



S O U T H



H O L L A N D

DISTRICT COUNCIL

Application no: H09-0361-10

Applicant: Mr S McDermott
The Burlington Hotel
The Esplanade
Sheringham
Norfolk NR26 8LG
NR26 8LG

STAMPED

FILE COPY

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Agent: Bernard Smith Architect
Studio 11
Harbord Road
Cromer
Norfolk NR27 0BP
NR27 0BP

Description: Conversion, alteration and extension to former public house into 7 self-contained flats with associated parking and amenity land

Location: 12 Station Street
Holbeach
Spalding
Lincs
PE12 7LF
PE12 7LF

Amendment: Minor amendments to elevations (dwg. no. 0911/05A)

Letter Sent: 25th June 2010

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above and confirm that the changes are able to be incorporated in the application which will now **only be considered in its amended form**.

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

Head of Planning & Development

AMENDMENT RECORD SHEET - LIVE APPLICATION

Admin to Complete

Date Received K.P. 23-6 Registered ☒ 25/68

Case Officer to Complete

Has this amendment been requested? Yes/No

If Yes, is it what was asked for? Yes/No

Is it an amendment in principle? Yes/No

Is it the same character/description for fee purposes? Yes/No (Refer to Admin if in doubt)
If No, but amendment requested, the following must be completed if the amendment is to be accepted

Certified That The Development Objectives Outweigh The Financial Objectives

Senior Officer's Signature: Date:

Re-Consults as a result of this amendment

None ☒ All ☐

Partial Parish Council ☐ Ward Member ☐ Press ☐ Site Notice ☐

Residents/Other ☐ - Name/Address:

Case Officer's Decision:

REJECTED - New Application Required ☐

Reason

Do you want this reason to be added to the Rejection Notice? YES/NO

ACCEPTED - Superseded Details Removed ☒

Note

Do you want this note to be added to the Acceptance Notice? YES/NO

Revised Description (if applicable)

Case Officers Signature J.M.G. Date 21/6

Admin To Complete

Agreed Term Date Updated ☒ Re-Consultations Carried Out (if necessary) ☒

Public Register Updated ☒ Acceptance/Rejection Letter Issued ☒

(Plus Library if Re-Consulting Residents)

25/68

Bernard

From: Gedney, David [DGedney@sholland.gov.uk]
Sent: 16 June 2010 12:20
To: Bernard
Subject: RE: H09-0361-10. Proposed conversion of public house to 7 self-contained flats, 12 Station St, Holbeach

Bernard,

It is noted that you wish the application to be considered in its current form, subject to the amendments shown on the attachments to your earlier email. Under the circumstances, it is my opinion, on balance, that such a scheme is acceptable. However, I cannot guarantee an approval. Upon receipt of the revised plans the application will be referred to Chairman's Panel, which consists of approx 3 members, who will decide whether they wish the application to be determined under delegated powers or referred to Committee.

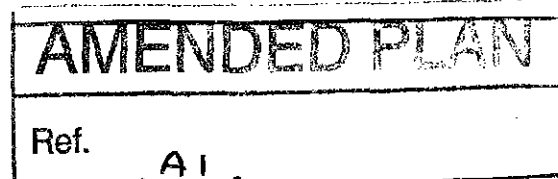
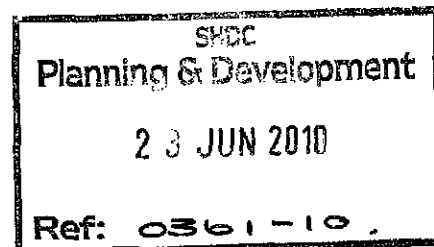
I look forward to receipt of the revised plans in due course.

I hope the above is of assistance, but must stress that the views expressed are purely my professional opinion and offered without prejudice to any subsequent decision by this Authority.

Regards.

David Gedney.

Development Control Officer,
South Holland District Council,
Council Offices,
Priory Rd,
Spalding.
PE11 2XE



-----Original Message-----

From: Bernard [mailto:bernard@studio-eleven.co.uk]
Sent: 15 June 2010 18:15
To: Gedney, David
Cc: burlington@talk21.com
Subject: RE: H09-0361-10. Proposed conversion of public house to 7 self-contained flats, 12 Station St, Holbeach

Dear David,

Ahead of sending 2 copies of the amended drawing, as shown on the attachments with the previous e-mail, including the coloured-up copy submitted yesterday, could you please confirm if you are happy to accept the responses I have given to the points you have made. Can I be assured that these proposals, as amended, without further modification, will be recommended for approval? Also, will this application be placed before members for determination, or are you able to make a decision at Officer level?

We have had significant dialogue between us from the beginning and have addressed all the points you have raised in a constructive manner. You will appreciate my desire to seek a straightforward determination for my Client, with your total support.

