APPLICATION No. H09/0379/94

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0379/94 Received:18-MAY-94 Type:FULL

Name: J Ward & Son (Farms)
Old Sea Bank
Leadenhall
Holbeach St Marks
Spalding Lincs

Agent: Broadgate Builders Ltd
Broadgate House
Weston Hills
Spalding
Lincs, PE12 6DB

Description: Demolish existing house and erect new house

Location : Old Sea Bank Leadenhall
Holbeach St Marks 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 Before the occupation of the dwelling, the existing dwelling shown to be removed on the submitted plans, shall be demolished to the satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity and because permission would only be forthcoming on the basis of the demolition of the existing dwelling.

3 Within 6 months of the occupation of the dwelling, a hawthorn hedge shall be planted to the satisfaction of the Local Planning Authority in accordance with the details shown in the approved plans. The hedge shall be adequately maintained for a period of ten years following its planting and all losses shall be made good during that period.

Reason: In the interests of visual amenity.

This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on 12 May, 1994, 30 June, 1994 and 7 July, 1994.

The applicant is reminded that separate notification to the Council is required under Section 80 of the Building Act 1984 prior to any demolition and that Building Control Services should therefore be advised at the appropriate time.

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)

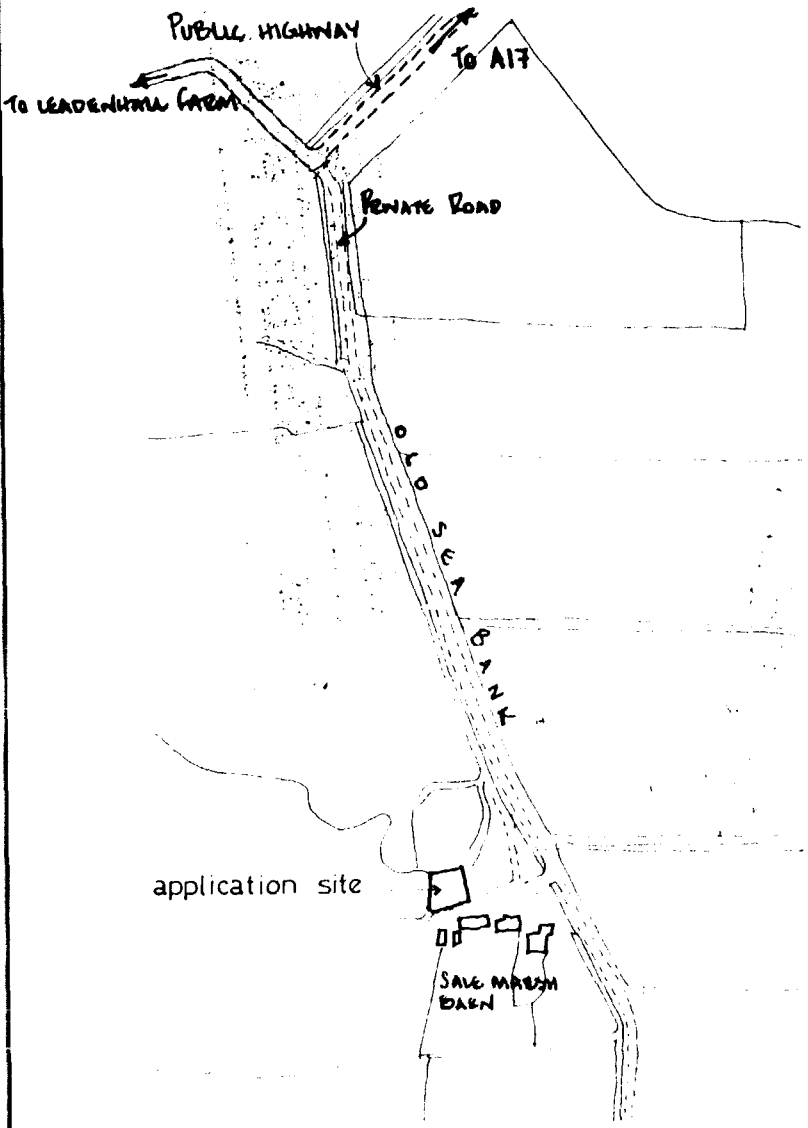
SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
29-JUL-94 H09/0379/94

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)



location plan

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09 | 0379 | 94

Date Registered 20 APR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

J. WARD & SON (FARMS).
Old Sea Bank
LEADENHALL,
HOLBEACH ST. MARKS, SPALDING.

Tel. No.

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

BROADGATE BUILDERS (SPALDING) LTD.
BROADGATE HOUSE
WESTON HILLS
SPALDING
LINCS. PE12 6DB

Tel. No. 0406 380532
(Personal contact name) S. LIQUORISH.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LEADENHALL, HOLBEACH ST. MARKS, SPALDING

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

REPLACEMENT DWELLING: DEMOLISH EXISTING HOUSE & ERECT NEW HOUSE.

Please complete

Signed S. Liquorish Date 19.4.94

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £140.00. If you consider no fee is payable include a written explanation instead.

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: ONE.
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. Please state site area (in all cases)	_____ hectares
B. If building works are proposed, please state extra floor space to be created:	_____ sq. metres
C. Please state size of any new structure:- (a) max. height:	8·20 metres
(b) max. length:	9·10· metres
(c) max. width:	9·55 metres
D. Please state type and colour of materials for facing external walls:	ELLIOTT DENBY BUFF MULTI
E. Please state type and colour of roofing materials.	MARLEY MENDIP MOSBOROUGH RED.
F. 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.

SITE GRASSED.

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 road ☐ ➡ 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?

EXISTING BARN AS GARAGE. (SEE SITE PLAN)

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 — SOAKAWAYS

B. For estate developments, please state how highway surface water will be disposed of — N. A.

C. Please state whether a land drain will be affected — No.

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	No	
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.	—	➡ 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.

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 S. Liquorish (~~Applicant~~ / Agent) Date 19/4/94

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 S. Liquorish (~~Applicant~~ / Agent) Date 19/4/94

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 .....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 140.

Receipt No P4188

Date first Rec'd 20 APR 1994

Registration

Reference H09 | 0379 | 94

Cross-Ref

Date 21 | 4 | 94 R

Validation

TYPE FULL.

Site area
No of dwellings
Floorspace

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

Description to be recorded: Demolish Existing House and Erect New House.

Invalid: Site plans ☐ Certificate ☐ | Fee ☐ Fee (not free) ☐ | Inaccurate ☐ Incomplete ☐ Unclear ☐

Fees: Correct fee £ 140 - | Nil fee ☐ Discounted ☐ | Previous app – ref: Type of app Reason:

Additional £ Refund £ | Receipt No Voucher No | Date Date

Information

Index sheet 36 OS Plots
Grid ref 5 36040 3 33090

Ward 9 Parish HOLBEACH

Inside IBD NO Inside LP area NO

Constraints:

CA Cons Area
LB Listed – Grade:
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 2046 ~~1045~~

Linked to property Ref

Planning Records:
Earlier apps

STEVE

PLEASE MAKE SURE ADDRESS OF APPLICATION SITE GIVEN AS:—

OLD SEA BANK
LEADENHALL
HOLBEACH ST MARKS

Rln. 17/5

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 .....M. Date 22/7/94

Notes:

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

CONDITIONS/REASONS:

(1) TC 1

(2) BEFORE THE OCCUPATION OF THE DWELLING, THE EXISTING DWELLING SHOWN TO BE REMOVED ON THE SUBMITTED PLANS SHALL BE DEMOLISHED TO THE SATISFACTION OF THE LPA.

(3) WITHIN ~~6~~ 12 MONTHS OF THE OCCUPATION OF THE DWELLING A HAWTHORN HEDGE SHALL BE PLANTED TO THE SATISFACTION OF THE LPA. THE HEDGE SHALL BE ADEQUATELY MAINTAINED ~~FOR~~ FOR A PERIOD ~~OF FIVE YEARS~~ OF TEN YEARS FOLLOWING ITS PLANTING AND ALL LOSSES SHALL BE MADE GOOD DURING THAT PERIOD.

REASON

(1) (2) TC 1 IN THE INTERESTS OF VISUAL AMENITY AND BECAUSE ~~THE~~ PERMISSION WOULD ONLY BE FORTHCOMING ON THE BASIS OF THE

(3) IN THE INTERESTS OF VISUAL AMENITY.

Condition monitoring:

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

Determined plans indicated DEMOLITION OF THE EXISTING DWELLING ☐

Departure approval confirmed ☐

Flag for on-site review ☐

SN1 - PLANS RECEIVED ON 12/5/94 30/6/94 AND 7/7/94

DC INSTRUCTION SHEET

APPLICATION No: H09/0379/94

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) PLEASE PROVIDE SURVEY AND COST INFORMATION RELATING TO THE DILAPIDATED STATE OF EXISTING HOUSE.

Other.....

Direction authorised by Senior Officer..... Date... 27/4/94

Revalidation after Direction

Information satisfactory Signed..... Date... 18/5/94

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: >>

Departure .....
Setting of LB .....
Public Right of Way .....
Discretionary .....

Consultations:

County .....
E Heritage .....
Societies ..... G ROW

Press
PC
WM
Residents

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

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:

Case Officer: JOHN BLACKWOOD

Senior Officer Confirmed ..... Date... 18/5/94 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

RED BRICK BUILDING — NO SIGNS OF CRACKING BUT SOME BRICKS REPOINTED.
WHITE PVC WINDOWS.
ROOF - SLATE AND PLAIN TILES — NO BOWING OF ROOF.

Inspected by
Date 7/6/94

Site Notice posted by
Date
Expiry 7/6/94

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4188
Date received : 20-APR-94

Received from

Broadgate Blds (Spalding) Ltd.

Address

Broadgate
Weston Hills
Spalding

Fee paid	£	140.00
VAT	£	0.00
Total received	£	140.00

Cash/Cheque : Cheque

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

COPY

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)

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H09/0379/94 Received:18-MAY-94 Type:FULL

Name: J Ward & Son (Farms)
Old Sea Bank
Leadenhall
Holbeach St Marks
Spalding Lincs

Agent: Broadgate Builders Ltd
Broadgate House
Weston Hills
Spalding
Lincs, PE12 6DB

Description: Demolish existing house and erect new house

Location : Old Sea Bank Leadenhall
Holbeach St Marks Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

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 Before the occupation of the dwelling, the existing dwelling shown to be removed on the submitted plans, shall be demolished to the satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity and because permission would only be forthcoming on the basis of the demolition of the existing dwelling.

3 Within 6 months of the occupation of the dwelling, a hawthorn hedge shall be planted to the satisfaction of the Local Planning Authority. The hedge shall be adequately maintained for a period of ten years following its planting and all losses shall be made good during that period.

Reason: In the interests of visual amenity.

in accordance with the details shown in the approved plans.

This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on 12 May, 1994, 30 June, 1994 and 7 July, 1994.

+ SN 14
26-JUL-94

AD check... 27/7...

Authorised to issue (inc Delegation).. 28/7.

BRIAN 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

H09/0379/94

FULL

Applicant: J Ward & Son (Farms) Agent: Broadgate Builders Ltd
Tel: 0406 380532 S Liquorish

Description: Demolish existing house and erect new house

Location: Old Sea Bank
Leadenhall
Holbeach St Marks
Spalding Lincs

8 Sep 94

Valid date:	18-MAY-94	Terminal date:	~~12-JUL-94~~
Target dates:		Target Committee:	12-JUL-94
To case officer	25-MAY-94	Report deadline:	28-JUN-94
Inspected by	01-JUN-94	Agreed TD Ext:	25-AUG-94
Extra contacts	08-JUN-94	Case Officer:	
Report if not clear by	22-JUN-94		J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Site/Press Advert DEP	24-MAY-94	14-JUN-94	
Clerk to Holbeach PC 0406 26739	11-JUL-94	25-JUL-94	} Amended plans received.
Cllr J R Pearl 0406 32 207	11-JUL-94	18-JUL-94	

SITE RECORD

Grid ref: 536040 333050
OS Sheet: 26 Parcel:

cc - Mrs Attwood

BRIAN 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

H09/0379/94
FULL

Applicant: J Ward & Son (Farms)
Tel:

Agent: Broadgate Builders Ltd
0406 380532 S Liquorish

Description: Demolish existing house and erect new house

Location: Old Sea Bank
Leadenhall
Holbeach St Marks
Spalding Lincs

8 Aug 94

Valid date: 18-MAY-94
Target dates:
To case officer 25-MAY-94
Inspected by 01-JUN-94
Extra contacts 08-JUN-94
Report if not clear by 22-JUN-94

Terminal date: ~~13-JUL-94~~
Target Committee: 12-JUL-94
Report deadline: 28-JUN-94
Agreed TD Ext:
Case Officer:
J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert DEP	24-MAY-94	14-JUN-94
Clerk to Holbeach PC 0406 26739	19-MAY-94	02-JUN-94
Cllr J R Pearl 0406 32 207	19-MAY-94	26-MAY-94

SITE RECORD

Grid ref: 536040 333050
OS Sheet: 26 Parcel:

L.C.C – Dos Attached JCB

BRIAN 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: H09/0379/94

Applicant: J Ward & Son (Farms)
Old Sea Bank
Leadenhall
Holbeach St Marks
Spalding Lincs

Agent: Broadgate Builders Ltd
Broadgate House
Weston Hills
Spalding
Lincs, PE12 6DB

Description: Demolish existing house and erect new house

Location: Old Sea Bank Leadenhall
Holbeach St Marks Spalding Lincs

Type: FULL

Date received: 18-MAY-94

11-JUL-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 25-JUL-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 J BLACKLOCK

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: N P Fodge

S.H.D.C. PLANNING DEPT.
RECEIVED
21 JUL 1994
Attention of
DPO
DOPO
ADP
Action by .....
Discuss with .....
Reply to .....
File Nos.
Acknowledge YES/NO
by
date

BRIAN 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: H09/0379/94

Applicant: J Ward & Son (Farms)
Old Sea Bank
Leadenhall
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Spalding
Lincs, PE12 6DB

Description: Demolish existing house and erect new house

Location: Old Sea Bank
Leadenhall
Holbeach St Marks
Spalding Lincs

Amendment: Remove horizontal bars in windows and combine door and window in utility (drawing number 94009)

11-JUL-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that the changes are able to be incorporated into application, which will now be considered only in its amended form. You are reminded that revision may also be needed to any submission made under the Building Regulations.

In view of the need to repeat certain procedures as a result of the amendment, the terminal date for the Authority to determine the application will now be extended to 08-SEP-94, based on the date of receipt of the amendment, and your rights of appeal remain as explained on the original acknowledgement. It will not necessarily take that length of time to reach a decision of course.

If you do not agree to this extension of time and wish instead to have your application dealt with more quickly but on the basis of the original submission, please let me know in writing within the next 5 days.

Yours faithfully

Director of Planning and Building Control Services

Our Ref: GT/94/1/SH/0147
Contact: GILL THORNALLEY

...NG DEPT.
...ED
...JUN 1994 33
...NO

9 June 1994

NRA

National Rivers Authority
Anglian Region

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Dear Sir

PLANNING APPLICATION NO. H09/0379/94
PROPOSAL: REPLACEMENT DWELLING
LOCATION: LEADENHALL, HOLBEACH ST. MARKS
APPLICANT: J WARD & SONS (FARMS)

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully

pp
MERVYN PETTIFOR
Planning Manager

DES

Printed on Recycled Paper

GRAINGER DAVIES Regional General Manager

Northern Area, Aqua House, Harvey Street, Lincoln, LN1 1TF. Tel: (0522) 513100 Telefax: (0522) 512927

BRIAN 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: H09/0379/94

Applicant: J Ward & Son (Farms)
Old Sea Bank
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Agent: Broadgate Builders Ltd
Broadgate House
Weston Hills
Spalding
Lincs, PE12 6DB

Description: Demolish existing house and erect new house

Location: Old Sea Bank Leadenhall
Holbeach St Marks Spalding Lincs

Type: FULL

Date received: 18-MAY-94

19-MAY-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 02-JUN-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 J BLACKLOCK

S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 JUN 1994
Acknowledged
File Nos.

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 Capes
4/6/94

...RDEN

...ER ...ED, ...ava... ...of ...mb, ...sian ...ir Lady and ...rzaden UK Ltd ...ER Plants (va...y). Tel Spalding

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Varieties: Prelent, Iccarus, Roger, Otterline
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THE Lincolnshire Free Press has taken considerable trouble to ensure all advertisements in this issue are truthful, legal, decent and honest, complying with the British Code of Advertising Practice overseen by the Advertising Standards Authority, Brook House, 2-16 Torrington Place, London WC1E 7 HN (071-580 5555).

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PUBLIC NOTICES

PLANNING APPLICATION

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

H07/1134/93 — F. C. Congreve — OUTLINE
Erection of 6 dwellings and private access
Off Hillgate, Gedney Hill, Spalding, Lincs.
(Amended plans received).

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

H05/0475/94 — A. D. Cate — FULL
Three-bedroomed cottage
Capricorn Cottage, Eastgate, Fleet, Spalding, Lincs.

[redacted] — J. Ward & Son (Farms) — FULL
Demolish existing house and erect new house
Old Sea Bank, Leadenhall, Holbeach St Marks, Spalding, Lincs.

H11/0451/94 — Whitney Developments — PERMISSION RENEWAL
Erection of workshop including vehicular access
Seagate Road, Long Sutton, Spalding, Lincs.

H14/0439/94 — Mr G. Harris — FULL
Proposed new dwelling
Money Bridge Lane, Pinchbeck, Spalding, Lincs.

H16/0416/94 — E. Loveridge — FULL
Proposed mobile home and toilet facilities to replace existing
Childers South Drove (OS 1873) Clay Lake, 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.

H04/0254/94 — Howse and Company Ltd — OUTLINE
Demolition of existing derelict building and erection of 4 two bed houses and one two bed flat and 23 car park spaces
Land at rear of Todds Garage, Donington, Spalding, Lincs.
(Further information received).

H08/0460/94 — Mr R. Dobney — FULL
Erection of steel framed agricultural building
Station Mills, Gosberton Risegate, Spalding, Lincs.

H14/0442/94 — Mr and Mrs M. Newham — FULL
Office/studio in association with existing dwelling
23/25 Church Street, Pinchbeck, Spalding, Lincs.

H16/0417/94 — Mr R. W. Copland — FULL
Replace windows with PVC windows
69 Pinchbeck Road, Spalding, Lincs.

H23/0431/94 — J. C. Clay & Partners — AGRIC DETERMINATION
Extension to existing building for crop storage
Holly House, Whaplode, 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

May 24, 1994.

JOSEPH ROBERT ROWBOTTOM, of 79 Seas End Road, Surfleet, Spalding, Lincs PE11 4DQ is applying to replace without change a licence to use Sycamores Farm, Gosberton Bank, Gosberton, Spalding, Lincs PE11 4PB as an operating centre for one goods vehicle and no trailers.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre(s), who believe that their use or enjoyment of that land will be prejudicially affected, may make written representations to the Licensing Authority at Eastern Traffic Area, Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

GOODS VEHICLE OPERATOR'S LICENCE

JIM GOTT and JANET MARY GOTT trading as J.G. Produce, of Neil-Mark, Middle Marsh Road, Moulton Marsh, Spalding, Lincs PE12 6LL, applying to replace without change a licence to use Neil-Mark, Middle Marsh Road, Moulton Marsh, Spalding, Lincs PE12 6LL as an operating centre for two goods vehicles and two trailers.

Owners or occupiers of land (including buildings) in the vicinity of the operating centre or centres, who believe that the use or enjoyment of that land will be prejudicially affected, may make written representations to the Licensing Authority at Terrington House, 13-15 Hills Road, Cambridge CB2 1NP within 21 days following the publication of this notice.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

6c7633 187/507 LF24-5

GOODS VEHICLE OPERATOR'S LICENCE

MARTIN PANTER, trading as D. W. Panter and Son, of "Goose Chase", Moulton Seas End, Spalding, Lincs PE12 6LE is applying to replace without change a licence to use "Goose Chase", Moulton Seas End, Spalding, Lincs PE12 6LE as an operating centre for one goods vehicle and no trailers.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre(s), who believe that their use or enjoyment of that land will be prejudicially affected, may make written representations to the Licensing Authority at Eastern Traffic Area, Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

8c7633 187/507 LF24-5

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TV/VIDEO

Lincs Free Press Tuesday 24th May 1994

PLANNING APPLICATION

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

DEPARTURE FROM DEVELOPMENT PLAN

The proposed development does not accord with the provisions of a development plan.

Reference No: H09/0379/94
Description: Demolish existing house and erect new house

Location: Old Sea Bank
Leadenhall
Holbeach St Marks
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 14-JUN-94 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

24-MAY-94

SOUTH HOLLAND DISTRICT COUNCIL

BRIAN 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: H09/0379/94

Applicant: J Ward & Son (Farms)
Leadenhall
Holbeach St Marks
Spalding
Lincs

Agent: Broadgate Builders Ltd
Broadgate House
Weston Hills
Spalding
Lincs, PE12 6DB

Description: Demolish existing house and erect new house

SOUTH HOLLAND D.C.
PLAN DEPT
18 MAY 1994
REF Valid

Location: Leadenhall
Holbeach St Marks
Spalding
Lincs

Type: FULL

Date received: 20-APR-94

28-APR-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Please provide survey and cost of repair information relating to the dilapidated state of existing house.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK

Yours faithfully

Principal Planning Officer

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

Our Ref: SL/vdbc

South Holland District Council
Council Offices
Planning Department
Priory Road
SPALDING
Lincs
PE11 2XE

12th May 1994

For the attention of Mr J. Blacklock

Dear Sir,

RE: REPLACEMENT DWELLING AT LEADENHALL, HOLBEACH ST MARKS, SPALDING (ref no. H09/0379/94)

With regard to the above I write to confirm the location of the application site.

It is situated north of Leadenhall Farm along a private road named Old Sea Bank. Approximately half a mile along this road there are a group of outbuildings called Sale Marsh Barn. Adjacent to these outbuildings is the farmhouse in question and the application site.

Yours faithfully

S. Liquorish

SIMON LIQUORISH
EXCLUSIVE HOMES DEPT.

