SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0354/94

Applicant: R J Stevenson
Old Leam Farm
Sutton Bridge
Spalding
Lincs PE12 9QG

Agent: Robert Doughty Consultanc
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Replacement of timber window with UPVC window.

Location: 16 Fleet Street
Holbeach
Spalding
Lincs

Type: LISTED BUILDING

Date received: 11-APR-94

15-JUN-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

ACKNOWLEDGEMENT OF WITHDRAWAL

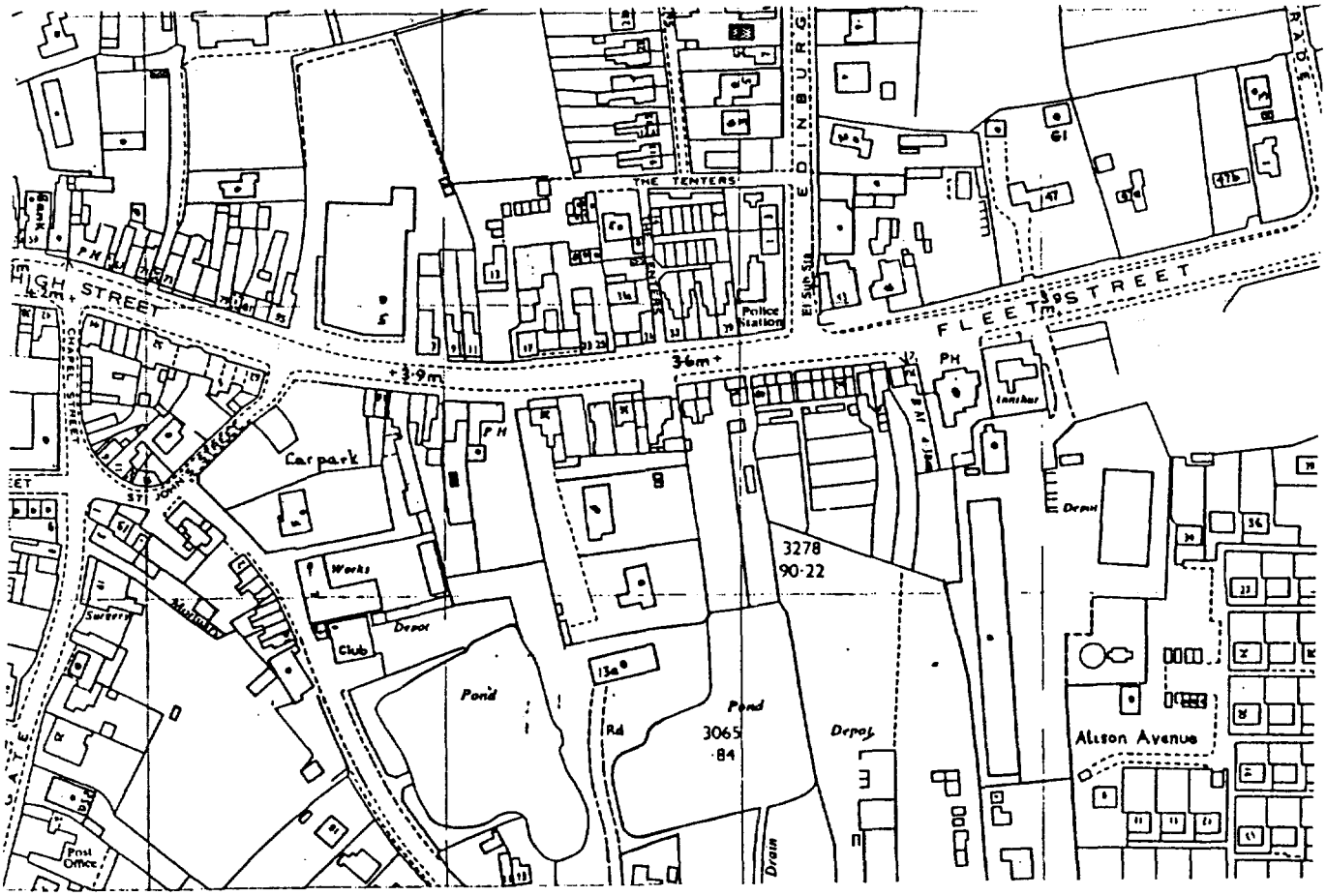
Following your withdrawal of the above application, I confirm that no further action will be taken.

Yours faithfully

Director of Planning and Building Control Services

**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)

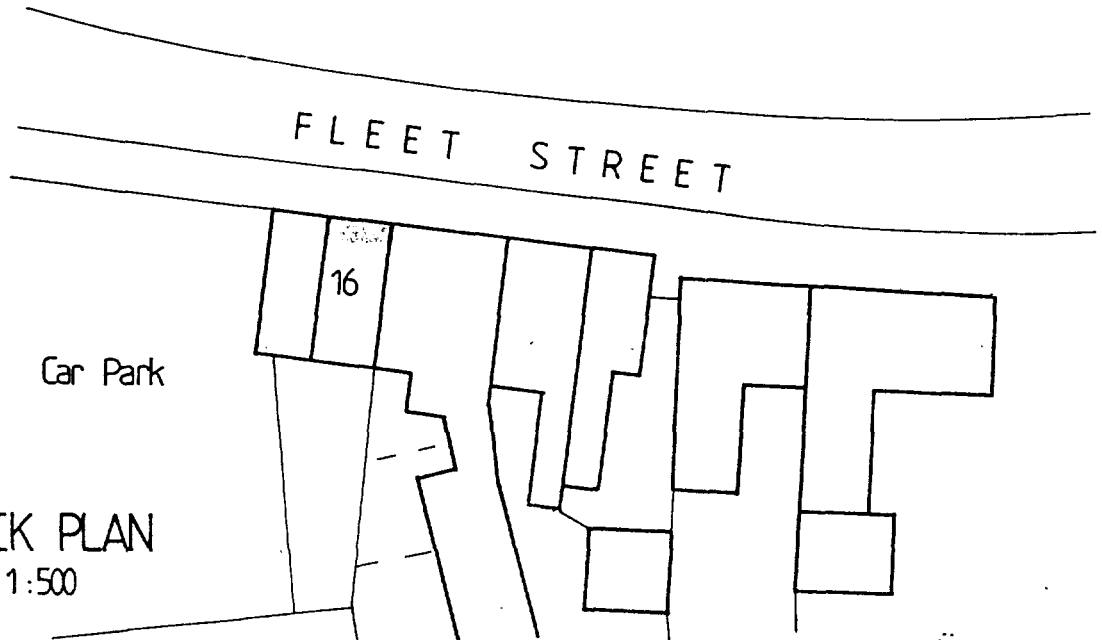



## LOCATION PLAN

Scale : 1:2500

Reproduced from the..1986...Ordnance Survey...1:2500...map with the permission of the Controller of Her Majesty's Stationery Office, Crown Copyright reserved.

NORTH




## BLOCK PLAN

Scale : 1:500

# LISTED BUILDING CONSENT APPLICATION

For office use only
H09/0354/94
11 APR 1994

R J Stevenson
Old Leam Farm
Sutton Bridge
Lincolnshire PE12 9QG

Robert Doughty Consultancy
32 High Street
Helpringham
Nr Sleaford
Lincolnshire NG34 ORA
0529 421 646
Robert Doughty

16 Fleet Street, Holbeach, Lincolnshire

Replacement of timber window with UPVC window as shown on drawing number 290/1/1

5 April 1994

# OWNERSHIP CERTIFICATES

(For Listed Building or Conservation Area Consent applications)

1 **APPLICANT'S INTEREST**

Please state interest (e.g. owner, freeholder, leaseholder)

Owner

2 **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owner of the site knows of the application and is given the opportunity to object.

If the applicant is the sole owner of the whole site, complete Certificate A.

In any other case (i.e. if the applicant is not the sole owner, or a purchaser, or a tenant or a prospective purchaser of only part of the site), the applicant must serve notice on all other owners and complete Certificate B. You should check the register at the Borough Land Registry to find out who the owners are. Owners may include those having a freehold interest or having a leasehold interest with more than seven years to run. If you are unable to trace the owner, please contact the Planning Office.

**Certificate A**

I certify that, except as stated below, no person other than myself was the owner of any part of the land to which the application relates at the beginning of the period of 21 days before the date of the application.

