SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 761161
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937

Application no: H09-0708-11

Applicant: D'Vine Living Ltd
Fitton End
Gorefield
Wisbech
Cambs
PE13 4NQ

FILE COPY

Agent: David Turnock Architects
Datum House
3 Commerce Road
Peterborough
Cambs
PE2 6LR

Description: Erection of two self-contained apartments

Location: Albert Street
Holbeach
Spalding
Lincs

Amendment: Revised design (dwg no. 1496 AK0001_E)

Letter Sent: 24th October 2011

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

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

Your rights of appeal remain as explained on the original acknowledgement.

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully

Paul Jackson
Planning Manager

PLANNING AMENDMENT

For Office Use only
Application No: H09-0708-11-A1
Date Registered: 18 OCT 2011
Case Officer: David Gedney

SOUTH HOLLAND DISTRICT COUNCIL

(Please complete using block capitals and black ink)

APPLICANT NAME AND ADDRESS	AGENT NAME AND ADDRESS
D'Vine Living Ltd FILE COPY Telephone:	David Tumock Arch Telephone:

SITE ADDRESS DETAILS

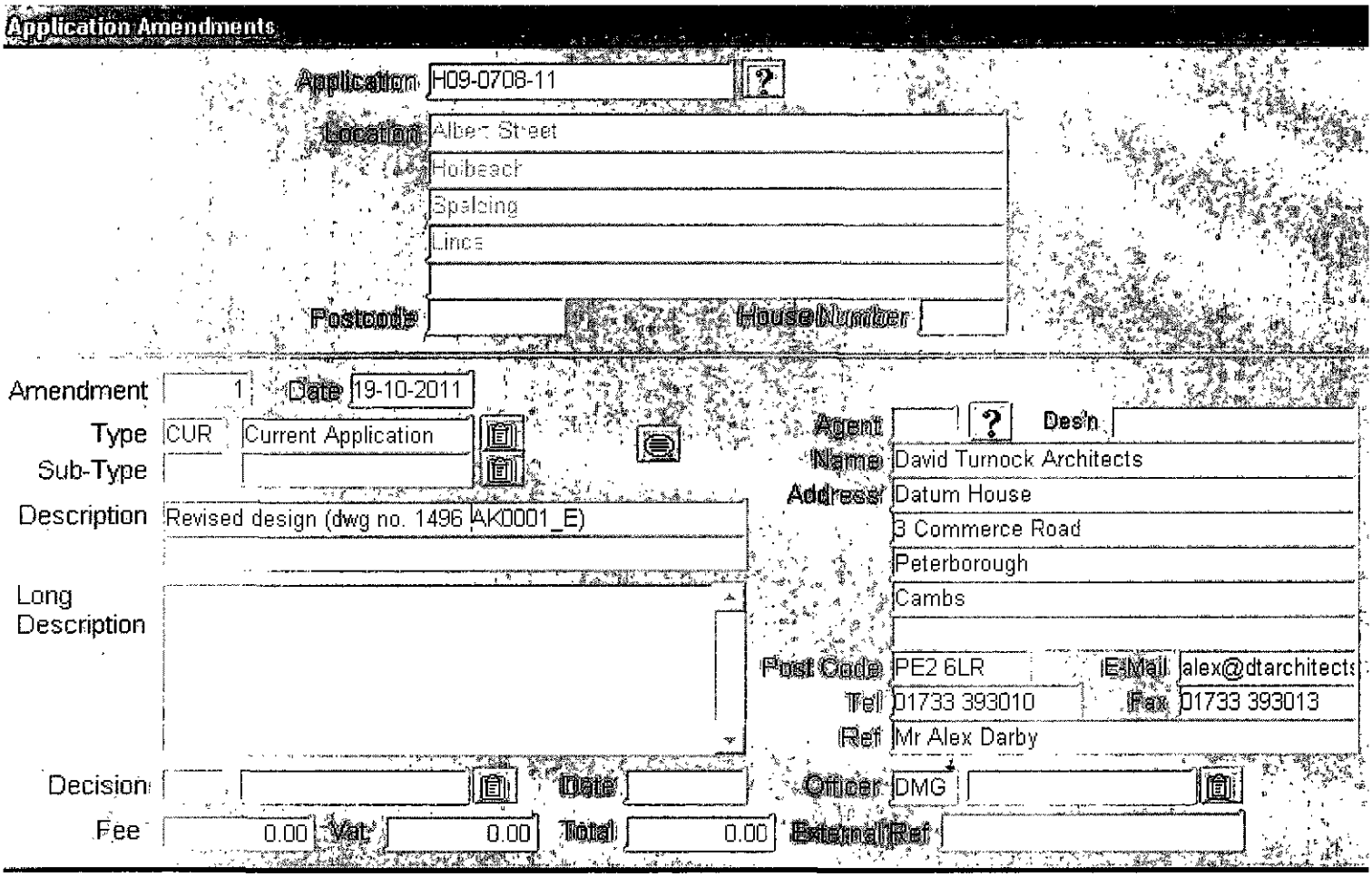
Albert Street, Holbeach

CURRENT APPLICATION NO: This amendment cannot be considered unless the relevant reference is stated.	H09-0708-11
Building Regulation reference relating to same development (if applicable)	

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

Signed : Date:

FULL DESCRIPTION OF DEVELOPMENT OF CURRENT APPLICATION THAT THIS AMENDMENT RELATES TO	Erection of 2 Self contained apartments	
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)	Revised design	
State drawing numbers of the current submission		
Has this amendment been requested by the Council? (If so, state Officer dealing with the application)	YES/NO	
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers		
Has a similar amendment been submitted under Building Regulations? (If so, state Building Control Surveyor dealing with application)	YES/NO	



Please check description

AMENDMENT RECORD SHEET – LIVE APPLICATION

Admin to Complete

Date Received K.P. 19-10 Registered ☑ 8/10/2010

Case Officer to Complete

Has this amendment been requested? ~~Yes~~/No

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

Is it an amendment in principle? ~~Yes~~/No

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

If No, but amendment requested, the following must be completed if the amendment is to be accepted

Certified That The Development Objectives Outweigh The Financial Objectives
Senior Officer's Signature: ..... Date: .....

