SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0443/93 Received:12-MAY-93 Type:FULL

Name: Mr & Mrs C Biggadike
Cackle Hill Farmhouse
Boston Road
Holbeach, Spalding
Lincs, PE12 8AG

Agent: P G Howson
6 Tentercroft Street
Lincoln
LN5 7DB

Description: Extension and alterations

Location : Cackle Hill Farmhouse Boston Road
Holbeach Spalding, Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Prior to the commencement of the development hereby approved, full details of the proposed facing materials shall be agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity.

This permission is granted in accordance with the application submitted as revised by the amended details (letter and plans dated 4 June 1993) received by the Local Planning Authority on the 7 June 1993.

Director of Planning and Building Control Services
23-JUN-93 H09/0443/93

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire, PE11 2XE (Tel: 0775 761161)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09|0443|93

Date Registered 12 MAY 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs C Biggadike,
Cackle Hill Farmhouse,
Boston Road,
HOLBEACH. PE12 8AG

Tel. No. 0406 25099

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

P.G.Howson,
6,Tentercroft Street,
LINCOLN. LN5 7DB

Tel. No. 0522 528128
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Cackle Hill Farmhouse,
Boston Road,HOLBEACH PE12 8AG

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Demolition of extg.single storey kitchen & toilet and rebuilding of Kitchen study-toilet-utility etc with room-in-roof construction over to form additional accommodation. Ground & first fl. extn. to RH of main house.

Please complete

Signed.....

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

Date .....10 May 1993..... Previous application No.

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works [**] ➡ **Now complete Parts 3, 4 and 5 and an Ownership Certificates**

or This is an **outline** application [ ]

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ]

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [ ]

A. Please state reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ]

A. Please state Reference Number of pervious permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings		If so, how many:
(ii) Other new building(s)		
(iii) Alterations or extension	Yes	
(iv) Change of use		

4. A. Please state site area (in all cases)	0.15 hectares
B. If building works are proposed, please state extra floor space to be created:	70 sq. metres
C. Please state size of any new structure:- (a) max. height:	6.0 metres
(b) max. length:	7.9 metres
(c) max. width:	5.45 metres
D. Please state type and colour of materials for facing external walls:	Dark red brick to match extg.
E. Please state type and colour of roofing materials.	Slate to match extg.
F. Has a survey of the site been undertaken? State Yes or No	

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site.

Existing domestic

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

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 Yes ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of: To soakaways

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

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

D. Foul sewerage will be disposed of to:
Mains sewer Cesspool Septic tank Yes existing

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?		➡ 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 ..... (~~Applicant~~ / Agent) Date 10 May 1993

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 ..... (~~Applicant~~ / Agent) Date 10 May 1993

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 .....

DC INSTRUCTION SHEET

APPLICATION REF: H09/0443/93

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 Scale drawing.... Highway S/W.... Agric appraisal....

☐ Non Std

Precise details:

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations:

All.....
Specified:

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

Precise details:

Consultation/Publicity Required

	Publicity:	Consultations:	
Departure	.....	County	.....
Setting of LB	.....	E Heritage	.....
Public Right of Way	.....	Societies	.....
Discretionary	.....		

Extra Consultations:

Transport	D/Transp A15	..... *	
	D/Transp A18	.....	
	B Rail	.....	
Environment	Env Services	.....	
	NRA	.....	
	Env Assess	..... G *	Specify:
Conservation	LB Demolish	..... G *	Standard
	Eng Heritage	.....	
	Archaeology	..... G	Specify:
	Consultant	.....	
	Other	.....	Specify:
Hazards	HSC Group	..... G *	Standard
	Specific	..... G	Specify:
Other		.....	Specify:

Note
* Longer expiry
G Group available

Case Officer

John. Blackstock

Senior Officer Confirmed ..... Date..... Recorded DC....

HO9/0443/93

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : ✓
Neighbours :
Boundaries :
Site Features : RED BRICK HOUSE/SLATE ROOF - HEATH MOULDINGS ON WINDOWS

Inspected by
Date 25/5/93

Site Notice posted by 25/5/93
Date
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

OK BUT ? ACCURACY OF REPRESENTATION OF WINDOWS PARTICULARLY FRONT BAY

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstances viz: .....

Change to Committee recorded:

Decision confirmed as agenda:

DELEGATED/Non-Det

Case Officer Recommendation

Approve (or equiv) ✓

Refuse (or equiv)

Signed ... Date.....2/6

Notes:

	Disabled
	Prev conditions
	Amended plans – Dwg no: Received:

Conditions/Reasons (cont overleaf)

1. STANDARD TIME CONDITION
2. PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT HEREBY APPROVED FULL DETAILS OF THE PROPOSED ~~FACING~~ MATERIALS SHALL BE AGREED IN WRITING WITH THE LPA.

REASON — IN THE INTERESTS OF VISUAL AMENITY

ADMIN RECORD SHEET

Initial

Submitted Fee £60.

Receipt No P2667

Date first Rec'd 12 MAY 1993

Registration

Reference H09|0443|93

Cross-Ref B09|0272|93

Date 13|5

Validation

TYPE

Site area
No of dwellings
Floorspace

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

Description to be recorded: Extension + Alterations

Invalid

Site plans ☐
Certificate ☐

Fee ☐
Fee (not free) ☐

Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees

Correct fee £60.

Nil fee ☐
Discounted ☐

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 133 OS Plots
Grid ref 535000, 326000

Ward 1 Parish HOUGHTON

Inside IBD NO Inside LP area NO

Linked to site Ref 0066/6

Linked to property Ref

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

Planning Records:
Earlier apps

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

PLANNING AMENDMENT

For office use only

Application No. H09/443/93

Date registered 07 JUN 1993

Case Officer TB

1. Please complete in block letters **NAME AND ADDRESS OF APPLICANT** Tel. No.	**NAME AND ADDRESS OF AGENT** (if form completed by agent) Tel. No. (Contact)
Please complete in block letters **FULL POSTAL ADDRESS OF THE APPLICATION SITE**	
Please complete **EARLIER APPLICATION No.** This application **cannot be considered** unless the relevant reference is stated	
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 ..... Date .....

3. Please complete in block letters **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**	
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)	
State drawing no's of the current submission	
State Officer dealing with the application, if known.	
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers	

OFFICE USE ONLY

To D.C. .....

Validation	Adequate detail Acknowledged	☐ ..... HL	Confirmed .....

Liaison with Building Control	Outside parameters	☐	Confirmed .....
	Referred to case officer	.....	Officer .....
	Amended plans received	☐	No further action .....
	Amended plans needed	☐	Reference .....
	New application needed	☐	
	New submission requested	.....	
	Indexed	.....	

		Principal D.C. Check	Case Officer
		.....	.....
A. **Post Decision**	Immaterial/acceptable as amendment	☐	☐
	New application needed	☐	☐
	New application requested	.....	.....
	Liaison recorded	.....	.....
B. **Current Application**	Same char/desc. (refer to Admin.)	YES NO	YES NO
	Publicity/residents required	NO YES	NO YES
	Too significant	NO YES	NO YES
	New application needed	YES	YES
	New application requested (incorporating fee position)	Date	
	Liaison recorded	Date	

Case Officer: Check List

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

Details of fee required

Details accepted, if different:

Notes:

Signed: .....