Signed [signature] Date 5 April 1994

**Certificate B**

The applicant has given the requisite notice to all persons other than the applicant who were owners of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

Name and address of owner: Date notice served:

Signed ..... Date .....

Use the notice below to notify any other owner of the building where necessary.

# DC INSTRUCTION SHEET

APPLICATION H09/0354/94

## Directions

Art 7 ☐ RM checklist

| | Sit | Des | Ext | Acc | Land |
|---|---|---|---|---|---|
| Previous | | | | | |
| Current | | | | | |
| Required | | | | | |

EA ☐ Reg4 ☐ – Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

Direction authorised by Senior Officer..... Date.....

## Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

## Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

| | | Publicity: >> | Consultations: | |
|---|---|---|---|---|
| Departure | | ..... | County | ..... |
| Setting of LB | | ..... | E Heritage | ..... |
| Public Right of Way | | ..... | Societies | ..... G ROW |
| Discretionary | | ..... | | |

Extra Consultations:

| | | |
|---|---|---|
| Transport | D/Transp A15 | ..... G* T15 |
| TRA | D/Transp A18 | ..... |
| | B Rail | ..... |
| Environment/ | Env Services | ..... |
| Drainage | NRA | ..... |
| WAT | IDB | ..... |
| | Env Assess | ☐ G ENV (See separate sheet) |
| Conservation | LB Demolish | ..... G* DEM |
| LB | Archaeology | ..... G ARC Specify: |
| | Eng Heritage | ..... |
| | Consultant | ..... Order No: |
| | Other | ..... Specify: |
| Hazards | HSC Group | ..... G* HAZ |
| | Specific | ..... Specify: |
| Other PLA | | ..... Specify: |

WP Note –
G Group available
G* Group essential (longer expiry)

Press
PC
WM
Residents

**Case Officer:** DAVID GODLEY

Senior Officer Confirmed ..... Date..... 15/4/94 Recorded DC....

# APPLICATION ASSESSMENT

**Notes for Case Officer**

**Site Inspection**

**Accuracy :** Retrospective because already installed.
**Neighbours :**
**Boundaries :** UPVC sash.
**Site Features :** Adj first floor window traditional wooden sash.
Both buildings have similar fenestration at ground floor level
Chinese restaurant to east

**Inspected by** DMG
**Date** 20/4

**Site Notice posted by** DMG
**Date**
**Expiry** 20/4

**Individual Resident Notices required:**

**Addresses to be sent to –**

**Addresses delivered to –**

---

**Telephone/Visitor Record**

| Date | Conversation with | Conclusion |
|---|---|---|
| 20/5. | A.C.P. | Noted that not identified as affecting conservation area, but simply noted Building. ACP considered that no work to re-window ~~the~~ in this instance. |

---

**Case Officer Conclusions**

# ADMIN RECORD SHEET

## Initial

Submitted Fee £ NIL

Receipt No

Date first Rec'd 11 APR 1994

## Registration

Reference H09/0354/94

Cross-Ref

Date 12-APR-94 dAC

## Validation

TYPE L.B.

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/Use/Ext/(Alt)/Works

Description to be recorded: Replacement of timber window with UPVC window

Invalid
Site plans
Certificate

Fee
Fee (not free)

Inaccurate
Incomplete
Unclear

Fees
Correct fee £ NIL

Nil fee
Discounted

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

## Information

Index sheet 170 OS Plots
Grid ref 536703204770

Ward 5 Parish HOLBEACH

Inside IBD YES Inside LP area NO

Constraints:

CA Cons Area

LB Listed – Grade: II*

ARC Archaeology
AM Ancient Mon
SSI Special Int

Hazards –

Dist Bound

Other:

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath

TPO Tree Pres

HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Linked to site Ref

Linked to property Ref 0036[illegible]

Planning Records:
Earlier apps

B Reg Records:
Already submitted – Ref:
Request needed
Requested

## RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

**Case Officer**

Approve (or equiv) Refuse (or adverse)

Signed ..... Date.....

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

CONDITIONS/REASONS:

Condition monitoring:

non-std expiry .....
prior submission ☐
prior siteworks ☐

Determined plans indicated ☐

Departure approval confirmed ☐

Flag for on-site review ☐

372. PLANNING APPLICATIONS (Continued)

f) Application withdrawn

It was noted that the undermentioned application had been withdrawn:-

| Plan No. and Applicant | Proposal |
|---|---|
| H09/0354/94<br>R J Stevenson | Listed Building Consent for replacement of timber window with UPVC window at 16 Fleet Street, Holbeach. |

g) Application Director of Planning and Building Control Services authorised to approve

The Director of Planning and Building Control Services be authorised to grant the undermentioned planning permission in accordance with his recommendation:-

| Plan No. and Applicant | Proposal |
|---|---|
| H16/0374/94<br>Broadgate Builders | Public car park at rear of Broadgate House, Westlode Street, Spalding. |

(Councillor N.H. Pepper declared an indirect interest in the above application and left the Council Chamber during consideration thereof.)

h) Application by East Midlands Electricity Plc

East Midlands Electricity Plc be advised that this authority raises no objections to the undermentioned development, in accordance with the recommendation of the Director of Planning and Building Control Services:-

| Plan No. and Applicant | Proposal |
|---|---|
| H09/0387/94<br>East Midlands Electricity Plc | 33,000 volt overhead line in parishes of Holbeach, Fleet, Whaplode, Moulton, Weston and Spalding. |

i) Application by Lincolnshire County Council

Lincolnshire County Council be advised that this authority raises no objections to the undermentioned development, in accordance with the recommendation of the Director of Planning and Building Control Services:-

| Plan No. and Applicant | Proposal |
|---|---|
| H15/0398/94<br>Lincolnshire County Council | Change of use for education purposes at Crossgate, Quadring. |

APPL. ATION REFERENCE: H09/0354/94 DATE RECEIVED: 11-APR-94

TYPE: Listed Building

DESCRIPTION: Replacement of timber window with UPVC window

LOCATION: 16 Fleet Street, Holbeach

APPLICANT: R J Stevenson AGENT: R Doughty Consultancy

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date -7 JUN 1994

REASON FOR COMMITTEE CONSIDERATION

Parish Council request plus recommendation of refusal.

RECOMMENDATION

*A. Refuse permission.*

*1 In the opinion of the Local Planning Authority the introduction of this UPVC window on the front facade of the property is seriously detrimental to its architectural and historic interest.*

*2 This particular property should be one of a pair (both Grade II Listed), with matching ground and first floor windows. The replacement UPVC window make this no longer so, to the detriment of the visual appearance of these Grade II Listed Buildings and also Holbeach Conservation Area, the character or appearance of which the Authority has a duty to preserve or enhance.*

*3 The replacement window is contrary to advice within Circular 8/87 (Historic Buildings and Conservation Areas - Policy and Procedures).*

*B. That the Committee authorise legal proceedings to be taken against the owner of the property, and against the firm providing and installing the window, subject to the advice of the Council's solicitor.*

---

COMMENTS

1 The UPVC window has already been installed and a Listed Building enforcement notice was issued on 17 February, 1994, to take effect on 21 March, 1994.

2 Government advice stresses that "the tendency to use non-traditional fenestration in elevations of value, should be resisted and replacement windows in UPVC are almost always unacceptable.

3 The property should be one of a pair (both Grade II Listed), with matching ground and first floor windows. The replacement window makes this no longer so, thereby not

preserving or enhancing the character/appearance of the Listed Buildings and Holbeach Conservation Area.

4 The insertion of this window without Listed Building consent is an offence under Section 9 of the Listed Building Act, 1990 and the normal practice of the Committee in the past has been to authorise legal action against such offences when they occur, subject to the advice of the Council's solicitor on the likelihood of a conviction. In particular, the Committee resolved that action should be taken where possible against the installer of the window.

REPRESENTATIONS

Parish Council: Listed Building. Not supported.

Holbeach & District Civic Society: Replacement has already taken place without permission. Dismayed that this defacement of a Listed Building should happen in an area where the Society has tried to develop a sense of public awareness and encourage an interest in buildings of architectural and historic interest.

Applicant: (summarised)

Appreciate that there are situations where UPVC windows are inappropriate in relation to Listed Buildings. However, in this case the difference, visually, is almost unnoticeable.