Reg 4

S.H.D.C. PLANNING DEPT.
RECEIVED
13 MAY 1994

Attention of
DPO NGM
DOPO
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos

Acknowledge YES/NO
by
date

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H09/0379/94

Form of notification by the County Director of Highways and Planning for
DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

Loadenhall, Horbeach St Marks

3. Name, classification and number of road

4. Date application referred 12-5-94

5. State whether outline, detailed application etc.

Full.

6. Description of proposed development/change of use including access details

Demolish existing House & erect new House

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:–

a. Does not wish to restrict the grant of permission.

b. ~~Requests that any permission~~ given by the local planning authority shall include the conditions shown overleaf.

c. Requests that the local planning authority refuse the application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.

Date: 12-5-94 Signed: [signature]
Director of Highways and Planning

HERITAGE

LINCOLNSHIRE

Patron: Captain Sir Henry Nevile K.C.V.O.
Lord Lieutenant of Lincolnshire

To: FAO Nigel Midlen, Planning Dept.

Fax Number: 0775/710772

From: Heritage Lincolnshire

Fax Number: [0529] 61001

Date: 11 May 1994

THIS FASCIMILE TRANSMISSION IS PAGE 1 OF 2 PAGES

Please notify the sender immediately on [0529] 61499 if the transmission is incomplete or illegible

Rg 4

S.H.D.C. PLANNING DEPT.
RECEIVED
12 MAY 1994

Attention of
DPO NRM
DOPO BS
JC AGP
Action by .....
Discuss with MRG
Copy to ...

File Nos.

Acknowledge YES/NO

12/5/94
Advised Miss Hanley — Listed building not involved.

Heritage Trust of Lincolnshire
The Old School • Cameron Street • Heckington • Sleaford • Lincs • NG34 9RW
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HERITAGE LINCOLNSHIRE (new address below)

SOUTH HOLLAND ARCHAEOLOGICAL CONSULTANCY

Planning Ref: H.09./0379/94. **Week beg.** 18 Apr 94

Application: Demolition of existing house

Location: Leadenhall Holbeach S. Marks

1. Watching Brief
2. Evaluation
3. ✓ Survey
4. Scheduled Ancient Monument.
5. Listed Building.

COMMENT: The application is not wholly clear, but appears to indicate demolition of Leadenhall itself. This is a Listed Building, noted as mid 18th century, but may include some earlier features. The house should be surveyed, before demolition, in order to record internal features particularly, as these may give better information as to its origins. In any case Listed Building consent should be sought.

Signed R.H. Healey **Date** 9 May 94

~~28 Boston Road, Sleaford, Lincs. NG34 7EZ~~
~~Tel & Fax (0529) 306327~~

Heritage Lincolnshire
The Old School, Cameron St. Heckington
NG 34 9 RW Tel. 0529/61499

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

Reg 4

S.H.D.C. PLANNING DEPT.
RECEIVED
11 MAY 1994
File Nos.

Our Ref: PHC/vdbc

South Holland District Council
Planning & Building Control Dept
Council Offices
Priory Road
SPALDING
Lincs
PE11 2XE

10th May 1994

For the attention of J. Blacklock Esq

Dear Sir,

APPLICATION H09/0379/94 DEMOLISH EXISTING HOUSE & ERECT NEW HOUSE, LEADENHALL, HOLBEACH ST MARKS

I refer to your letter dated 28th April 1994 regarding a survey and estimate of repairs which we detail below.

The dwelling appears to be a typical Lincolnshire 'Farm Cottage' which at some time ago had an extension.

The whole house is (particularly on the north side) suffering from saturation. Apart from the summer months the occupant is restricted to living in two rooms.

The only means of heating is an open fire and an electric night storage heater to the lounge with a further storage heater in the main bedroom.

In our opinion the minimum following work is required to bring the dwelling up to a modern energy efficient dwelling and a quality of life that can be expected today.

1) Inspect and repair/re-new roof tiling, cut out rotten timber insert new rafters and plate as necessary.
2) Take down rotten gutters, rainwater pipes and fascia replacing with new.
3) Take down and re-new first floor ceiling and lay 150mm insulation between roof timbers.
4) Hack off all wall plaster, treat exposed brickwork with fungicide and re-plaster.
5) Break up solid ground floor slab, excavate and lay new hardcore, blinding, damp-proof membrane, 100mm thick concrete slab topped with sand and cement screed.

6) Allow for new injected damp-proof course to all ground floor walls.
7) Rake out and re-point face brickwork including cutting out and re-placing of all damaged bricks.
8) Treat external wall faces with silicone sealant.
9) Strip out old electrical system and re-wire to latest standards and regulations.
10) Provide oil fired central heating system to give balanced temperatures throughout.
11) Allow for stripping out damp infected skirting board, architrave and other joinery re-placing with pressure treated timber.
12) Allow for re-decorating whole of dwelling.
13) Excavate to form new external ground levels below new D.P.C.
14) New bathroom suite and wall tiling.
15) New kitchen units.

An approximate cost of the above items is £26,500 plus Value Added Tax.

Our Client is of the opinion, that to spend around £31,000 on what is a problem building does not add up to economic sense, bearing also in mind that the penetration of damp through the external walls may occur in the future.

We trust this information is satisfactory. However, should you require any further assistance please do not hesitate to contact the undersigned.

Yours faithfully

PETER H CLIFF
DESIGN AND BUILD MANAGER

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

SOUTH HOLLAND D.C.
PLAN DEPT.
20 APR 1994
REF 0379/94

Our Ref: SL/vdbc

District Planning Officer
South Holland District Council
Council Offices
Planning Department
Priory Road
SPALDING
Lincs
PE11 2XE

20th April 1994

Dear Sir,

RE: PROPOSED REPLACEMENT DWELLING AT LEADENHALL, HOLBEACH ST MARKS, SPALDING FOR J. WARD & SON (FARMS)

I enclose a full planning application for a replacement dwelling at the above location.

The Farm Manager, Mr N. Reynolds currently resides in the existing house which is in a dilapidated state. To restore this building would be very expensive and since it is not tied to an agricultural clause our Clients propose to demolish it and build a new house for the farm manager in the position shown on drawing no: 94009-2.

The application site is not farmed and is within the farm yard where the farm manager needs to be within the vicinity of at all times.

Yours faithfully

S. Liquorish

SIMON LIQUORISH
EXCLUSIVE HOMES DEPT.

BRIAN 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: H09/0379/94

Applicant: J Ward & Son (Farms)
Old Sea Bank
Leadenhall
Holbeach St Marks
Spalding Lincs

Agent: Broadgate Builders Ltd
Broadgate House
Weston.Hills
Spalding
Lincs, PE12 6DB

Description: Demolish existing house and erect new house

Location: Old Sea Bank
Leadenhall
Holbeach St Marks
Spalding Lincs

Amendment: Reposition of dwelling, report describing state of existing house & cost of repair. Drawing No. 94009

11-JUL-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that the changes are able to be incorporated into application, which will now be considered only in its amended form. You are reminded that revision may also be needed to any submission made under the Building Regulations.

In view of the need to repeat certain procedures as a result of the amendment, the terminal date for the Authority to determine the application will now be extended to 08-SEP-94, based on the date of receipt of the amendment, and your rights of appeal remain as explained on the original acknowledgement. It will not necessarily take that length of time to reach a decision of course.

If you do not agree to this extension of time and wish instead to have your application dealt with more quickly but on the basis of the original submission, please let me know in writing within the next 5 days.

Yours faithfully

Director of Planning and Building Control Services

H09/0379/94

AMENDMENT RECORD SHEET - LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ KL

Registered 13-MAY-94 LAC

Terminal date/committee updated 6/11/1

DC Procedural Assessment

Is the information given correct? Yes/No (If No, state above what details are needed)

Has this amendment been requested? Yes/No*
If Yes, is it what was asked for? Yes/No*

Who do you need to reconsult as a result of this amendment? PC ✓ WM ✓ Press Residents Other - None ☐

Is it an amendment in principle? Yes/No

Is it the same character/description for fee purposes? Yes/No (Refer to Admin ?)

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

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment - new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

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

AUTHORISED to treat as amendment

Confirmed: 6/5/94

Superseded details removed ☑

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

Acceptance issued:
Public register updated: 6/11/1

DC Professional Assessment

NOTES:

PLANNING AMENDMENT

For office use only
Application No. H09/0379/94
Date registered 12 [illegible] 1994
Case Officer

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

J. WARD & SON (FARMS).
LEADENHALL,
HOLBEACH ST. MARKS, SPALDING.

Tel. No.

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

BROADGATE BUILDERS (SPALDING) LTD.
BROADGATE HOUSE
WESTON HILLS
SPALDING
LINCS. PE12 6DB

Tel. No. 0406 380532 (Contact) S. LIQUORISH.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LEADENHALL, HOLBEACH ST. MARKS, SPALDING.

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

H09/0379/94.

Building Regulation reference relating to same development.

—

2. Please tick **one** box only

A. Amendment is proposed where permission already granted. If yes, submit two forms and two plans. [ ]

or

B. Amendment is to a proposal currently being considered. If yes, submit four forms and four plans. [✓]

State whether amendment has been requested by the Council [ ]

Has a similar amendment been submitted under Building Regulations? ~~Yes~~ / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed S. Liquorish Date 9.5.94.

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

DEMOLISH EXISTING HOUSE. & ERECT NEW HOUSE.

As **NOW PROPOSED**, if different

—

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

i. REPOSITION DWELLING ON SITE.
ii. REPORT DESCRIBING STATE OF EXISTING HOUSE & COST OF REPAIR, WITH SUPPLEMENTARY PHOTOGRAPHS

State drawing no's of the current submission

94009

State Officer dealing with the application, if known.

Mr J. Blackburn.

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

—

AMENDMENT RECORD SHEET – LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

Registered 8/7/95

Terminal date/committee updated 4/7

DC Procedural Assessment

Is the information given correct? Yes/No (If No, state above what details are needed)

Has this amendment been requested? Yes/No *
If Yes, is it what was asked for? Yes/No *

Who do you need to reconsult as a result of this amendment? None ☑
PC
WM
Press
Residents
Other –

Is it an amendment in principle? Yes/No

Is it the same character/description for fee purposes? Yes/No (Refer to Admin ?)

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

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment – new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

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

AUTHORISED to treat as amendment

Confirmed: ..... 11/7/94.

Superseded details removed ☑

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

Acceptance issued: 4/7
Public register updated:

DC Professional Assessment

NOTES:

PLANNING AMENDMENT

For office use only

Application No. H09/0379/94

Date Registered 07 JUL 1994

Case Officer SS

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

J. WARD & SON (FARMS).
OLD SEA BANK, LEADENHALL,
HOLBEACH ST. MARKS, SPALDING.

Tel. No.

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

BROADGATE BUILDERS (SPALDING) LTD.
BROADGATE HOUSE
WESTON HILLS
SPALDING
LINCS. PE12 6DB

Tel. No. 0406 380532 (Contact) S. LIQUORISH

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

OLD SEA BANK, LEADENHALL, HOLBEACH ST. MARKS, SPALDING.

Please complete

APPLICATION No.

This amendment **cannot be considered** unless the relevant reference is stated

H09/0379/94.

Building Regulation reference relating to same development (if any)

NOT YET KNOWN.

2. Please tick **one** box only

Amendment is proposed where permission already granted — If yes, submit two forms and two plans. — A: ☐

or

Amendment is to a proposal currently being considered — If yes, submit four forms and four plans. — B: ☑

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed S. Liquorish Date 6/7/94

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

DEMOLISH EXISTING HOUSE & ERECT NEW HOUSE.

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.)

i) REMOVE HORIZONTAL BARS IN WINDOWS.
ii) COMBINE DOOR & WINDOW IN UTILITY.

State drawing no's of the current submission

94009

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

~~YES~~ / NO — J. BLACKLOCK.

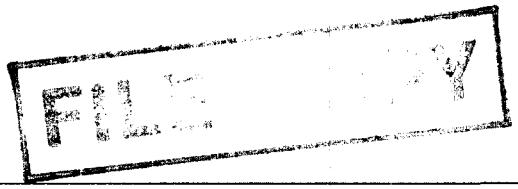
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

—

Has a similar amendment been submitted under Building Regulations? Yes / ~~No~~

BRIAN 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: H09/0379/94

Applicant: J Ward & Son (Farms)
Old Sea Bank
Leadenhall
Holbeach St Marks
Spalding Lincs

Agent: Broadgate Builders Ltd
Broadgate House
Weston Hills
Spalding
Lincs, PE12 6DB

Description: Demolish existing house and erect new house

Location: Old Sea Bank
Leadenhall
Holbeach St Marks
Spalding Lincs

Amendment: Amend utility/WC area on ground floor plan and alter elevations accordingly (drawing number 94009)

11-JUL-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that the changes are able to be incorporated into application, which will now be considered only in its amended form. You are reminded that revision may also be needed to any submission made under the Building Regulations.

In view of the need to repeat certain procedures as a result of the amendment, the terminal date for the Authority to determine the application will now be extended to 08-SEP-94, based on the date of receipt of the amendment, and your rights of appeal remain as explained on the original acknowledgement. It will not necessarily take that length of time to reach a decision of course.

If you do not agree to this extension of time and wish instead to have your application dealt with more quickly but on the basis of the original submission, please let me know in writing within the next 5 days.

Yours faithfully

Director of Planning and Building Control Services

AMENDMENT RECORD SHEET – LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

Registered ...1/7...

Terminal date/committee updated .....

DC Procedural Assessment

Is the information given correct? Yes/No (If No, state above what details are needed)

Has this amendment been requested? Yes/No *
If Yes, is it what was asked for? Yes/No *

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

PC
WM
Press
Residents
Other –

None ☑

Is it an amendment in principle? Yes/No

Is it the same character/description for fee purposes? Yes/No (Refer to Admin ?)

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

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment – new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

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

AUTHORISED to treat as amendment

Confirmed: ...11/7/94

Superseded details removed ☑

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

Acceptance issued:
Public register updated:

DC Professional Assessment

NOTES:

PLANNING AMENDMENT

For office use only

Application No. H09/0379/94

Date Registered 30 JUN 1994

Case Officer SS

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

J. WARD & SON (FARMS)
OLD SEA BANK, LEADENHALL,
HOLBEACH ST. MARKS,
SPALDING, LINCS

Tel. No.

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

BROADGATE BUILDERS (SPALDING) LTD.
BROADGATE HOUSE
WESTON HILLS
SPALDING
LINCS. PE12 6DB

Tel. No. 0406 380532 (Contact) S. LIQUORISH.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

OLD SEA BANK, LEADENHALL, HOLBEACH ST. MARKS, SPALDING.

Please complete

APPLICATION No.

This amendment **cannot be considered** unless the relevant reference is stated

H09/0379/94.

Building Regulation reference relating to same development (if any)

NOT YET APPLIED.

2. Please tick **one** box only

A ☐ Amendment is proposed where permission already granted
If yes, submit two forms and two plans.

or

B ☑ Amendment is to a proposal currently being considered
If yes, submit four forms and four plans.

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed S. Liquorish Date 30/6/94

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

DEMOLISH EXISTING HOUSE & ERECT NEW HOUSE.

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.)

AMEND UTILITY/W.C AREA ON GROUND FLOOR PLAN. ALTER ELEVATIONS ACCORDINGLY

State drawing no's of the current submission

94009

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

~~YES~~ / NO — J. BLACKLOCK

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

—

Has a similar amendment been submitted under Building Regulations? ~~Yes~~ / No

BRIAN 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: H09/0379/94

Applicant: J Ward & Son (Farms)
Old Sea Bank
Leadenhall
Holbeach St Marks
Spalding Lincs

Agent: Broadgate Builders Ltd
Broadgate House
Weston Hills
Spalding
Lincs, PE12 6DB

Description: Demolish existing house and erect new house

Location: Old Sea Bank
Leadenhall
Holbeach St Marks
Spalding Lincs

Amendment: Reposition dwelling within site (house to face east) (drawing number 94009-2 : 94009-2 REV D)

06-SEP-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

B Smith

Director of Planning and Building Control Services

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ✓ HL

Registered 30/8

DC Procedural Assessment

Is the information given correct? Yes/~~No~~ (If No, state above what details are needed)

Is it an amendment in principle? Immaterial/~~Needs new app~~

Confirmed: 2.9.94

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

Acceptance issued:

PLANNING AMENDMENT

For office use only

Application No. H09/0379/94/A1

Date Registered 26 AUG 1994

Case Officer SB

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

J. WARD & SONS (FARMS)
LEADENHALL
HOLBEACH ST. MARKS SPALDING

Tel. No.

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

BROADGATE BUILDERS (SPALDING) LTD
BROADGATE HOUSE
BROADGATE, WESTON HILLS SPALDING

Tel. No (0406) 380532 (Contact) S. LIQUORISH

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LEADENHALL, HOLBEACH ST. MARKS, SPALDING

Please complete **APPLICATION No.** This amendment **cannot be considered** unless the relevant reference is stated	H09/0379/94.
Building Regulation reference relating to same development (if any)	B09/0413/94

2. Please tick **one** box only

A ☑ Amendment is proposed where permission already granted
If yes, submit two forms and two plans.

or

B ☐ Amendment is to a proposal currently being considered
If yes, submit four forms and four plans.

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed ..... Alan J. Finch ..... Date ..... 26.8.94 .....

3. Please complete in block letters **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**	DEMOLISH EXISTING HOUSE ERECT NEW DWELLING
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.)	RE-POSITION OF DWELLING WITHIN SITE - (HOUSE TO FACE EAST).
State drawing no's of the current submission	94009-2 ; 94009-2 REV D.
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	N/A

Has a similar amendment been submitted under Building Regulations? ~~Yes~~ / No

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

Director of Planning & Building Control Services
South Holland District Council
Priory Road
Spalding
PE11 2XE.

AMENDED PLAN
Ref. A/1

26 August 1994.

SOUTH HOLLAND DIST.
PLANNING
26 AUG 1994
0379/94

For the attention of Mr. J. Blacklock

Dear Sir,

H09/0379/94 PROPOSED DWELLING, LEADENHALL, HOLBEACH ST. MARKS

Having received the necessary statutory approvals for the above project construction of the dwelling was due to commence this week.

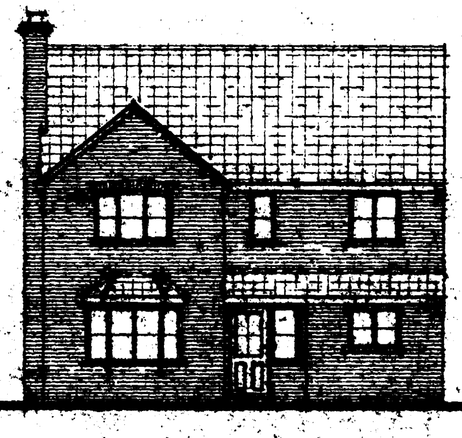
However our client Mr. Ward has requested that the dwelling be re-orientated to face due east (back to its original orientation).

I seek your approval to this alteration hoping that it may be acceptable as a Planning Amendment, given the isolated and well screened location of the site. If you require any further information please do not hesitate to contact me as progress on this matter has now become critical in order that programming of construction i.e. continuity of work for our labour suffers minimal disruption.

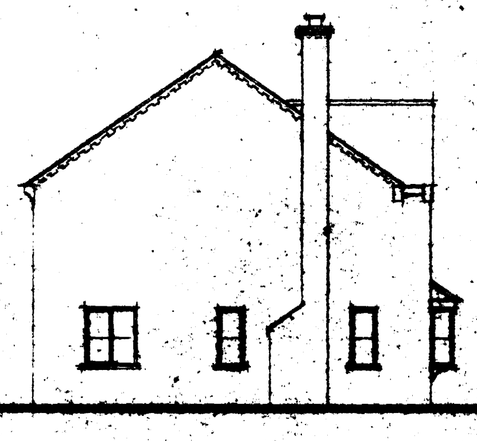
Yours faithfully
Alan J. Finch.

Directors: D.D. Bissett-Clarke (Managing), H.R. Price (Development), N.J. Rayner ACMA, AIMgt, MAAT (Financial)
Company Secretary: Mrs. W.A. Rayner. Registered Office as above. Registered in England No: 1242542

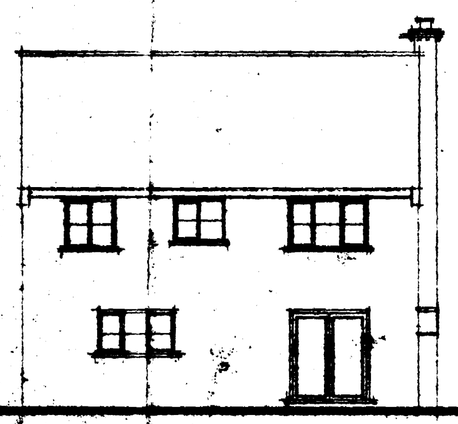
NHBC REGISTERED NUMBER 28999



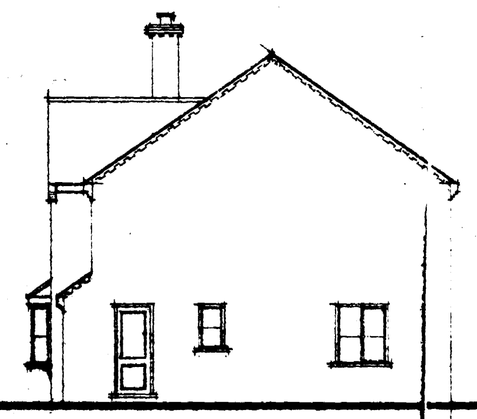
front



side



rear



side

ground floor layout

first floor layout

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.

NOTES

SOUTH HOLLAND D.C.
PLAN DEPT.
20 APR 1994
REF. S/379/94/

Broadgate Builders

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532

TITLE

PROPOSED HOUSE AT:
LEADENHALL, HOLBEACH St. MARKS, SPALDING.

for J. Ward & Son (Farms).