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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H09/0443/93

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H09/0644/93 Received:08-JUL-93 Type:CONDITION COMPLIANCE

Name: C & M A Biggadike
Cackle Hill Farmhouse
Boston Road
Holbeach
Spalding Lincs

Agent: C & M A Biggadike
Cackle Hill Farmhouse
Boston Road
Holbeach
Spalding Lincs

Description: Details of facing brick, Redbank - Viceroy (red brick) in respect of Condition 2 of application H09/0443/93

Location : Cackle Hill Farmhouse Boston Road
Holbeach Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd B SMITH
Director of Planning and Building Control Services

19-JUL-93 H09/0644/93

IAN 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

H09/0443/93

FULL

Applicant: Mr & Mrs C Biggadike
Tel: 0406 25099

Agent: P G Howson
0522 528128

Description: Extension and alterations

Location: Cackle Hill Farmhouse
Boston Road
Holbeach
Spalding, Lincs

Valid date:	12-MAY-93	Terminal date:	07-JUL-93
Target dates:		Target Committee:	23-JUN-93
To case officer	19-MAY-93	Report deadline:	09-JUN-93
Inspected by	26-MAY-93		
Extra contacts	02-JUN-93	Case Officer:	
Report if not clear by	16-JUN-93	J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

Size: .15 HA
Category: Extension
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		21-MAY-93	11-JUN-93
Clerk to Holbeach PC	0406 26739	17-MAY-93	31-MAY-93
Cllr N I Capes	0406 23830	17-MAY-93	24-MAY-93
Cllr T G M Tyler	0406 22285	17-MAY-93	24-MAY-93
Cllr D S Venni		17-MAY-93	24-MAY-93

L.C.C – No objections JCB 20/5/93

DRB

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-P/443/93/JAM **Your Ref.**

Date 25 May 1993

Dear Sir,

FULL PLANNING APPLICATION - MR. & MRS. C. BIGGADIKE
EXTENSION TO CACKLE HILL FARMHOUSE, BOSTON ROAD, HOLBEACH

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application on behalf of your client seeking permission for the above development. The submitted details have been inspected and I have the following observations which should be brought to your clients and prospective purchasers attention.

The watercourse alongside Boston Road is my Board's Holbeach River and the Board's Byelaws as summarised on the enclosed standard conditions apply and must be brought to your clients attention. Whilst, I do not anticipate that the proposal will affect my Board's interests your clients attention should be drawn to the following advice.

I note soakaway drainage systems are intended for roof water disposal and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately, bearing in mind that high ground water levels may be experienced during periods of prolonged heavy rainfall.

Other watercourses adjoining the site are privately owned and maintained.

The riparian owners consent must be obtained prior to any filling being undertaken or extra stormwater run-off discharged to the private dyke. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. Should improvements be required to privately owned dykes to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details.

The applicant is advised that it is my Board's policy to seek a contribution where increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding developments.

The contribution rate is currently £7,040 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees as set out in the following scale, and V.A.T., although these figures are subject to periodic review.

Our Ref: RS/PA-P/443/93/JAM Your Ref: 25 May 1993

The Engineering & Administration Fees are:-

Contribution			Percentage Fee
up to		£25,000	15%
£25,000	to	£100,000	12.5%
over		£100,000	10%

MINIMUM CHARGE £35

A copy of this letter is being forwarded to the Director of Planning.

Yours faithfully,

ENGINEER TO THE BOARD

P.G. Howson, Esq.,
6 Tentercroft Street,
Lincoln.
LN5 7DB

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: H09/0443/93

Applicant: Mr & Mrs C Biggadike
Cackle Hill Farmhouse
Boston Road
Holbeach, Spalding
Lincs, PE12 8AG

Agent: P G Howson
6 Tentercroft Street
Lincoln
LN5 7DB

Description: Extension and alterations

Location: Cackle Hill Farmhouse Boston Road
Holbeach Spalding, Lincs

Type: FULL

Date received: 12-MAY-93

17-MAY-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 31-MAY-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is 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 Judge

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3 JUN 1993 36

Attention of		File Nos.
DPO	NRM	
DCPO	BS	
JC	ACP	
Action by		Acknowledge YES/NO
Liaise with		by
Copy to		Date

J Blacklock

JB/SAH H09/0443/93

Mr P G Howson
6 Tentercroft Street
Lincoln
LN5 7DB

26 May 1993

Dear Sir

Demolition of kitchen and toilet and extensions to existing house - Cackle Hill Farmhouse, Boston Road, Holbeach

With reference to the above, I would be obliged if you would clarify the following points:-

a) Your drawings provide only a tentative indication of window type. Given the fact that the windows have pronounced mouldings, could you please submit revised drawings which accurately show the existing windows and their surrounds, including the bay window at the front and the proposed windows and their surrounds. Please indicate whether the windows will be made of metal or wood.

b) Some large Beech trees lie along the northern boundary of the site and their canopies would appear to extend some way over the site and certainly, more than is shown on your plan. Could you please supply a plan which accurately shows the canopy spread in relation to the house and the proposed extensions.

Please note these comments are offered without prejudice to a formal decision on this application.

Yours faithfully

R Midlen
Principal Planning Officer (Development Control)

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2667
Date received : 12-MAY-93

Received from

P G & I A M Howson

Address

6 Tentercroft Street
Lincoln

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

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

FILE COPY

6,Centercroft Street,
LINCOLN. LN5 7PN.
(0522 528129)

4 June 1993.

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

Dear Sir,

Proposed extensions to Cackle Hill Farmhouse,
Boston Road, HOLBEACH. Mr. & Mrs. C Biggadike.

Thank you for your letter ref. DC/[illegible]/H09/0443/93 with regard to the above application and I would refer to my telephone conversation with your Mr.Blacklock.

I enclose herewith revised drawing showing more detail of the existing and proposed windows to the front and rear elevations. I would confirm that the new windows are to be softwood for painting or staining. You will note that the window to the study has, with the agreement of the owners,been reduced to correspond with the one for the utility room - but they wish to retain the new first floor window as shown, and to your agreement, to that of the existing first floor rear bedroom.

The outline of the large beech tree (marked A on the site location plan) is also shown. It is not the intention to demolish this tree and a soil survey which has been carried out indicates no problems are likely to be encountered by leaving it in position. As indicated, there will no doubt be some trimming and cutting back necessary to the large branch which at present overhangs the existing single storey kitchen. This will be done to a minimum necessary as the work proceeds, bearing in mind the higher roof position than at present.

I trust this information is now sufficient for you.

Yours faithfully,

Peter J Lowson.

SOUTH HOLLAND D.C.
PLANNING DEPT
07 JUN 1993
REF ACK KL

EXTG TREE/HEDGE TO REMAIN

EXTG SEPTIC TANK - DRAINED & NOW FILLED

APPROX LINE OF BRANCH SPREAD AS SHOWN ON PLAN

APPROX LINE OF BRANCH SPREAD AS SHOWN ON PLAN

PATIO TO R. ELEVATION

KITCHEN

PANTRY

STORE

EXTG OPENING

DINING AREA

GLAZED CONSERVATORY

LOUNGE AREA

PATIO FIREPLACE

EXTENT OF LOW BRANCH WHICH MAY HAVE TO BE TRIMMED (AT REAR ELEV)

TO EXTG. DRAIN IN YARD.