Kind regards

Bernard

Kind regards

-----Original Message-----

From: Gedney, David [mailto:DGedney@sholland.gov.uk]
Sent: 15 June 2010 16:05
To: Bernard
Subject: RE: H09-0361-10. Proposed conversion of public house to 7 self-contained flats, 12 Station St, Holbeach

Dear Bernard,

Your comments concerning the windows, external materials, walling, etc are noted. Accordingly, I look forward to receipt of 2 copies of amended plans showing the revisions previously agreed (omission of glazed panel/introduction of roof light, matching eaves/verge detailing, etc). Once they have been received, the application will be considered on its own merits.

Regards.

David Gedney.

Development Control Officer,
South Holland District Council,
Council Offices,
Priory Rd,
Spalding.
PE11 2XE

-----Original Message-----

From: Bernard [mailto:bernard@studio-eleven.co.uk]
Sent: 14 June 2010 16:34
To: Gedney, David
Cc: burlington@talk21.com
Subject: RE: H09-0361-10. Proposed conversion of public house to 7 self-contained flats, 12 Station St, Holbeach

Dear David,

Thank you for your response and agreeing to the points I raised.

I have liaised with my Client regarding the existing windows. As he rightly points out, these exist and are serviceable and in sound condition. Whilst he might prefer to revert back to an original timber pattern, this is not something he is prepared to commit to at this stage, until he sees the outcome of this planning exercise, and then decides whether to sell the site with the benefit of an approval, or to undertake the conversion personally.

I am sure you can understand his views, and hope that you can support this for now, in the hope that it may well change later? Also, given the current glazing requirements for Building Regulations, the result is much heavier glazing bars than the original Georgian proportions. If a future decision is made to replace the upvc windows with timber, I would suggest a single vertical bar to each sash, Victorian-style. This would, in my opinion, be preferable, to counteract the otherwise disproportionate appearance. I would welcome your views on this.

Regarding item 4, I remain quite strong in my views for the introduction of facing brickwork at ground floor and render above, with matching eaves and verge detailing. My reasons are as previously stated, that the scale and proportion of this extension is in keeping with the initial "makeover" and extension to the flat-roof structure, and lead the eye into, and read in conjunction with the future re-development of the rear of the site. The only other option is to have painted

brickwork, which does go against your request to remove the paint from the existing, and is not something I personally feel is the way we should head as it then sets a precedent for what subsequently happens to the rear. It is for this reason, and given the fact that the first floor window serves a kitchen, which governs the cill height and window proportions, that I consider the casement appearance to be appropriate in this instance. The only other option is to introduce a Victorian-style sliding sash window as a compromise? However, this then introduces a 3rd window pattern into this scheme. I would be grateful if you could reconsider supporting my logic in this instance?

Regarding the semi-circular boundary wall, as previously stated, this has appeared on both preliminary sketch schemes, and is a very deliberate use of natural geometry to continue the opening into the site as a private courtyard entry to this dwelling. I have carefully considered the proportional balance, and as stated above, it makes sound sense to continue the facing brickwork to the ground floor level. You requested the removal of paint to reveal the original red facing brickwork, and I feel that this composition re-introduces that material to both gables with the new external walls and extension. The only other solution would be to change to a buff facing brick, which I don't think either of us would be happy with, and would be a wrong choice for this site.

I'm attaching a part of the drawing which I've coloured, to help demonstrate my argument, which I hope you are able to agree with and support?

Kind regards

Bernard

-----Original Message-----

From: Gedney, David [mailto:DGedney@sholland.gov.uk]

Sent: 11 June 2010 16:38

To: Bernard

Subject: RE: H09-0361-10. Proposed conversion of public house to 7 self-contained flats, 12 Station St, Holbeach

Dear Bernard,

Thank you for your email.

Addressing the points raised:

1. Apologies if you consider that preliminary discussions were not wholly fruitful. Initial discussions sometimes have to be conceptual. It is not always possible to arrive at a detailed design solution prior to wider consultations being carried out.

2. The affordable housing requirement can be addressed by means of a condition, as previously discussed.

3. It is appreciated that it would be difficult to remove the masonry paint on the brickwork. No objections are therefore raised to its retention.

4. I still consider that the side extension should closely match the main building in terms of materials and detailing. In my opinion, the whole of this element should be rendered with a pantile roof, brick detailing at eaves level, no bargeboards and a Georgian style sash window on the side elevation. Also, I am not too keen on the semi-circular wall on the eastern side of the access, which should be revised to match the opposite side.

5. No objections are raised to deletion of the triangular glazed panel and addition of a roof light.

6. It is accepted that a revised roof line on the new element at the

rear would give rise to a number of impracticalities/problems. I am therefore prepared to compromise in respect of this element, subject to the eaves and ridge details of the rear extension matching that of the existing building, as confirmed in your email.

7. I really need to know whether the existing windows on the front elevation are going to be replaced? The appearance of the building would be much improved if new timber Georgian sash windows were inserted. No objections are raised to balanced casement style windows with glazing bars on the rear extension, given that this element would read separately to the main building.