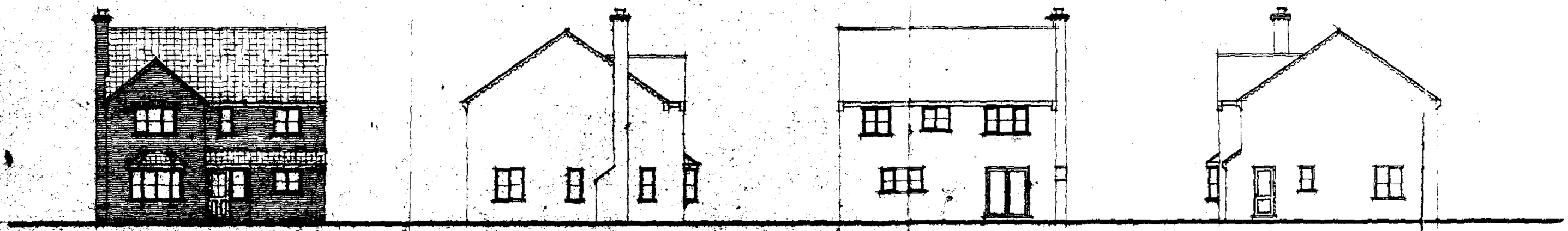
SUPERSEDED

DATE april 1994	DRAWN
DRWG. No. 94009 – 1	SCALE 1:50, 1:100. "

REVISIONS	DES.	DATE	SIGN

PLANNING | BUILDING REGS.

CHECK BY



front | side | rear | side

ground floor layout

first floor layout

NOTES

SOUTH HOLLAND D.C.
PLAN DEPT.
20 APR 1994
REF. S94/194

Broadgate Builders

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532

TITLE

PROPOSED HOUSE AT:
LEADENHALL, HOLBEACH St MARKS, SPALDING.
for J. Ward & Son (Farms).

SUPERSEDED

DATE april 1994	DRAWN
DRWG. No. 94009 ~ 1	SCALE 1:50, 1:100.

REVISIONS	DRN.	DATE	SIGN.

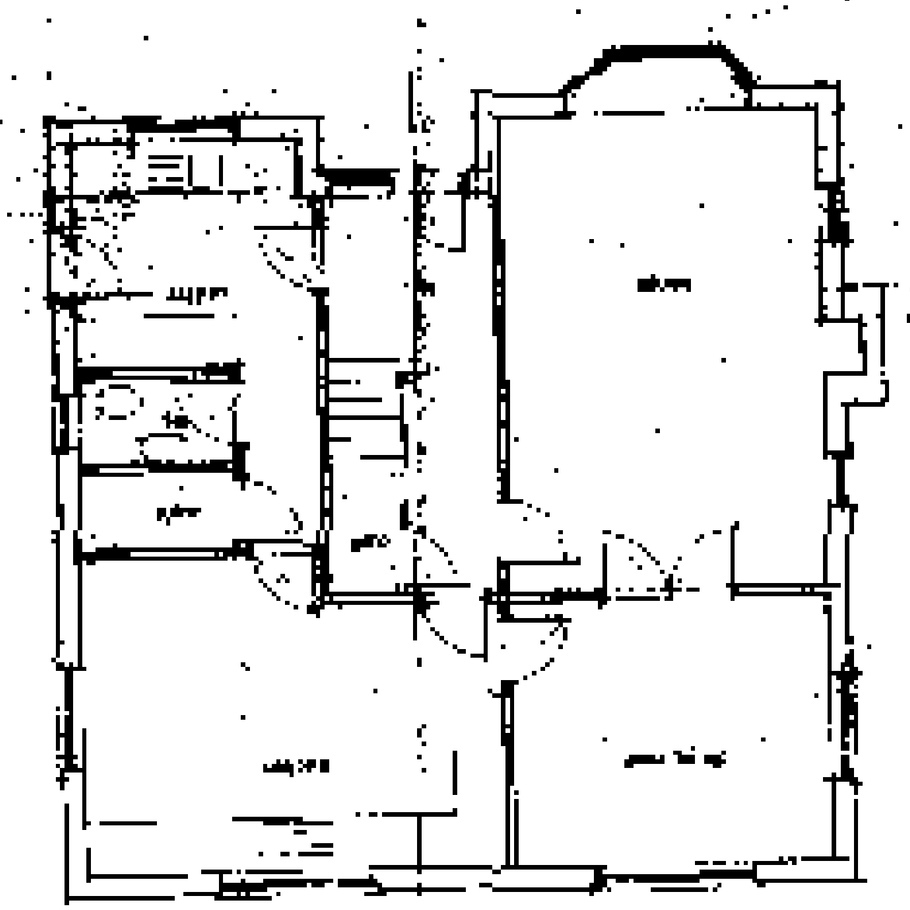
PLANNING | BUILDING REGS.

CHECK BY

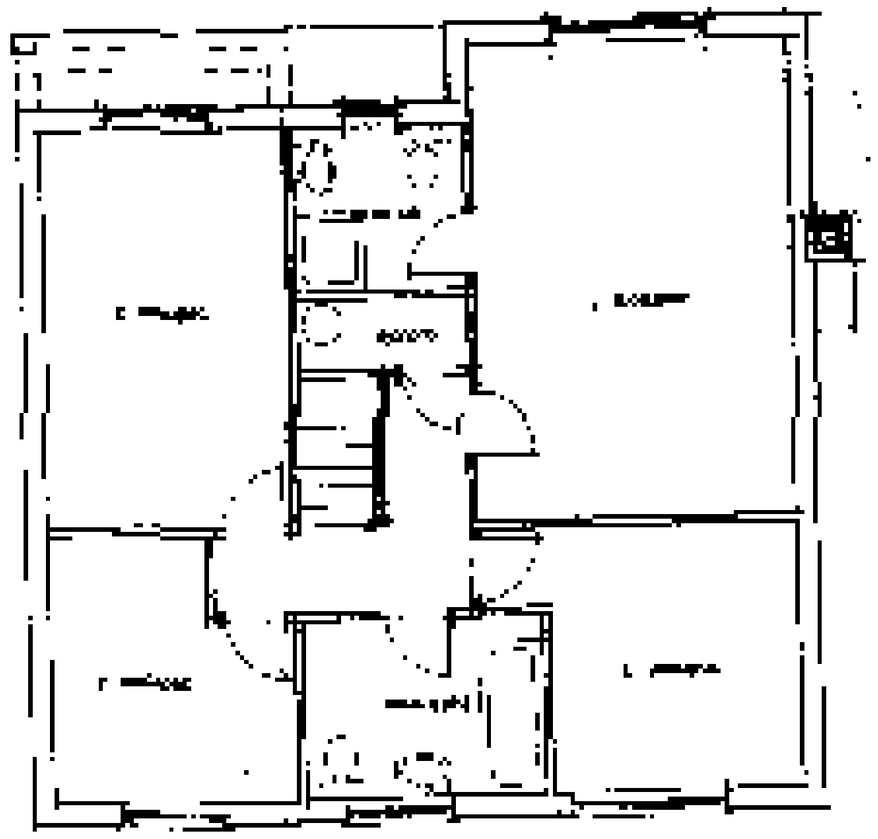
THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDING (PAULDING) LTD.

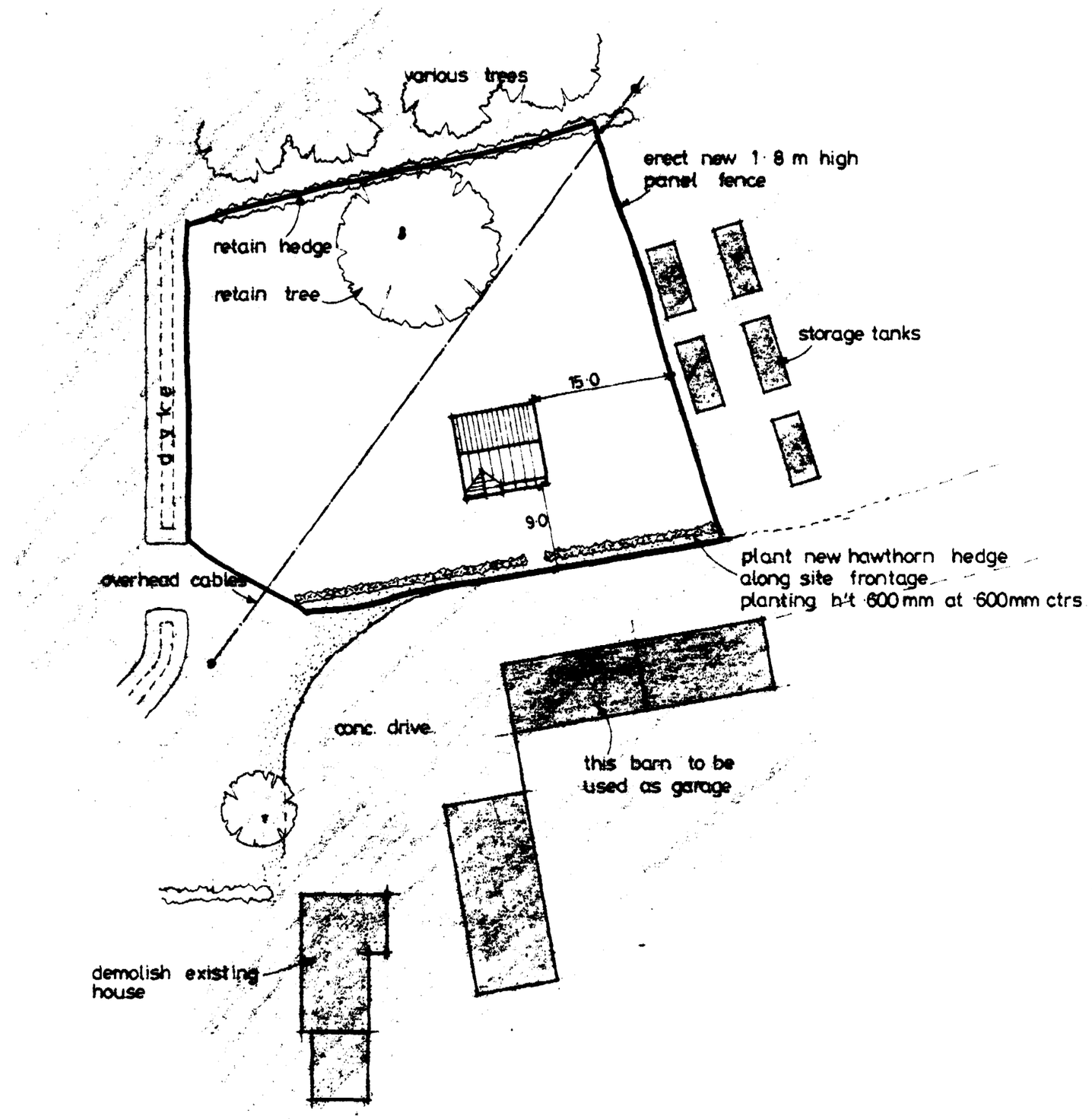
ground floor layout



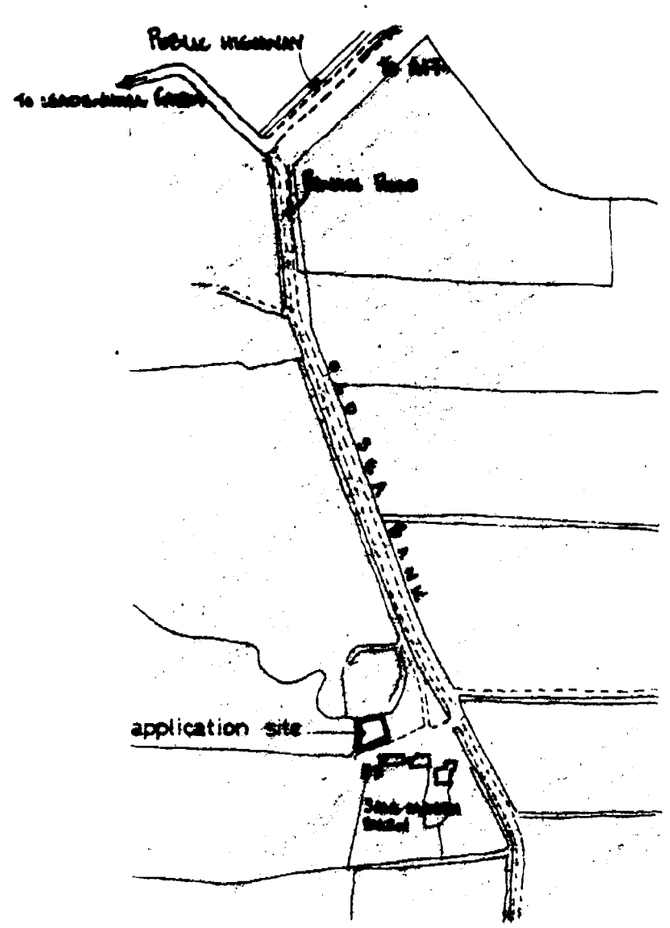
first floor layout







site layout



location plan

SOUTH HOLLAND D.C.
PLAN DEPT.
20 APR 1994
REF ..S379/94..

SUPERSEDED

Retain in file - for Blue Land Area:

Broadgate Builders

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532

TITLE

PROPOSED HOUSE AT:
LEADENHALL, HOLBEACH St. MARKS, SPALDING.

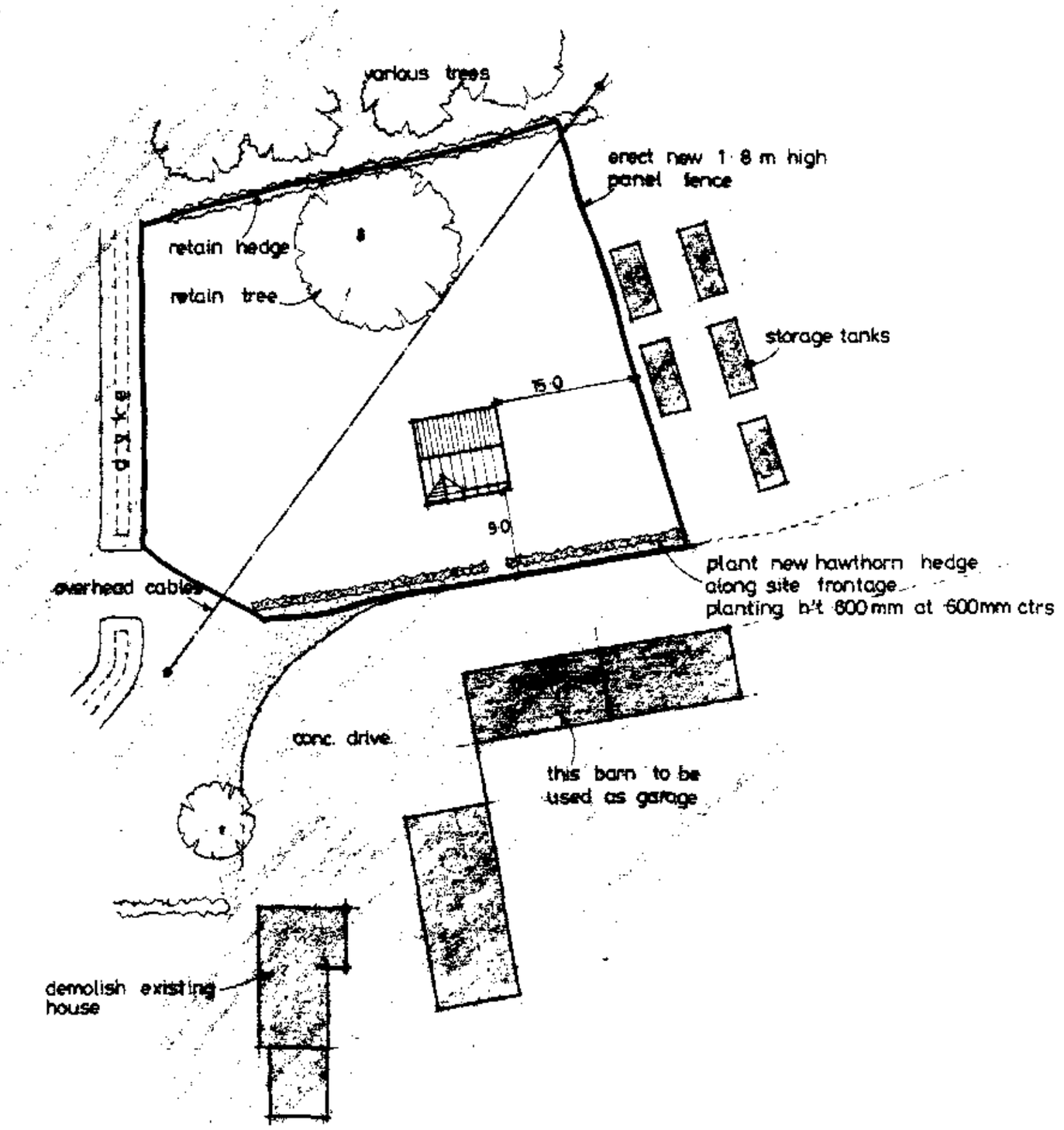
for J. Ward & Son (Farms).

DATE	april 1994	DRAWN	
DRWG. No.	94009 - 2	SCALE	1·500, 1·2500.

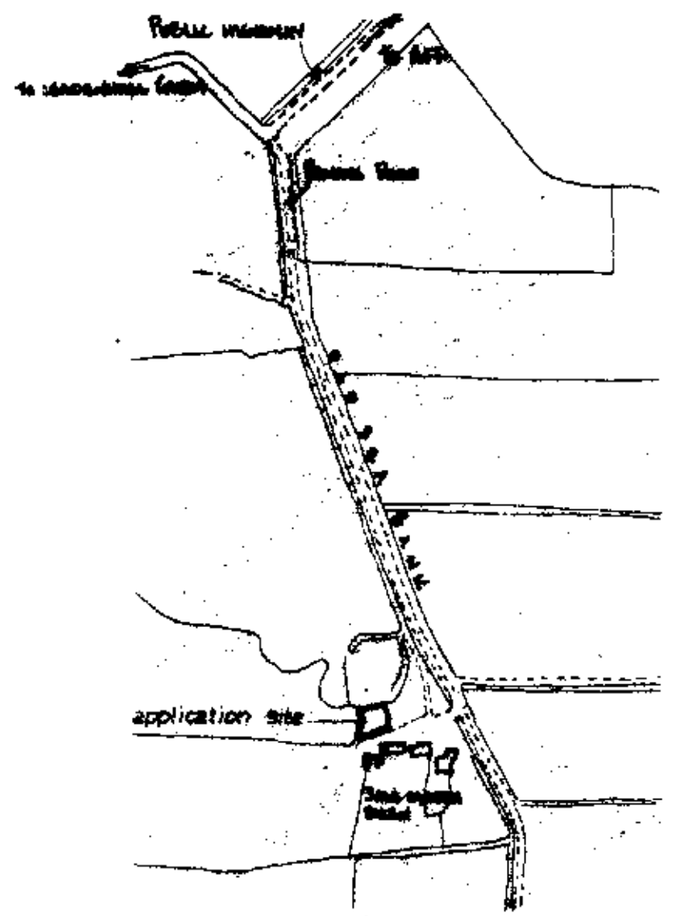
REVISIONS	DES.	DATE	SIGN

PLANNING	BUILDING REGS.
CHECK BY	

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.



site layout



location plan

SOUTH HOLLAND D.C.
PLAN DEPT.
20 APR 1994
REF ..0379/94

SUPERSEDED

Retain in file - for Blue Print Area.

Broadgate Builders

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380532

TITLE

PROPOSED HOUSE AT:
LEADENHALL, HOLBEACH St. MARKS, SPALDING.
for J. Ward & Son (Farms).

DATE april 1994	DRAWN
DRWG. No. 94009 - 2	SCALE 1·500, 1·2500.

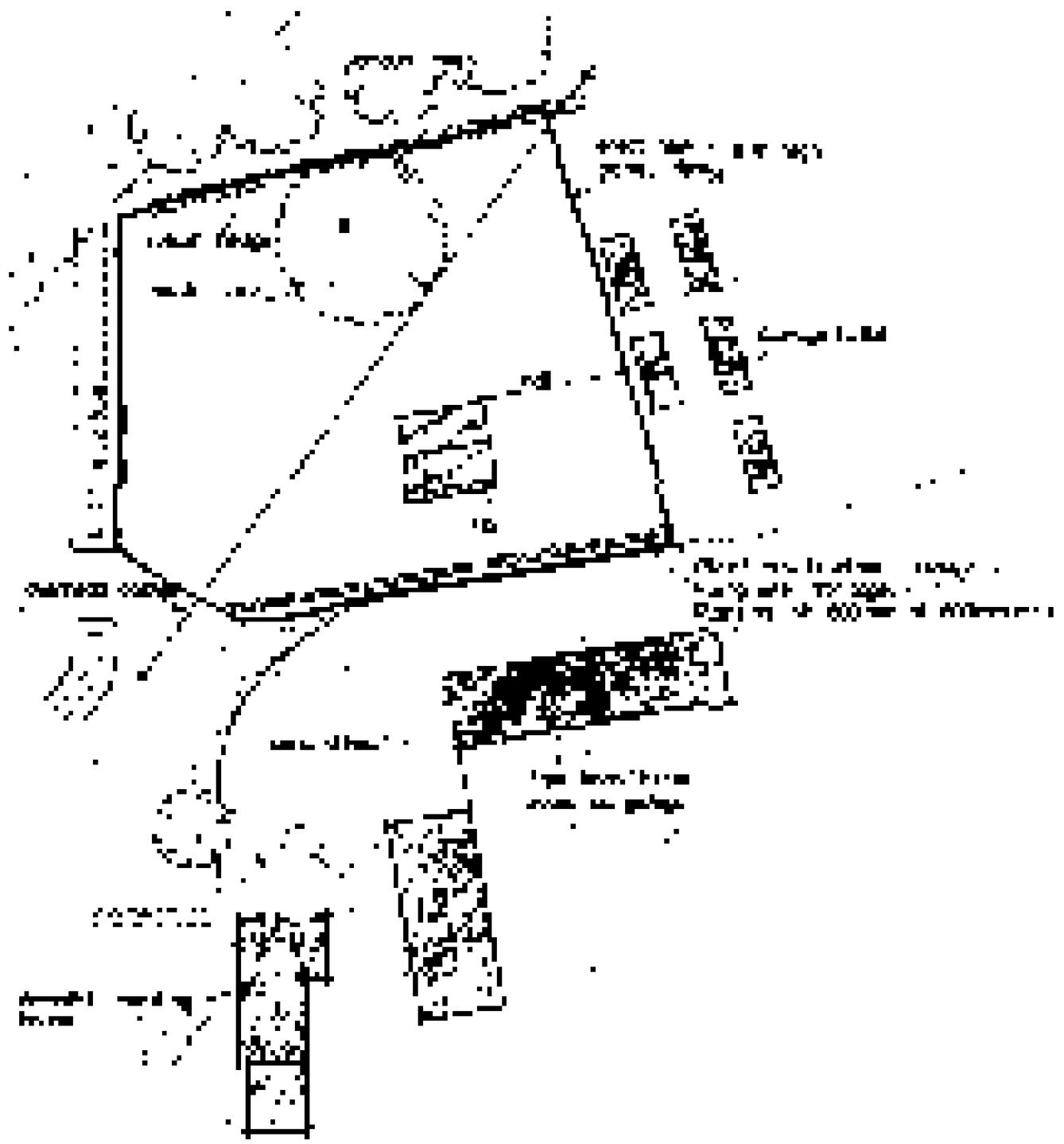
REVISIONS	DES.	DATE	SIGN

PLANNING | BUILDING REGS.