Re-Consults as a result of this amendment None ☒ All ☒

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

Residents/Other ☑ - *Name/Address:* .....

Re: Revised design – 10 days only.

Case Officer's Decision:

REJECTED – New Application Required ☒

Reason .....

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

ACCEPTED – Superseded Details Removed ☑

Note .....

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

Revised Description (if applicable) .....

Case Officers Signature ..... **Date** 21/10

Admin To Complete

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

Public Register Updated ☑ Acceptance/Rejection Letter Issued ☑ 24/10/08
(Plus Library if Re-Consulting Residents) SENT

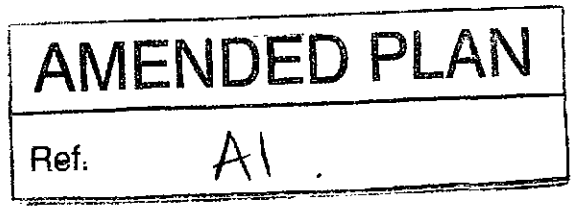
Porter, Karen

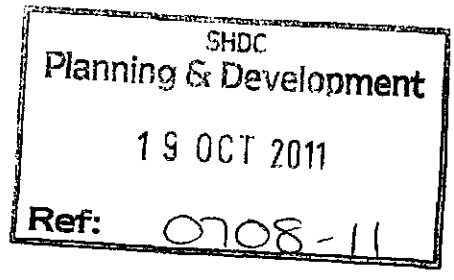
From: Gedney, David
Sent: 19 October 2011 14:31
To: Porter, Karen
Subject: FW: H09-0708-11. Erection of two self contained apartments, Albert St, Holbeach

Attachments: 1496AK0001_E.pdf



1496AK0001_E.pdf
(1 MB)





Karen,

Amended plans. Revised design

DMG

-----Original Message-----
From: David Turnock [mailto:david@dtarchitects.co.uk]
Sent: 18 October 2011 14:27
To: Gedney, David
Cc: kevinsalterdevelopments@btinternet.com; Alex Darby
Subject: FW: H09-0708-11. Erection of two self contained apartments, Albert St, Holbeach

Mr Gedney

Thank you for your e-mail to my colleague Alex Darby dated 6 October with respect to this Application together with your comments. I would respond as follows with respect to the numbers you used and attach our revised drawing ref. 1496 AK0001E which covers these points:

1. We concur with your comment: ground and first floor windows increased in height with the ground floor slightly taller than those on the first floor.
2. Materials annotated as red/brown brick with slate roof: we assume that you will place a Materials Condition on any Permission you consider issuing and we would be content to submit material samples in due course to adequately satisfy this.
3. Eaves and verge detail drawn and noted as plain brickwork detail with undercloak and pointed mortar verge detail i.e. no bargeboard.
5. Chimney added to roof ridge centrally with 2 pots facing the main street elevation.
6. 2 entrance doors to side elevation adjusted to omit timber door surround and include arched head detail.
7. Bathroom layout adjusted to allow wider and deeper windows on south elevation. Both windows will be obscure glazed.
8. Rooflight noted as Conservation style which will sit in the plane of the roof slates and incorporate a central glazing bar as would be a traditional detail.