I hope the above offers a compromise and look forward to receipt of amended plans in due course. I must re-iterate that the views expressed are purely my professional opinion and offered without prejudice to any final decision by this Authority.

Regards.

David Gedney.

Development Control Officer,
South Holland District Council,
Council Offices,
Priory Rd,
Spalding.
PE11 2XE

-----Original Message-----

From: Bernard [mailto:bernard@studio-eleven.co.uk]
Sent: 10 June 2010 13:44
To: Gedney, David
Cc: burlington@talk21.com
Subject: RE: H09-0361-10. Proposed conversion of public house to 7 self-contained flats, 12 Station St, Holbeach

Dear David,

I refer to our telephone conversation last Wednesday, when we discussed the contents of your email. I explained that I would respond formally upon my return from a few days holiday. I've discussed your suggestions with my Client, and confirm the following:

1. As explained, the points you make responds to the formal application which has now been made, rather than as you'd assumed, it being a continuation of our preliminary discussions. As stated, I am disappointed that you did not make these points then, as this is largely the purpose of informal pre-application dialogue between us, and achieve a mutually acceptable design that you are able to support. My Client is also disappointed as this creates delay in the processing, as well as potentially involving me in further work to modify information submitted at this late stage. I hope that you will appreciate the difficult position this places me in, particularly as all the points you refer to have been covered in the earlier sketch schemes submitted, and subsequently transferred onto the 1:100 scale drawings prepared and submitted with the application.

2. Your reference to the "affordable" housing requirement is something we have previously discussed, and is already included within the application information submitted. As explained, there are a variety of sizes of flats in the conversion of the existing buildings shown on the

drawings and written reference is made on the covering correspondence submitted. My client intends for all these units to be for potential rental purposes. You will appreciate that the existing structure and layouts does govern the practical manner in which the building can be sub-divided, which in turn governs the variety and size of dwellings. I did speak informally with your colleague in the Housing section, in the early stages of informal consultation. Other than to advise me of the 3:1 percentage requirement, and to direct me to the standard document on the council web site, he was unable to be more specific, given the nature of the site and possible solutions for the re-development. I feel that there should be adequate scope to cater for the requirement for affordable units. You stated you accepted this logical explanation, and agreed that copies of the submitted information will be automatically sent across to your Housing section, as part of the required consultation process, now that a formal application has been made.

3. As you are aware, my Client has purchased the building in its' current painted state. Had it been original red facing brick then neither I, nor my Client would have considered applying a masonry paint finish. In my experience, to try to remove the paint will be costly and there is no guarantee as to what will be discovered beneath, and how much damage will need rectifying. It is possible that a decision was made to paint the exterior to cover over damaged brickwork. You agreed with this argument.

4. Although within a conservation area, we agree that there are a variety of building styles, uses and external material finishes, around this site. My proposals respect the mix of materials within, and adjacent to, as well as roof pitches and detailing on site.

This is reflected in the modest two storey extension to the gable end, the conversion and extension over the flat roof structures to the rear, and the proposed boundary walls at the new entrance, and re-landscaping of the car-park area. I am also thinking ahead to the possible additional new build options to replace the two-storey structure to the rear. Hence my preference to stay with my proposed mix of new red brick facings to the ground floor and external landscaping walls, with painted render and red brick window head/eaves and verge string coursing to match the existing. I am confident that my desire to give a controlled and balanced mix between existing and new, will result in an interesting composition, and help to break up what would otherwise be a monotonous continuity of the existing painted brickwork, etc. With respect to the points you make, I hope that you are able to support my views on this aspect of the detailing which has not changed since the first sketch ideas submitted.

5. As discussed, what you've read as a timber detail on the front gable to the extension is actually a triangular glazed panel above eaves height. You stated that you are happy for this detail to be transferred to the rear gable and swapping the proposed wall finishes. On reflection, this detail works best with a bargeboard detail. Therefore, rather than have an imbalanced detail, I am omitting this element and adding a Velux roof light to give natural light within the open ceiling area below. I have amended this on the drawing and attach scanned copies.

6. From our discussions, we are in agreement that your request to modify the roof over the current flat-roof extension, gives rise to a number of detailing impracticalities, with the introduction of additional flashings and valley gutters, which are always prone to give high maintenance problems, as well as creating some difficult junctions with the existing building and roof. Also, visually, this would not sit comfortably with the current composition, or lend itself to future additional development to the rear. Regarding as your comment of an "unsympathetic" roofline, the pitches follow that of the existing roofs, and the asymmetrical position of the ridge is governed by the plan layout below. Also, during preliminary discussions, you requested I keep any new roof elements as low as possible. This is what I have done in this instance, whilst your suggestion would raise the ridge-line. I am also thinking of future re-development

possibilities to the rear of the site. I am happy that the eaves and ridge details can match that of the existing.