CHECK BY

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.

N



Site layout



location plan

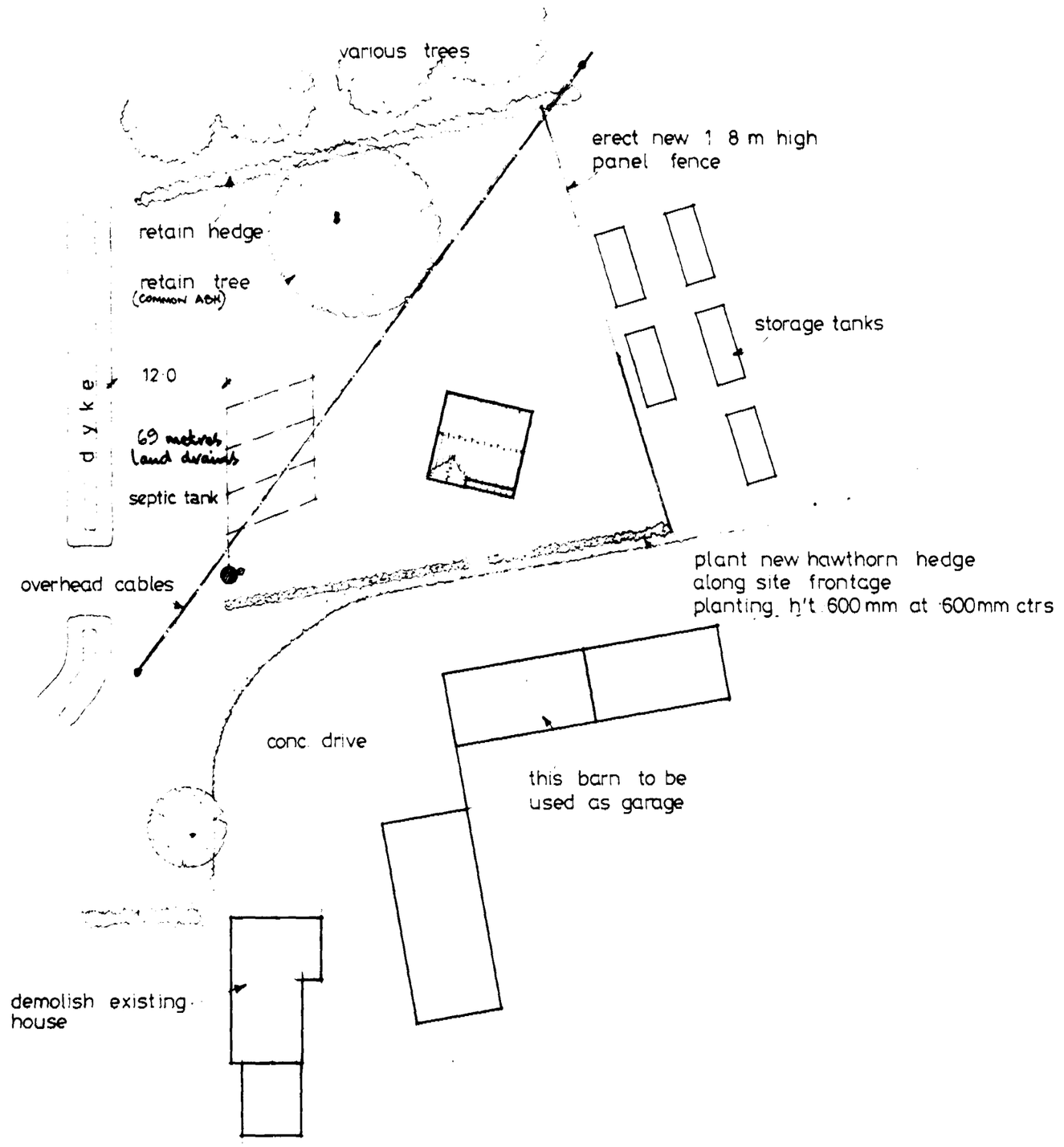
SUPPLIED

Broadgate Builders

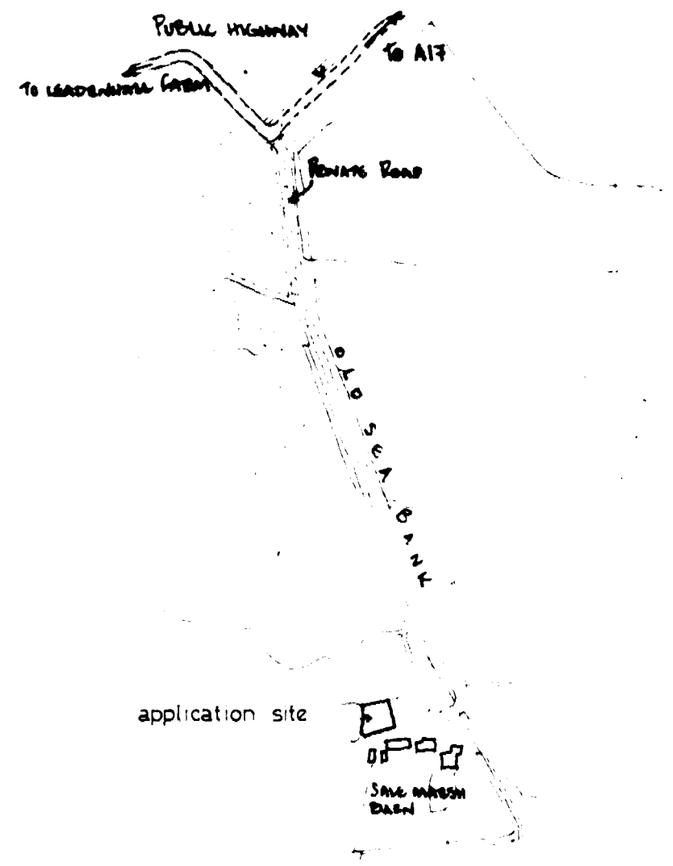
Broadgate Builders (Spalding) Limited

for J. Ward & Son (Farms)

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.



site layout



location plan

OIL TANK

SITE OIL TANK . SEE SITE LAYOUT FOR LOCATION.

FOUL DRAINAGE

CONNECT FOUL DRAINS TO 800 GALLON SEPTIC TANK - KLARGESTER - CONSTRUCTED IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS. THE SUB-IRRIGATION DRAINAGE SYSTEM IS TO BE DETERMINED BY A PERCOLATION TEST IN ACCORDANCE WITH PROVISIONS OF CLAUSE 1532 OF B.S 6297 : 1983.

SURFACE WATER DRAINAGE

CONNECT S.W. DRAINS TO 1·2m DIA. SOAKAWAYS SITED 5·0 METRES FROM DWELLING.

REF. A1

AMENDED PLAN

S.D.C.

26 AUG 1994

03791/94

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532

TITLE

PROPOSED HOUSE AT:
LEADENHALL, HOLBEACH St. MARKS, SPALDING.

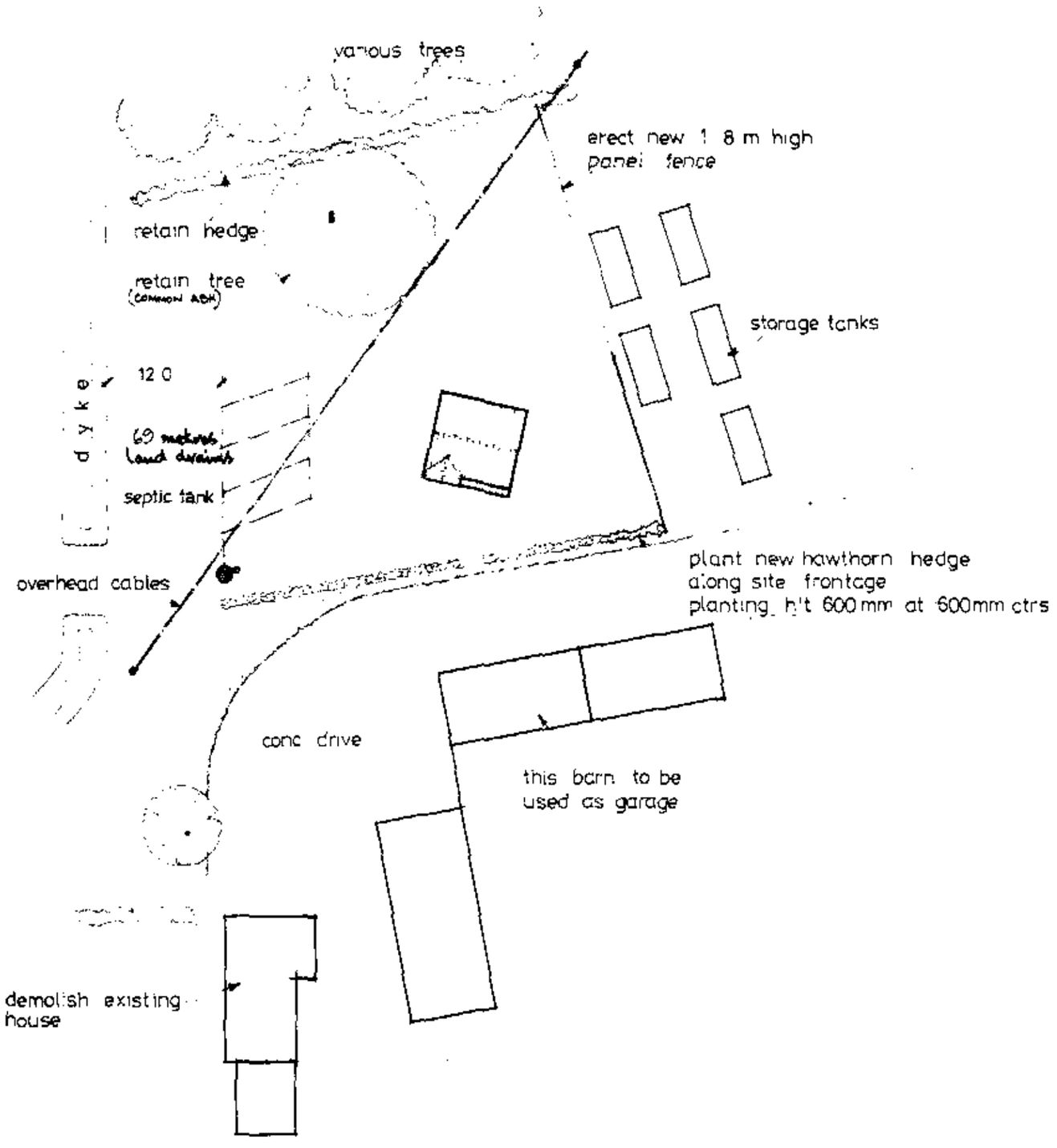
for J. Ward & Son (Farms).

DATE	april 1994	DRAWN	S.
DRWG. No.	94009 - 2	SCALE	1·500, 1·2500.

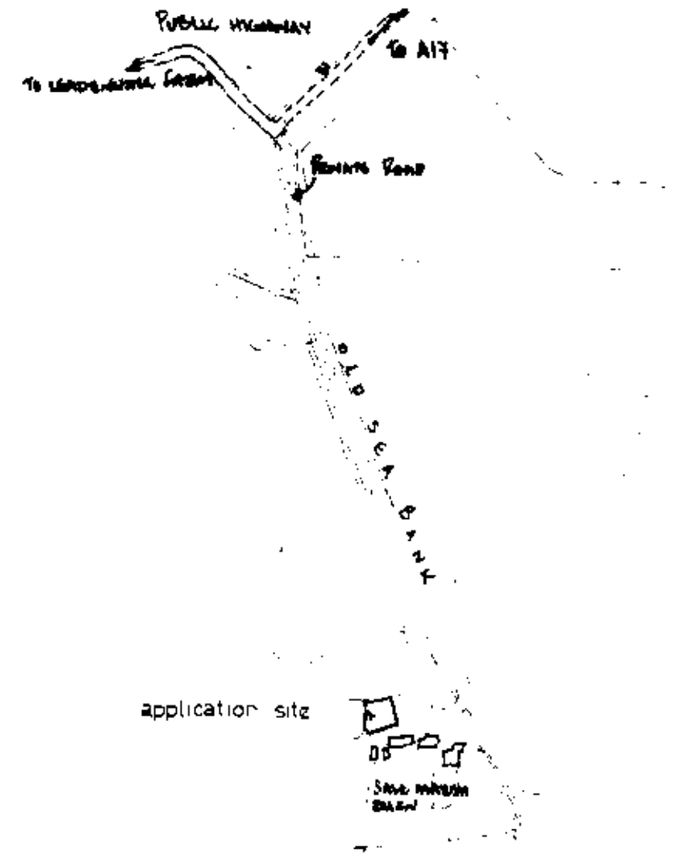
REVISIONS	DES.	DATE	SIGN
a.	REPOSITION HOUSE	6.5.94	S.
b.	Reposition Septic tank and mark on land drains	26.7.94	S.
c.	BROADGATE AMENDMENTS	17.8.94	S.
D	HOUSE REPOSITION (FACING EAST)	26.8.94	S.

PLANNING	BUILDING REGS.
H09/0379/94.	B09/0413/94.
CHECK BY	

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.



site layout



location plan

OIL TANK.

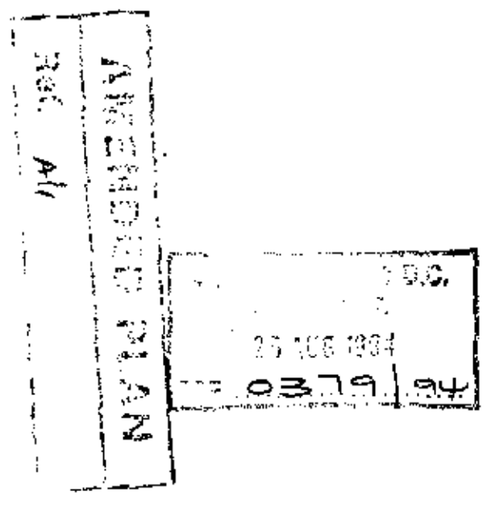
SITE OIL TANK . SEE SITE LAYOUT FOR LOCATION.

FOUL DRAINAGE

CONNECT FOUL DRAINS TO 800 GALLON SEPTIC TANK - KLARGESTER - CONSTRUCTED IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS. THE SUB-IRRIGATION DRAINAGE SYSTEM IS TO BE DETERMINED BY A PERCOLATION TEST IN ACCORDANCE WITH PROVISIONS OF CLAUSE 1532 OF B.S 6297 : 1983.

SURFACE WATER DRAINAGE

CONNECT S.W. DRAINS TO 1.2m DIA. SOAKAWAYS SITED 5.0 METRES FROM DWELLING.



Broadgate Builders

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532

TITLE

PROPOSED HOUSE AT:
LEADENHALL, HOLBEACH St. MARKS, SPALDING.

for J. Ward & Son (Farms).

DATE	april 1994	DRAWN	S.
DRWG. No.	94009 - 2	SCALE	1:500, 1:2500

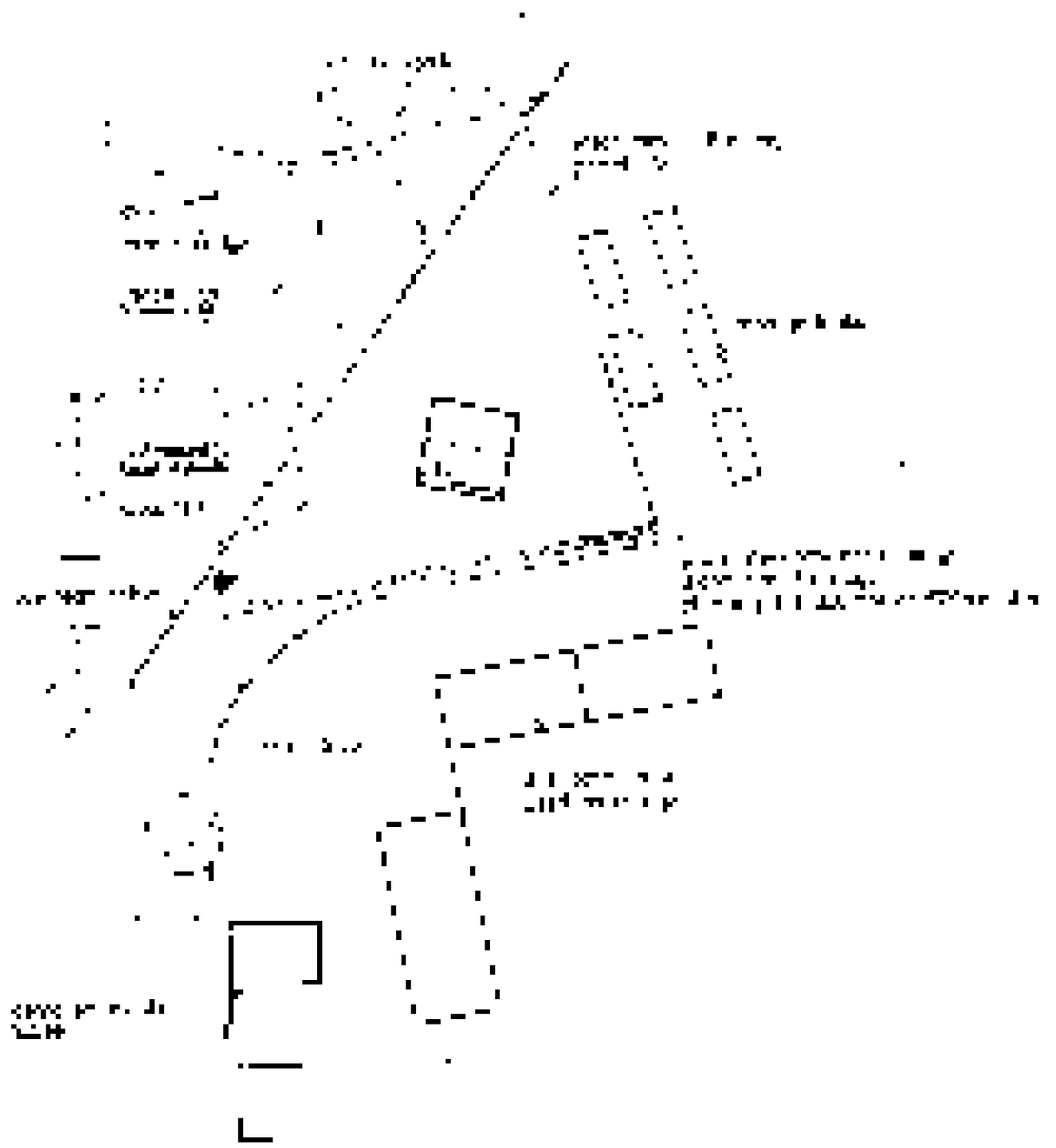
REVISIONS	DES.	DATE	SIGN
a.	REPOSITION HOUSE	6.5.94	S.
b.	Reposition Septic tank and mark on land drains	26.7.94	S.
c.	BROADGATE AMENDMENTS	17.8.94	S.
D	HOUSE REPOSITION (FACING EAST)	26.8.94	A.F.

PLANNING H09/0379/94.

BUILDING REGS. B09/0413/94.

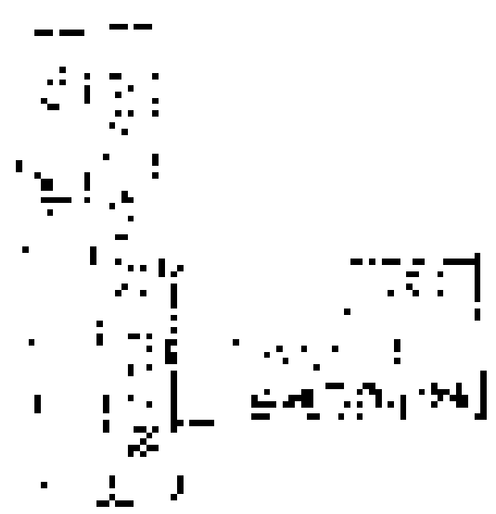
CHECK BY

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.

