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

FILE COPY

Application no: H09-0708-11

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

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: Amended design (Dwg no. 1496 AK0001_F, Analysis sheet and correspondence received 16 November 2011)

Letter Sent: 17th November 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

AMENDMENT RECORD SHEET – LIVE APPLICATION

SAS 17/11/11

Admin to Complete

Date Received ... 16.11.11 Registered ☑

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:* .....

.....

10 day consult

.....

.....

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ACCEPTED – Superseded Details Removed ☑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** 17/11

Admin To Complete

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

Public Register Updated ☑ Acceptance/~~Rejection~~ Letter Issued ☑ 17/11/11

(Plus Library if Re-Consulting Residents)

PLANNING AMENDMENT

For Office Use only
Application No: H09-0708-11-A2
Date Registered: 18 NOV 2011
Case Officer: David Gedney

SOUTH HOLLAND DISTRICT COUNCIL

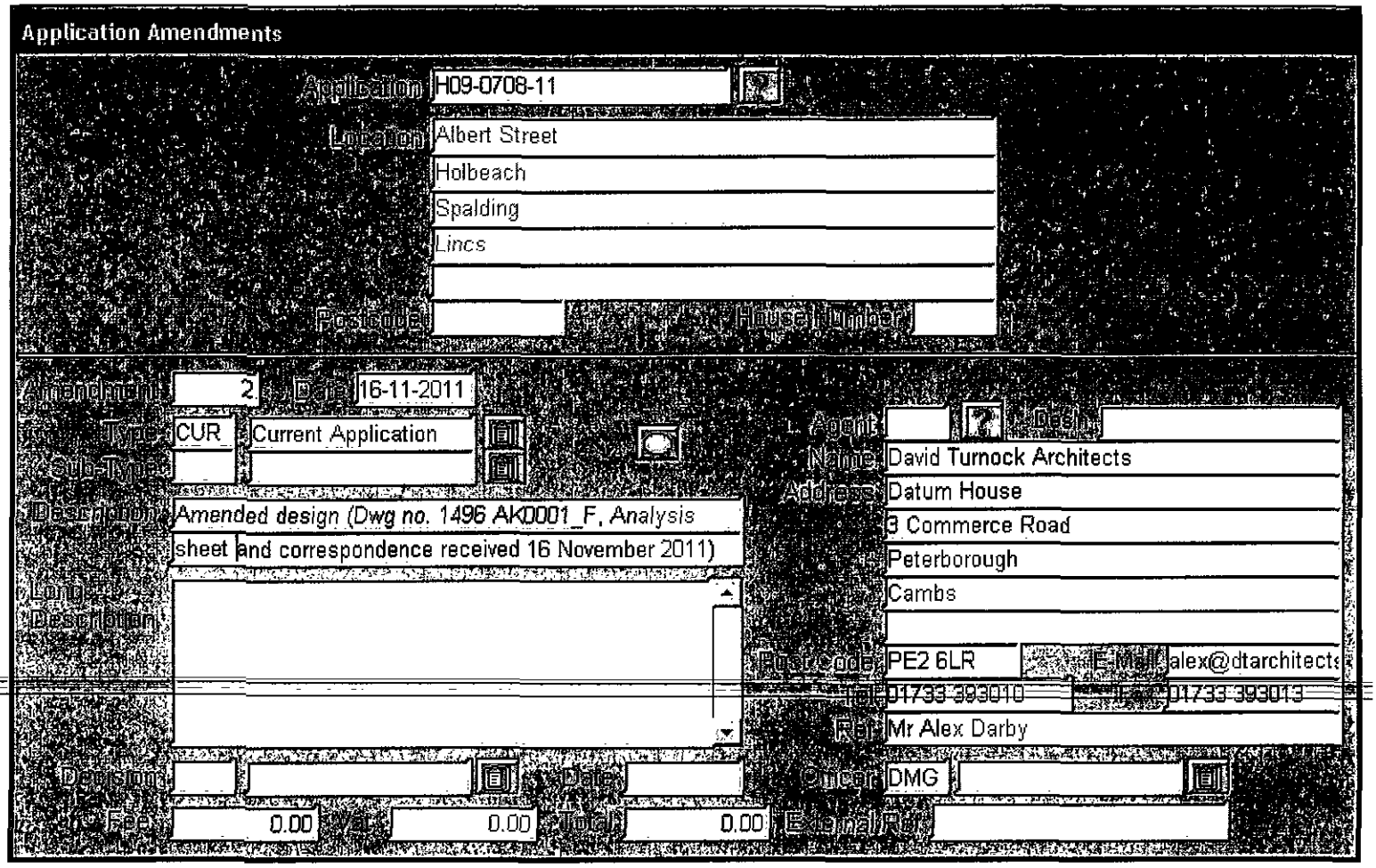
(Please complete using block capitals and black ink)

APPLICANT NAME AND ADDRESS	**AGENT NAME AND ADDRESS**
D'vine Living Ltd **FILE COPY** Telephone:	David Turnock 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)	Amended 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 OK ?