The white coloured frame and glazing bars are hardly different to those of the original window type on the end property adjacent. Where the difference is noticed, however, is in the comfort of the room effected. No longer is it subject to the inevitable drafts which accompany wooden sliding sash windows. Over the past winter the economies in energy saving, compared with the wooden window of last year, have been considerable.

Under the circumstances, would be grateful if the Committee looked upon the proposal favourably, for a conscious attempt has been made to emulate the design and proportions of the original first floor window.

---

SOUTH HOLLAND DISTRICT COUNCIL

Committee

**H09/0354/94**
LISTED BUILDING

Applicant: R J Stevenson
Tel:

Agent: Robert Doughty Consultancy
0529 421 646

Description: Replacement of timber window with UPVC window.

Location: 16 Fleet Street
Holbeach
Spalding
Lincs

---

| | | | |
|---|---|---|---|
| Valid date: | 11-APR-94 | Terminal date: | 06-JUN-94 |
| Target dates: | | Target Committee: | 11-MAY-94 |
| To case officer | 18-APR-94 | Report deadline: | 27-APR-94 |
| Inspected by | 25-APR-94 | Agreed TD Ext: | |
| Extra contacts | 02-MAY-94 | Case Officer: | |
| Report if not clear by | 16-MAY-94 | | D M GEDNEY |

---

DEVELOPMENT/CONSTRAINTS

Size:
Category: Alteration
Listed building: GRADE II*
Other Constraints:
Conservation Area:

---

CONSULTATIONS CARRIED OUT

| | Sent | Expiry |
|---|---|---|
| Site/Press Advert LBC | 26-APR-94 | 17-MAY-94 ✓ |
| Clerk to Holbeach PC 0406 26739 | 15-APR-94 | 29-APR-94 |
| Cllr N I Capes 0406 23830 | 15-APR-94 | 22-APR-94 |
| Cllr T G M Tyler 0406 22285 | 15-APR-94 | 22-APR-94 |
| Cllr D S Venni | 15-APR-94 | 22-APR-94 |

i.c.c. No objections fc cb 20/4/94

**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)

**BRIAN SMITH** Dip TP MRTPI
Director of Planning & Building Control Services
Plan[illegible]uilding Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0354/94

Applicant: R J Stevenson
Old Leam Farm
Sutton Bridge
Spalding
Lincs PE12 9QG

Agent: Robert Doughty Consultanc
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Replacement of timber window with UPVC window.

Location: 16 Fleet Street Holbeach
Spalding Lincs

Type: LISTED BUILDING

17-JUN-94

Dear Sir/Madam,

PLANNING APPLICATION

You wrote to the Council concerning the above proposal, and I can now advise you that the application has been withdrawn and no further action will therefore be taken on it. Thank you for your interest.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

D R Jolley - Chairman
Holbeach & Dist Civic Society
Ashers
2 Windmill Close
Holbeach, Lincs. PE12 2NK

OBJECTION

# The Holbeach and District Civic Society

Registered with the Civic Trust

Registered Charity No. 519770

"Ashers"
2, Windmill Close
Holbeach
Spalding
Lincs. PE12 2NK

4th May, 1994

Director of Planning
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs. PE11 2XE

Dear Sir,

i) Replacement of Timber Window with UPVC Window, at 10 Fleet Street, Holbeach ref: H09/0354/94 DG

The Society is concerned to see that although the above application is not supported by the Holbeach Parish Council, the replacement has already taken place, without permission.

We are dismayed that this defacement of a Listed Building should happen in an area where the Society has tried to develop a sense of public awareness and encourage an interest in buildings of archetectural and historic interest.

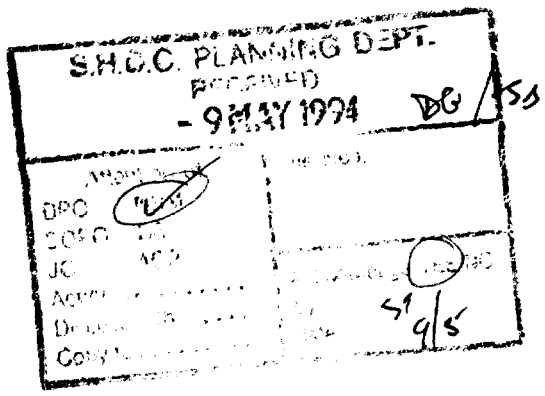
ii) Lauds Transport. Application for Transport Depot, Highways Depot, Battlefields Lane. Ref: H09/0360/94 SJ

We are also in agreement with the Holbeach Parish Council in not supporting this application. The approach road is narrow, there is insufficient access for HGV trailers and tractors and they would pass far too close to the residential properties there.

The Society would be grateful if our views could be taken into consideration when the above two applications are dealt with.

Yours faithfully

D.R. Jolley
Chairman



32 High Street
Helpringham
Sleaford
Lincolnshire
NG34 0RA

Telephone
0529 421 646/7
Facsimile
0529 421 358

ATE OBS: Offr..... Date.....
lient points highlighted

**Robert Doughty Consultancy**

Lincoln House
56/58 Clasketgate
Lincoln
LN2 1JZ

Telephone
0522 542330
Facsimile
0522 542331

# URGENT FAX MESSAGE

**TO:** Mr N R Midlen

**NUMBER:** 0775 710772

**FROM:** Robert Doughty

**DATE:** 7 June 1994

**NO. OF PAGES TO FOLLOW:** 1

**MESSAGE:**

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 JUN 1994
File Nos.
Attention of
DPO MRM
DCPO BS
JC ALP
Action by .....
Discuss with .....
Copy to .....
Acknowledge TELEPHONE
DF
DATE

Your reference

Our reference

Please contact

**Planning**
**Architecture**
**Landscape Architecture**

Principal, Robert Doughty
Dip TP, MRTPI
Dip LD, ALI

VAT Reg No 364 7780 17

Please contact

Landscape Architecture

VAT Reg No 364 7780 17

32 High Street
Helpringham
Sleaford
Lincolnshire
NG34 0RA

Telephone
0529 421 646/7
Facsimile
0529 421 358

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

**Robert Doughty Consultancy**

Lincoln House
56/58 Clasketgate
Lincoln
LN2 1JZ

Telephone
0522 542330
Facsimile
0522 542331

7 June 1994

Dear Sir

**R J STEVENSON**
**NEW WINDOW, 16 FLEET ROAD, HOLBEACH**

Thank you for your letter of 3 June 1994 regarding the above application which has been submitted for Listed Building Consent.

We were previously not aware that enforcement notices had already been served on our client, but in the light of the information contained in your letter we have advised Mr Stevenson to withdraw the application and replace the UPVC window accordingly.

We are, therefore instructed to withdraw the application and request that this be effected immediately. We have to inform you that the wooden sliding sash window, to the pattern and proportions of the original one which was taken out, had to be hand-made and that our client has instructed this be done as soon as possible. It may take a short time before the work is complete, but it is in hand.

Please confirm receipt of this letter.

Yours faithfully

Robert Doughty

| | | | |
|---|---|---|---|
| Your reference | NRM/JJ H09/0354/94 | Planning<br>Architecture<br>Landscape Architecture | Principal, Robert Doughty<br>Dip TP, MRTPI<br>Dip LD, ALI |
| Our reference | 290 RD AKD | | |
| Please contact | Helpringham Office | | VAT Reg No 364 7780 17 |

Robert Doughty Consultancy,
32 High Street,
Helpringham,
Sleaford,
Lincs.
NG34 ORA.

Mr N Midlen

NRM/JJ H09/0354/94

290 RD AKD

03 Jun 1994

Dear Sir,

INSTALLATION OF PLASTIC WINDOW, 16 FLEET ROAD, HOLBEACH - GRADE II LISTED BUILDING - MR R J STEVENSON.

I thank you for your letter of 1st June concerning the above application, but I must say that the contents somewhat surprise me. You appear to be under the impression that the question of whether Listed Buildings should be protected from alteration depends on the whim of individual Officers who may have, in your words, "totally elitist ideals".

I am of course aware that there are many people to whom conservation in any form, including the Built Environment is anathema, although I had not hitherto thought that you were numbered among them. However, whatever your personal view of this issue, you must, as a qualified and practising planner, know that Local Planning Authorities have to implement the provisions of the Listed Buildings and Conservation Areas Act 1990. This is a duty, whether or not individual Officers and Members like the contents of that Act. You will also presumably, be aware of the advice given to Local Planning Authorities on how applications for Listed Building Consent should be determined, and in particular the advice about the unacceptability of UPVC windows. You are surely not suggesting that your fellow professionals should ignore the legislation and the clearly expressed Government advice?