G.F. PLAN AS EXISTING

ALSO SHOWING DETAILS OF TREE TO BE REMOVED

CYL.

DN

FIRST FLOOR AS EXISTING

PLANS OF EXISTING DWELLING :- CACKLE HILL FARMHOUSE - BOSTON ROAD - HOLBEACH

MR & MRS C BIGGADIKE

SCALE 1:50.

PROPOSED DEMOLITIONS OUTLINED IN RED

APPROX. OUTLINE OF BEECH TREE MARKED (A) ON SITE LOCATION

BOSTON ROAD

EXTENT OF BRANCH SPREAD AS PLAN

REAR ELEVATION AS EXTG

FRONT ELEVATION AS EXTG

SHOWING SOFTWOOD SLIDING BOX SASHES & BAY WITH SLIDING CASHES

MILL HOUSE

MILL LANE

HOLBEACH HOSPITAL

BOSTON TRACK

To Holbeach

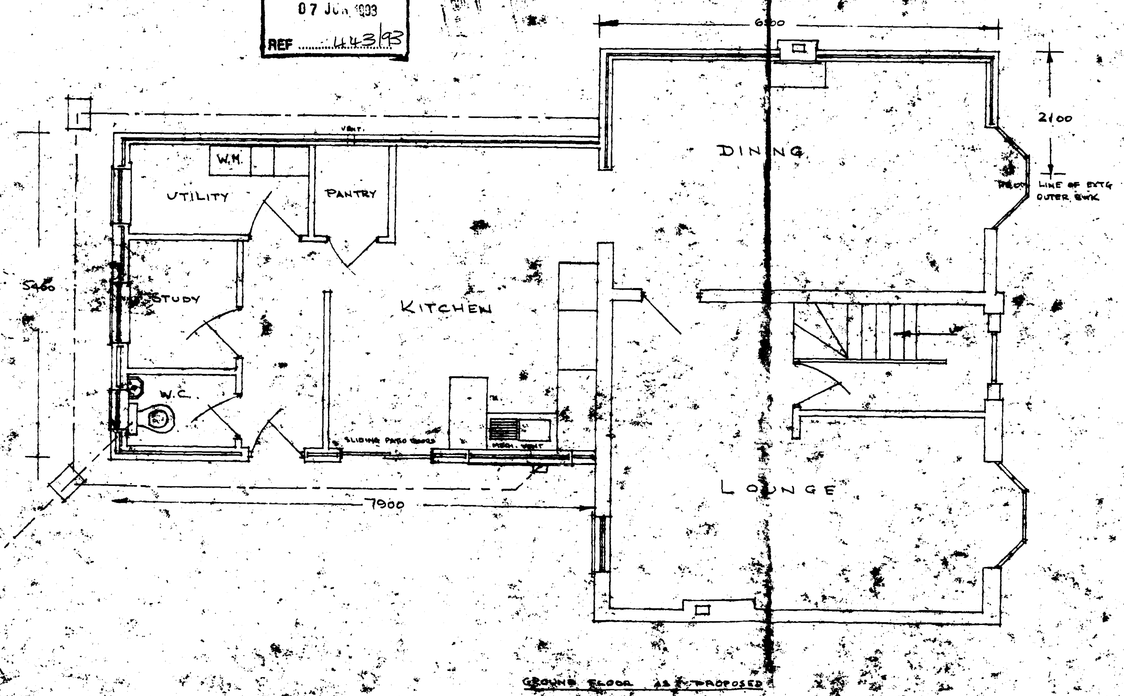
To Boston

CACKLE HILL FARMHOUSE

CACKLE HILL FARM

SITE LOCATION

SOUTH HOLLAND D.C.
- PLAN DEPT
07 JUN 1993
REF ..H43/93



GROUND FLOOR AS PROPOSED



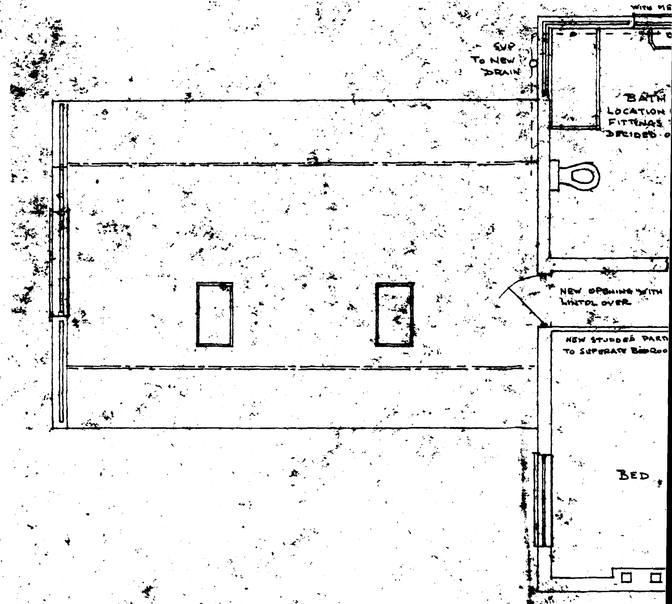
SIDE ELEVATION AS PROPOSED



PROPOSED FRONT ELEV.



PROPOSED REAR ELEV.



PROPOSED NEW KITCHEN - TOILET - STUDY - UTILITY & EXTENSION TO FORM NEW BATHROOM - DINING ROOM & FIRST FLOOR ACCOMMODATION