7. The existing windows are poor quality appearance replacement upvc mock sliding sash windows. My client is under no obligation to replace these, however much it might be preferable to see original timber replacements. I've not yet discussed any further construction details with my client, so such decisions have yet to be addressed. However, I do feel that the scale and proportion of the two modest extensions, is not necessarily suited to that of the existing style of windows. It is for this reason that I've chosen the balanced casement style of windows, with glazing bars, which I personally feel works in this particular instance, and will lend itself better, to future development ideas.

I hope I've satisfactorily answered the points made in your email below, and that the compromised changes are deemed adequate to enable your full support? I would be grateful if you could respond by return. Many thanks.

Kind regards

Bernard Smith

-----Original Message-----

From: Gedney, David [mailto:DGedney@sholland.gov.uk]

Sent: 28 May 2010 15:25

To: Bernard

Subject: H09-0361-10. Proposed conversion of public house to 7 self-contained flats, 12 Station St, Holbeach

Dear Bernard,

In relation to the above application.

It is my opinion that the scheme is acceptable in principle, subject to the provision of affordable housing. Policy HS8 of the South Holland Local Plan, 2006 requires that at least a third of the units should be "affordable". This can be secured by means of a condition, if necessary.

In respect of the detail, the site is in a prominent location within the town, close to the conservation area. As a result, a number of design changes are considered necessary for the scheme to be acceptable. In terms of materials, the exterior paintwork should preferably be stripped on the existing building and the new extensions constructed in brickwork to match. If this is not possible, all the new extensions should be rendered in their entirety to match the existing building.

Concerning design alterations, the side kitchen/bedroom extension should have a plain elevation facing the road (ie, the timber detailing should be removed). The eaves and verges should match the existing building and a window could be introduced at first floor level to help break up the expanse. All new windows should be of similar style to the original windows on the building (ie, Georgian with segmental arch).

In respect of the new extension at the rear, the roofline is unsympathetic. This should be revised to a double gabled element, consisting of two ridges running perpendicular to the road. Eaves, verge, window detail, etc should again match that of the original building.

I look forward to hearing from you in respect of these matters in due course.

Regards.

David Gedney.

Development Control Officer,
South Holland District Council,

Council Offices,
Priory Rd,
Spalding.
PE11 2XE

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**bernard smith
architect**

SHDC Planning & Development
23 JUN 2010
Ref: 0361-10

21 June 2010

Mr David Gedney
Development Control Officer
South Holland District Council
Priory Road
Spalding PE11 2XE



Dear Mr Gedney

THE STATION INN, HOLBEACH

AMENDED PLAN
Ref. A1

I refer to our recent email correspondence regarding the queries you raised in respect of the current Planning application and attach copies of the emails to be read in conjunction with this letter. I am pleased that we have now arrived at an acceptable compromise, following the minor amendments undertaken, and that the modifications shown on the attached drawings result in a scheme which you find acceptable.

As requested, I attach two copies of drawing number 0911/05A. To one copy I have attached the coloured portion of the drawing which I emailed to you.

Thank you for your continued support of the scheme and I look forward to hopefully receiving a favourable determination shortly.