I think all the rationale you need to understand the recommendation to the Planning Committee is contained in the Government advice referred to above, but you may also find English Heritage's presentation entitled "Framing Opinions" useful, and I also enclose a copy of my report to Committee.

This is not the first time the Authority has been faced with the installation of a UPVC window in Listed Buildings, or indeed in Conservation Areas. It does have experience of these matters, and of winning on Appeal. Indeed most recently it succeeded in the case of an Appeal where such windows had been installed in a non-listed building in a Conservation Area. I do not think, however, it has recently faced a situation where a single window in the main facade of what should have been a matching pair of Listed Buildings has been altered without any of the others. In this particular case, not only are many of the elements of the window of different dimensions to the adjoining original window, the glazing bars "dummy" bars behind the glass, and none of the traditional mouldings applied, but the window is not even a sliding window, but is a top opening casement.

On the question of prosecution, the alteration of a Listed Building without consent is a criminal offence. People may consider it should not be but the fact remains that it is. My purpose in ringing you to advise you of the possibility of prosecution was that that has been the normal policy and practice of the Planning Committee when such offences have been reported to them, and you might have wished to consider whether in these circumstances, it was in the best interests of your Client to proceed formally with the matter so that it had to be reported to the Planning Committee. Of course, your Client is perfectly entitled to decide to do so, and I cannot guarantee that the Planning Committee will decide, in this case, to be consistent with their previous actions.

The application is to be reported to the Planning Committee on the night of Tuesday 7th June, so if by any chance, your Client does change his mind, he would need formally to notify us of his intent to withdraw the application by that date.

The article by Ray Cecil is interesting, and a perfectly defensible point of view. However, he is not discussing the question of whether Listed Buildings should be protected, but the proposals by the DoE to extend the extent of control, to prevent changes to non-listed dwelling houses in Conservation Areas, which are currently not subject to such control. He actually acknowledges in his article that "there are many buildings that are worth preserving" and of course the statutory list of Buildings of Architectural and Historic Interest is the Governments attempt to identify such buildings. I fail, therefore, to see the relevant of the article to the particular situation we are discussing.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Enc.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 2 JUN 1994

32 High Street
Helpringham
Sleaford
Lincolnshire
NG34 0RA

Telephone
0529 421 646/7
Facsimile
0529 421 358

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

**Robert Doughty Consultancy**

Lincoln House
56/58 Clasketgate
Lincoln
LN2 1JZ

Telephone
0522 542330
Facsimile
0522 542331

1 June 1994

LATE OBS: Offr. ... Date... 3
Salient points highlighted

Dear Sir

**R J STEVENSON**
**NEW WINDOW, 16 FLEET ROAD, HOLBEACH**

I refer to my recent telephone conversation with Mr Midlen in which it was indicated that it was likely that you might prosecute my client above for putting in the new window the subject of our application for Listed Building Consent now being considered, as well as recommending to your Committee that the application be refused.

We have not made this application without careful consideration of the circumstances, including the situation with adjacent properties, the savings in energy the new window has made and, indeed, the impact the window has had on the appearance of the building. I have already explained the matter of cost and fuel savings in my letter of 8 April which accompanied the application and I recall the comment that secondary glazing would achieve the same ends; but it raises the question of cost effectiveness - is the capital cost of two windows really justified to satisfy what some might regard as totally eletist ideals?

I am enclosing a copy of an article written by Ray Cecil in a recent Architect's Journal and, whilst I know it does not reflect a point of view to which Mr Midlen would subscribe, it is a legitimate and credible argument by a senior architect of good standing.

Cont/.....

| | | | |
|---|---|---|---|
| Your reference | H09/0354/94 | **Planning** | Principal, Robert Doughty Dip TP, MRTPI |
| Our reference | 290 RD AKD | **Architecture** | Dip LD, ALI |
| Please contact | Helpringham Office | **Landscape Architecture** | VAT Reg No 364 7780 17 |

Director of Planning

New Window, 16 Fleet Road, Holbeach

My immediate problem and, therefore reason for writing to you is that I need to advise my client further; in order to do this properly it would help me if you would detail the rationale behind the comments made leading me to believe the application will be recommended for refusal. We acknowledge the window is now in place but, as we explained in our letter of 8 April, the proportions are good, it is efficient and, compared with no. 18A to the east (where a new shopfront had been fitted completely inharmoniously with the listed building next door), we doubt the public at large would ever notice the difference from a wooden sash window.

We are well aware your Committee can use its discretion in all the matters involved with this application - they are not duty bound to prosecute, it is not implicit they should refuse the application, therefore your thinking and your likely advice to Committee would be most helpful to me in being able to advise my client further. He really does feel strongly that the UPVC window is not of such paramount importance in this street scene, nor to the individual building when seen in relation to its immediate neighbours in the terraced row.

Your explanations would be gratefully received and perhaps your comments on the Cecil article which has put this window in a strong alternative perspective to that which your officer obviously sees it.

I look forward to hearing from you.

Yours faithfully

Robert Doughty

Spoken with feeling. Chamier made the decision early on in her career to embrace the Real World. Born in Rome, the daughter of a diplomat, she went to Dartington Hall School, 'and was scarred by the fact that I was the most conventional child at the school. It also in a way introduced me to the North London liberal arts culture, which is very influential in the architectural world...'

**Neglecting commercial training**

She sees parallels between her own education and that of most architecture students. There is a wasteful element, 'in the sense that we are encouraging gifted people to be brilliantly creative, sometimes at the expense of business training. You feel some of them will never achieve lift-off commercially'.

Deciding she wanted to pursue a business career, she took up an Industrial Society placement to work for a supermarket in Yorkshire, 'not on the checkout – I wasn't allowed anywhere near money. But certainly stacking the Spam – and, worse, going to the abattoir. Extraordinarily disturbing. It reminded me of those genre films set in Chicago: huge amounts of entrails falling hot and steaming and twitching on the floor...'

Studying botany at Bristol must have made a welcome change: 'It was for tactical reasons. I wanted to do a science subject as good intellectual discipline for a business career; botany was an unpopular subject and you could get a good place.' One year's postgraduate study, in marketing, then back north to Lancashire, working in a mill as a marketing analyst. 'The company had a textiles headquarters there, in this wonderful old mill next to Lowry's house. I like the North. I find the people much more abrasive and enterprising.'

Her stay was cut short by a motorcycle accident. 'Zooming around Salford on my way to work, I had an unexpected meeting with a car, and was off work for a year. Multiple injuries, mainly my hips. In fact, that was my first real encounter with a profession. Doctors and consultants, like architects, can find it difficult to communicate with their clients. They can glue you back together physically but can't really prepare you for the psychological shock of having to cope. But an experience like that is not a wasted one: it gives you a tremendous insight into powerlessness. I think it's terribly important that professionals should try and put themselves in the client's position, to understand how it feels.' She still walks with crutches, years later.

In a world of sour defeat, her faith in the profession is intact, even after more than four years at RIBA headquarters. 'But there are a lot of people who are lively and stimulating and interested in the profession...' What, at Portland Place? 'Yes. They're here.' □

# ray cecil



# Don't put our cities in mothballs

**The proposed DoE planning regulations will only serve to deprive the future of its past**

So the DoE intends to empower local planning authorities to require planning permission for alterations to dwellings in conservation areas! Apparently this further intrusion into the rights of the individual has been brought about by intense lobbying from minority groups of nostalgics to whom all change is anathema.

Planning minister David Curry is reported as saying: 'You only need a small detail to be wrong for the whole street to be spoilt.' What claptrap! If he were talking about the Royal Crescent, I might agree. But conservation areas are a creeping paralysis over our built environment and it is about time the silent, non-politically correct majority called 'Enough!'

It is increasingly difficult to discern the criteria that are adopted in the designation of conservation areas. I never was sure why anybody wished to conserve the character of London's red-light district, Soho. I was even more puzzled when faced with the reluctance of a planning officer to countenance the replacement of a 50-year-old seven-storey building because a replacement 'would not be in keeping with the character of Soho'. When it was pointed out that the existing building had been part of its character for more than half a century, I was told: 'Oh, we don't count that!' The replacement building is now up and much admired and few would say it has any deleterious effect – or any effect, for that matter – on the historical and architectural character of Soho.