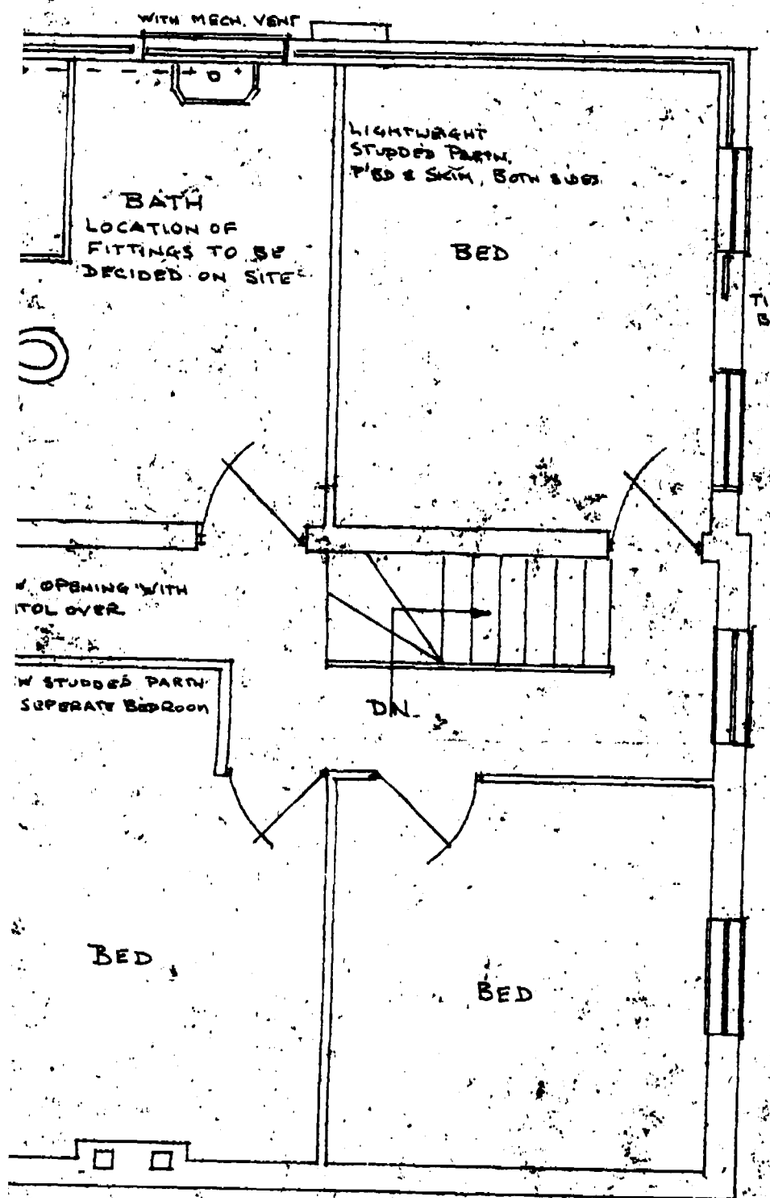
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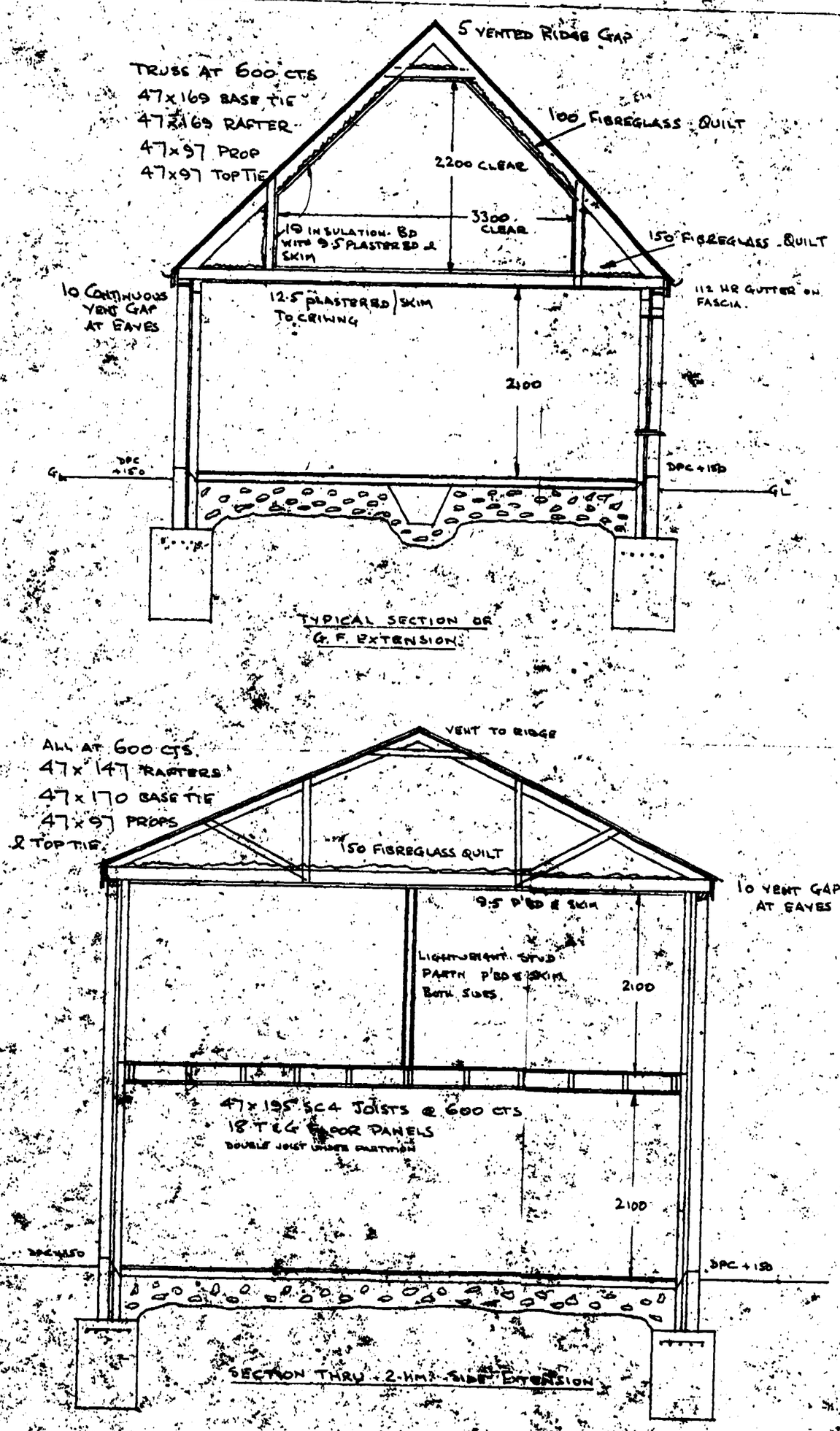
ACKERHILL FARMHOUSE
MESSINGHAM - HUMBERSIDE

FOR

MR & MRS C.I. RUGGIERO

SCALE 1:100





FOUNDATIONS - FOR FOUNDATION DETAILS READ STRUCTURAL REPORT.

ROOF - SLATES ON 19x38 LATH ON ROOF FELT ON ROOF TRUSSES - CALCS ENCLOSED. EXTG RAFTERS CUT & TRIMMED WHERE NEW ROOF JOINS.

WALLS - 112 EXTL BWK - 50 CAVITY WITH THERMAL BATTS 100 THERMAL BLOCKS INTNLY - CATNIC OR SIMILAR LINTOLS TO ALL OPENINGS. FLUE LINERS TO NEW CHIMNEY STACK. FINISH 600 ABOVE RIDGE.

FLOORS - 50 SCREED ON 150 REIN. SLAB ON 1000 DP MEMBRANE ON 250 COMPACTED HARDCORE - SEE STRUCTURAL REPORT

DRAINS - 100 SG PIPES OR SIMILAR TO CORRECT FALLS CONNECTED TO EXISTING - IN YARD.

R.W. DISPOSAL - TO SOAKAWAYS FROM H.R. GUTTERS & R.W. PIPES.

ROOF LIGHTS - TO BE VELUX WITH TRICKLE VENTS

BRICKWORK - TOOTHED & BONDED WHERE ADJOINING EXTG. MATCHING SOUND BRICKS FROM DEMOLITIONS TO BE REUSED ON FRONT ELEVATION

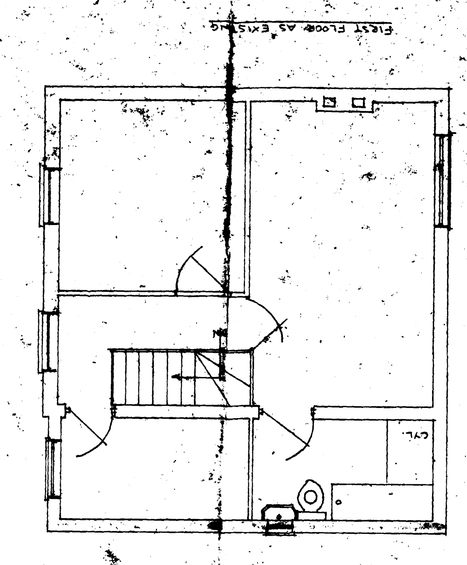
WINDOWS - STANDARD JOHN CARR OR SIMILAR SOFTWOOD & PAINTED TO REAR & SIDE.
NEW SLIDING BOX SASH TO MATCH EXTG TO FRONT. FIRST FLOOR
NEW G.F. BAY TO MATCH EXTG TO FRONT ELEV
ALL WINDOWS & MOULDINGS TO BE SOFTWOOD & PAINTED