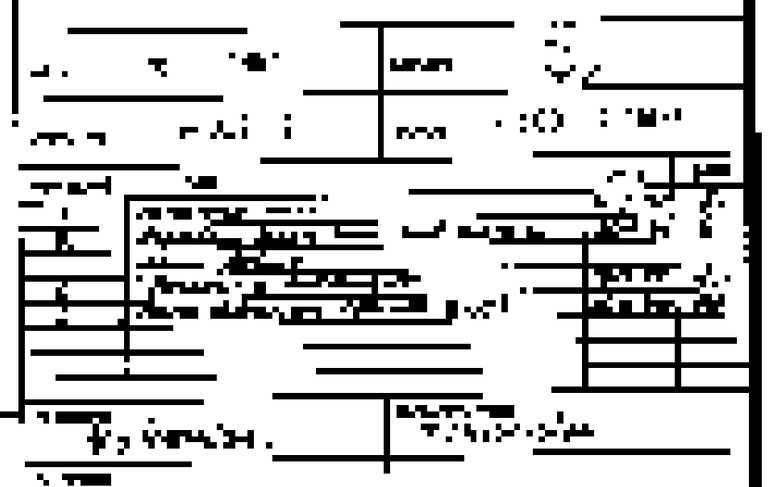


Site Layout

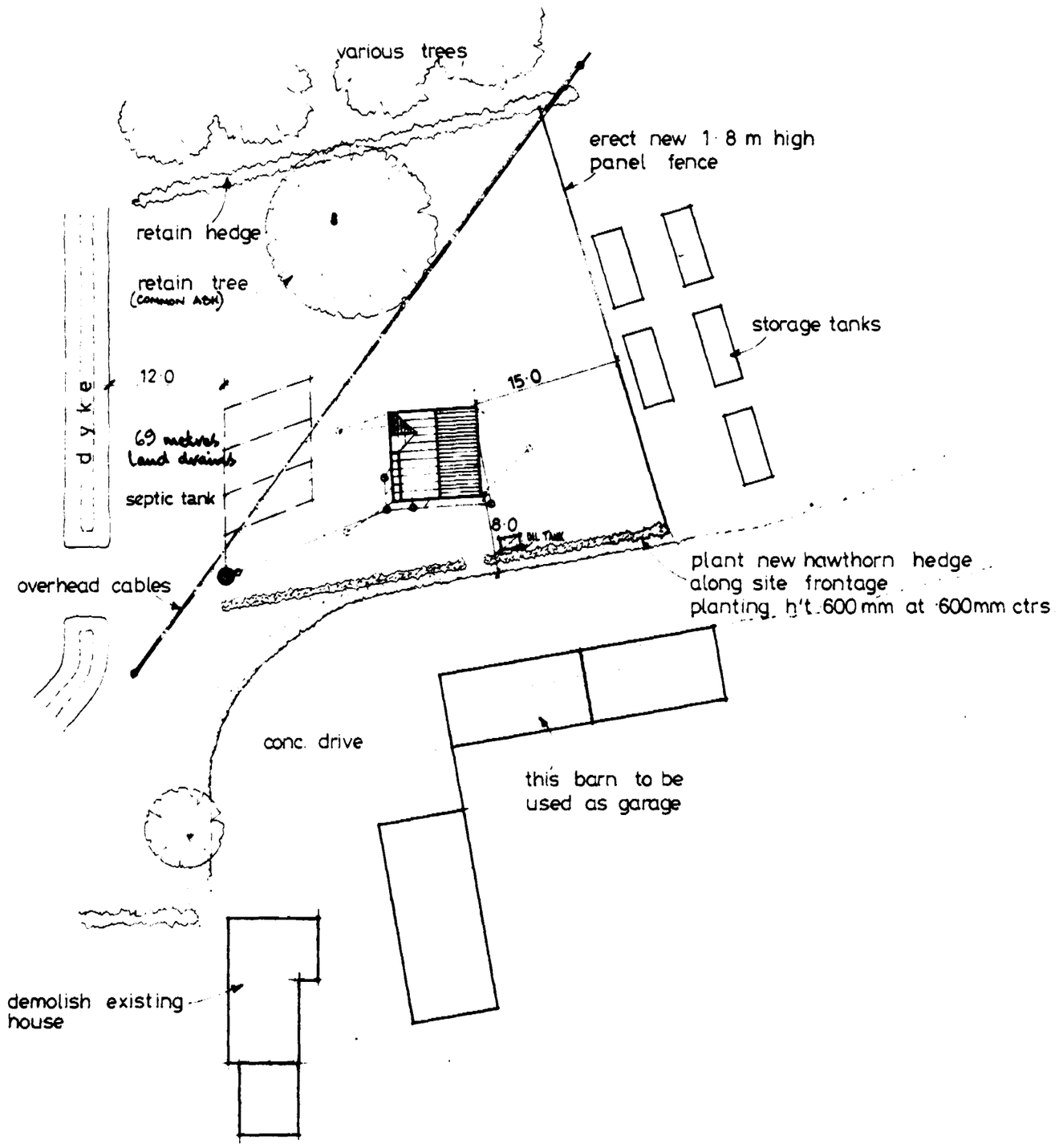




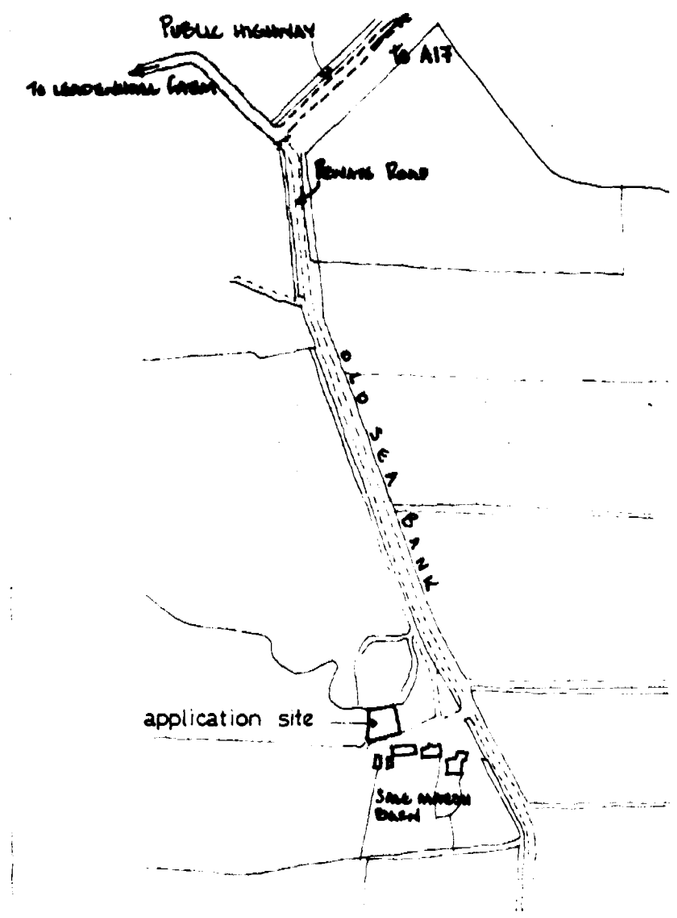
Broadgate Builders



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site layout



location plan

OIL TANK.

SITE OIL TANK . SEE SITE LAYOUT FOR LOCATION.

FOUL DRAINAGE

CONNECT FOUL DRAINS TO 800 GALLON SEPTIC TANK - KLARGESTER - CONSTRUCTED IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS. THE SUB-IRRIGATION DRAINAGE SYSTEM IS TO BE DETERMINED BY A PERCOLATION TEST IN ACCORDANCE WITH PROVISIONS OF CLAUSE 1532 OF B.S. 6297 : 1983.

SURFACE WATER DRAINAGE

CONNECT S.W. DRAINS TO 1·2m DIA. SOAKAWAYS SITED 5·0 METRES FROM DWELLING.

AMENDED PLAN
Ref. A/1

S.D.C.
29 AUG 1994
0379/94

Broadgate Builders

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532

TITLE

PROPOSED HOUSE AT:
LEADENHALL, HOLBEACH St. MARKS, SPALDING.

for J. Ward & Son (Farms).

AS APPROVED (H09/0379/94)

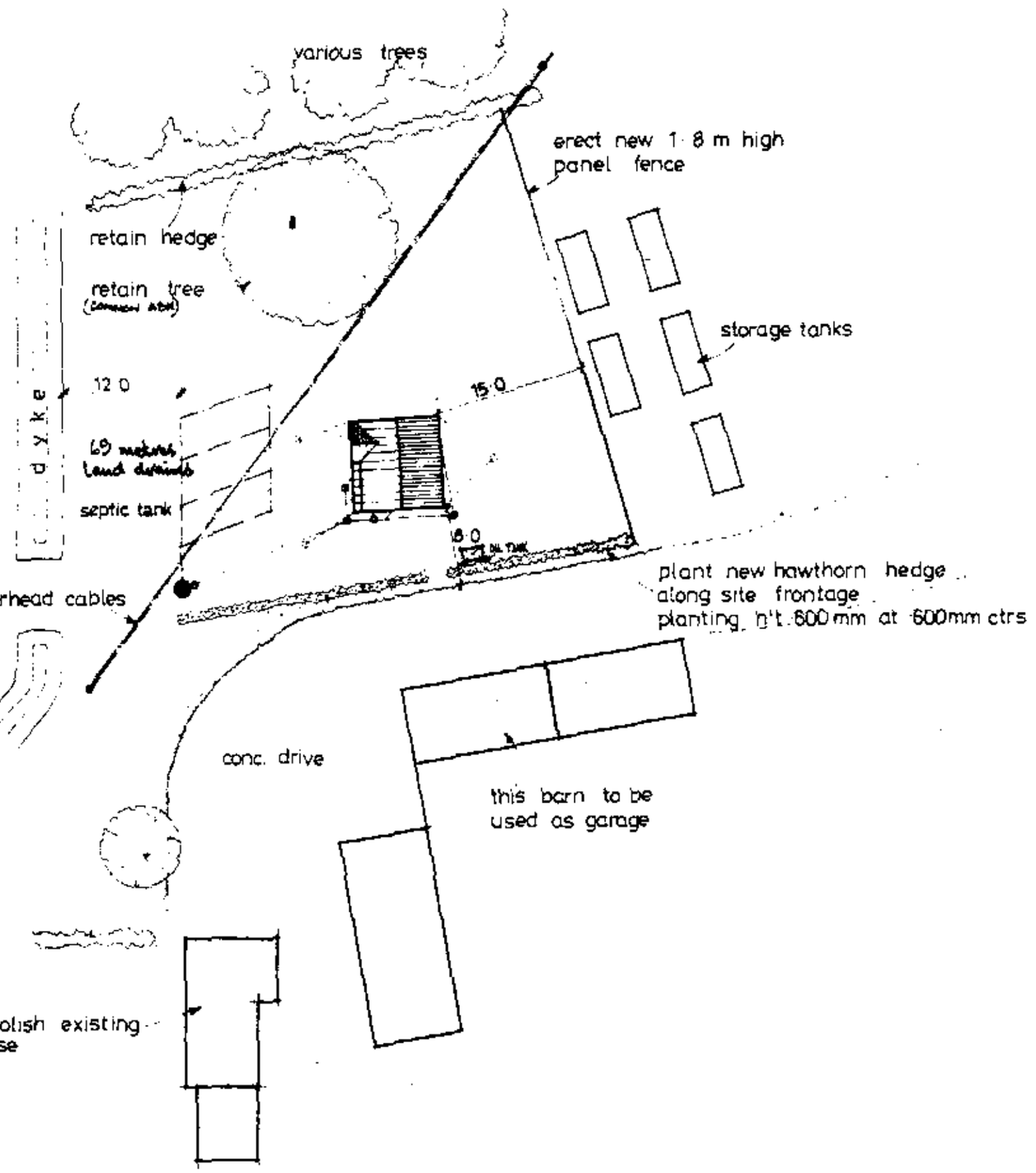
DATE april 1994	DRAWN S.
DRWG. No. 94009 - 2	SCALE 1·500, 1·2500.

REVISIONS	DES.	DATE	SIGN
a.	REPOSITION HOUSE	6·5·94	S.
b.	Reposition Septic tank and mark on Land drains	26·7·94	S.
c.	Boundary Amendments	18·8·94	S.

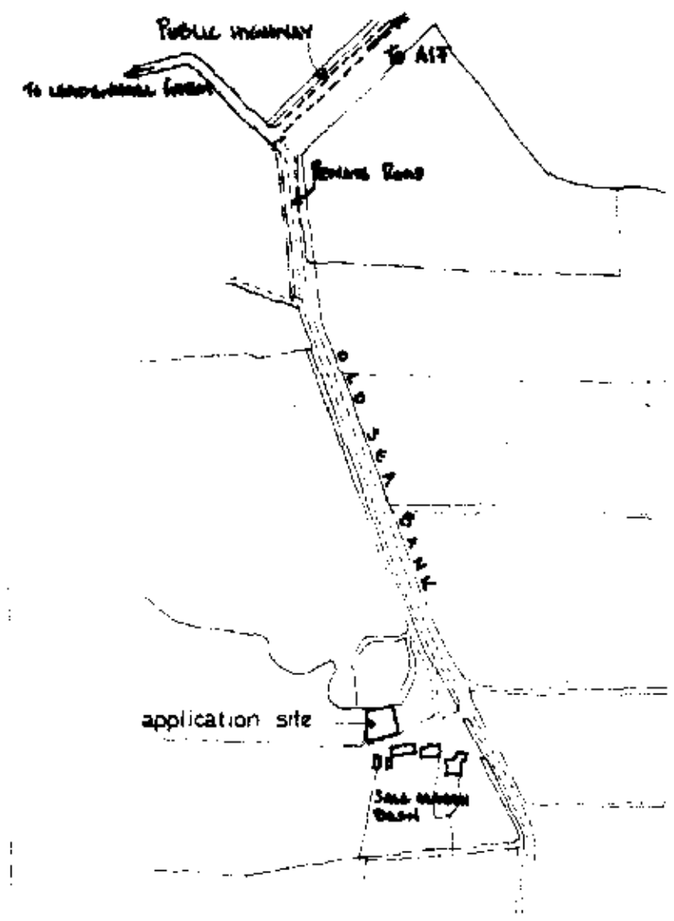
PLANNING | BUILDING REGS.

CHECK BY

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.



site layout



location plan

OIL TANK.

SITE OIL TANK . SEE SITE LAYOUT FOR LOCATION.

FOUL DRAINAGE

CONNECT FOUL DRAINS TO 900 GALLON SEPTIC TANK - KLARGESTER - CONSTRUCTED IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS. THE SUB-IRRIGATION DRAINAGE SYSTEM IS TO BE DETERMINED BY A PERCOLATION TEST IN ACCORDANCE WITH PROVISIONS OF CLAUSE 1532 OF B.S. 6297 : 1983.

SURFACE WATER DRAINAGE

CONNECT S.W. DRAINS TO 1·2m DIA. SOAKAWAYS SITED 5·0 METRES FROM DWELLING.

AMENDED PLAN
Ref. A//

S.C.
23 AUG 1994
0809/94

Broadgate Builders

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532

TITLE

PROPOSED HOUSE AT:
LEADENHALL, HOLBEACH St. MARKS, SPALDING.

for J. Ward & Son (Farms).

As Approved (H09/0379/94)

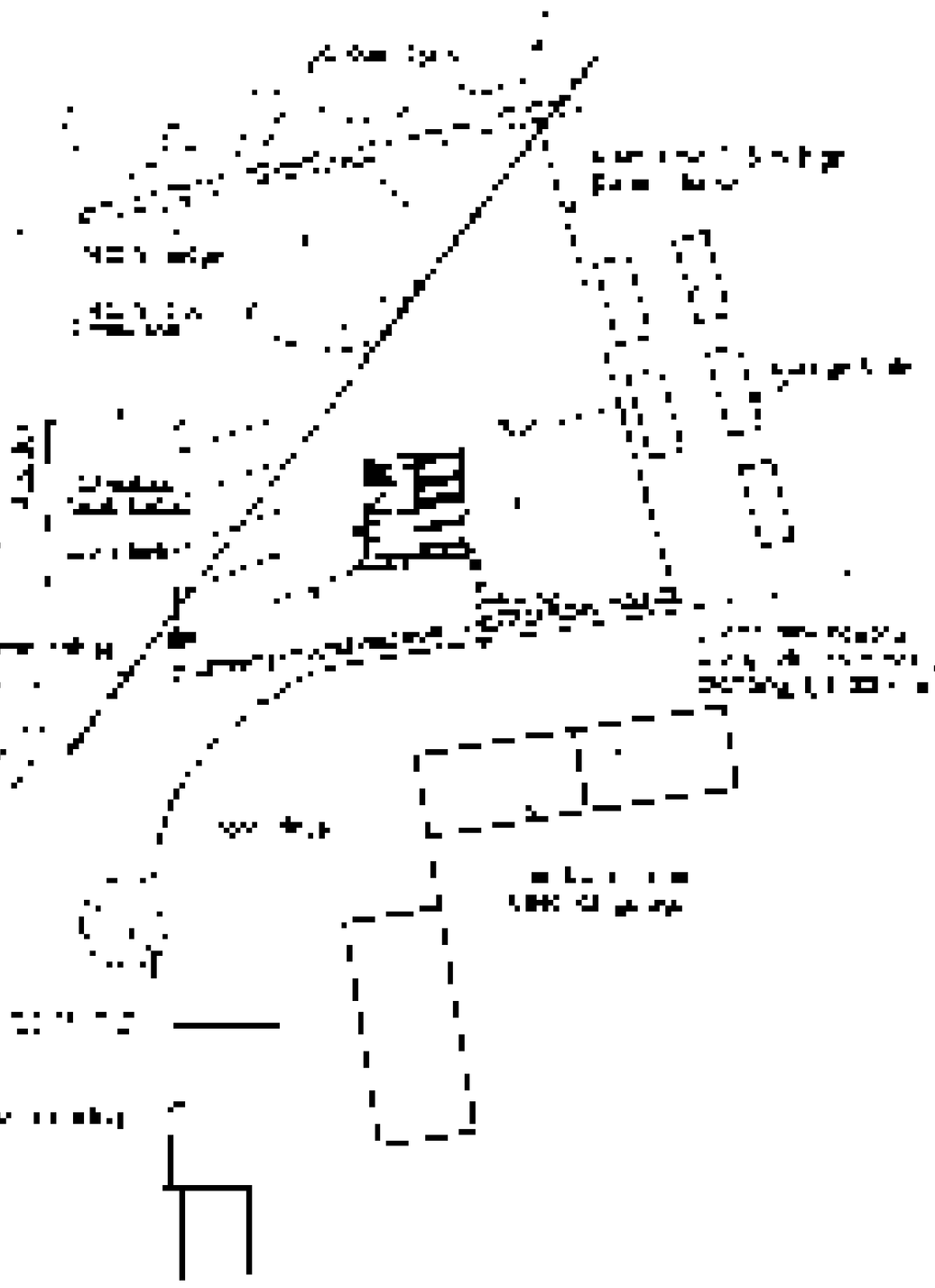
DATE april 1994	DRAWN
DRWG. NO. 94009 - 2	SCALE 1:500, 1:2500

REVISIONS	DES.	DATE	SIGN
a.	Position of House	6.5.94	
b.	Position Septic tank and mains ex. Land drains	26.7.94	
c.	Boundary Amendments	17.8.94	

PLANNING | BUILDING REGS.

CHECK BY

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site layout

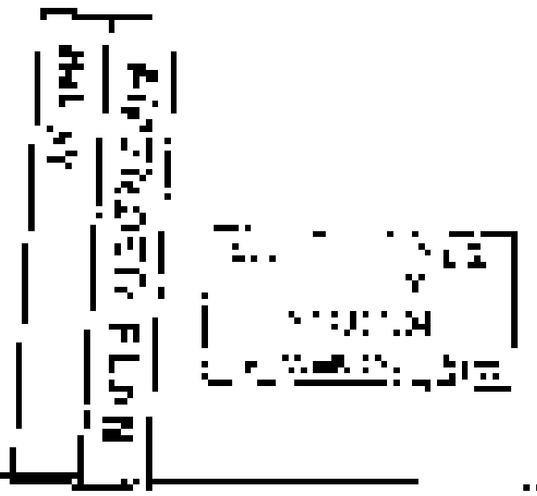


location plan

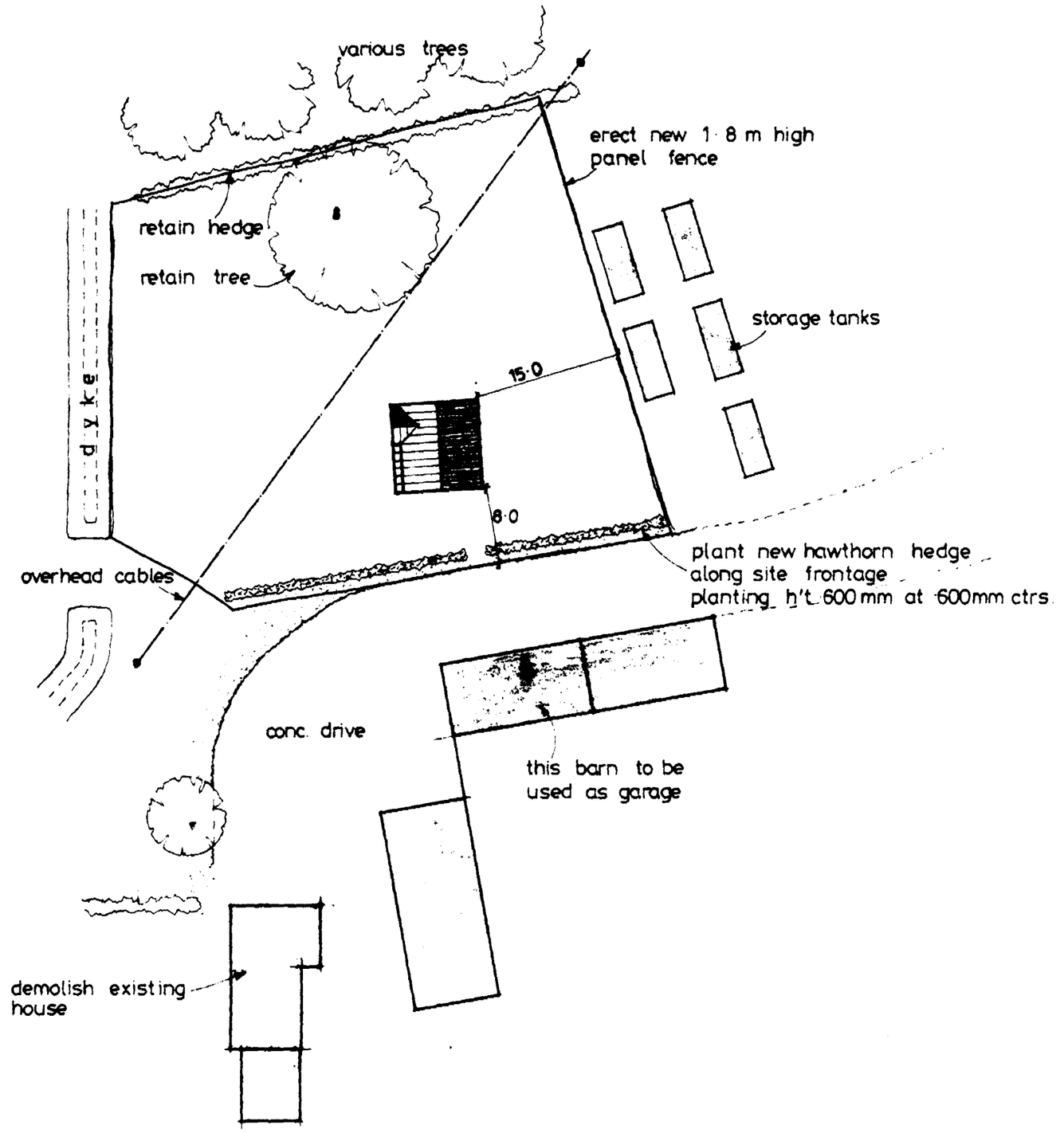
Broadgate Builders

for J. Ward & Son (Farms)

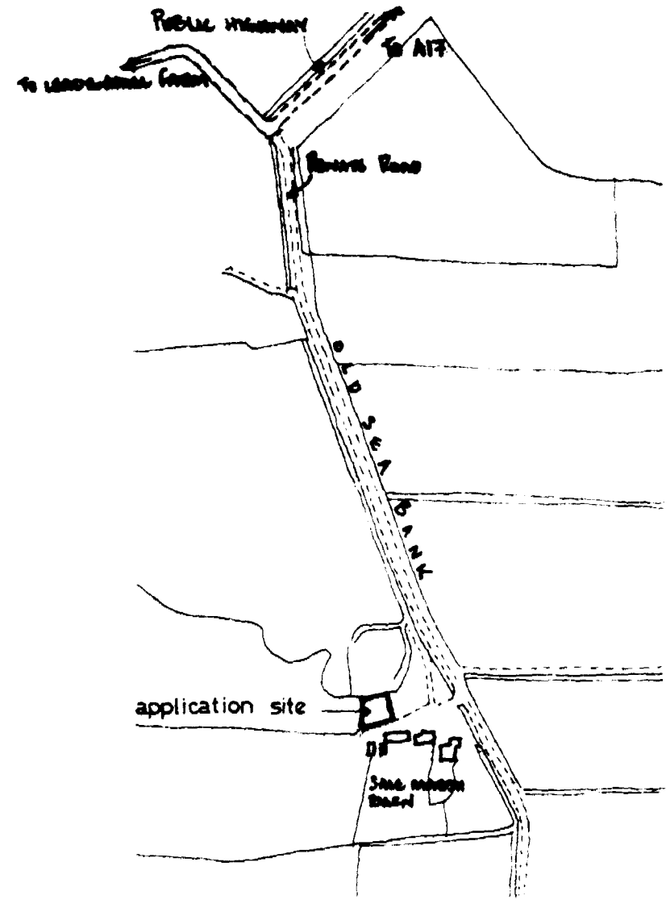
As Affected (Ref/0379/94)



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site layout



location plan

AMENDED PLAN

Ref.