We have also reviewed the Consultation Comments on your website and note the issues raised by various parties as being:

a) Refuse collection and storage
b) Daylight into adjacent properties of the Dental Surgery and the Baptist Church.
c) Ventilation to the Dental Surgery
d) Vehicle access and egress from site.

We would respond accordingly to the points made:

a) Whilst there has been historic informal use of this site to pile refuse sacks for collection, this is plainly not an attractive solution into the future. Our scheme makes adequate provision for refuse storage within the curtilage of the property and we would hope that one of the benefits of this proposal will be to encourage other neighbours to properly manage their refuse storage on their own land in future.

b) We understand the concerns raised by the Dental Surgery in that they have 3 obscure

glazed windows in the north facing wall of their existing building which will be approx. 1m from the wall of our new building and garden area. However, we do not consider it reasonable to stymie development of the front section of the site which requires the depth proposed into the site in order to make an economic and logical use of the land. Should the Surgery require to maintain high levels of natural daylight into their consulting rooms then they would have the option of installing rooflights into the existing single storey pitched roof of the building.

Whilst the Baptist Church currently enjoys the benefit of westerly sun and daylight into the street elevation of the Church building, there is no right to light across the public highway of Albert Street and this should not prevent the overall benefits to the streetscene which this scheme will bring.

c) Ventilation of the internal spaces of the Dental Surgery is not an issue for this Application and could be achieved by the provision of direct mechanical means through the fabric of their building should they require it.

d) In any such scheme within a Conservation Area it is difficult to provide the full vision splays that would be required by Highways Engineers on new development. However, the pavement width on the west side of Albert Street is relatively generous in width for such a historic town centre location and we feel that whilst caution will be required in both entering and leaving the site, this situation is not untypical in such a historic location.

I trust that this provides you with the information you require.

I would be grateful if you could confirm whether you are now in a position to be able to support this scheme in being presented to your next Chairman's Panel and the date when that will be.

Many thanks

Regards

David

David Turnock Director

for and on behalf of

David Turnock Architects

Datum House

3 Commerce Road

Peterborough

PE2 6LR

Tel: (01733) 393010 FAX: (01733 393013)

E-mail: david@dtarchitects.co.uk

Web: www.dtarchitects.co.uk

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You understand that email is not a 100% secure communication medium and accept this lack of security when communicating with us.

All instructions accepted by David Turnock Architects are accepted subject to our current terms of business.

-----Original Message-----
From: Alex Darby
Sent: 10 October 2011 09:56
To: David Turnock
Subject: FW: H09-0708-11. Erection of two self contained apartments, Albert St, Holbeach - Kevin Salter Developments - Found word(s) erection in the subject

-----Original Message-----
From: Gedney, David [mailto:DGedney@sholland.gov.uk]
Sent: 06 October 2011 12:41
To: Linda Holmes
Subject: H09-0708-11. Erection of two self contained apartments, Albert St, Holbeach - Kevin Salter Developments - Found word(s) erection in the subject

Dear Mr Darby,

In respect of the above application.

The site is within Holbeach Conservation Area and is also in close proximity to listed buildings. Given this fact, a number of revisions are considered necessary for the proposal to be more acceptable on design grounds. These are outlined below:
1) Both the ground floor and first floor Georgian style windows need to be deeper (the ground floor windows should be slightly deeper than the upper).
2) The brickwork should be a traditional reddish brown (not buff) with a traditional slate roof.
3) The eaves and verges should be constructed in brickwork (not fascia or bargeboard)
5) The proposal should incorporate a chimney of appropriate proportions (at least two pots).
6) The two side doors on the rear element of the building should have a Georgian style arch and not a timber surround.
7) The windows on the side (southern) elevation should be significantly deeper. It is appreciated that the bathrooms may need to be re-arranged to achieve this. Although an existing garage would currently obscure one of the windows it is only of temporary construction and as a consequence is not considered to be a short term feature.
8) The rooflight will need to be a "conservation" rooflight.

I look forward to revised plans in due course that satisfactorily address the above. You are reminded that this information is requested without prejudice to the final outcome of the application.

Regards.

David Gedney.

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

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