of use		

4. A. If building works are proposed, please state extra floor space to be created:	sq. metres
B. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	metres
(c) max. width:	metres
C. Please state type and colour of materials for facing external walls:	RED FACINGS TO BLEND WITH EXISTING.
D. Please state type and colour of roofing materials.	FELT ROOFING.
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 roac ➡ 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?

NONE AS EXISTING.

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

EXISTING DISCHARGE TO BE INVESTIGATED

D. Foul sewerage will be disposed of to:

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	YES	SMALL AREA FOR EXCAVATION OF FOUNDS.
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.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete if appropriate

Please 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 floor space ☐ sq. m.

This new total includes the following net floorspace:

Retail ☐ sq. m. Office ☐ sq. m. Indistrial ☐ 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 processess 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?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.			
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 ☐	If yes, you may need to apply for Hazardous Substances Consent	
What provision is being made for access to premises for the disabled?			

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 Stephen Thorne ~~(Applicant~~ / Agent) Date 12/3/93

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 Stephen Thorne ~~(Applicant~~ / Agent) Date 12/3/93

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

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features

Other Currently garden. 1.8m fence on boundary. Public right of way at rear. Terraced houses to West. Window & door directly facing site.

Inspected by DMG
Date 29/3

Notice posted by DMG
Date 29/3

Resident Notices required

Sent | Delivered

Case Officer Conclusions DMG 29/3 No 4 Highland Lane

Takes up significant amount of rear garden used by applicants. However, not considered to be sufficient reason for refusal in itself. neighbouring property not affected to such an extent to justify refusal. Acceptable in terms of appearance.

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer ...DMG...

Senior Officer .....MG 2/4

Case Officer Recommendation

Approve | Refuse

Signed ....D.M Gates

Conditions/~~Reasons~~
(continue overleaf)

(1) TL 1

(2) The brick to be used for the construction of the proposed extension shall match, as closely as possible, the brick used for the construction of the existing house.
Reason: In the interests of visual amenity.

~~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

		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 DAVID GIDNEY **Recorded on board:**

ADMIN RECORD SHEET

Initial

Submitted Fee £60.

Receipt Issued P2396

Date first Rec'd 15 MAR 1993

Registration

Reference H09/0241/93

Cross-Ref B09/0147/93

Date 16/3

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace 7.75

Description

Tech

Certificate
Site plans (1 more)
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app Type

Correct fee 60

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 170

OS No's

Grid ref 5 36130 3 94730

Ward 5

Parish HOLBEACH

Inside IBD YES

Inside LP area NO

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Linked to site

Ref

Linked to property 0073096 Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

APPLICATION REFERENCE: H09/0241/93 DATE RECEIVED: 15-MAR-93

TYPE: Full

DESCRIPTION: Proposed kitchen extension

LOCATION: 2 Fishpond Lane, Holbeach.

APPLICANT: C Sketcher AGENT: S Thrower
Architectural Design
Services

REASON FOR COMMITTEE CONSIDERATION

Warrants Committee consideration.

RECOMMENDATION

Grant Permission.

PLANNING ISSUES

1 Proposal appears to comply with BRE standard in respect of loss of daylight. Although it takes up significant amount of rear garden owned by applicants, there is not considered to be sufficient reason to justify refusal.

REPRESENTATIONS

Parish Council: Supported.

County Highways: No objections.

SCHEDULE OF CONDITIONS

1 The brick to be used for the construction of the proposed extension shall match, as closely as possible, the brick used for the construction of the existing house.
Reason: In the interests of visual amenity.

P[illegible]N SMITH Dip TP MRTPI
L[illegible]tor 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

H09/0241/93
FULL

Applicant: C Sketcher
Tel:

Agent: S Thrower, Architectural
0945 870022

Description: Proposed kitchen extension

Location: 2 Fishpond Lane
Holbeach
Spalding
Lincs

Valid date: 15-MAR-93
Target dates:
To case officer 22-MAR-93
Inspected by 29-MAR-93
Extra contacts 05-APR-93
Report if not clear by 19-APR-93