SOUTH HOLLAND D.C.
PLAN DEPT.
12 MAY 1994
REF 0379/94

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.

Broadgate Builders

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532

TITLE

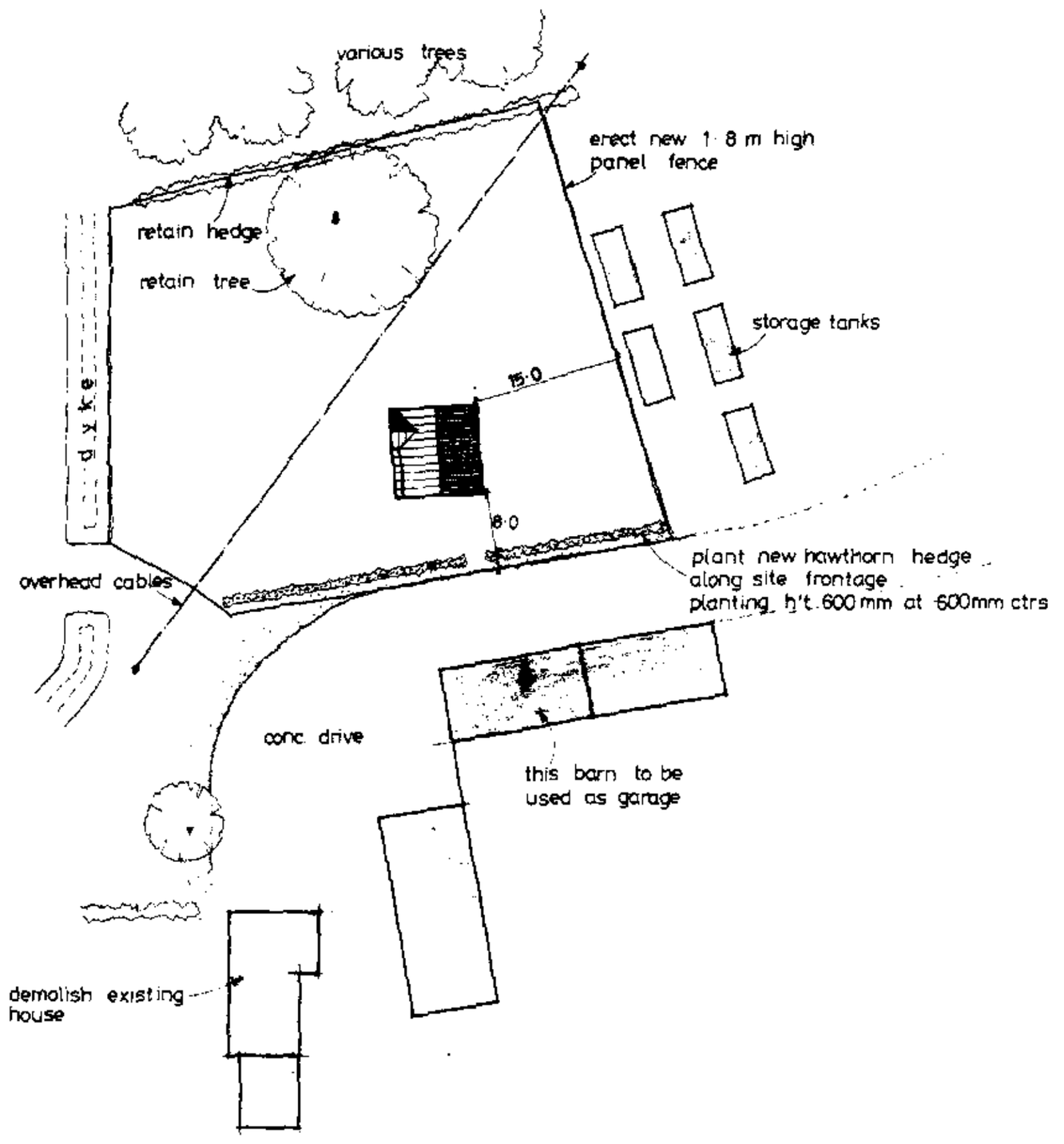
PROPOSED HOUSE AT:
LEADENHALL, HOLBEACH St. MARKS, SPALDING.

for J. Ward & Son (Farms).

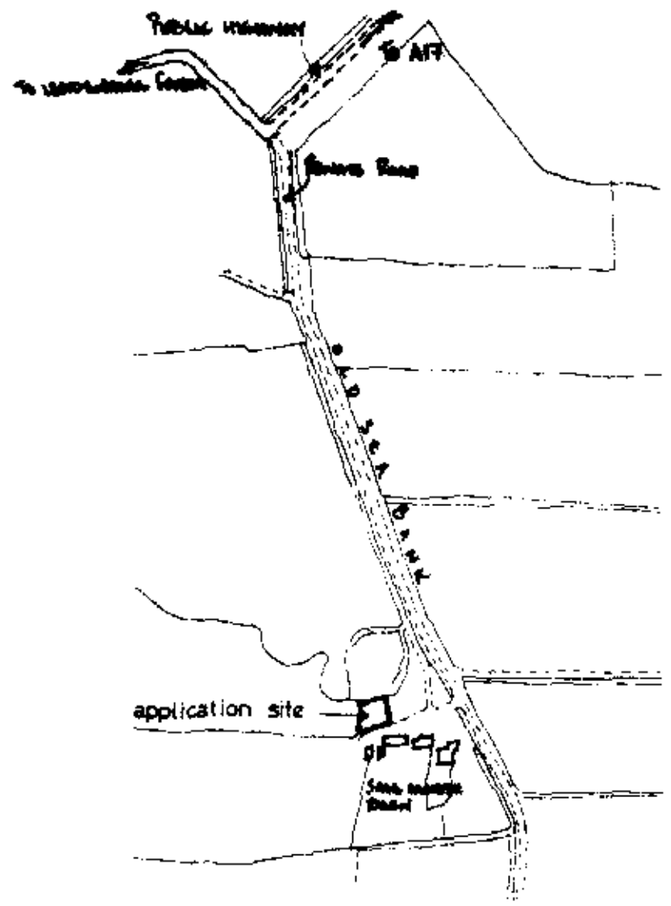
DATE	april 1994	DRAWN	S.
DRWG. No.	94009 - 2	SCALE	1·500, 1·2500.

REVISIONS	DES.	DATE	SIGN
a.	REPOSITION HOUSE	6·5·94	S.

PLANNING	BUILDING REGS.
CHECK BY	



site layout



location plan

AMENDED PLAN

Ref.

SOUTH HOLLAND D.C.
PLAN DEPT.
12 MAY 1994
REF S/379/94

Broadgate Builders

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532

TITLE

PROPOSED HOUSE AT:
LEADENHALL, HOLBEACH St. MARKS, SPALDING.

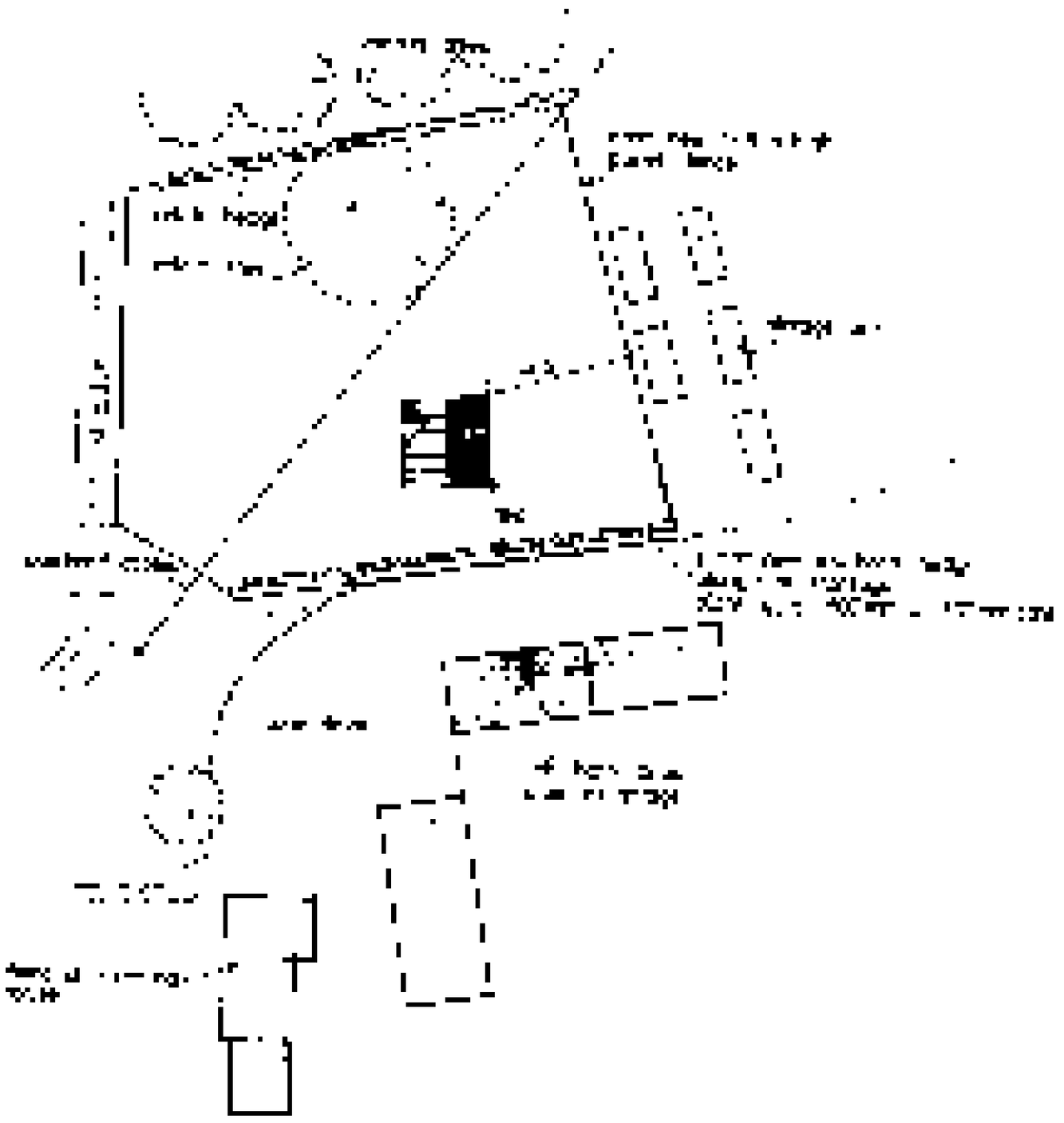
for J. Ward & Son (Farms).

DATE april 1994	DRAWN
DRWG. No. 94009 - 2	SCALE 1·500, 1·2500.

REVISIONS	DES.	DATE	SIGN.
a.	REPOSITION HOUSE	6·5·94	

PLANNING	BUILDING REGS.
CHECK BY	

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S14 Layout



Location plan

AMENDED PLAN

Ref.

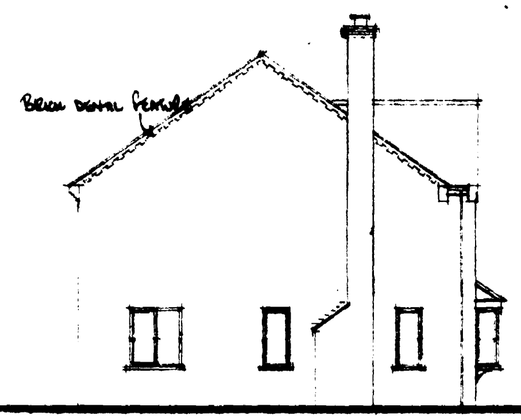
Broadgate Builders

For J. Ward & Son (Farms)

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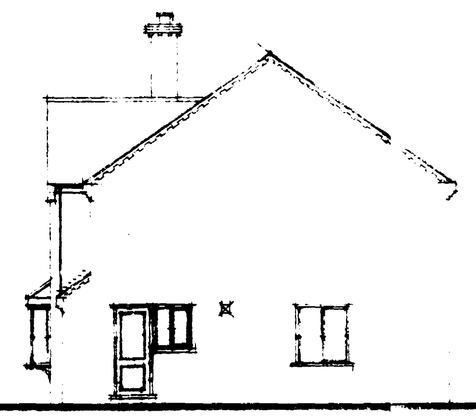
front



side



rear



side

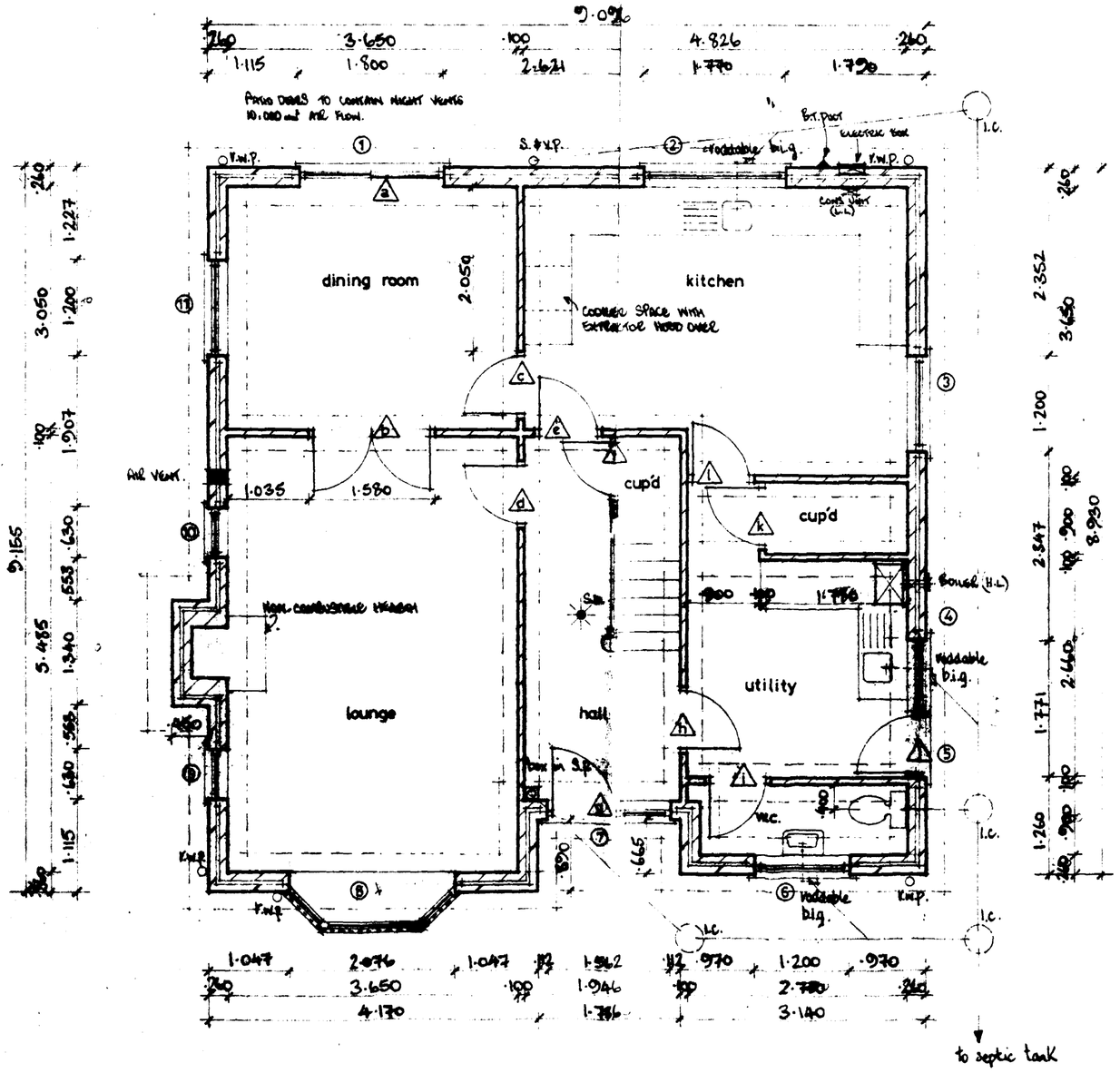
METER BOX.
POSITION ELECTRIC METER BOX IN LOCATION SHOWN
500mm MIN. - 1.0m MAX ABOVE FINISH LEVEL
CONSUMER UNIT AT LOW LEVEL.

CYLINDER
30 GALLON FOAM LAGGED INDIRECT CYLINDER WITH IMMERSION HEATER (3 kW).

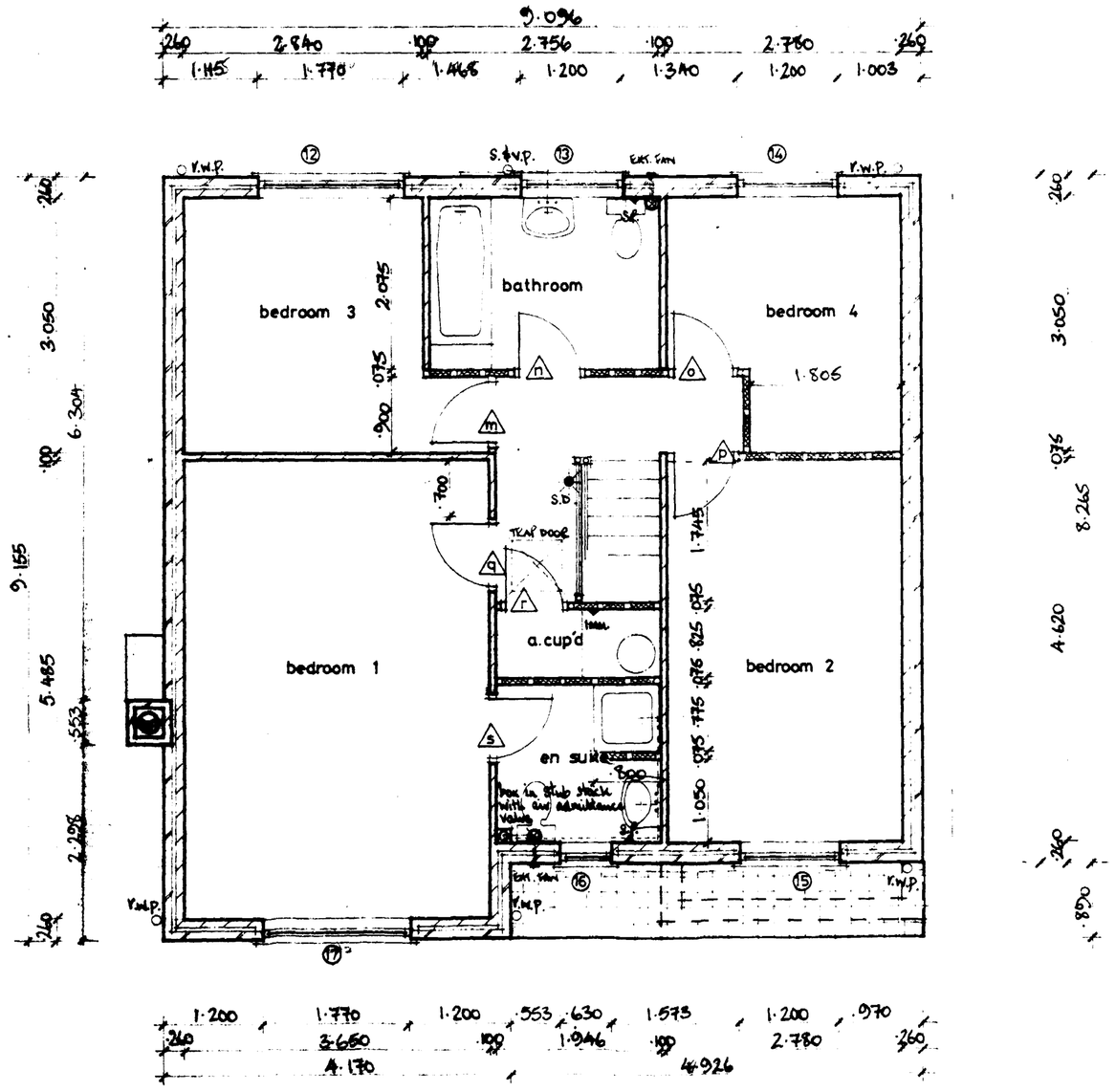
BOILER.
WALL MOUNTED OIL FIRED BALANCE FLUE BOILER OF RELIANCE RATING.
BOILER & HEATING SYSTEM CONTROLLED BY THERMOSTAT.