SHDC
PLANNING & DEVELOPMENT
16 NOV 2011
Ref. 0708-11

Porter, Karen

From: Gedney, David
Sent: 16 November 2011 17:02
To: Porter, Karen
Subject: FW: H09-0708-11. Erection of two self contained apartments, Albert St, Holbeach

Attachments: 1496AK0001_F.pdf; 1496ad007 - Vertical Sky Component Analysis.pdf


1496AK0001_F.pdf (1 MB)


1496ad007 - /ertical Sky Compo..

AMENDED PLAN
Ref. A2

Amended details.

DMG

-----Original Message-----
From: David Turnock [mailto:david@dtarchitects.co.uk]
Sent: 16 November 2011 14:01
To: Gedney, David
Cc: kevinsalterdevelopments@btinternet.com; Alex Darby
Subject: FW: H09-0708-11. Erection of two self contained apartments, Albert St, Holbeach

David

Following our meeting on 8 November and as noted in my e-mail below, I confirm that we have now undertaken the analysis of daylight incident on the 3 no. windows in the Dental Surgery which face northwards towards our site.

You will recall that we discussed the fact that there are 2 windows into 1 surgery within the Dental Practice and it was agreed to be reasonable to ensure that 1 of these windows was not disadvantaged by the construction of our proposed 2 flats.

This has been undertaken in accordance with BRE Digest 209 and has been restricted to daylight calculation only given that the due north orientation does not require the exercise being carried out for direct sunlight.

We have analysed the following situations:

1. existing scenario with no buildings on our site.
2. situation of the permitted house under Permission ref.H09-1069/04 3. current proposal for 2 flats 4. modified footprint for the 2 flats to demonstrate less than 20% loss of daylight in accordance with the criteria that this has perceived negligible impact.

The last of these options is illustrated on our revised drawing ref.1496 AK0001F which reduces the length of the proposed building from 11.2m to 10.2m.

We therefore conclude that the daylight into window no. 2 of the Dental Surgery fulfils the advice contained in BRE209. The daylight into window 1 is not affected by this proposal.

I would therefore be grateful if you could confirm that this adequately demonstrates that the loss of direct daylight is within the guidelines of acceptability as set out in BRE209.

Whilst it has little impact on the daylight available to the Dental Surgery windows nos. 1 and 2, it might improve the perceived openness of the area immediately outside these windows if the boundary treatment proposed of an 1800mm brick wall was reduced to say 1500mm or was fenced instead. I do not think this would affect the amenity of users of the garden area to the proposed ground floor apartment. If you think this would also assist then let us know and we will adjust the drawing accordingly.

I would be grateful for your confirmation/ thoughts on this revised proposal.

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

Email Disclaimer

The information in this email is intended only for the addressee named above. Access to the email by anyone else is unauthorised. As this email may contain confidential or privileged information, if you are not the intended recipient any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful.

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: David Turnock
Sent: 09 November 2011 15:55
To: 'Gedney, David'
Cc: Kevin Salter (kevinsalterdevelopments@btinternet.com)
Subject: RE: H09-0708-11. Erection of two self contained apartments, Albert St, Holbeach

David

Kevin Salter and I are very grateful for your time spent yesterday to discuss this Application.

We talked around the only real issue of concern to you being the windows into the adjacent dental surgery and the potential loss of light into these rooms.

On looking at the plan layout of the surgery we identified that of the 3 windows serving 2 separate rooms, perhaps it would be a reasonable compromise to leave 2 uncovered by any new building on our site so that daylight can still be enjoyed in both rooms.

We will therefore look at a reduced massing/ footprint of our new proposed flats on the basis of the BRE Daylight Assessment method, to hopefully prove that the daylight to these windows is not affected.

With regard to the determination of the Application we are grateful that you are able to keep this Application live (i.e. no Refusal or requirement for us to withdraw the Application) given that we can have a revised design submitted to you within the next 2 weeks.

Kind 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

Email Disclaimer

The information in this email is intended only for the addressee named above. Access to the email by anyone else is unauthorised. As this email may contain confidential or privileged information, if you are not the intended recipient any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful.

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: Gedney, David [mailto:DGedney@sholland.gov.uk]
Sent: 07 November 2011 15:46
To: David Turnock
Subject: RE: H09-0708-11. Erection of two self contained apartments, Albert St, Holbeach

David,

4pm tomorrow will be fine, in our offices.

David Gedney,

Development Control Officer,
South Holland District Council,
Priory Rd, Spalding
PE11 2XE
01775 761161

-----Original Message-----
From: David Turnock [mailto:david@dtarchitects.co.uk]
Sent: 07 November 2011 15:41
To: Gedney, David
Cc: kevinsalterdevelopments@btinternet.com
Subject: RE: H09-0708-11. Erection of two self contained apartments, Albert St, Holbeach

David

My Client has returned to site this morning to reappraise himself of the adjoining Dental Surgery windows which we understand are your major concern with regard to this Application.