Terminal date: 10-MAY-93
Target Committee: 20-APR-93
Report deadline: 06-APR-93

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 7.75 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Holbeach PC	0406 26739	19-MAR-93	02-APR-93
Cllr N I Capes	0406 23830	19-MAR-93	02-APR-93
Cllr T G M Tyler	0406 22285	19-MAR-93	02-APR-93
Cllr D S Venni		19-MAR-93	02-APR-93
Owner/Occupier, 4 Fishpond Lane, Hol.		30-MAR-93	13-APR-93
Site/Press Advert MIN		~~23~~-MAR-93	~~13~~-APR-93

L C C — No objection 29/3 CA 19

B[illegible]N SMITH Dip TP MRTPI
L[illegible]cor of Planning & Building Control Services
Planning & Building Control Department,
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Priory Road, Spalding,
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H09/0241/93
FULL

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Cllr D S Venni		19-MAR-93	02-APR-93
Site/Press Advert MIN		~~23~~ 29-MAR-93	~~19~~ 19-APR-93

L.C.C. – No objections JCB 25/3/93

AN 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: H09/0241/93

Applicant: C Sketcher
2 Fishpond Lane
Holbeach
Spalding
Lincs

Agent: S Thrower, Architectural
Design Services
3 Newgate Road
Tydd St Giles
Wisbech Cambs PE13 5LH

Description: Proposed kitchen extension

Location: 2 Fishpond Lane Holbeach
Spalding Lincs

Type: FULL

Date received: 15-MAR-93

19-MAR-93

Dear Sir/Madam

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 03-APR-93. 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 D M GEDNEY

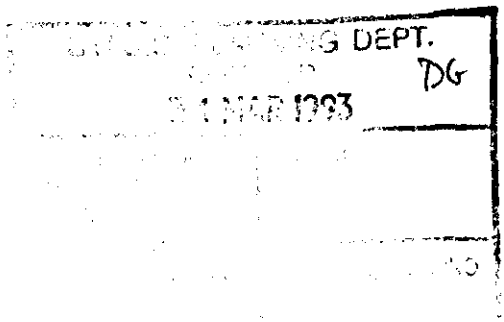
Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

FOR PARISH COUNCIL USE ONLY

Comments: Supported

Signed: M C Judge



BRIAN SMITH Dip TP MRTPI
[or 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 : P2396
Date received : 15-MAR-93