TRAP DOOR.
600 x 600 TRAP DOOR ACCESS TO ROOF SPACE.

AIR VENT.
PROVIDE STADIAN AIR VENT. 260mm x 140mm WITH INSECT MESH POSITIONED 225mm ABOVE FINISHED FLOOR LEVEL.



ground floor layout



first floor layout

NOTES

DOOR, WINDOW & LINTEL SCHEDULE.

		WIDTH x DEPTH		
1.	PATIO DOORS	1·80 × 2·10	IG.L1-S	2400
2.	WINDOW	1·77 × 1·05	IG.L-S	2100
3.	WINDOW	1·20 × 1·35	IG.L1-S	1500
4.	WINDOW	·915 × 1·05	IG.L1-S	2100
5.	DOOR	·856 × 2·10		
6.	WINDOW	1·20 × 1·05	IG.L1-S	1500
7.	DOOR	·932 × 2·10	IG.L1-S	1950
	WINDOW	·630 × 1·35		
8	BAY WINDOW 4no.	·630 × 1·35	IG.L1-HD	2400
9.	WINDOW	·630 × 1·35	IG.L1-S	1050
10.	WINDOW	·630 × 1·35	IG.L1-S	1050
11.	WINDOW	1·20 × 1·35	IG.L1-S	1500
12.	WINDOW	1·77 × 1·20	IG.L1-S	2100
13.	WINDOW	1·20 × 1·05	IG.L1-S	1500
14.	WINDOW	1·20 × 1·20	IG.L1-S	1500
15.	WINDOW	1·20 × 1·20	IG.L1-S	1500
16.	WINDOW	·630 × 1·20	IG.L1-S	1050
17.	WINDOW	1·77 × 1·20	IG.L1-S	2100
18.	—	—	IG.L1-HD	3000

EXTERNAL DOORS & WINDOWS TO BE U.P.V.C.

LINTEL REF: I.G. Ltd.

ALL INTERNAL OPENINGS SUPPORTED BY INTERNAL TYPE LINTELS EXCEPT FOR:

Box Beam 1950 - b.
Box Beam 1200 - d.
" " 1200 - e.
" " " - g.
" " " - h.
" " " - i.

SOUTH HOLLAND D.C.
PLAN. DEPT.
07 JUL 1994
REF 93/19/P.F.

AMENDED PLANS Ref.

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380532

TITLE
PROPOSED HOUSE AT:
LEADENHALL, HOLBEACH St. MARKS, SPALDING.
for J. Ward & Son (Farms).

DATE	april 1994	DRAWN	
DRWG. No.	94009 – 1	SCALE	1·50, 1·100.

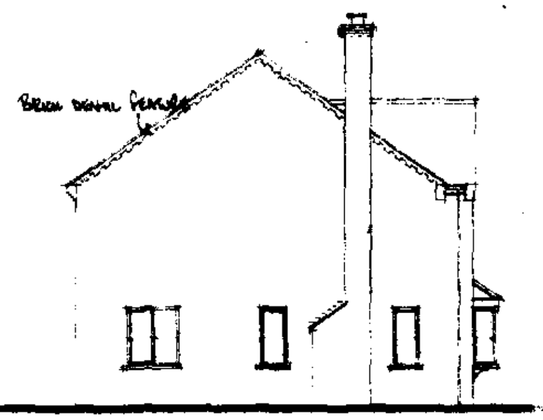
REVISIONS	DES.	DATE	SIGN
a.	Recessed horizontal BAR on windows	6/7/94	
	Cupboard removed on utility.		

PLANNING	BUILDING REGS.
CHECK BY	

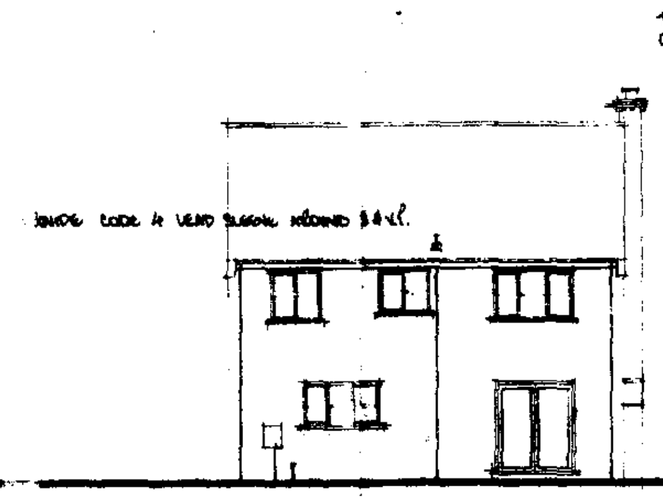
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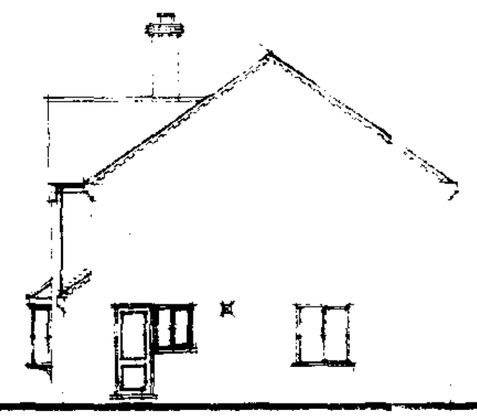
front



side



rear



side

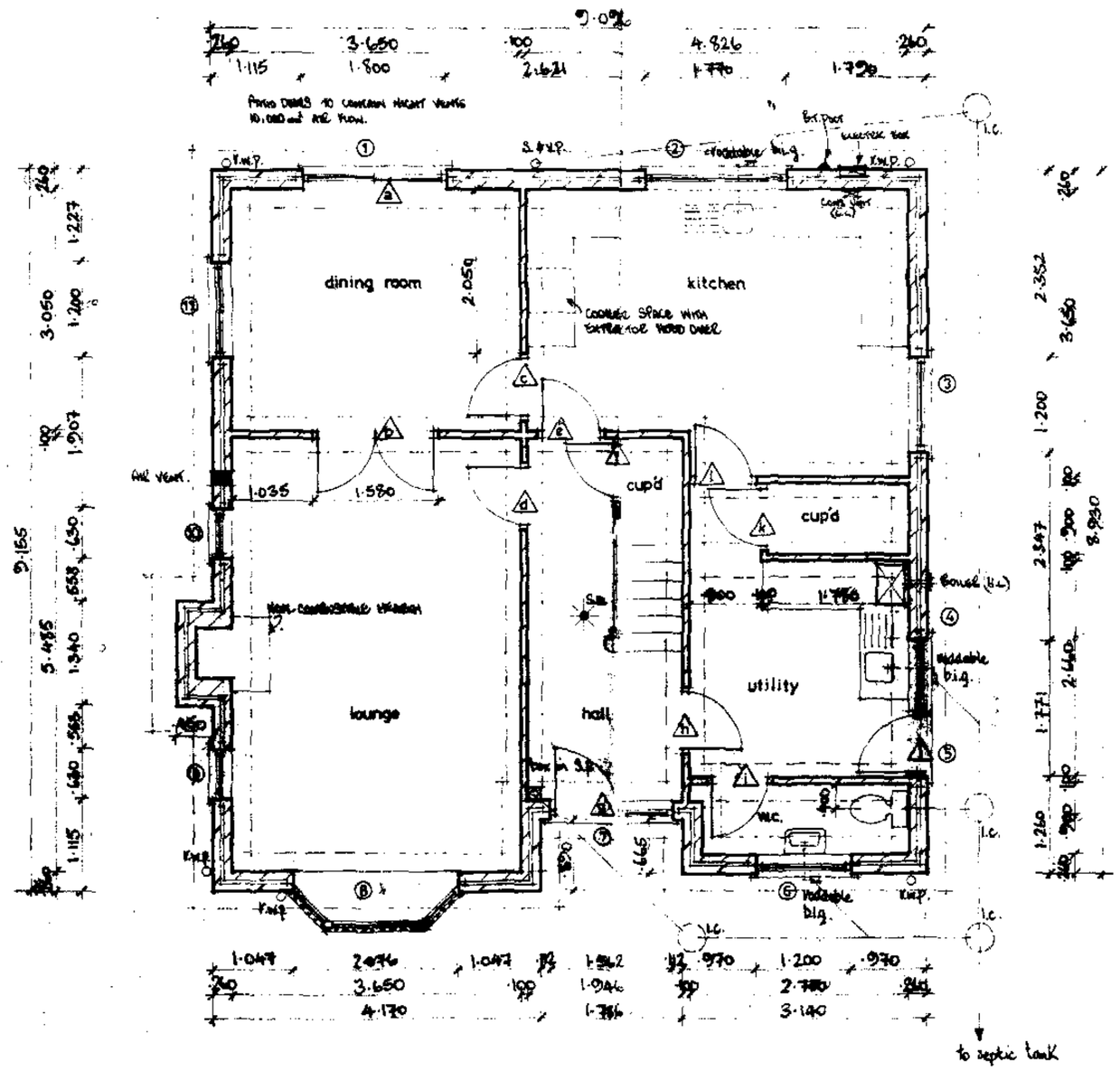
WATER BOX.
POSITION ELECTRIC WATER BOX IN LOCATION SHOWN
500mm MIN. - 1.0M MAX ABOVE FINISH LEVEL
CONSUMER UNIT AT LOW LEVEL.

CYLINDER
30 GALLON FOAM LAGGED INDIRECT CYLINDER WITH IMMERSION HEATER (3kW).

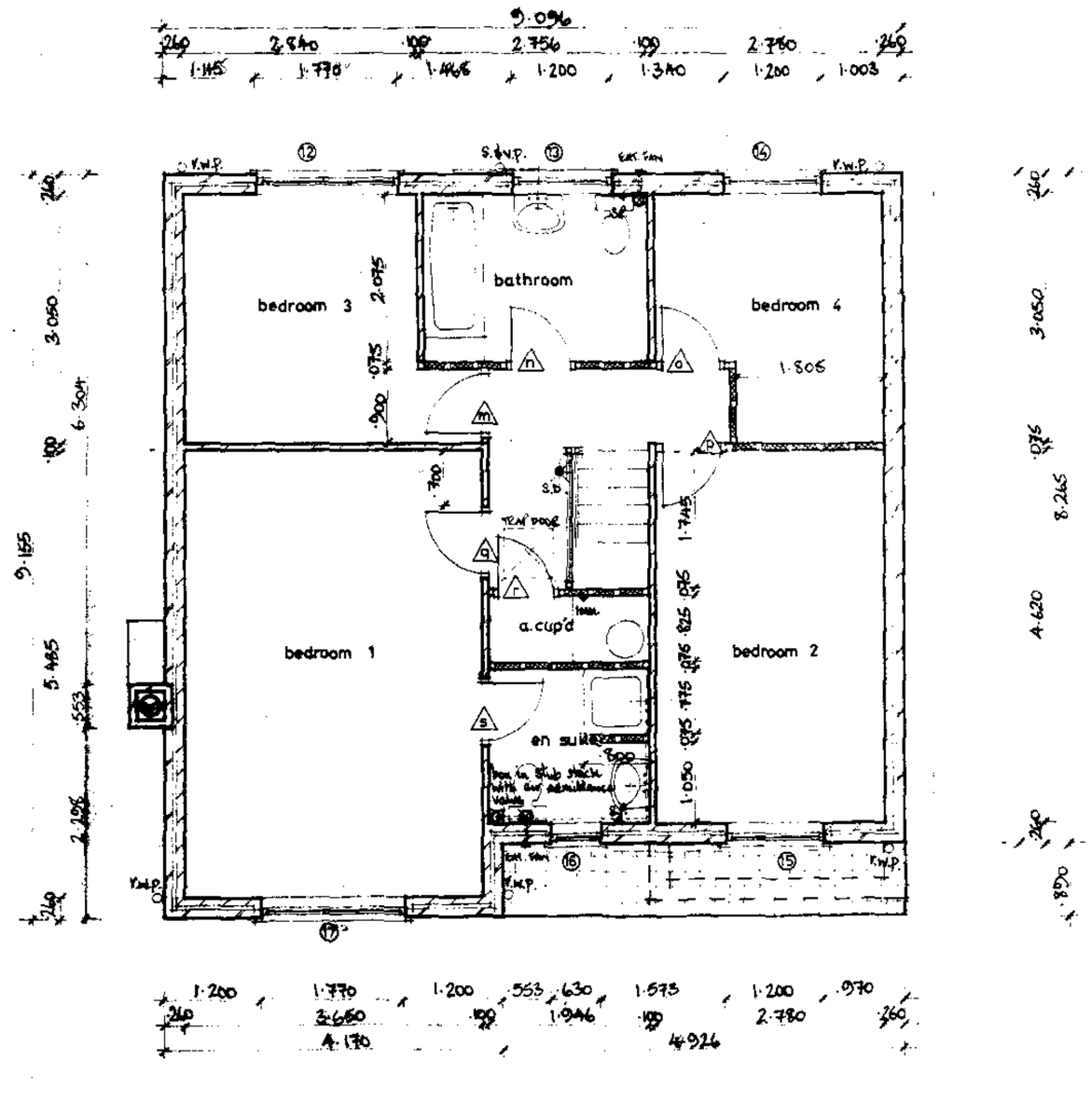
BOILER.
WALL MOUNTED OIL FIRED BALANCE FLUE BOILER
OF REGD RATING.
BOILER & HEATING SYSTEM CONTROLLED BY THERMOSTAT.

TRAP DOOR.
600 x 600 TRAP DOOR ACCESS TO ROOF SPACE.

AIR VENT.
PROVIDE STADIUM AIR VENT. 240mm x 140mm WITH INSECT MESH
POSITIONED 225mm ABOVE FINISHED FLOOR LEVEL.



ground floor layout



first floor layout

NOTES

DOOR, WINDOW & LINTEL SCHEDULE.

1. PATIO DOORS	1·80 × 2·10	LG.L1-S	2400
2. WINDOW	1·77 × 1·05	LG.L-S	2100
3. WINDOW	1·20 × 1·35	LG.L1-S	1500
4. WINDOW	·915 × 1·05	LG.L1-S	2100
5. DOOR	·856 × 2·10		
6. WINDOW	1·20 × 1·05	LG.L1-S	1500
7. DOOR	·932 × 2·10	LG.L1-S	1950
WINDOW	·630 × 1·35		
8 BAY WINDOW 4no.	·630 × 1·35	LG.L1-HD	2400
9. WINDOW	·630 × 1·35	LG.L1-S	1050
10. WINDOW	·630 × 1·35	LG.L1-S	1050
11. WINDOW	1·20 × 1·35	LG.L1-S	1500
12. WINDOW	1·77 × 1·20	LG.L1-S	2100
13. WINDOW	1·20 × 1·05	LG.L1-S	1500
14. WINDOW	1·20 × 1·20	LG.L1-S	1500
15. WINDOW	1·20 × 1·20	LG.L1-S	1500
16. WINDOW	·630 × 1·20	LG.L1-S	1050
17. WINDOW	1·77 × 1·20	LG.L1-S	2100
18. —	—	LG.L1-HD	3000

EXTERNAL DOORS & WINDOWS TO BE U.P.V.C.

LINTEL REF: L.G. Ltd.

ALL INTERNAL OPENINGS SUPPORTED BY INTERNAL TYPE LINTELS EXCEPT FOR:

Box Beam 1950 - b.
Box Beam 1200 - d.
" " 1200 - e.
" " " - g.
" " " - h.
" " " - i.

SOUTH HOLLAND D.C.
PLAN. DEPT.
07 JUL 1994
REF 0379/94

Broadgate Builders

AMENDED PLAN Ref.

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380532

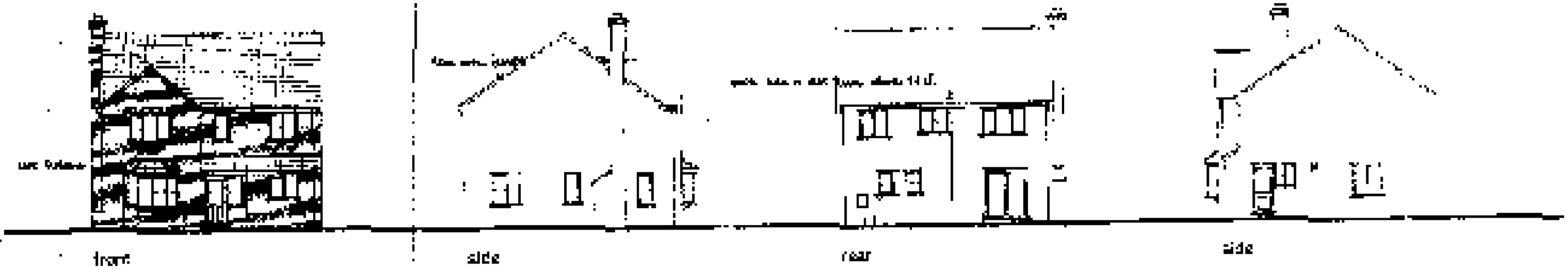
TITLE
PROPOSED HOUSE AT:
LEADENHALL, HOLBEACH St. MARKS, SPALDING.
for J. Ward & Son (Farms).

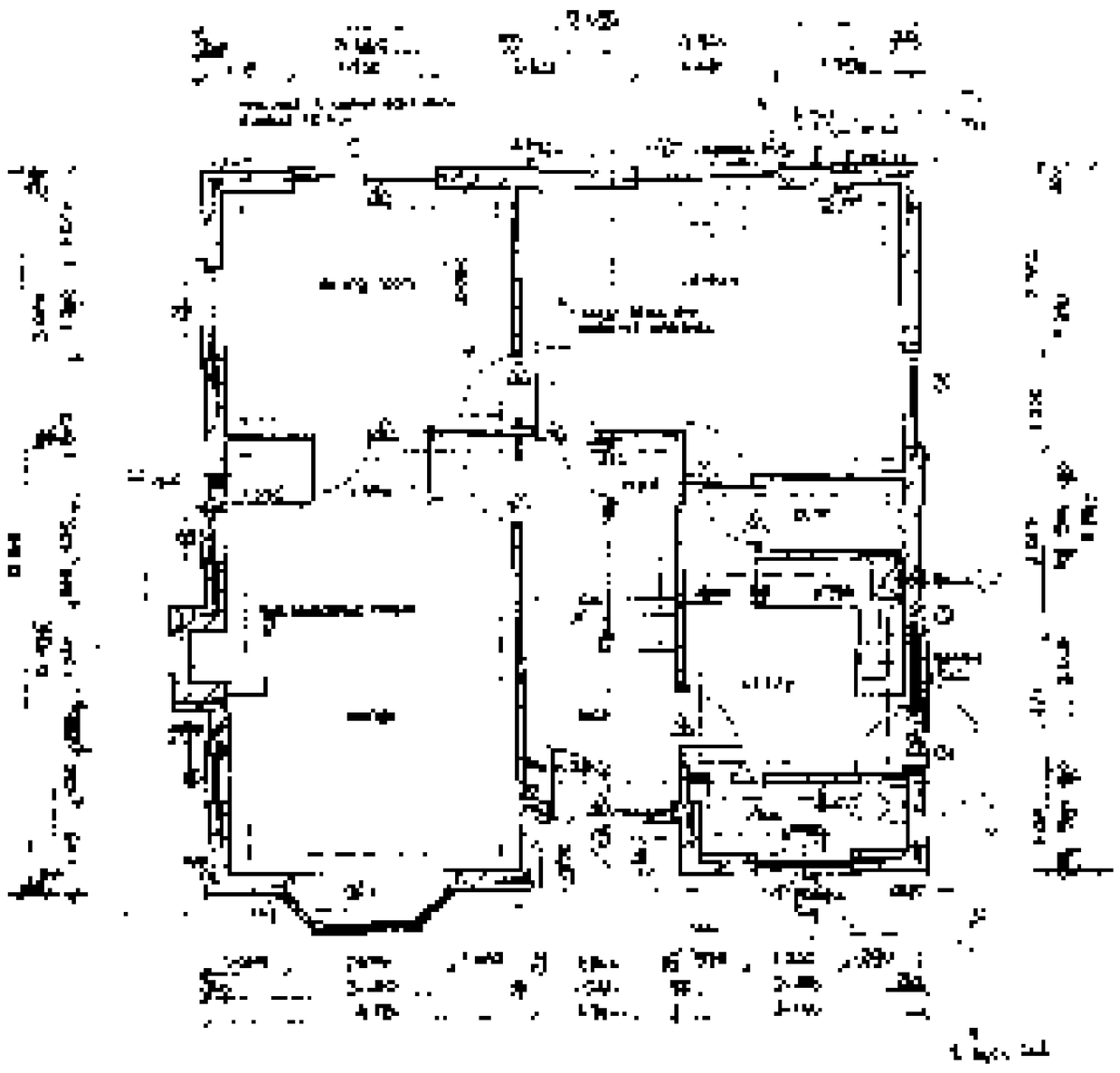
DATE	april 1994	DRAWN	
DRWG. No.	94009 - 1	SCALE	1·50, 1·100

REVISIONS	DES.	DATE	SIGN
A.	Revised additional bay in kitchen. Condenser unit relocated in utility.	6/9/94	