Would it be possible to have a brief meeting with you at say 4.00pm tomorrow before we formally decide whether to withdraw the Application or take the Refusal? It would be good to try and determine whether you see this as insurmountable.

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

Email Disclaimer

The information in this email is intended only for the addressee named above. Access to the email by anyone else is unauthorised. As this email may contain confidential or privileged information, if you are not the intended recipient any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful.

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: Gedney, David [mailto:DGedney@sholland.gov.uk]
Sent: 07 November 2011 10:29
To: David Turnock
Subject: RE: H09-0708-11. Erection of two self contained apartments, Albert St, Holbeach

Dear Mr Turnock,

We need to make a decision on the application before 9 November 2011. To avoid this course of action the application will need to be withdrawn.
Can you please confirm that you are in agreement to the application being withdrawn therefore.

A meeting can be arranged to determine whether a revised scheme can be accommodated upon the site.

I look forward to your response prior to 9 November 2011.

Regards,

David Gedney,

Development Control Officer,
South Holland District Council,
Priory Rd, Spalding
PE11 2XE
01775 761161

-----Original Message-----
From: David Turnock [mailto:david@dtarchitects.co.uk]
Sent: 07 November 2011 10:21
To: Gedney, David
Cc: kevinsalterdevelopments@btinternet.com
Subject: RE: H09-0708-11. Erection of two self contained apartments, Albert St, Holbeach

Mr Gedney

We spoke regarding this Application on Friday 4 November at around 4.00pm.

I was concerned that you are intending to move to a decision under Delegated Powers to refuse the Application. You will recall that I had previously requested that should you be minded not to support the Application that my Client be given the opportunity to present the scheme to the Planning Committee.

The alternative is obviously to withdraw the Application and negotiate a scheme which is more acceptable to you.

Can I therefore ask that before a Decision Notice is issued we have a meeting at your offices to determine whether there is a revised scheme that might be acceptable to you?

I will call you to agree a suitable date.

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

Email Disclaimer

The information in this email is intended only for the addressee named above. Access to the email by anyone else is unauthorised. As this email may contain confidential or privileged information, if you are not the intended recipient any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful.

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: Gedney, David [mailto:DGedney@sholland.gov.uk]
Sent: 27 October 2011 10:11
To: David Turnock
Subject: RE: H09-0708-11. Erection of two self contained apartments, Albert St, Holbeach

David,

Thank you for your email.

The scheme appears to be more satisfactory from an appearance point of view. However, we have received an objection from the neighbouring dental surgery on grounds that the proposal would significantly block light to their surgery windows. This matter will certainly have to be taken into consideration when the application is determined and could result in a refusal on amenity grounds. The previous scheme (ref H09-1069-04) was a lot more satisfactory because it didn't extend as far back and was only single storey at the rear.

I hope this clarifies the situation at this stage.

Regards.

David Gedney,

Development Control Officer,
South Holland District Council,
Priory Rd, Spalding
PE11 2XE
01775 761161

-----Original Message-----
From: David Turnock [mailto:david@dtarchitects.co.uk]
Sent: 26 October 2011 09:49
To: Gedney, David
Cc: kevinsalterdevelopments@btinternet.com; Alex Darby
Subject: RE: H09-0708-11. Erection of two self contained apartments, Albert St, Holbeach

David

I have tried to call you- could you let me know if the information we sent to you last week now answers your previous concerns regarding this scheme and whether you are able to take it to your next Chairman's Panel?

Many thanks

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

Email Disclaimer

The information in this email is intended only for the addressee named above. Access to the email by anyone else is unauthorised. As this email may contain confidential or privileged information, if you are not the intended recipient any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful.

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: David Turnock
Sent: 18 October 2011 14:27
To: David Gedney (DGedney@sholland.gov.uk)
Cc: Kevin Salter (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

Email Disclaimer

The information in this email is intended only for the addressee named above. Access to the email by anyone else is unauthorised. As this email may contain confidential or privileged information, if you are not the intended recipient any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful.

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

"This Email, and any attachments, may contain Protected or Restricted information and is intended solely for the individual to whom it is addressed. It may contain sensitive or protectively marked material and should be handled accordingly. If this Email has been misdirected, please notify the author immediately. If you are not the intended recipient you must not disclose, distribute, copy, print or relay on any of the information contained in it or attached, and all copies must be deleted immediately. Whilst we take reasonable steps to try to identify any software viruses, any attachments to this Email may nevertheless contain viruses which our anti-virus software has failed to identify.
You should therefore carry out your own anti-virus checks before opening any documents. South Holland District Council will not accept any liability for damage caused by computer viruses emanating from any attachment or other document supplied with this e-mail. All GCSx traffic may be subject to recording and / or monitoring in accordance with relevant legislation."

This email has been scanned by the MessageLabs Email Security System.

This email has been scanned by the MessageLabs Email Security System.

This email has been scanned by the MessageLabs Email Security System.

This email has been scanned by the MessageLabs Email Security System.