Received from

A J & C N Sketcher

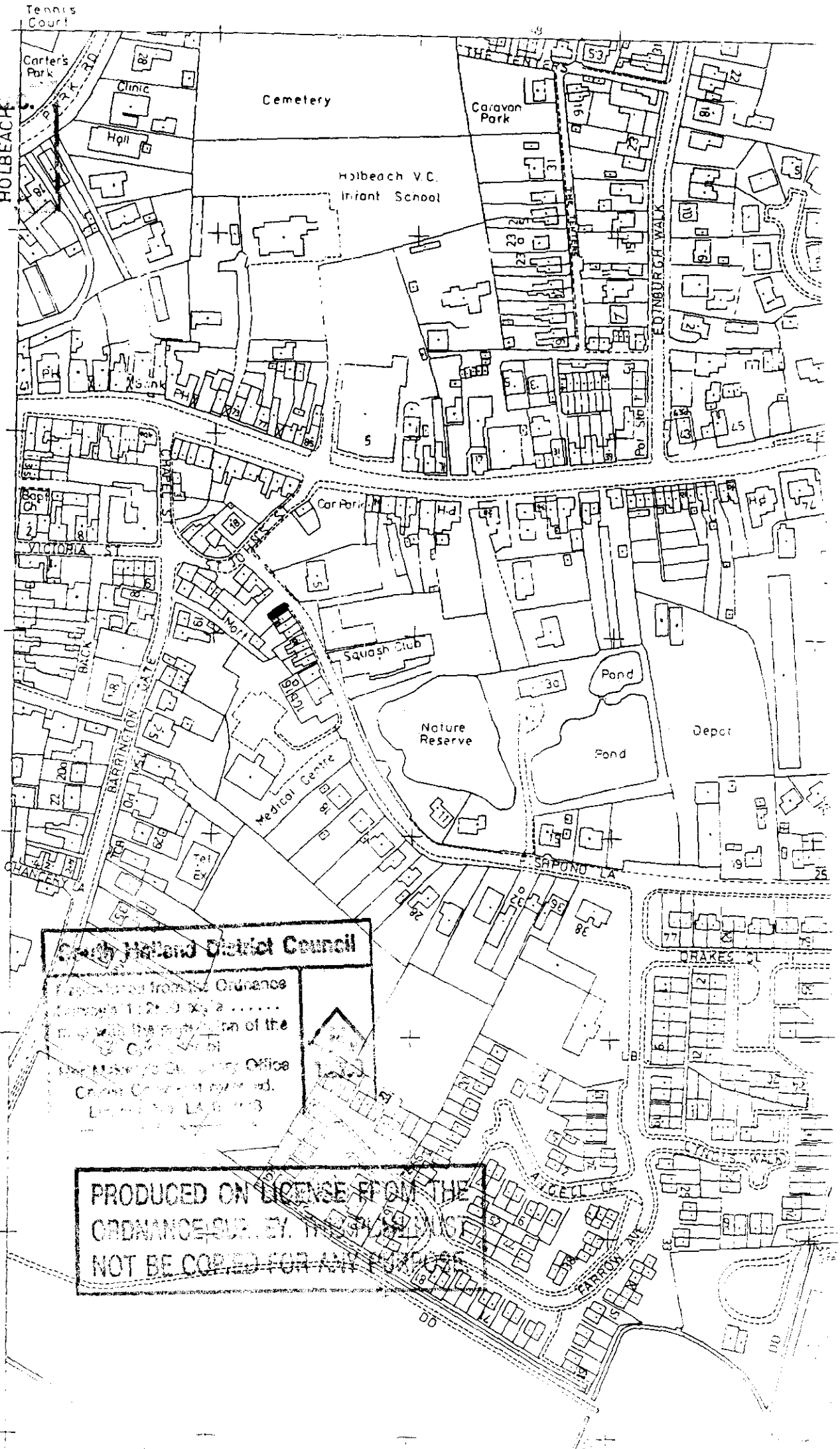
Address

2 Fishpond Lane
Holbeach
Spalding

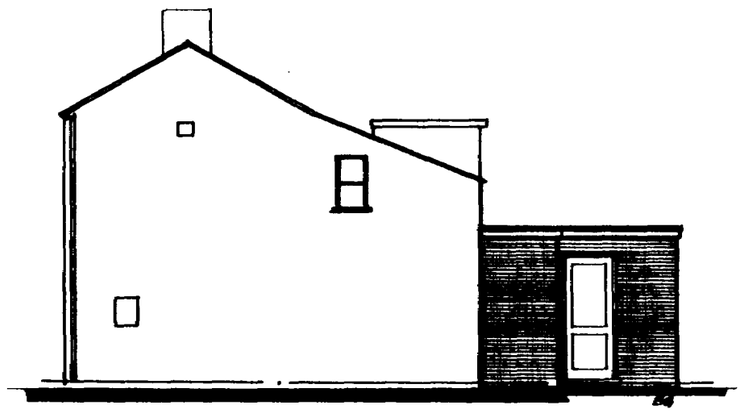
Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

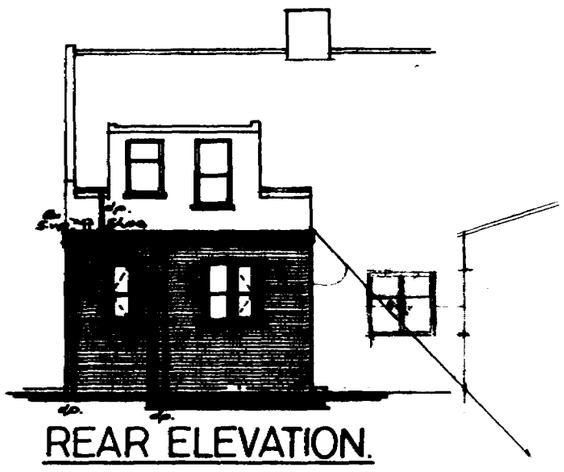
Signed.....K.T.Lowe.....
(Authorised Collector)