I am as mindful of our architectural heritage as most people. There are many buildings that are worth preserving, and many areas with some particular charm or character which endears them either to the residents or to visitors. But the most distinctive characteristic of most of our built environment is its variety and the juxtaposition of buildings of differing dates, styles and uses.

To attempt to force the environment into some kind of 'freeze-frame' makes a total nonsense of the whole process of evolution and change. It creates a time-warp that will baffle future architectural historians.

Our society is undergoing massive structural change, much of it repugnant to decent members of society. Permanent long-term unemployment, kids sleeping in doorways, schizophrenics roaming the streets, two million people awaiting hospital care, £10 billion spent on a tunnel while 100,000 London commuters are trapped in a powerless underground system.

And what is our government's response? Make Mrs Jones apply for planning permission to paint her front door. The lunatics have surely taken control of the asylum.

There is in most people a latent dislike or fear of change. We are all more comfortable with what we know. Maybe we would have been better off had the automobile not been invented. At least there would have been a plentiful supply of quotes for Mr Curry.

But change is an essential ingredient of life itself. Variety is its spice. Personal choice is what distinguishes people and creates the personality of society. To engulf society in the mothballs of the past is to deprive it of its future and deprive the future of its past. □

ANY PERSON aggrieved by the Order and desiring to question the validity thereof, or of any provision contained therein, on the ground that it is not within the powers of the Highways Act 1980 or on the ground that any requirement of that Act or of any regulations made thereunder has not been complied with in relation to the Order, may, within 6 weeks of the 22 April 1994 apply to the High Court for the suspension or quashing of the Order, or of any provision contained therein.

J W HORTON
A Principal in the Department of Transport
Local Authority Orders Section
Northern Regional Office
Wellbar House, Gallowgate
Newcastle upon Tyne NE1 4TD
Ref DN 5065/55/7/11

THE DEPARTMENT OF TRANSPORT

---

SOUTH HOLLAND DISTRICT COUNCIL

## HOUSING AND PROPERTY SERVICES DEPARTMENT

### HOUSING SEWERAGE MAINTENANCE CONTRACT 1995-98

Applications are invited from suitably qualified and experienced Contractors who wish to be considered for inclusion on the select list of Contractors to tender for the above work.

The Contract, in general, will provide for:

(a) Routine and response maintenance of 44 small sewage treatment works and 35 sewage pumping stations serving isolated groups of properties distributed throughout the rural area of South Holland District Council.

(b) Maintenance, emptying and disposal service of septic tanks and cesspools.

(c) Provision of drain blockage removal service to all Council owned properties.

(d) Cleansing/inspections of sewerage systems serving Council housing estates.

It is anticipated that tenders will be invited during November/December, 1994. The Contract will commence on 1st April 1995.

Contractors wishing to be considered for inclusion on the select list of tenders must complete a detailed contractor evaluation questionnaire, available by written application from the undersigned.

The closing date for receipt of completed questionnaires is by no later than 3.00pm on Friday, 20th May, 1994.

Mrs S. A. Waltham B.A.(Hons), F.I.B.
Director of Housing and Property Services
South Holland District Council
Council Offices,
Priory Road, Spalding, Lincs PE11 2XE
Telephone 0775 761161

hh6473

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## WESTON CONSOLIDATED CHARITIES

NOTICE IS GIVEN that there is a vacant bungalow for an almsperson of these charities.

Poor persons residing in the Parish of Weston and Weston Hills, are eligible.

Contact:

Mrs B. M. Allsopp,
Clerk to the Trustees,
33 Small Drove, Weston,
Spalding PE12 6HS.
Tel: 0406 370669

for an application form which should be completed and returned before 10th May, 1994.

DSP6418

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# PLANNING APPLICATION

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:

H15/0350/94
R. Bratley (Quadring) Ltd — FULL
Erect general purpose agricultural building
Water Gate, Quadring Eaudyke, Spalding, Lincs.

The following application(s) do not accord with the provisions of the relevant Development Plan.

H06/0329/94
H. Piggins & Son — FULL
Change of use of existing farm building to farm garden and retail sales
The Chestnuts, Topsgate, Gedney, Spalding, Lincs.

H09/0326/94
J. Naylor Esq — OUTLINE
New development including access
Bank Farm, Holbeach Bank, Spalding, Lincs.

H09/0360/94
Lauds Transport — FULL
Transport Depot
Highways Depot, Battlefields Lane, Holbeach, Spalding, Lincs.

H14/0359/94
Mr B. Flynn — FULL
Use of one dwelling as one/two adjoining holiday units
Walnut Cottage, Mill Green Road, Pinchbeck, Spalding, Lincs.

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H02/0365/94
P. Leo — FULL
Demolition of existing dwelling and construction of three terraced houses
36 East Street, Crowland, Peterborough, Cambs.

H08/1228/93
Mr and Mrs D. Brooks — CONS AREA CONSENT
Residential Development
33-37 Salem Street, Gosberton, Spalding, Lincs.

H08/0297/94
R. J. Stevenson — LISTED BUILDING
Replacement of timber window with UPVC window
16 Fleet Street, Holbeach, Spalding, Lincs.

H16/0297/94
Mrs H. Harman — LB DEMOLITION
Remove part of boundary wall and form new opening with access gates
34 London Road, Spalding, Lincs.

H16/0363/94
Patterson Properties — FULL
Erection of three-bedroomed house and garage
Chancery Court, Haverfield Road, Spalding, Lincs.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding, during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH
Director of Planning and Building Control Services

April 26, 1994.

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LITTLE ACORNS SPIRITUALIST CENTRE
**An Evening of Clairvoyance**
with
RON EVANS of KIRTON
7.30 pm FRIDAY, APRIL 29th
MONKHOUSE SCHOOL COMMUNITY CENTRE
Pennygate
Admission £2.00
hh6497

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**SELL IT FAST!** **JUST RING SPALDING 725484**

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See the country's finest young musicans performing on the
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BIRMINGHAM SYMPHONY HALL
Tickets £3.50. Own transport
Write to:
YMS, 107 Elvington,
Springwood Estate, King's Lynn,
Norfolk PE30 4TB
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SPALDING UNITED REFORMED CHURCH
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*'Flowers for the Famous'*
APRIL 29th - MAY 9th
10.00am - 6.00pm
Stalls and Refreshments
FAVOURITE HYMN SERVICE
Sunday, May 1st, 6.30pm
hh6497

---

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Stamford Choral Society
**THE SEASONS**
Haydn
Stamford School Hall
Saturday 30th April 1994
at 7.30 p.m.
Tickets £8 (£5 students)
at the door or from Stamford Music Shop

---

Lincs Free Press Tuesday 26th April 1994.

# PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

LISTED BUILDING

The proposal affects a building which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest.

Reference No: H09/0354/94
Description: Replacement of timber window with UPVC window.

Location: 16 Fleet Street
Holbeach
Spalding
Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 17-MAY-94 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

26-APR-94

SOUTH HOLLAND DISTRICT COUNCIL

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0354/94

Applicant: R J Stevenson
Old Leam Farm
Sutton Bridge
Spalding
Lincs PE12 9QG

Agent: Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Replacement of timber window with UPVC window.

Location: 16 Fleet Street Holbeach
Spalding Lincs

Type: LISTED BUILDING

Date received: 11-APR-94

15-APR-94

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 29-APR-94. 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:

As listed Building Not supported

S.H.D.C. PLANNING DEPT.
RECEIVED
26 APR 1994 DG
File Nos.
with .....

Signed:

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)

# ENFORCEMENT ENQUIRIES

TO: CASE OFFICER: [redacted] D. Gahey

APPLICATION NUMBER: H09/0354/94

Please note that this application ~~has been~~/is the subject of an Enforcement Enquiry. ENF. NOTICE ALREADY ISSUED.

For further information please contact the Enforcement Officer.

Date: 21.4.94 Signature: K Woods.

