SOUTH HOLLAND DISTRICT COUNCIL

Application for Planning Permission and for relevant demolition of an unlisted building in a conservation area
Town and Country Planning Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: zafar | Surname: karim

Company name:

Street address: 17 High Street
Holbeach
Town/City: Spalding
County: Lincolnshire
Country: United Kingdom
Postcode: PE12 7DU

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Brian | Surname: Shemeld

Company name: Brian Shemeld

Street address: 264 eastfield rd
264 eastfield rd
Town/City: Peterborough
County: Cambridgeshire
Country: United Kingdom
Postcode: PE14BE

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address: sunburst62@ntlworld.com

3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

Demolition of single storey rear wing (retrospective)
Removal and re- build of upper pert of front elevation (retrospective)
Construction of new 2 storey rear wing.
Change of use of 1st & 2nd floors of offices.

Has the building, work or change of use already started? (•) Yes ( ) No

If Yes, please state the date when building, works or use were started: 05/01/2015

Has the building, work or change of use been completed? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 17 Suffix:

House name:

Street address: High Street

Holbeach

Town/City: Spalding

County:

Postcode: PE12 7DU

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 535929

Northing: 324835

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Ms First name: julie Surname: middleditch

Reference: PE-00310-2015

Date (DD/MM/YYYY): 21/03/2016 (Must be pre-application submission)

Details of the pre-application advice received:

all proposals acceptable with amendments to shop front , and flat roof not acceptable.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ( ) Yes (•) No

Is a new or altered pedestrian access proposed to or from the public highway? (•) Yes ( ) No

Are there any new public roads to be provided within the site? ( ) Yes (•) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (•) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (•) No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (•) Yes ( ) No

If Yes, please provide details:

wheeled refuse bins for ground floor occupancy at rear of site.

Have arrangements been made for the separate storage and collection of recyclable waste? ( ) Yes (•) No

8. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ( ) Yes (•) No

9. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

Most of the building was in a dangerous state of disepair

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

red stock brick, painted white at front only & render to gable wall.

Description of *proposed* materials and finishes:

red stock brick painted white at front only.

Roof - description:

Description of *existing* materials and finishes:

brown redland 49 tile

Description of *proposed* materials and finishes:

brown redland 49 tile

Windows - description:

Description of *existing* materials and finishes:

white painted sw window frames
anod. al shop front

Description of *proposed* materials and finishes:

white painted sw window frames- existing re- used in front elevation
sw shop front , colour tbc

Doors - description:

Description of *existing* materials and finishes:

white painted sw in rear wing
anod. al in shop front.

Description of *proposed* materials and finishes:

white painted sw in rear wing
sw in shop front, colour tbc

Boundary treatments - description:

Description of *existing* materials and finishes:

brick walls

Description of *proposed* materials and finishes:

none

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

none

Description of *proposed* materials and finishes:

none

Lighting - add description

Description of *existing* materials and finishes:

none

Description of *proposed* materials and finishes:

concealed lighting in top frame of sign

Others - description:

Type of other material: rw goods

Description of *existing* materials and finishes:

black painted ci

Description of *proposed* materials and finishes:

black upvc to rear wing.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Proposed , drgs no 5006 / 1 - 7
existing, drgs no 5006 / 20 - 24
DAS

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system? ○ Yes ◉ No ○ Unknown

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ○ Yes ◉ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☐ Sustainable drainage system ☒ Main sewer ☐ Pond/lake

☐ Soakaway ☐ Existing watercourse

14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

15. Existing Use

Please describe the current use of the site:

Ground floor hot take away food sales
1st & 2nd floors living accomodation

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ◉ Yes ○ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

wheeled refuse bins for food sales business, to be moved to front of building for collections.
weekly volume approx 2.5 cu.m

18. Residential Units

Does your proposal include the gain or loss of residential units? ◉ Yes ○ No

Key Worker Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Key Worker Housing Total: 0

Key Worker Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units		1			
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Key Worker Housing Total: 1

Overall Residential Unit Totals

Total proposed residential units	0
Total existing residential units	1

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ◉ Yes ○ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area		0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	106.0	106.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking estabishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	55.0	0.0	60.0	60.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0

19. All Types of Development: Non-residential Floorspace (continued)

	Total	55.0	0.0	166.0	166.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	3	2	4
Proposed employees	12	2	13

21. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known
A2							☒
A5							☒

22. Site Area

What is the site area? 95.00 sq.metres

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

none

Is the proposal for a waste management development? ○ Yes ◉ No

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

25. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◉ The agent ○ The applicant ○ Other person

26. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding *("agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act).*

Title: Mr First name: brian Surname: shemeld

Person role: Agent Declaration date: 20/05/2015 ☒ Declaration made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 20/05/2015