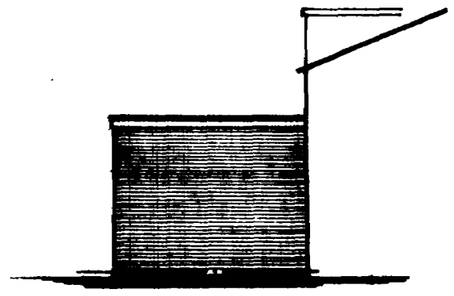
15 MAR 1993
.0241/93



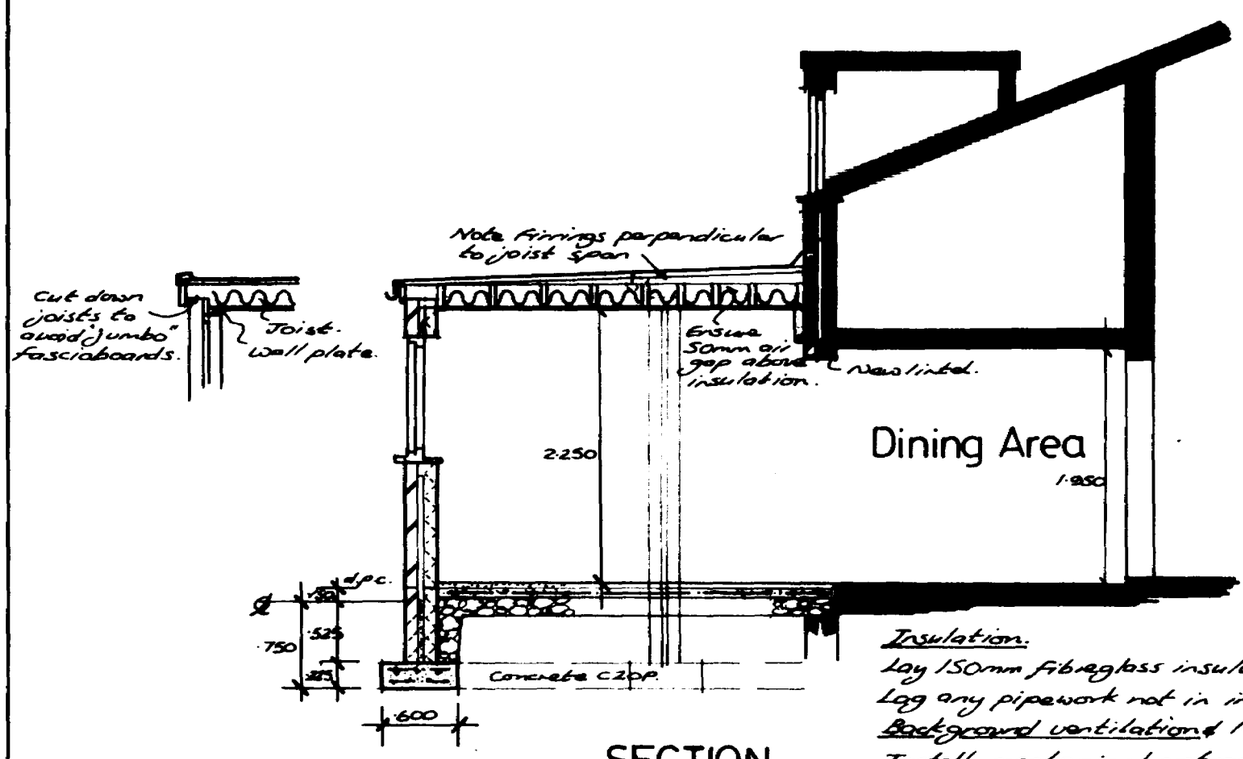
SIDE ELEVATION



REAR ELEVATION.