32 High Street
Helpringham
Sleaford
Lincolnshire
NG34 0RA

Telephone
0529 421 646/7
Facsimile
0529 421 358

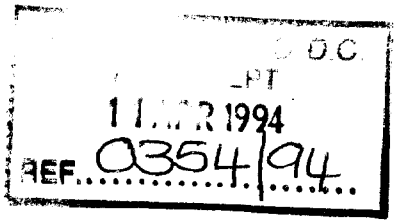
Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

**Robert Doughty Consultancy**

Lincoln House
56/58 Clasketgate
Lincoln
LN2 1JZ

Telephone
0522 542330
Facsimile
0522 542331

8 April 1994




Dear Sir

**MR R J STEVENSON**
**APPLICATION FOR LISTED BUILDING CONSENT, 16 FLEET STREET, HOLBEACH**

Please find enclosed our application described above, in retrospect, for a replacement window for the first floor premises over the shop in our client's ownership at Holbeach.

We appreciate that there are situations where UPVC windows are inappropriate in relation to Listed Buildings, but we think you may share our opinion that in this case the difference, visually, is almost unnoticable. From the enclosed photographs you will see that the white coloured frame and glazing bars are hardly different to those of the original window type on the end property adjacent. Where the difference is noticed, however, is in the comfort of the room affected: no longer is it subject to the inevitable draughts which accompany a wooden sliding sash window. We have been led to understand that over the past winter the economies in energy saving, compared with the wooden window last year, have been considerable.

Under the cirsumstances, we shall be pleased if your Committee would look upon the proposal favourably, for a conscious attempt has been made to emulate the design and proportions of the original first floor window, as can be evidenced in the photograph showing also the property to the west. The first floor window to the east, we would suggest, is not quite so appropriate.

Yours faithfully

Robert Doughty

Your reference

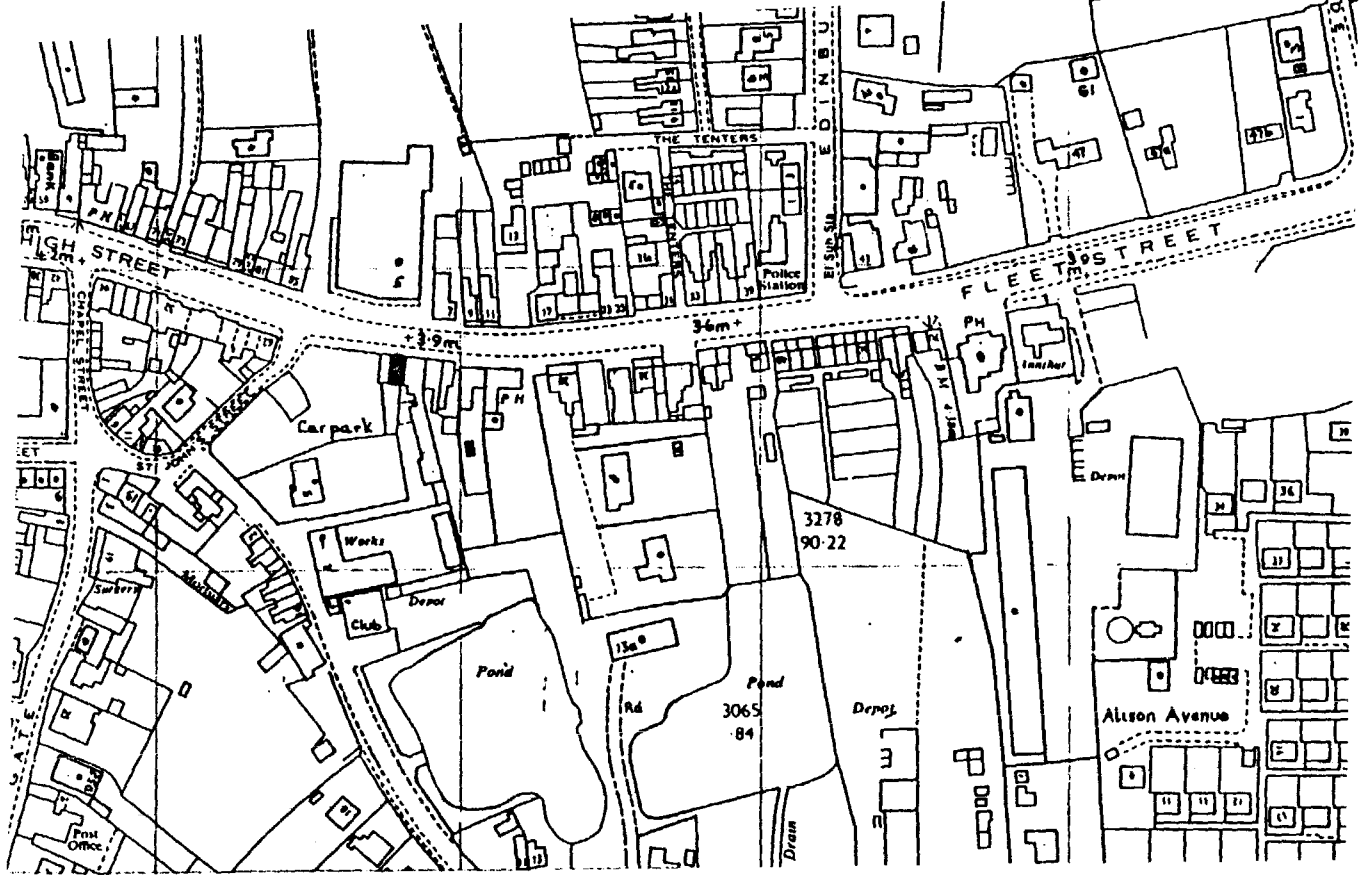
Our reference 290 RD AKD

Please contact Helpringham Office

Planning
Architecture
Landscape Architecture

Principal, Robert Doughty
Dip TP, MRTPI
Dip LD, ALI

VAT Reg No 364 7780 17

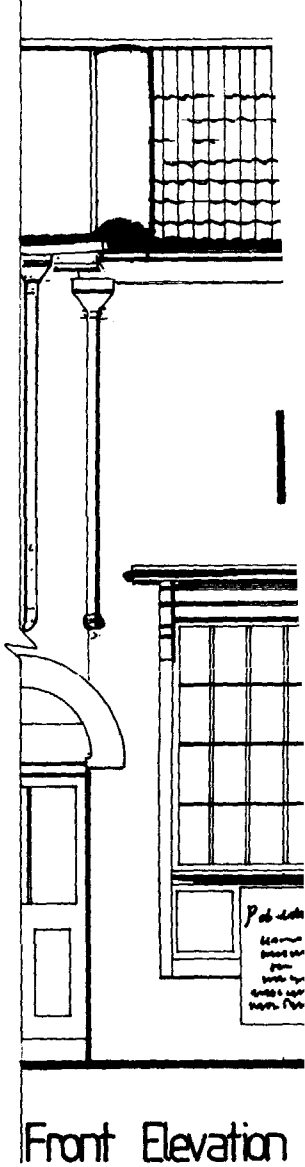



## LOCATION PLAN

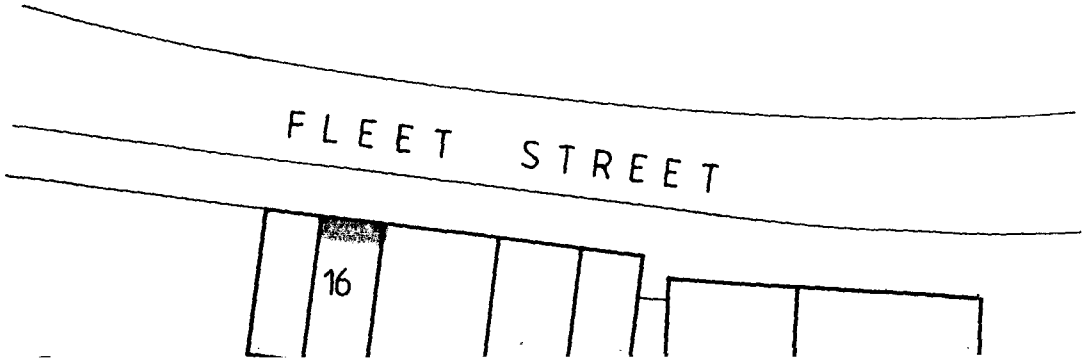
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NORTH



Front Elevation




# R.J. STEVENS

## 16 Fleet Stree

Scale. 1:50. Darke. Mann

Robert Doughty Consultancy,
32 High Street,
Helpringham,
Sleaford,
Lincs.
NG34 ORA.