Kind regards

Yours sincerely

Bernard Smith

Copy to Mr Steve McDermott

PLANNING AMENDMENT

For Office Use only

Application No: 409-0361-10-A1

Date Registered: 23 JUN 2010

Case Officer: DMG

S O U T H

H O L L A N D

DISTRICT COUNCIL

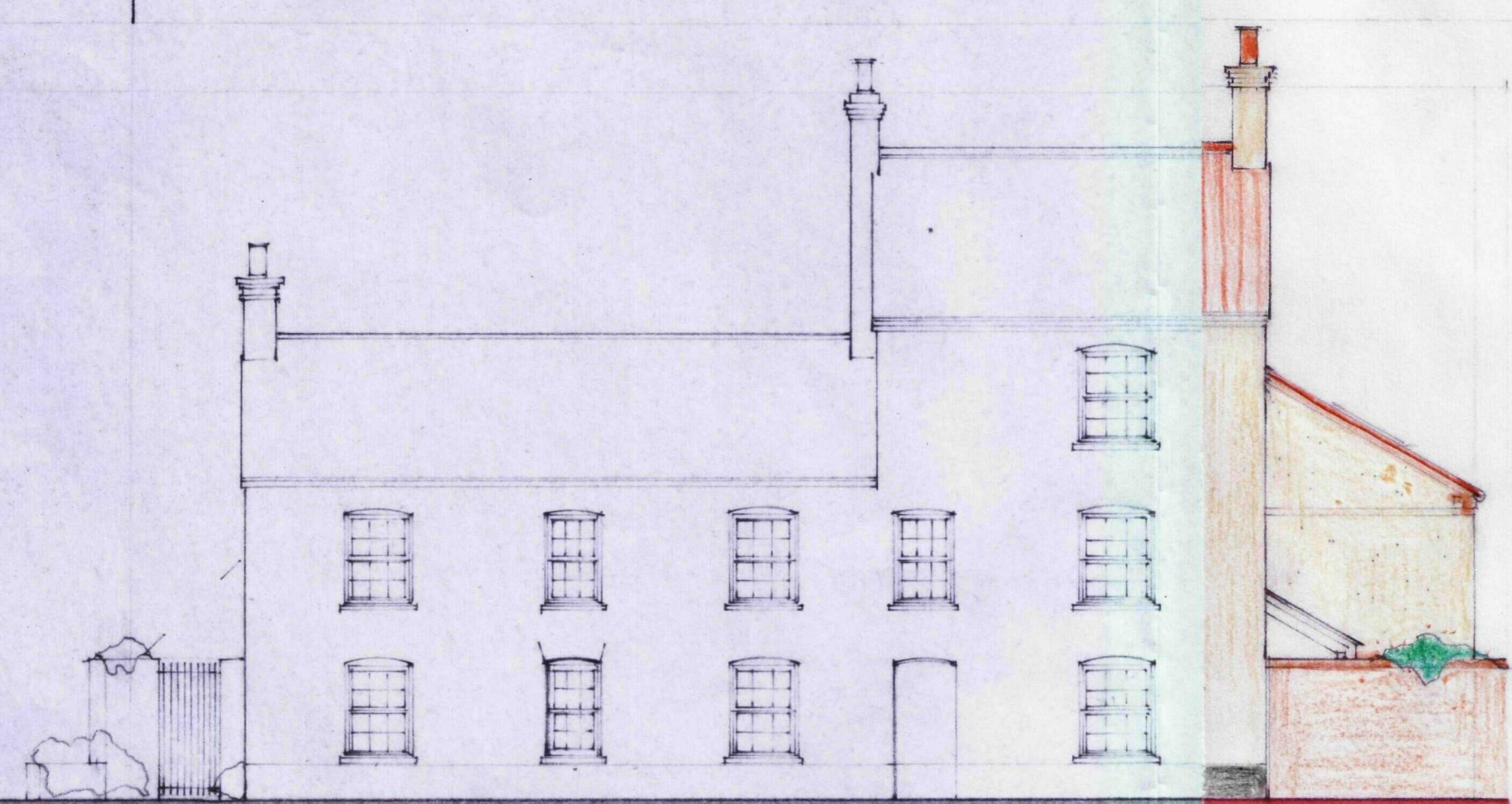
(Please complete using block capitals and black ink)

APPLICANT NAME AND ADDRESS mr S McDermott	AGENT NAME AND ADDRESS Bernard Smith
FILE COPY	
Telephone:	Telephone:
SITE ADDRESS DETAILS 12 Station Street, Holbeach	
CURRENT APPLICATION NO: This amendment cannot be considered unless the relevant reference is stated.	H09-0361-10
Building Regulation reference relating to same development (if applicable)	

I attach four copies of this form and necessary plans and request that the changes described below can be accepted as an amendment. As the amendment relates to a current application, I agree to an extension of the terminal date (if applicable).