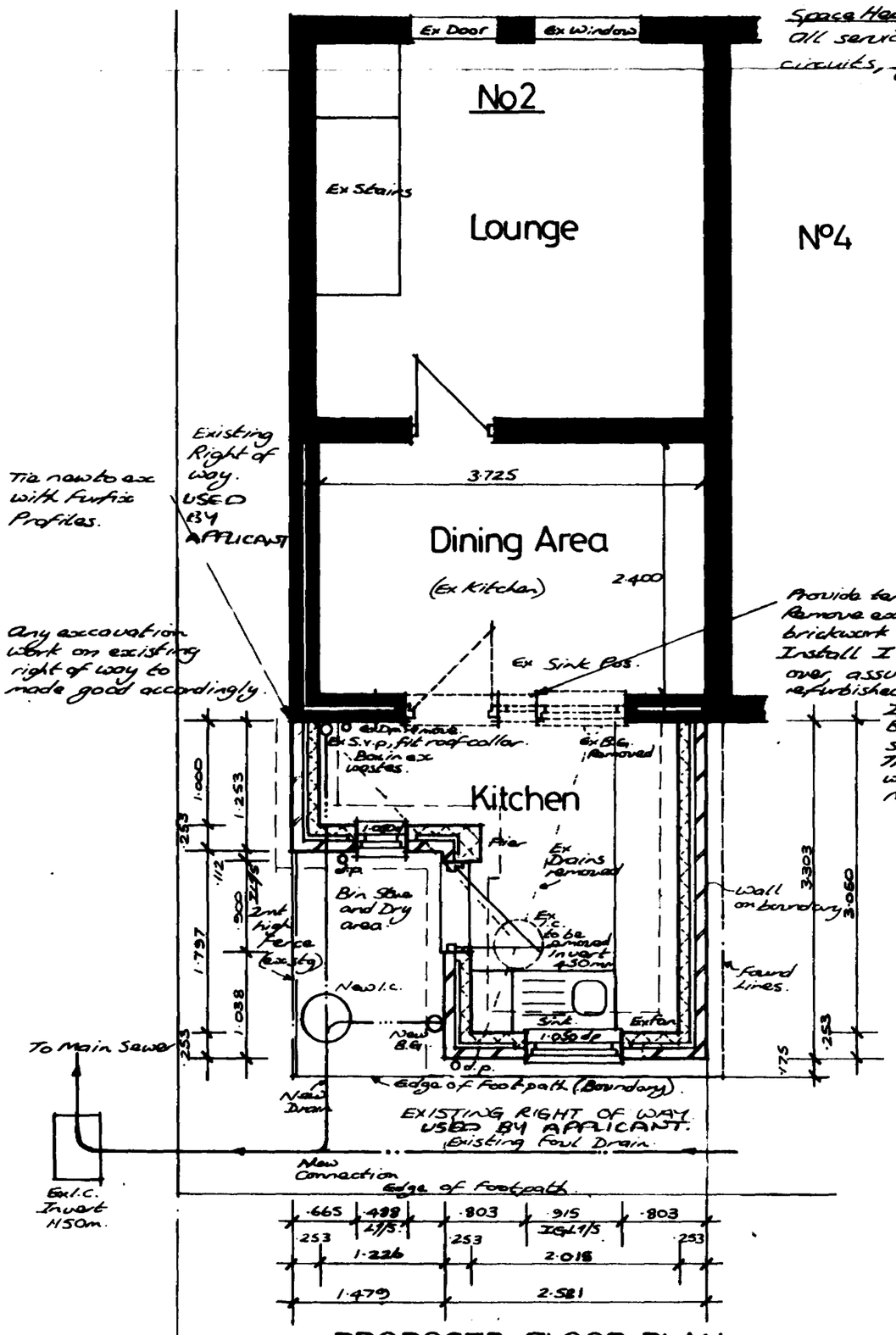
SIDE ELEVATION.



SECTION.

Frontage onto Fishpond Lane

PAVEMENT.



Existing Right of way. USED BY APPLICANT

Tie new to ex with Furfix Profiles.

Any excavation work on existing right of way to made good accordingly.

Provide temporary support. Remove existing door/frame brickwork and window completely. Install IGL1/HD type lintel over assuming cavity wall (recently refurbished) with floor loading onto. If 225mm solid, install 2no Box 100 type lintels with joists supported in m/s joist hangers. This detail, to be confirmed when work commences. Make good all areas.

PROPOSED FLOOR PLAN. and SITE PLAN.

Note.
Permission from neighbour agreed with client to excavate new foundation on adj land and roof overhang of 50mm Make good all affected areas.

15 MAR 1993
F 0241/93

Insulation.
Lay 150mm fibreglass insulation between roof joists. Lag any pipework not in insulated area.