Mr N Midlen

NRM/JJ H09/0354/94

290 RD AKD

03 Jun 1994

Dear Sir,

**INSTALLATION OF PLASTIC WINDOW, 16 FLEET ROAD, HOLBEACH - GRADE II LISTED BUILDING - MR R J STEVENSON.**

I thank you for your letter of 1st June concerning the above application, but I must say that the contents somewhat surprise me. You appear to be under the impression that the question of whether Listed Buildings should be protected from alteration depends on the whim of individual Officers who may have, in your words, "totally elitist ideals".

I am of course aware that there are many people to whom conservation in any form, including the Built Environment is anathema, although I had not hitherto thought that you were numbered among them. However, whatever your personal view of this issue, you must, as a qualified and practising planner, know that Local Planning Authorities have to implement the provisions of the Listed Buildings and Conservation Areas Act 1990. This is a duty, whether or not individual Officers and Members like the contents of that Act. You will also presumably, be aware of the advice given to Local Planning Authorities on how applications for Listed Building Consent should be determined, and in particular the advice about the unacceptability of UPVC windows. You are surely not suggesting that your fellow professionals should ignore the legislation and the clearly expressed Government advice?

I think all the rationale you need to understand the recommendation to the Planning Committee is contained in the Government advice referred to above, but you may also find English Heritage's presentation entitled "Framing Opinions" useful, and I also enclose a copy of my report to Committee.

Robert Doughty Consultancy,
32 High Street,
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Sleaford,
Lincs.
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Mr N Midlen

NRM/JJ H09/0354/94

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[redacted]

This is not the first time the Authority has been faced with the installation of a UPVC window in Listed Buildings, or indeed in Conservation Areas. It does have experience of these matters, and of winning on Appeal. Indeed most recently it succeeded in the case of an Appeal where such windows had been installed in a non-listed building in a Conservation Area. I do not think, however, it has recently faced a situation where a single window in the main facade of what should have been a matching pair of Listed Buildings has been altered without any of the others. In this particular case, not only are many of the elements of the window of different dimensions to the adjoining original window, the glazing bars "dummy" bars behind the glass, and none of the traditional mouldings applied, but the window is not even a sliding window, but is a top opening casement.

On the question of prosecution, the alteration of a Listed Building without consent is a criminal offence. People may consider it should not be but the fact remains that it is. My purpose in ringing you to advise you of the possibility of prosecution was that that has been the normal policy and practice of the Planning Committee when such offences have been reported to them, and you might have wished to consider whether in these circumstances, it was in the best interests of your Client to proceed formally with the matter so that it had to be reported to the Planning Committee. Of course, your Client is perfectly entitled to decide to do so, and I cannot guarantee that the Planning Committee will decide, in this case, to be consistent with their previous actions.

The application is to be reported to the Planning Committee on the night of Tuesday 7th June, so if by any chance, your Client does change his mind, he would need formally to notify us of his intent to withdraw the application by that date.

The article by Ray Cecil is interesting, and a perfectly defensible point of view. However, he is not discussing the question of whether Listed Buildings should be protected, but the proposals by the DoE to extend the extent of control, to prevent changes to non-listed dwelling houses in Conservation Areas, which are currently not subject to such control. He actually acknowledges in his article that "there are many buildings that are worth preserving" and of course the statutory list of Buildings of Architectural and Historic Interest is the Governments attempt to identify such buildings. I fail, therefore, to see the relevant of the article to the particular situation we are discussing.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

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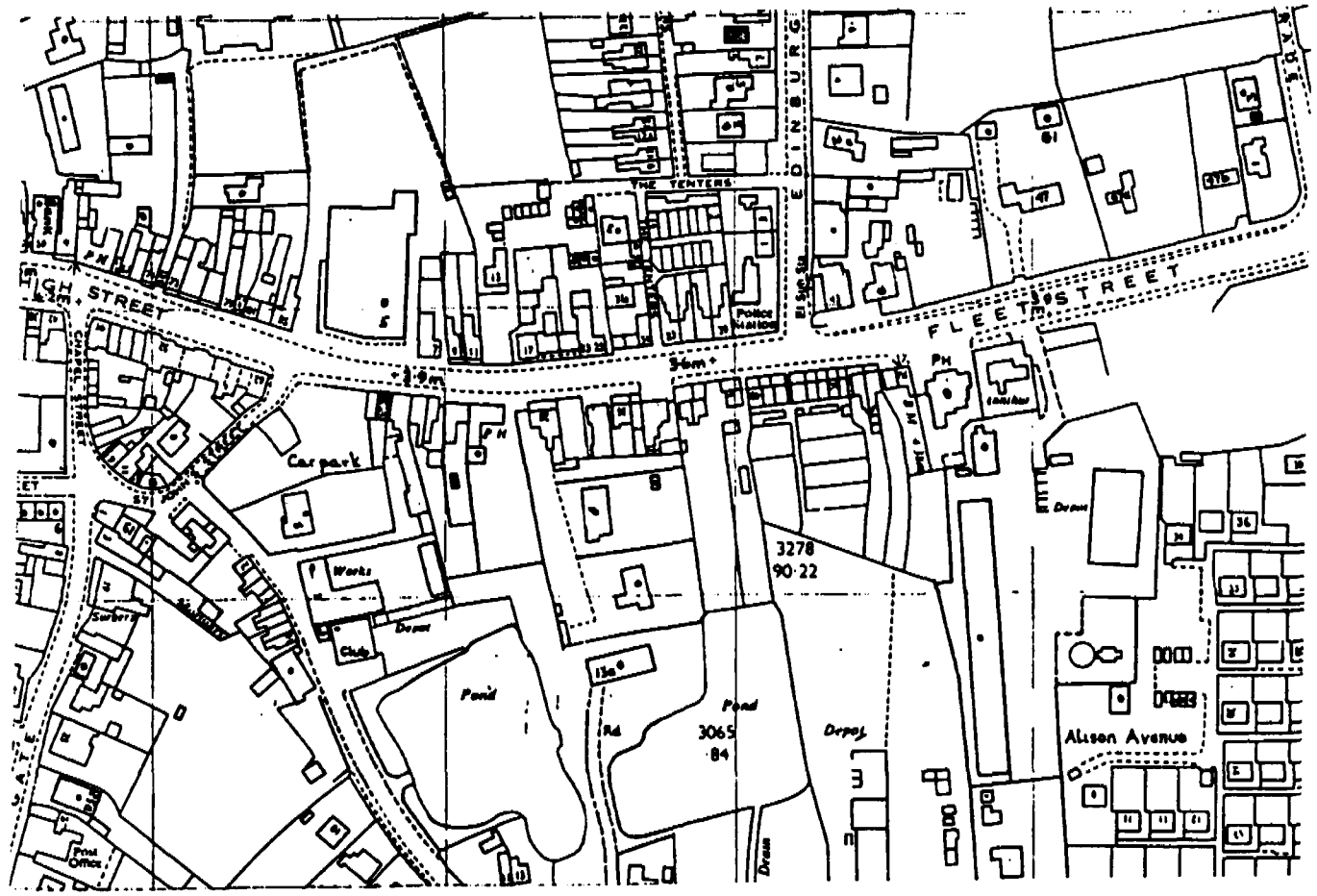
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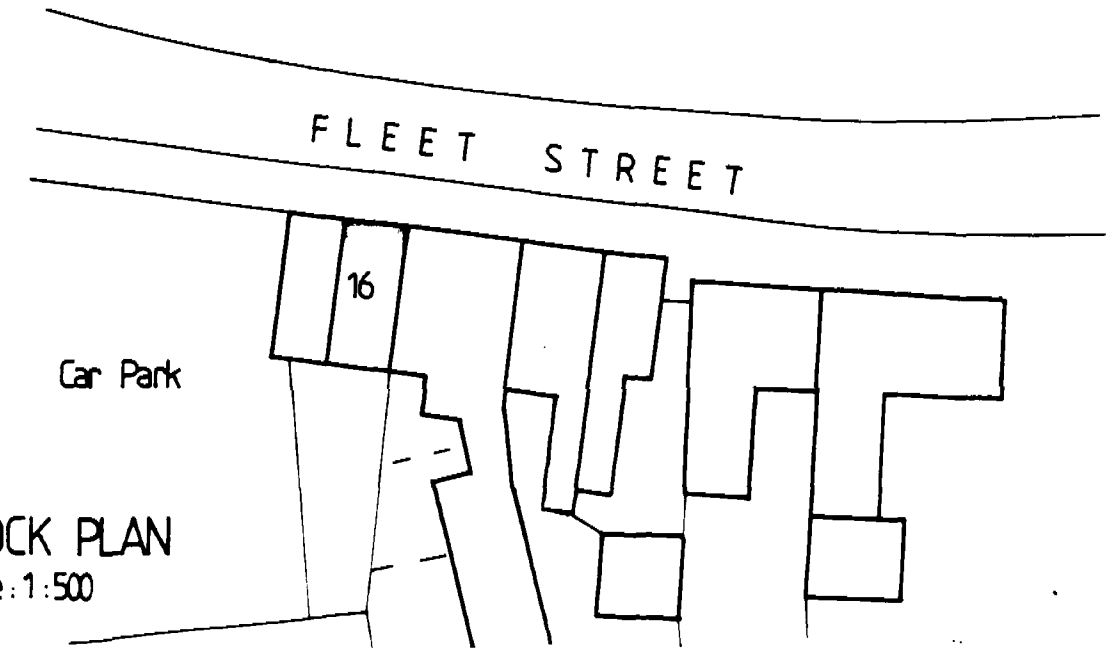