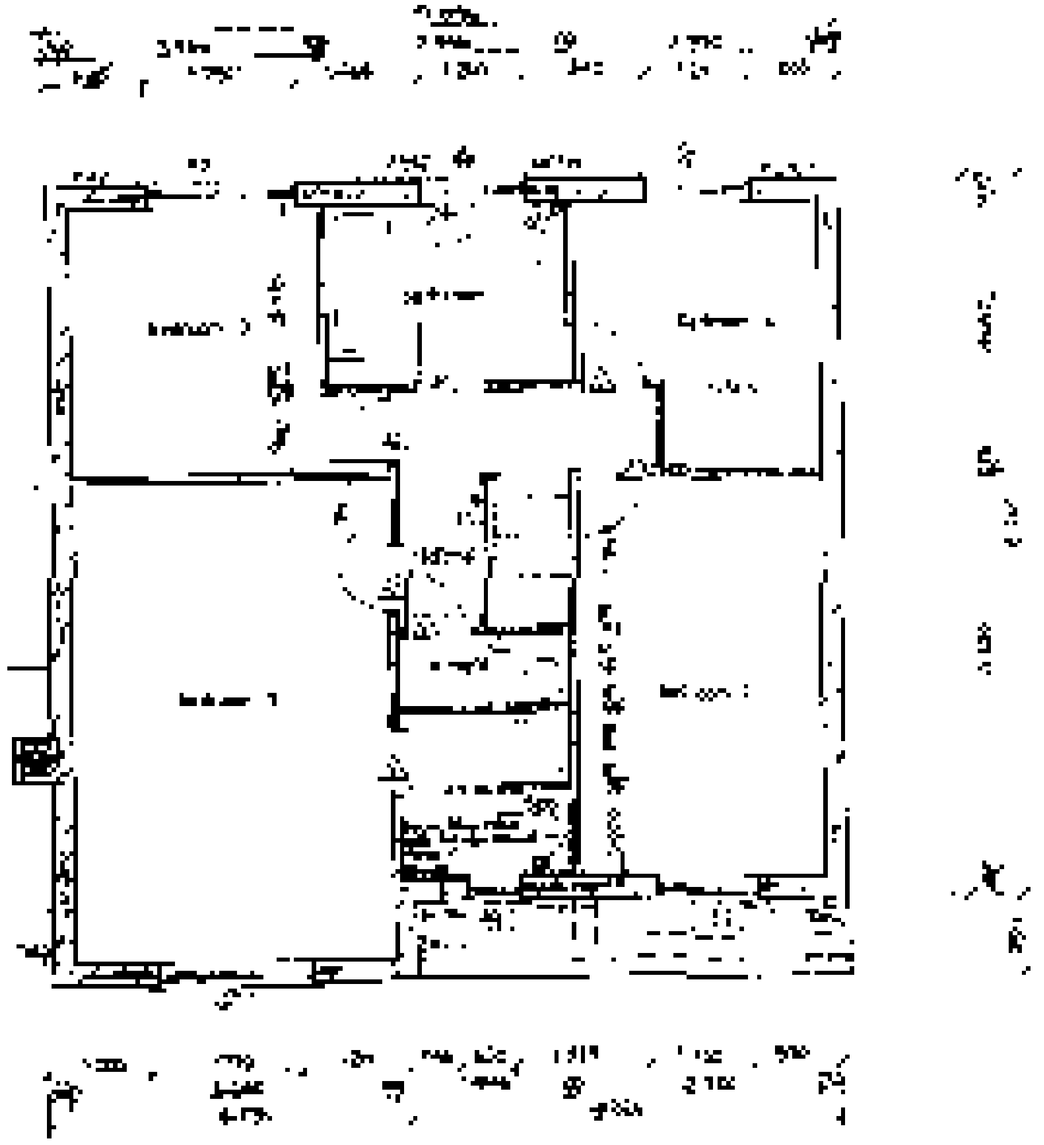
PLANNING | BUILDING REGS.
CHECKED BY

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ground floor layout

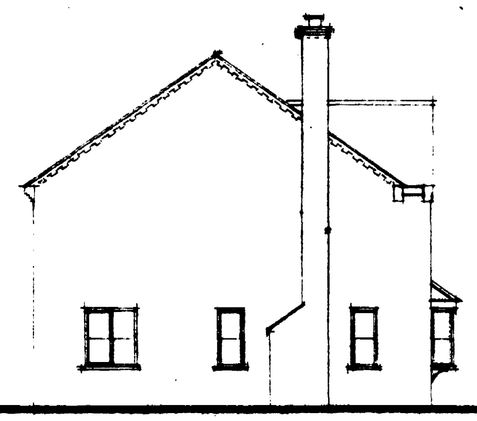


first floor layout

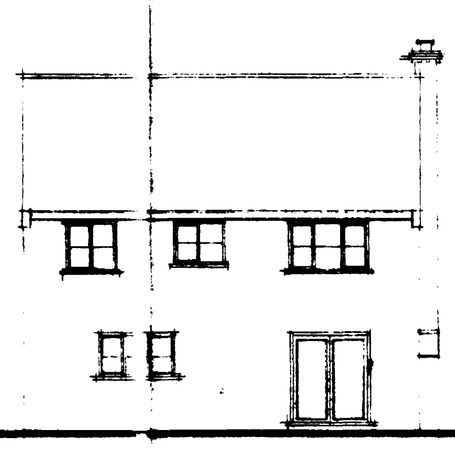
THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.



front



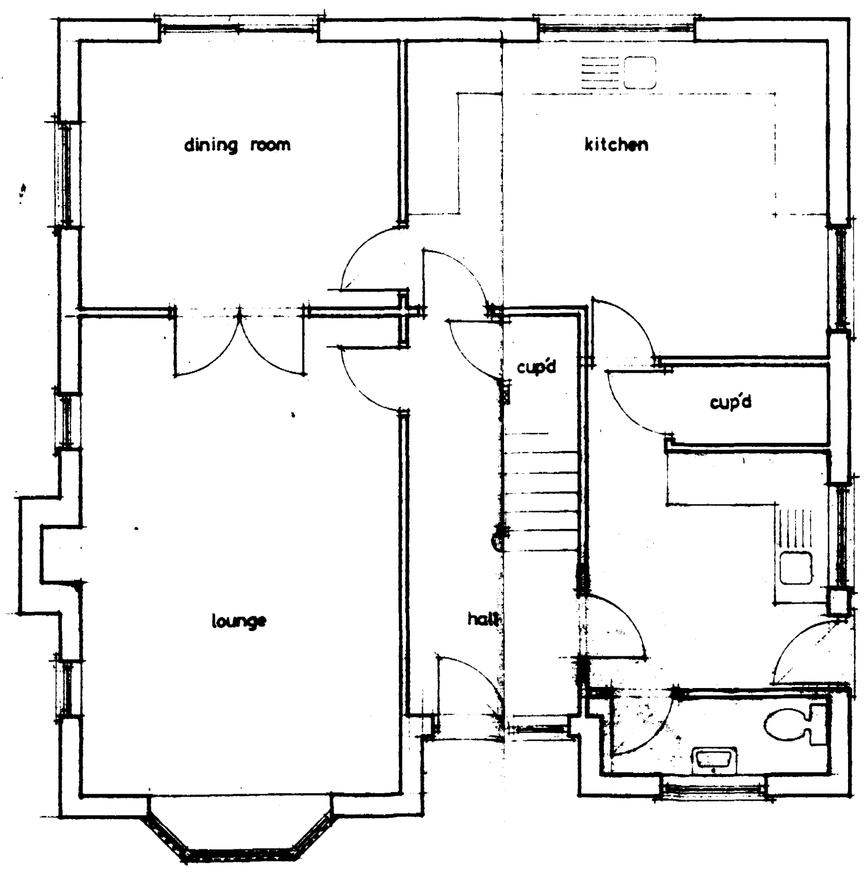
side



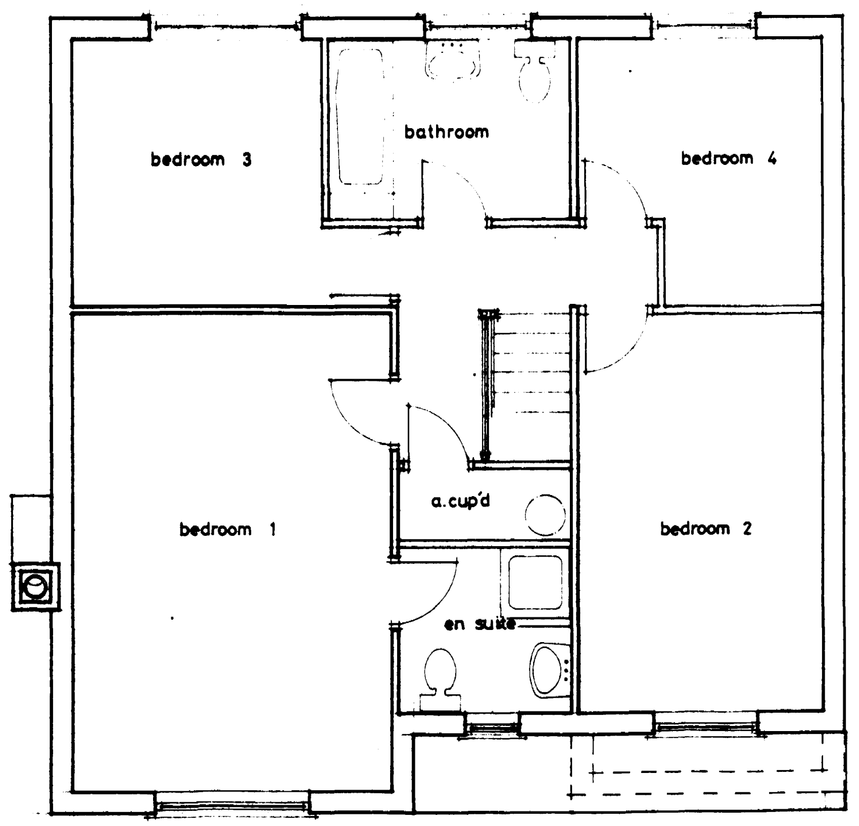
rear



side



ground floor layout



first floor layout

NOTES

SOUTH HOLLAND D.C.
PLAN DEPT.
30 JUN 1994
REF. S2379/94

Broadgate Builders

AMENDED PLAN Ref.

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380532

TITLE

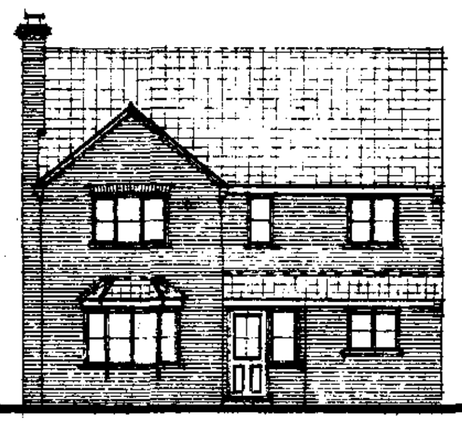
PROPOSED HOUSE AT:
LEADENHALL, HOLBEACH St MARKS, SPALDING.
for J. Ward & Son (Farms).

DATE	april 1994	DRAWN	S.
DRWG No.	94009 – 1	SCALE	1:50, 1:100

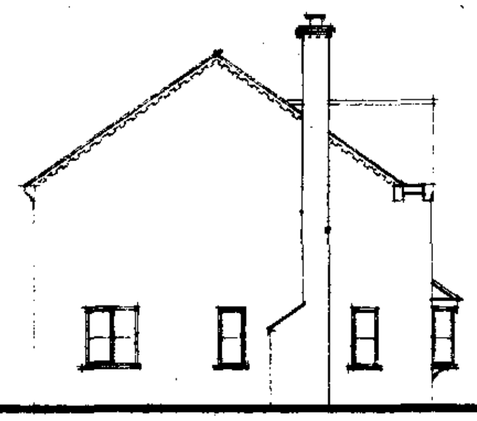
REVISIONS	DES.	DATE	SIGN

PLANNING	BUILDING REGS.
CHECK BY	

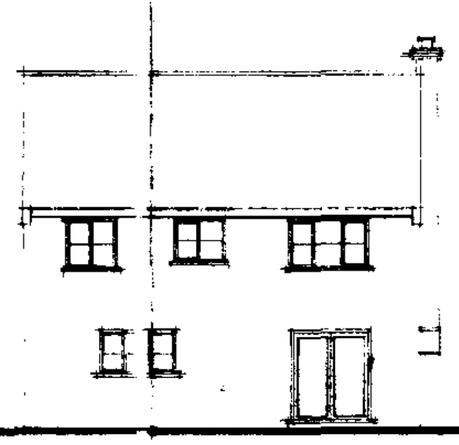
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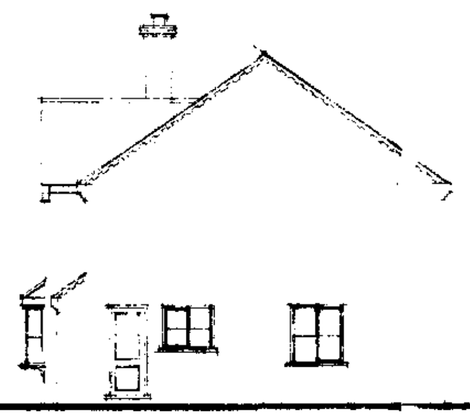
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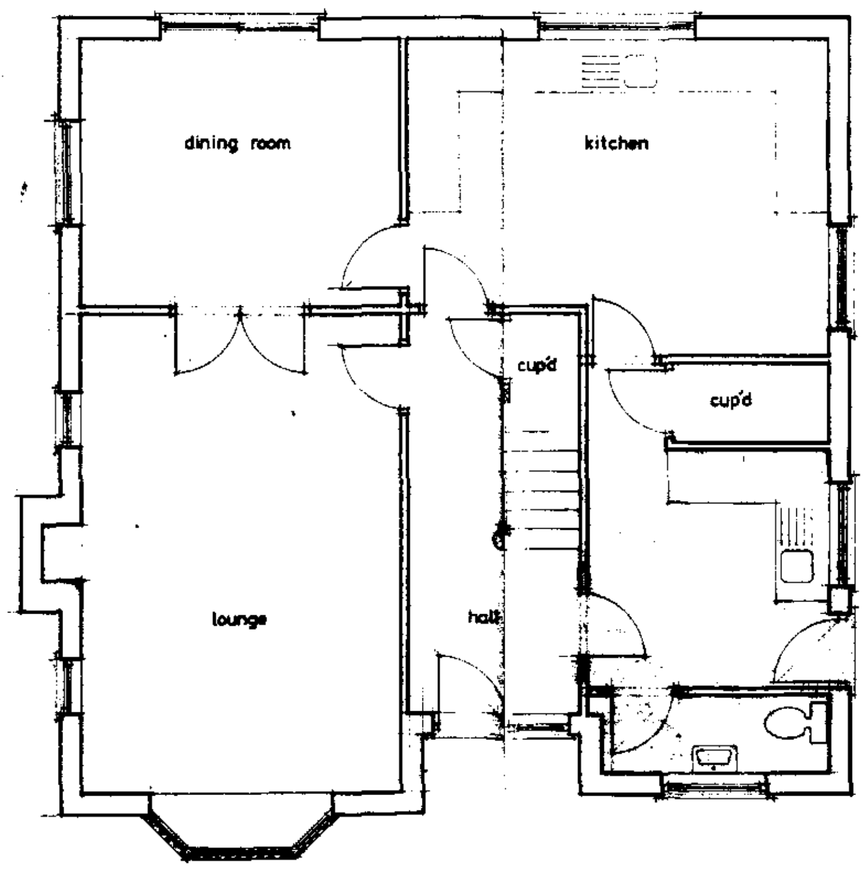
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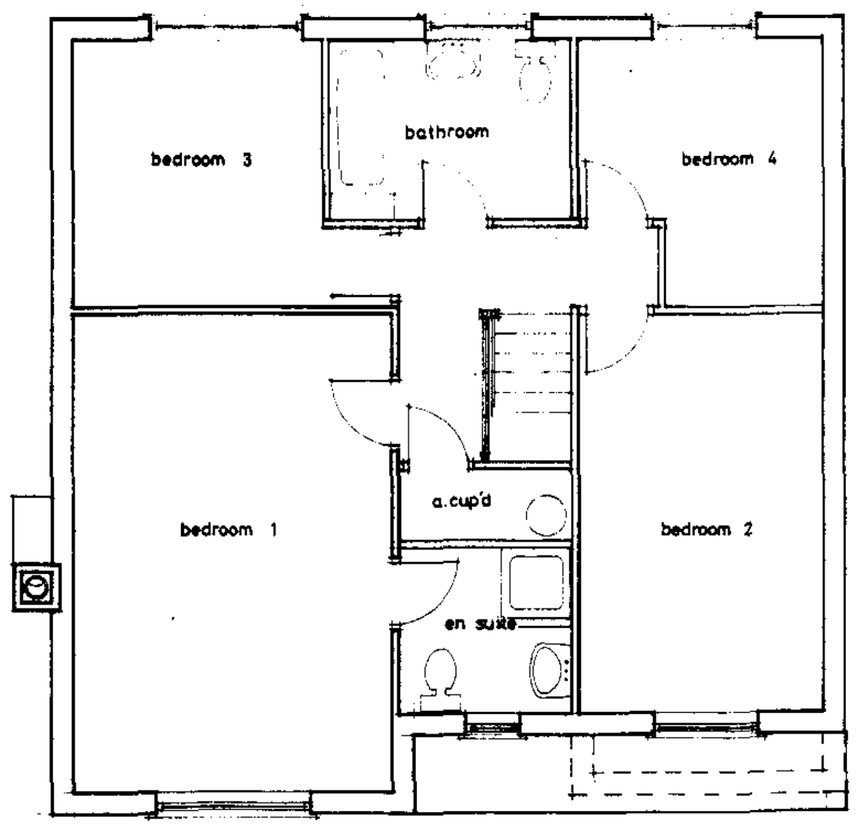
rear



side



ground floor layout



first floor layout

NOTES

SOUTH HOLLAND D.C.
PLAN DEPT.
30 JUN 1994
REF. 0279/94

Broadgate Builders

AMENDED PLAN

Ref.

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: Holbeach (0406) 380532

TITLE

PROPOSED HOUSE AT:
LEADENHALL, HOLBEACH St MARKS, SPALDING.
for J. Ward & Son (Farms).

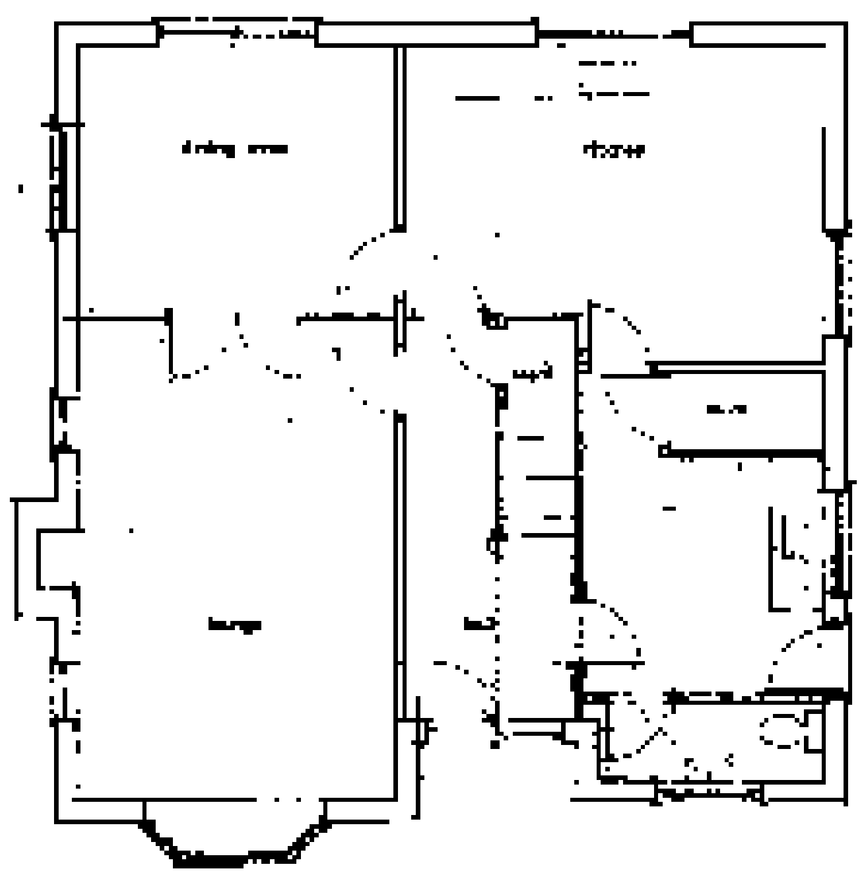
DATE april 1994	DRAWN B.
DRWG No 94009 – 1	SCALE 1:50, 1:100

REVISIONS	DES.	DATE	SIGN

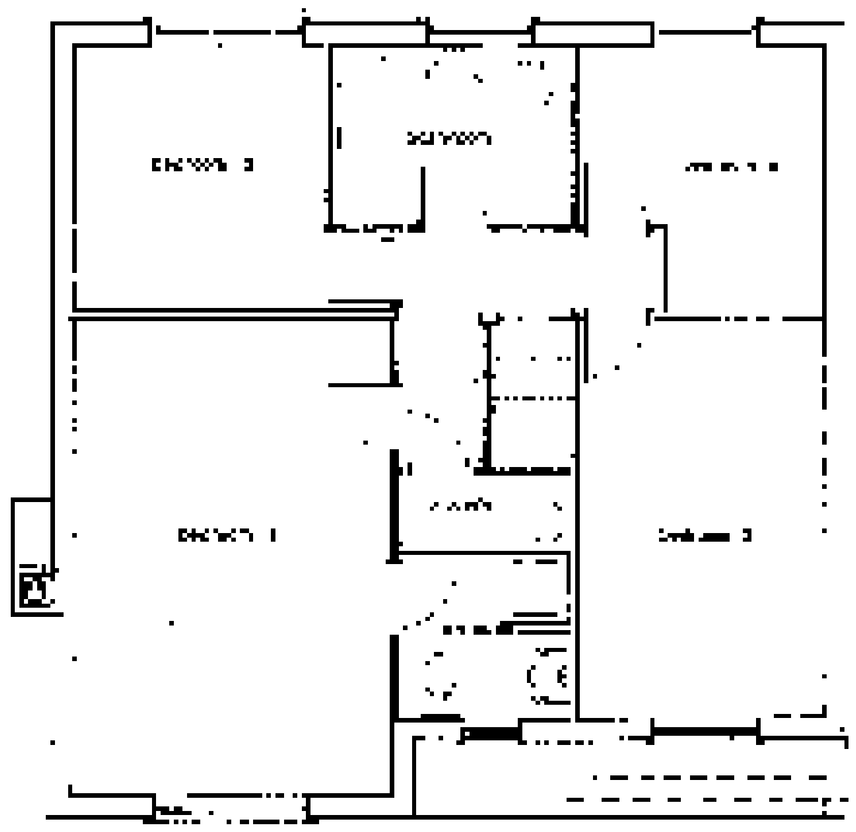
PLANNING	BUILDING REGS.
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ground floor layout



first floor layout

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Broadgate Builders

MASTER PLAN

for J Ward & Son (Farms)