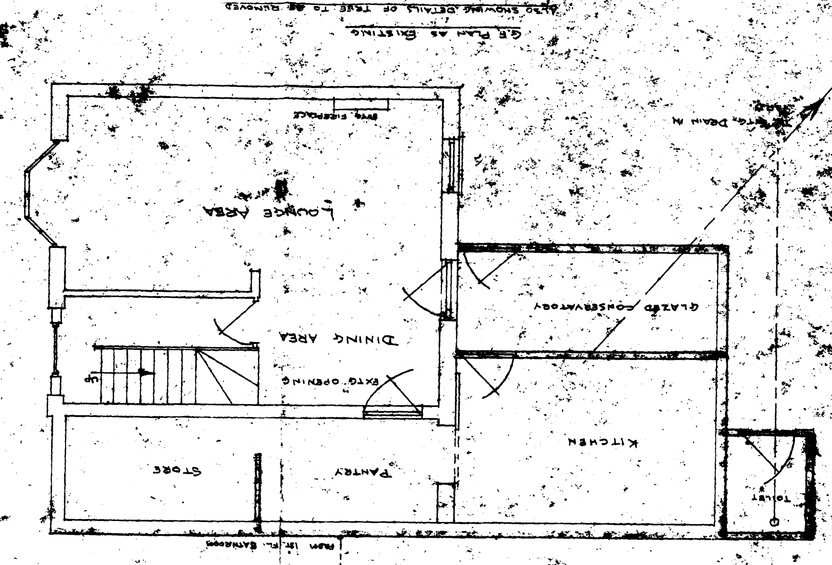
Plans of existing dwelling - Cackle Hill Farm House - Boston Road - Holbeach