Signed: _____ Date: _____

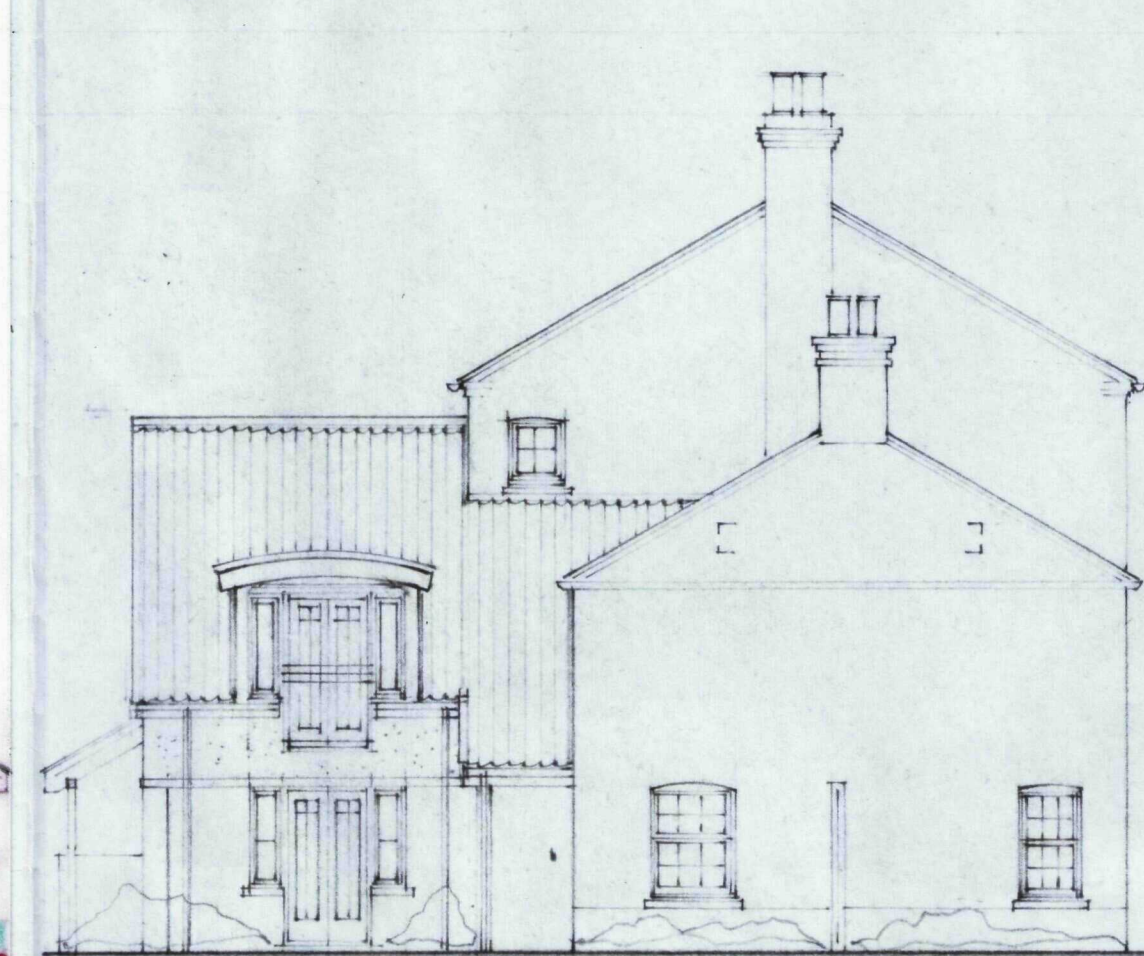
FULL DESCRIPTION OF DEVELOPMENT OF CURRENT APPLICATION THAT THIS AMENDMENT RELATES TO	conversion + alterations to form 7 self contained units	
State details of amendments proposed. (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered)	Design details	
State drawing numbers of the current submission		
Has this amendment been requested by the Council? (If so, state Officer dealing with the application)	YES/NO	
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? (If so, state Building Control Surveyor dealing with application)	YES/NO	