Background ventilation & Mech extraction.
Install mechanical extractor fan to kitchen to achieve a rate of not less than 60 litres per second, ducted to outside air. All habitable rooms to have background ventilation of not less than 4,000mm² located to avoid draughts. (ie trickle vents to windows. Fit vent to ex window if re-used).

Space Heating, Electrics and Plumbing.
All services to be extended from existing circuits, systems.

Storm Drains.
112mm ϕ h.r. rainwater gutters. 68mm ϕ p.v.c. downpipes, connected via adaptors into 110mm ϕ u.p.v.c. drains with flexible joints laid to 1:40 falls in 150mm pea gravel surrounds and run to existing discharge location. These details to be investigated on site when work commences and existing downpipe runs uncovered etc. (To be agreed with B.C. Officer).

Soil Drains.
Lay new soil drains as specified above connecting in existing main system via new lateral. Install new Universal I.C. (OSMA) in accordance with B.S. 8301 & manfrs spec. Re-route new drains from ex S.V.P. Grub up existing and backfill with compacted h.core. Bridge drains beneath new brickwork with P.C. Concrete lintels and bind with 25mm fibreglass to maintain flexibility.

Soil Wastes.
Fit new Bottle gully to accommodate new 40mm ϕ p.v.c sink waste with anti-vac trap fitted.

Foundations
Concrete strip foundations min depth 750mm to be agreed/confirmed on site with B.C. Officer. Install nominal reinforcement mesh to founds, A252 mesh top and bottom with 40mm cover. Widen around pier. Any irregularity in subsoil to be reported to agent for remedial advice.

Floor.
Lay 150mm consolidated and blinded hardcore backfilled and rammed to internal founds. 1200g polythene (1000g min) d.p.m. linked to d.p.c. 100mm site concrete with A142 mesh installed with 40mm top cover. 50mm cement sand screed finish. All new and existing floors to be level. Take out existing brickwork where window/door is removed to below invert level of hardcore to avoid "hardspot to floors in new opening area.

D.P.C.
Install Astos or similar d.p.c. min 150mm above G.L. and to sides of openings in cavity walls.

Walls.
Facings to all elevations. 50mm cavity with 6no wire ties per 1m², closed at roof and reveals with blockwork. Install wire ties up reveals at min 225mm c-c. (every c). 50mm 'Dritherm' cavity insulation. Inner leaf in 100mm blockwork (Thermalite Shield or similar approved) rendered and skimmed internally. Use dense concrete blocks below d with 2 course facings to outer leaf above d.p.c.

Joinery/Frames.
Standard Boulton & Paul frames, skirtings, architrave & mouldings. Re-use ex kitchen window All windows to be double glazed.

Lintels.
Install I.G. type steel lintels to manufrs instns, min end bearing 150mm. All external lintels to have d.p.c. installed in accordance with B.S. 5268. Lintel refs on plan.

Roof.
Lay 12.5mm granite chippings in hot pitch on 3 layer built up felt roofing on 18mm roofing grade chipboard on ex 75x38mm fixings on 200x38mm roof joists @ 400mm c-c.s. 50x100mm wall plates Fascia board 175x25mm fixed to cut down joist/rafter ends Ex 38x25mm drip & △ fillets @ edges. Tuck & bed felt at wall abutment into mortar joint. Offset fascia min 25mm from brickwork to achieve cross ventilation to roof void above insulation. Fit wire mesh to eave gap, full length. Fit shoe to ex downpipe on to weather slate. Install 12.5mm plasterboard ceiling over 500g polythene vapour barrier. Skim/artex finish. Tie roof to brickwork with Catnic straps @ 2mt c-cs Refix V.L. along plates. Refix H.L. type spanning 3 min joists where parallel to brickwork. Incorporate V.L.T. straps @ 12m c-cs at joist ends. Straps to be min 30x5 gsms. Pack between wall & structural member @ strap locations (solid bridging).

Timber.
All timber to be SC3 Grade.

Proposed Kitchen Extension at N°2 Fishpond Lane, Holbeach.
For. Mr. & Mrs. C. Sketcher.

S. THROWER ARCHITECTURAL DESIGN SERVICES 0945 870022.

Scale. 1-50. 1-100. Date. Mar 93. Drwg no Hbh/117. Drawn J.

Do Not Scale. If in doubt ask. All dimensions to be varified on site by Building Contractor.