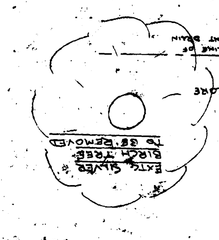
Mr & Mrs C Biggadike

Scale 1:50

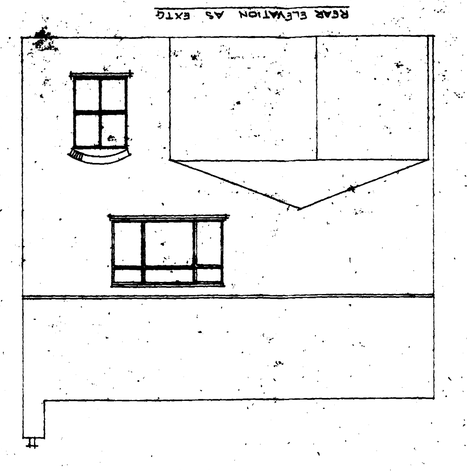
Proposed demolitions outlined in red

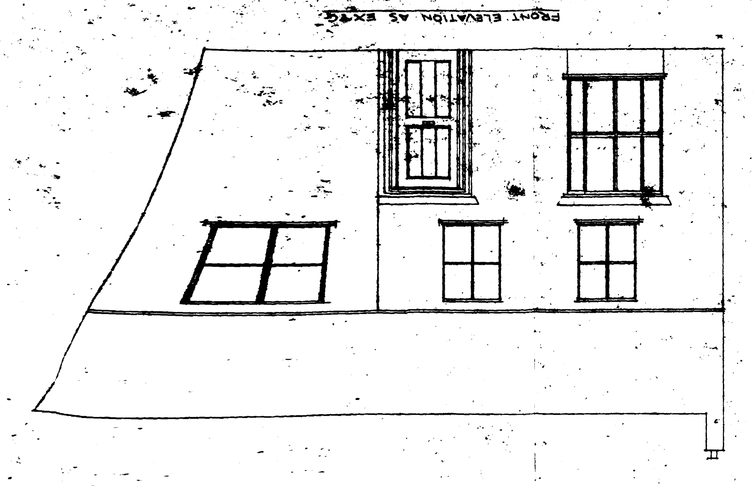


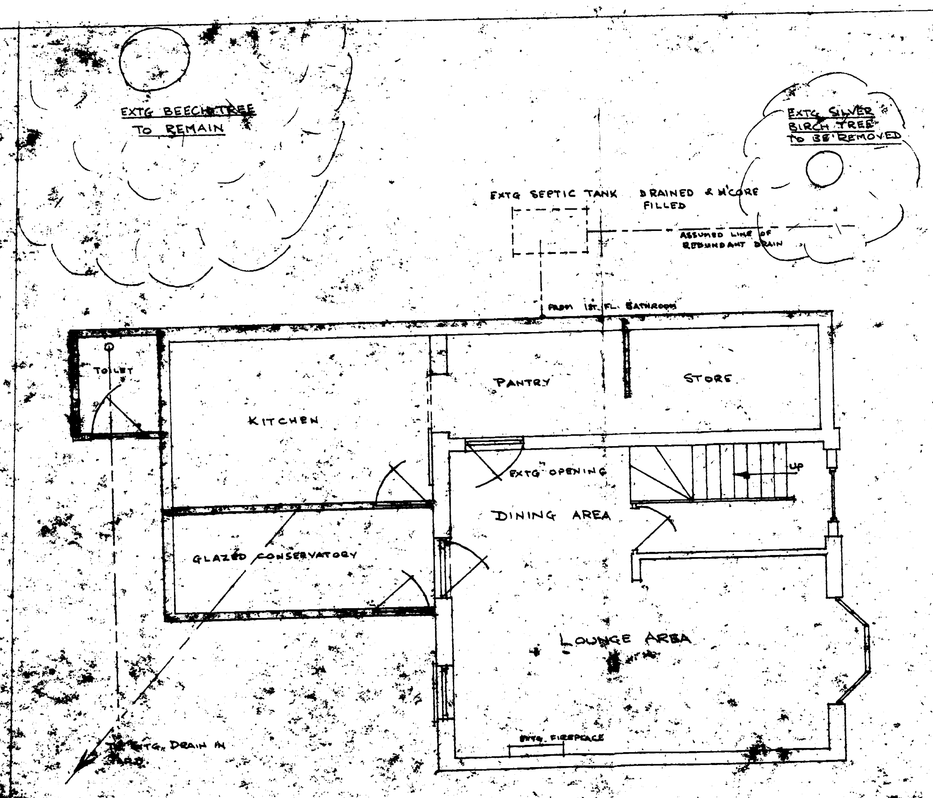






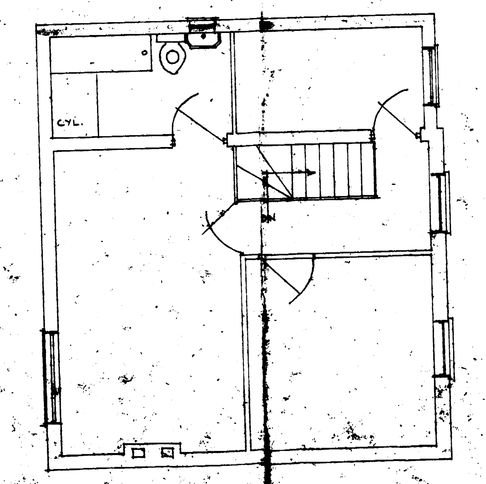




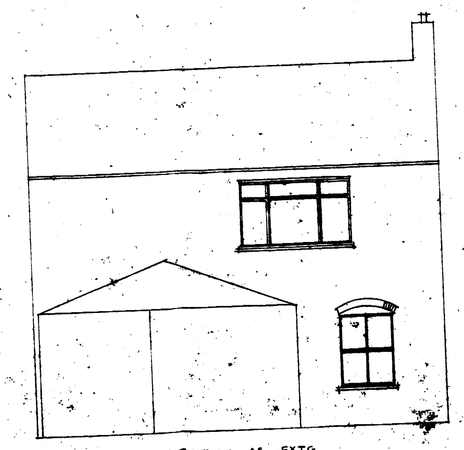


G.F. PLAN AS EXISTING

SHOWING DETAILS OF TREE TO BE REMOVED



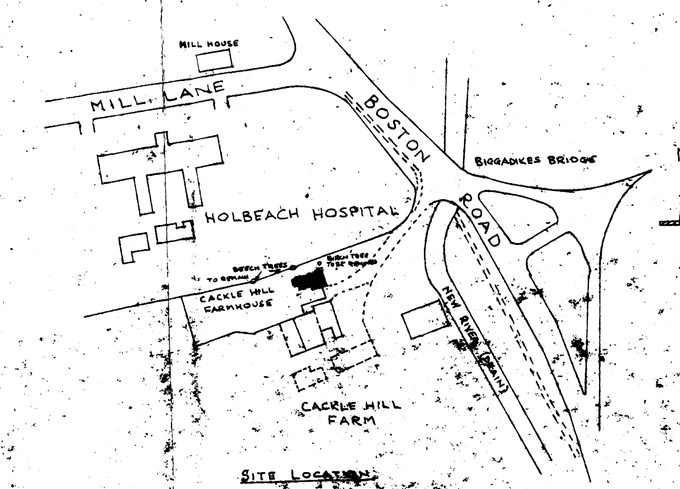
FIRST FLOOR AS EXISTING



REAR ELEVATION AS EXTG



FRONT ELEVATION AS EXTG



SITE LOCATION

PLANS OF EXISTING DWELLING AT CACKLE HILL FARM HOUSE - BOSTON ROAD - HOLBEACH

MR & MRS C. BIGGADIKE

SCALE 1:50

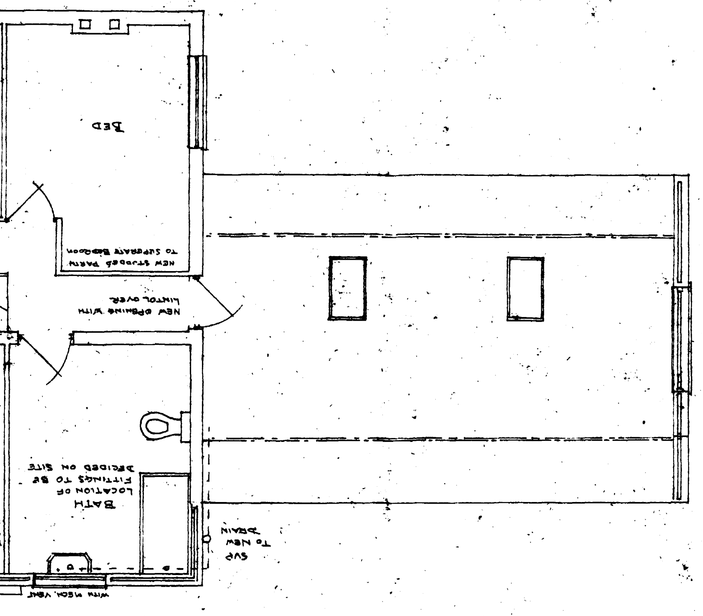
PROPOSED DEMOLITIONS OUTLINED IN RED.

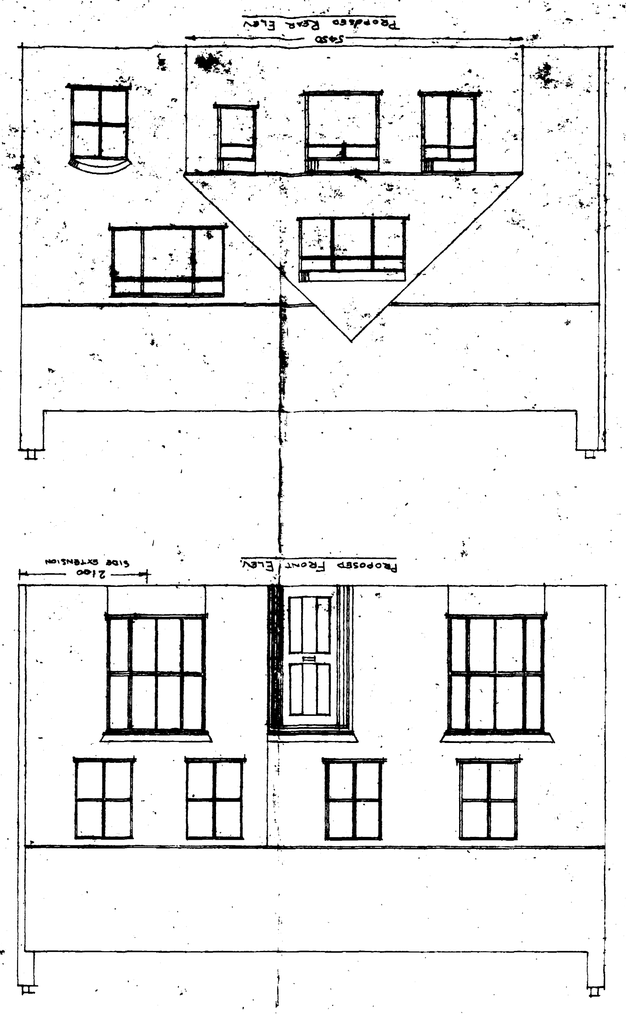
SOUTH HOLLAND DIST.
PLAN DEPT.
12 MAY 1993
RECEIVED