## LOCATION PLAN

Scale : 1:2500

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NORTH




## BLOCK PLAN

Scale : 1:500




Front Elevation

REF. 0354/94

DRAWING
AB
10 APR 1994
ISSUED

# R.J. STEVENSON
# 16 Fleet Street, Hallsworth.

Scale. 1:50, Date. March '94. Dwg No. 2900/1/1

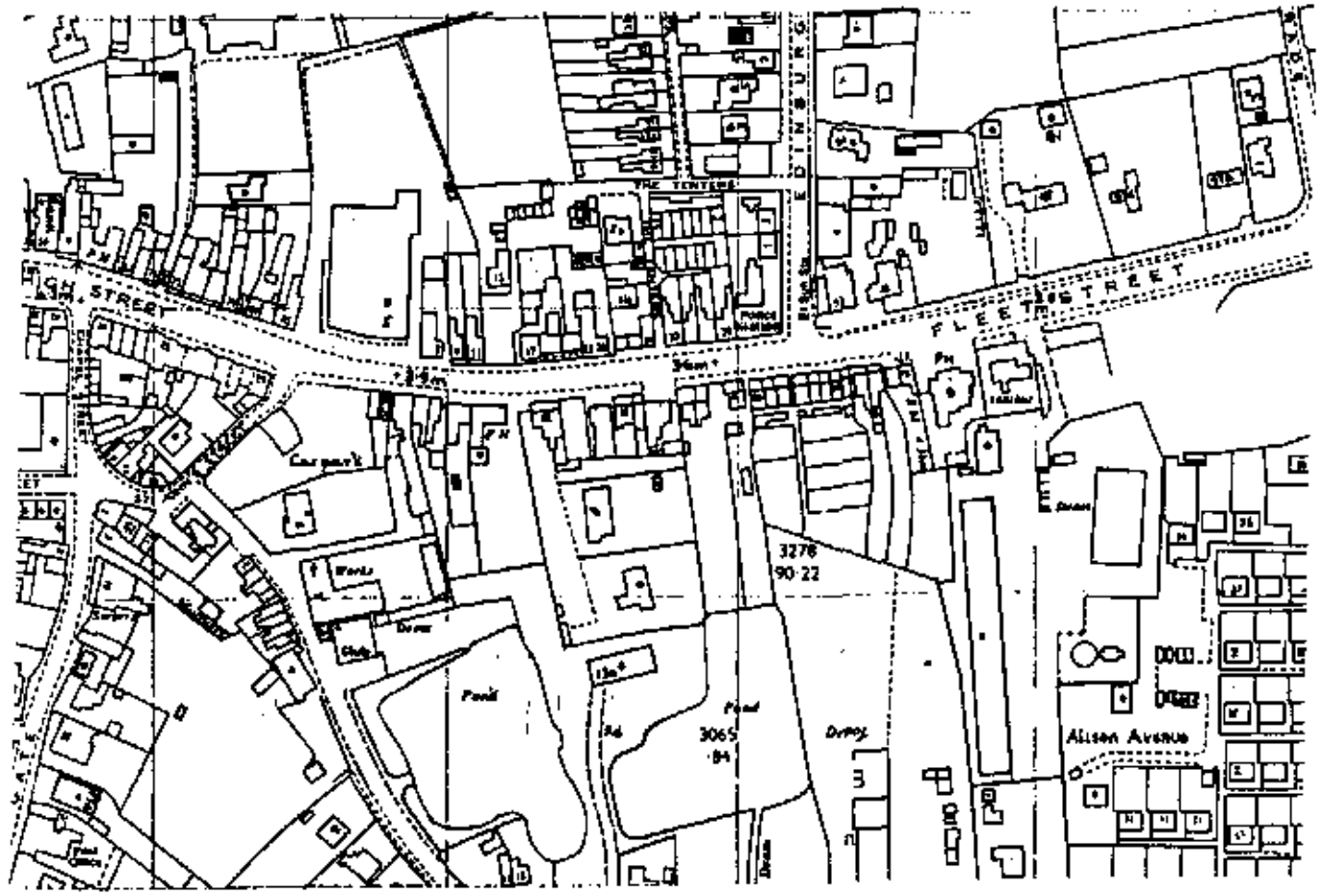
**Robert Doughty Consultancy**

32 High Street
Helpringham
Sleaford
Lincolnshire
NG34 0RA

Telephone
0529 421 646/7
Facsimile
0529 421 358

Lincoln House
56/58 Clasketgate
Lincoln
LN2 1JZ

Telephone
0522 542330
Facsimile
0522 542331

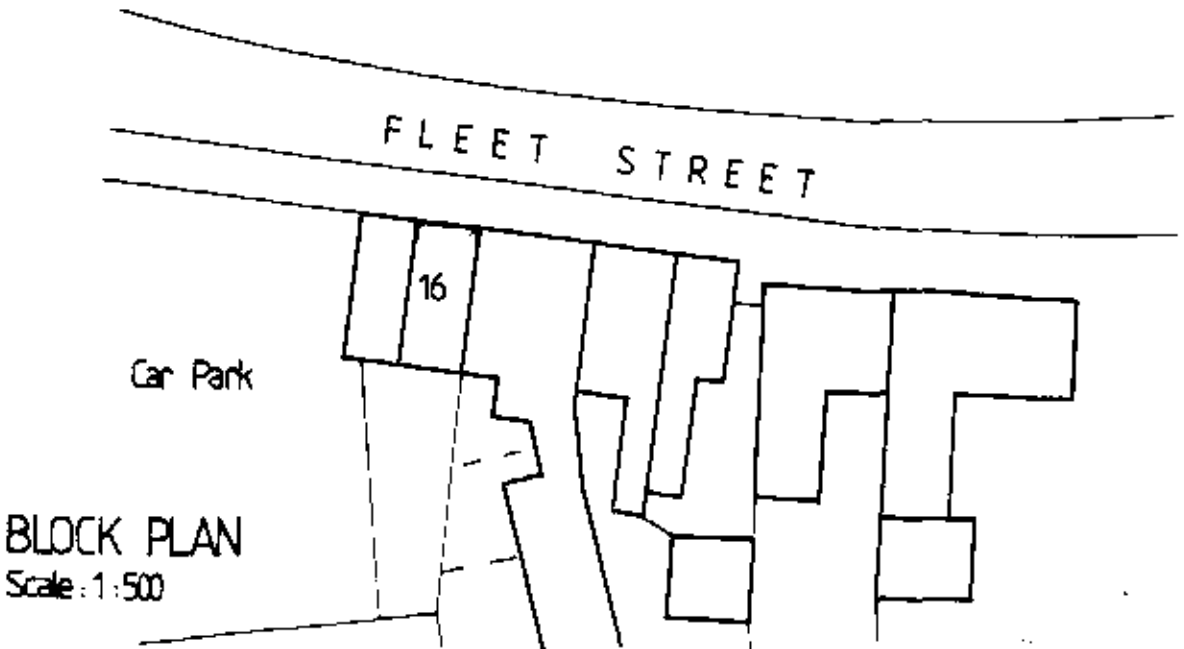



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Scale : 1:500




Front Elevation

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10 APR 1994
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# R.J. STEVENSON
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Scale. 1:50, Date. March '94. Dwg No. 2900/1/1

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