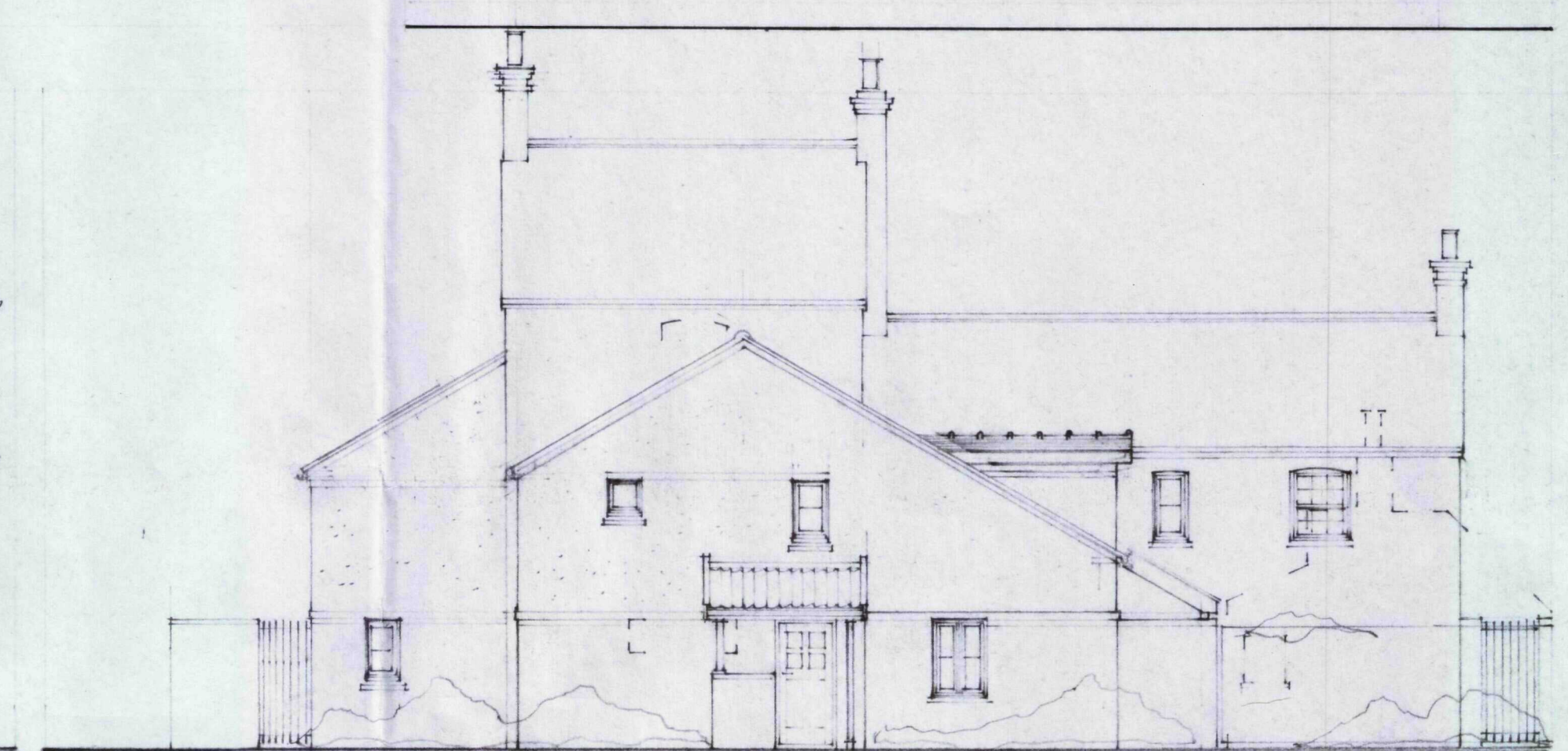
STREET ELEVATION



NORTH ELEVATION

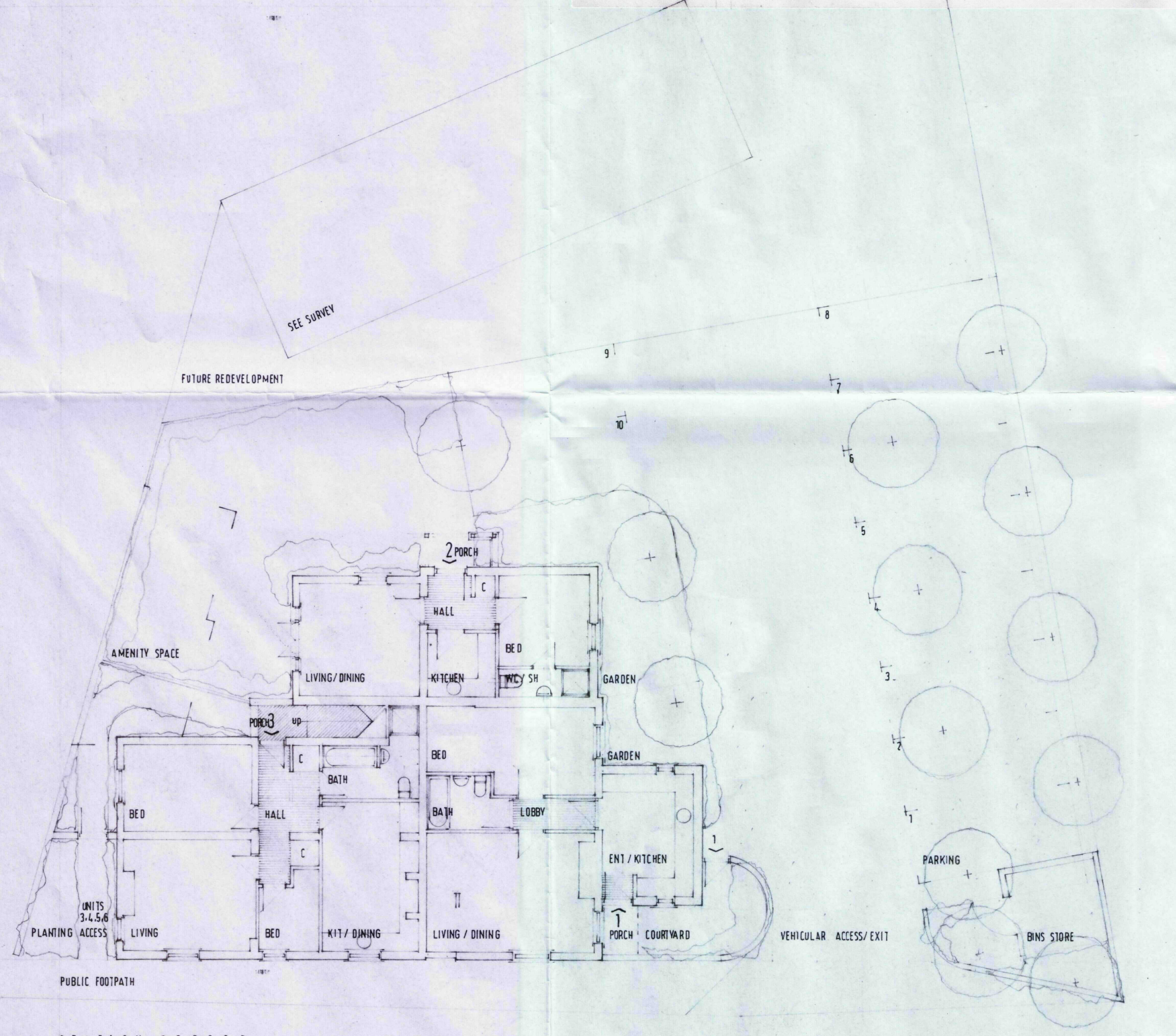


SOUTH ELEVATION

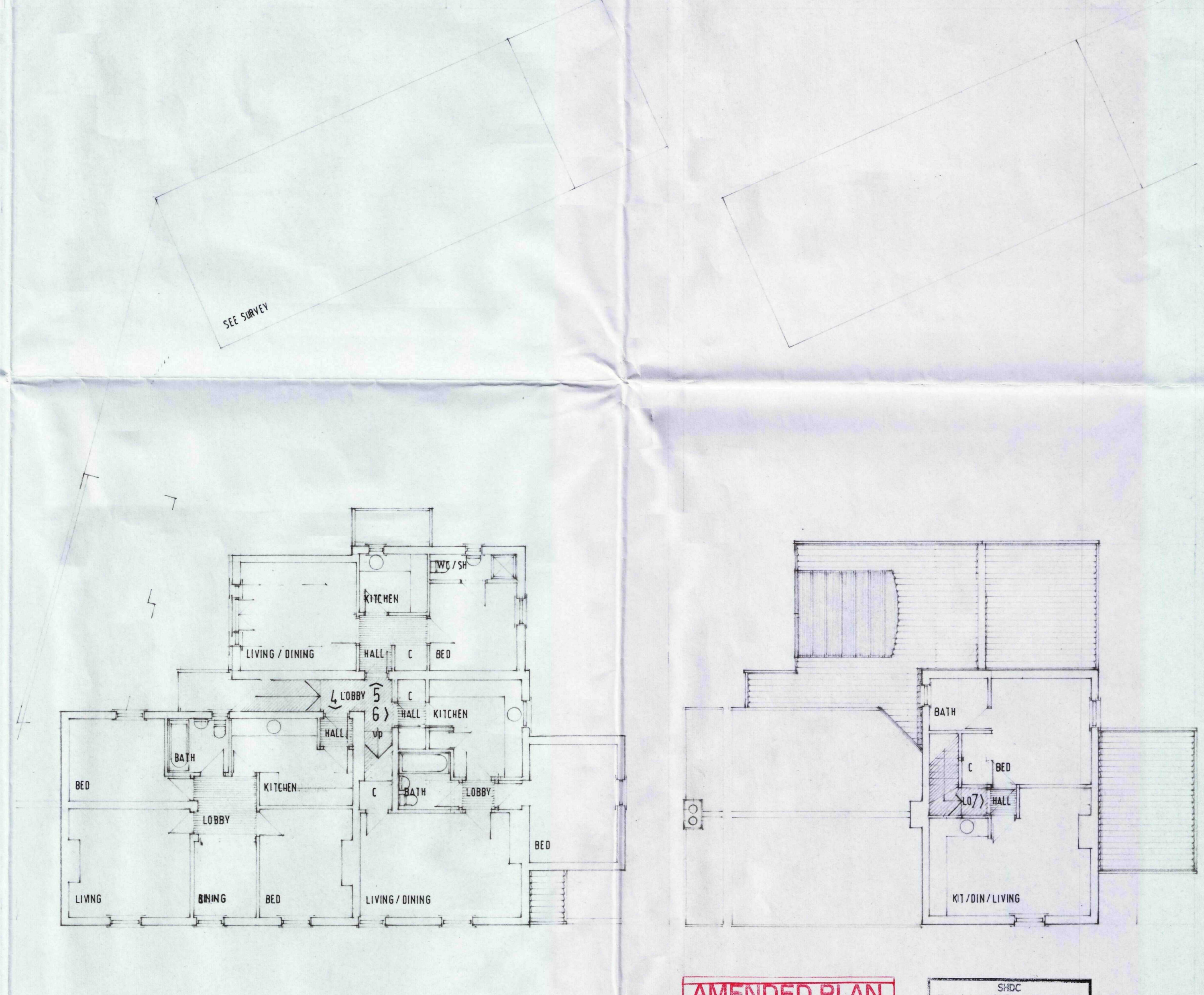


WEST ELEVATION

1:100



STATION STREET



FIRST FLOOR PLAN

AMENDED PLAN
 Ref. A1

SHDC
 Planning & Development
 23 JUN 2010
 Ref: 0361-10

1:100

SECOND FLOOR / ROOF PLAN

DWELLING NO.	FLOOR AREA sq.m. approx
1	56 1 BED
2	36.5 1 BED
3	67 2 BED
4	66 2 BED
5	36.5 1 BED
6	51.5 1 BED
7	39.5 1 BED

bernard SMITH
 architects
 Studio 11 Harbord Road Cromer Norfolk NR27 0BP
 Telephone (0263) 511269

job THE STATION INN, STATION ROAD, HOLBEACH, SPALDING, PE12 7LF
 client MR S & MR D McDERMOTT
 drawing PROPOSALS, SITE & FLOOR PLANS & ELEVATIONS
 scale/date 1:100 09/11 /
 number APRIL 2010 05 / A