PROPOSED NEW KITCHEN - TOILET - STUDY/UTILITY & EXTENSION TO FORM NEW BATHROOM / DINING ROOM & FIRST FLOOR ACCOMMODATION

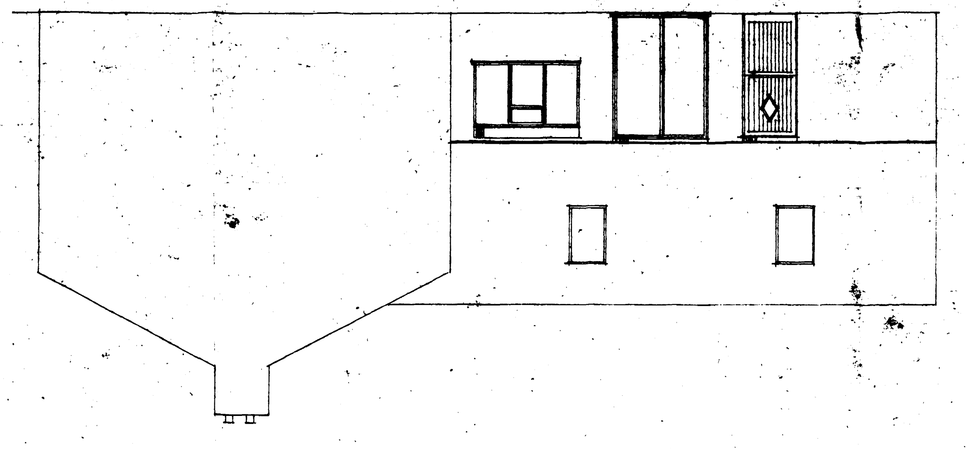
CASTLEMILK FARMHOUSE
BARTHOLOMEW — HIGHBRIDGE
NR BRIDGE C. RIDGEADDLE

SCALE - 1:100

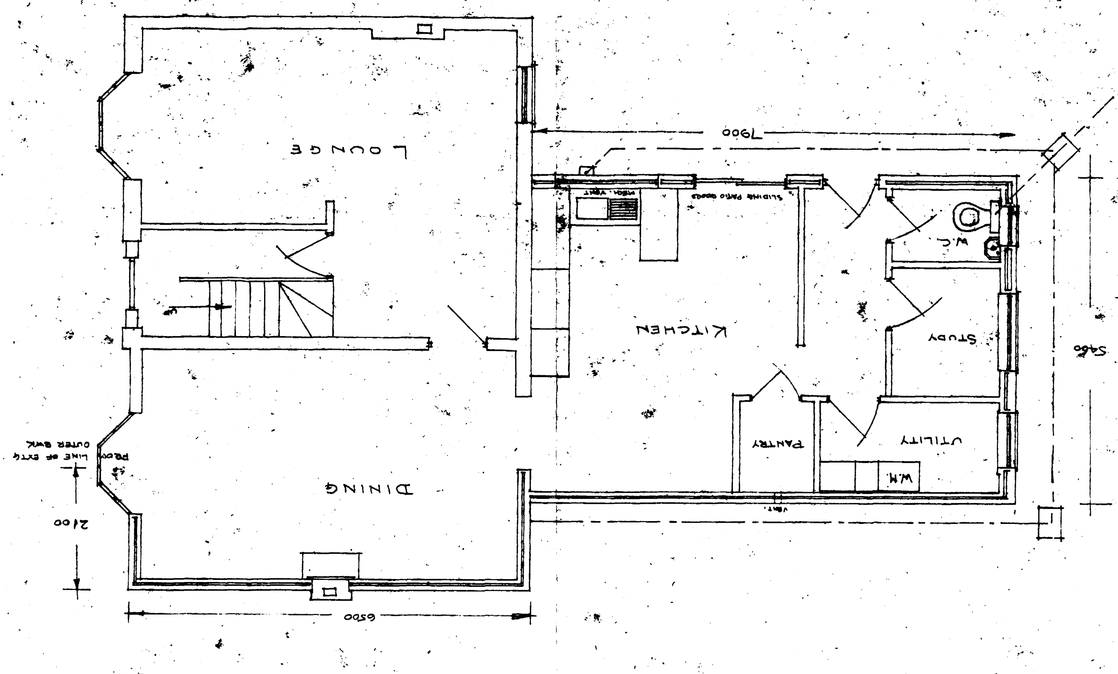


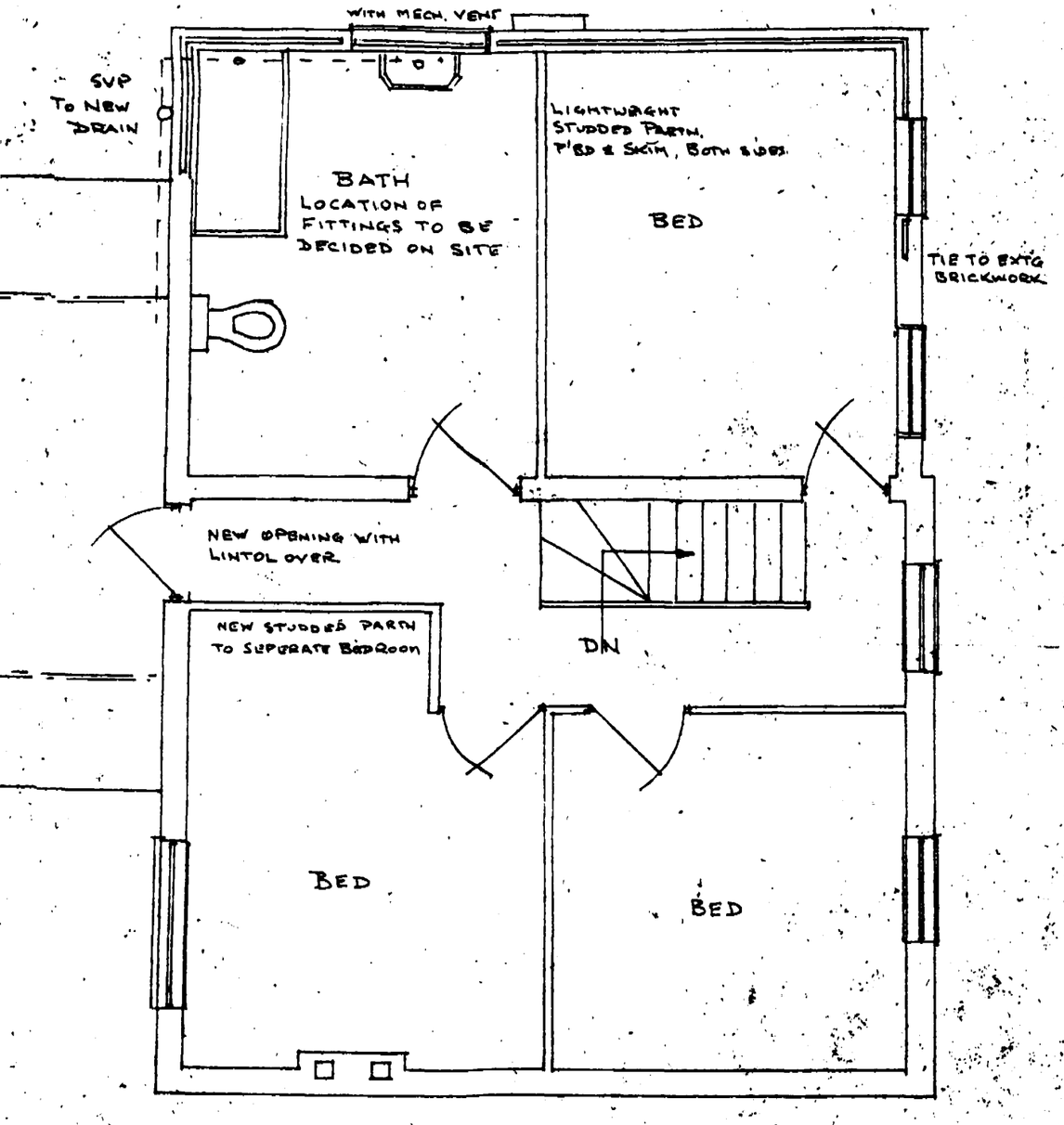


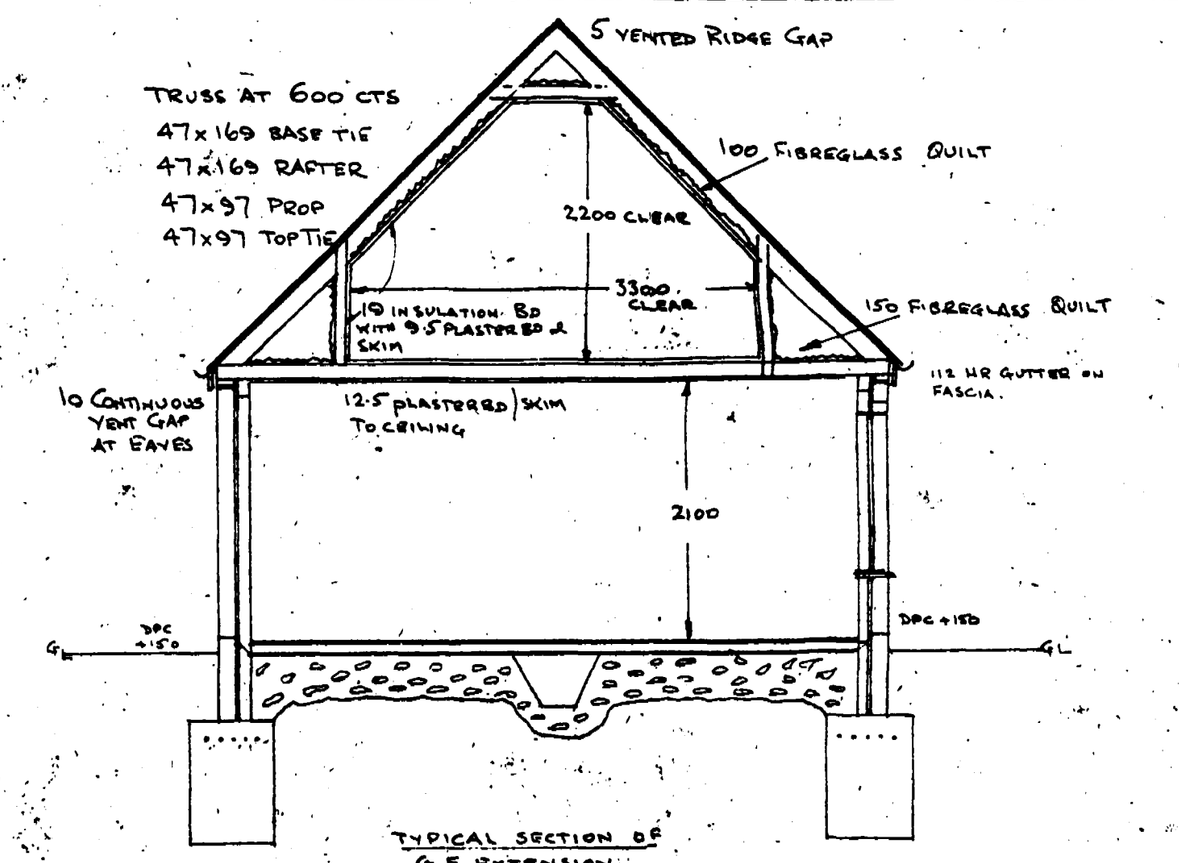
SIDE ELEVATION AS PROPOSED



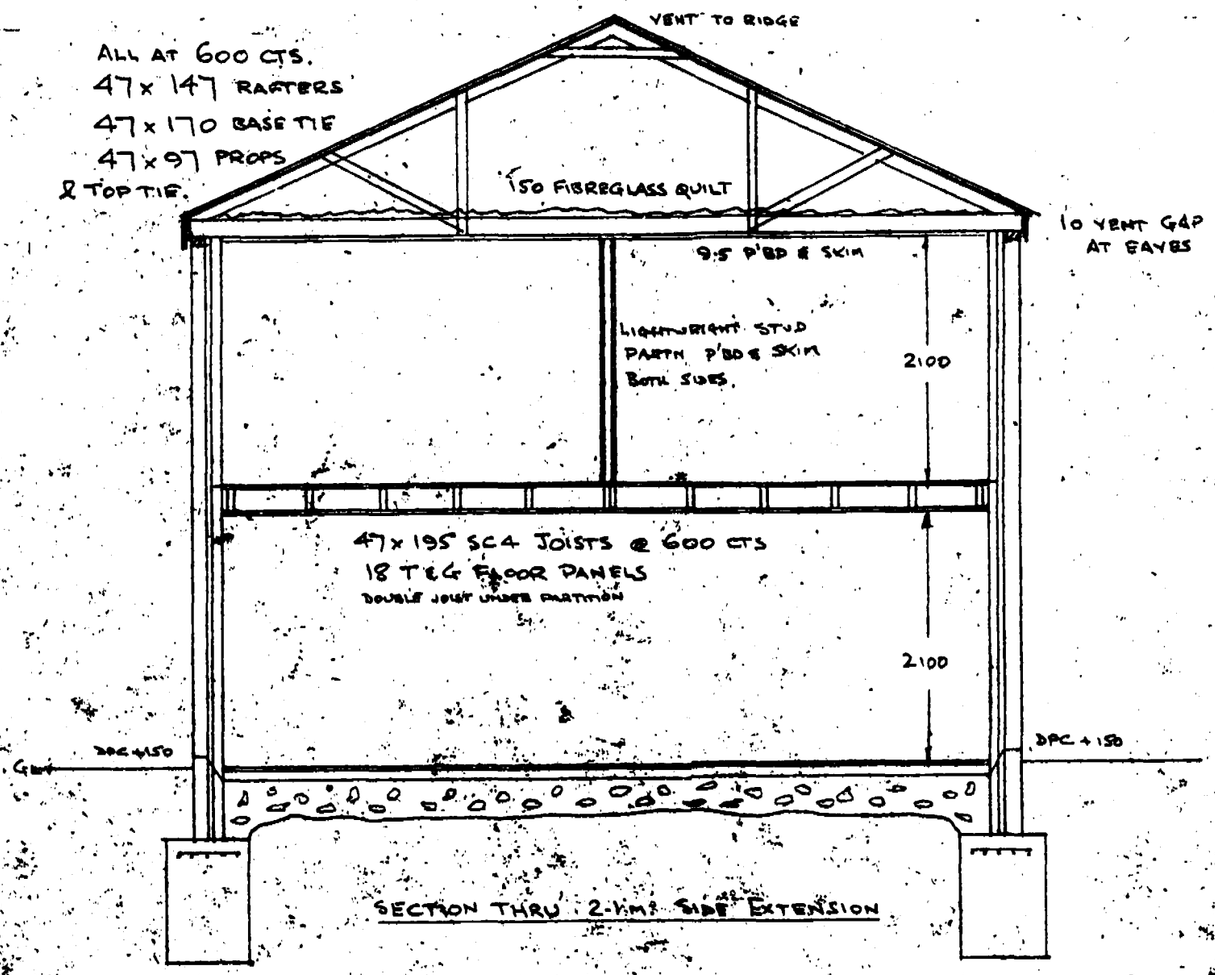
GROUND FLOOR AS PROPOSED







TYPICAL SECTION OF G.F. EXTENSION



SECTION THRU 2-STOREY SIDE EXTENSION

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SOUTH HOLLAND D.C.
PLAN DEPT.
12 MAY 1993
REF. ...

P.G.H. MAY 1993