FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/1167/93 Received:14-MAR-94 Type:FULL

Name: Mr J A Fisher
19 Woodlands
Long Sutton
Spalding
Lincs PE12 9LY

Agent: Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Change of use of building to residential, and erection of extension
Location : Holbeach Drove 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, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: In the interests of highway safety.

3 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

4 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

5 The proposed development shall, when constructed, accord in every particular with the approved plans.

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

Reason: To define the terms of the permission and to ensure a satisfactory form of development.

6 The windows shall be of timber construction and shall not be replaced with those of another material.

Reason: In the interests of visual amenity.

7 The existing hedgerow on the southern and western boundaries of the site shall not be removed.

Reason: In the interests of visual amenity.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

Director of Planning and Building Control Services
14-FEB-95 H09/1167/93

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. H09/1167/93

Date Registered 10 MAR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr J A Fisher
19 Woodlands
Long Sutton
Spalding
Lincolnshire PE12 9LY

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)
Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford, Lincolnshire. NG34 ORA

Tel. No. 0529 421646
(Personal contact name) Glynne James

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Holbeach Drove, Spalding, Lincolnshire

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Change of use of building to residential and erection of extension.

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £60 ..... If you consider no fee is payable include a written explanation instead.

Signed.... Glynne James ..... Date 6. December. 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	✓	
(iv) Change of use		

4. A. Please state site area (in all cases)	0.08	hectares
B. If building works are proposed, please state extra floor space to be created:	35	sq. metres
C. Please state size of any new structure:- (a) max. height:		metres
(b) max. length:	Please see drawing	metres
(c) max. width:	274/2	metres
D. Please state type and colour of materials for facing external walls:	Red brick to match existing	
E. Please state type and colour of roofing materials.	Grovebury mk2 concrete pantile, farmhouse 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. — Residential

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? — Driveway parking

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	Soakaway
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 [✓]

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.	no	➡ 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 Glynis Jann (~~Applicant~~ / Agent) Date 6 Dec 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 Glynis Jann (~~Applicant~~ / Agent) Date 6 Dec 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: H09/1167/93

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 SUPPLY DETAILS OF – (1) HOW LONG THE PROPERTY HAS BEEN VACANT. WHEN WAS IT LAST USED RESIDENTIALLY (2) DETAILS OF ANY NON-RESIDENTIAL USE OF THE BUILDING (3) DETAILS OF ANY WORKS TO ENSURE BUILDING REMAINS WEATHERTIGHT

Other.....

Direction authorised by Senior Officer..... Date..... 10/12

Revalidation after Direction

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

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction: ✓

Signed..... Senior Off..... 14/1/94

Precise details: AMEND DESCRIPTION TO READ 'CHANGE OF USE OF BUILDING TO RESIDENTIAL AND ERECTION OF EXTENSION.' SUPPLY FULL STRUCTURAL SURVEY OF EXISTING BUILDING.

EXTENDED DETAILS SATISFACTORY – NJ 3/94

Extra Consultations/Publicity Required

None identified initially ☐

RECONSULTS (revalidated) ☐ All

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

Extra Consultations:

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

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/ Drainage	Env Services	.....	
	NRA	.....	
WAT	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation LB	LB Demolish	..... G* DEM	
	Archaeology	..... G ARC Specify:	
	Eng Heritage	.....	
	Consultant	..... Order No:	
	Other	..... Specify:	
Hazards	HSC Group	..... G* HAZ	
	Specific	..... Specify:	
Other PLA		..... Specify:	

Press
PC
WM
Residents

Case Officer: JOHN BLACKWOOD

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries : PROPERTY LOCATED : WINDSOR ROAD DEED
Site Features : BRICK BUILT - SINGLE STOREY - 2 GARAGES
ON ROAD ELEVATION - TREE OVERHANG ON NORTH
KITCHEN GABLE END
- BUILDING ON SOUTHERN ELEVATION
- TILED ROOF COVERED WITH CONCRETED TILES
- NO DEFINED CURTILAGE
- GRASSED AREA FROM ROAD

Inspected by
Date 21/3/94

Site Notice posted by 21/3/94
Date
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

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 ..... Date.....

Notes:

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

CONDITIONS/REASONS:

APPROVE AS PER COMMITTEE RESOLUTION

(1) STANDARD TIME CONDITION: TL1.

(2) BEFORE THE OCCUPATION OF THE DWELLING, PROVISION SHALL BE MADE WITHIN THE SITE TO THE SATISFACTION OF THE LPA FOR A MOTOR VEHICLE TO TURN SO TO ENABLE IT TO ENTER AND LEAVE THE HIGHWAY IN FORWARD GEAR.

(3) SC 21

(4) SC 27

(5) THE PROPOSED DEVELOPMENT SHALL, WHEN ~~BEFORE~~ CONSTRUCTED ~~CONSTRUCTION~~, ACCORD IN ~~EVERY~~ PARTICULAR WITH THE APPROVED PLANS.

(6) THE WINDOWS SHALL BE OF TIMBER CONSTRUCTION AND SHALL NOT BE REPLACED WITH THOSE OF ANOTHER MATERIAL WITHOUT THE PERMISSION OF THE LPA.

(7) THE EXISTING HEDGEROW ON THE SOUTHERN AND WESTERN BOUNDARIES OF THE SITE SHALL NOT BE REMOVED WITHOUT THE ~~PERMISSION~~ PERMISSION OF THE LPA

REASONS

(0) STANDARD

(2) IN THE INTERESTS OF HIGHWAY SAFETY

(3) SC 21

(4) SC 27

(5) TO DEFINE THE TERMS OF THE PERMISSION AND TO ENSURE A SATISFACTORY FORM OF DEVELOPMENT

(6) IN THE INTERESTS OF VISUAL AMENITY.

(7)

Condition monitoring:

non-std expiry .....
prior submission ✓
prior siteworks

works/use limited ✓

Determined plans indicated ✓
Departure approval confirmed ☐
Flag for on-site review ☐

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60.

Receipt No P3613

Date first Rec'd 08 DEC 1993

Registration

Reference H09/1167/93

Cross-Ref

Date 09-DEC-93 2AC

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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

Description to be recorded: Erection of Extension

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 363 OS Plots
Grid ref 533150 313230.

Ward 14 Parish HOLBEACH

Inside IBD NO Inside LP area NO

Constraints:

CA Cons Area
LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres

Hazards –
HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Linked to site Ref 1871
Linked to property Ref

Dist Bound
Other:

Planning Records:
Earlier apps 1176/90

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

490. PLANNING APPLICATIONS (Continued)

(d) Applications Approved Subject to Planning Obligations

Subject to the applicants first entering into a Planning Obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 for the reasons indicated the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned developments in accordance with his recommendations, as amended where indicated:-

Plan No. and Applicant		Proposal
H11/0914/93 Energy From Waste Holland Ltd	O.A.	Construction of biofuelled boiler plant on land at Hundreds Lane, Long Sutton.

(To ensure that the highway improvements to be the subject of an Agreement under Section 278 of the Highways Act 1980 are completed prior to commencement of the development.)

(The Deputy Director of Planning and Building Control Services reported the views of Councillor M.D. Booth.)

H14/0535/94 Mr. C. Flatters	Agricultural equipment store and workshop with office at Campione House, Fengate Road, West Pinchbeck.

(To ensure that the development is not used except by the occupiers of the adjoining dwelling.)

(The Deputy Director of Planning and Building Control Services reported the views of Councillor B. Chappell.)

H09/1167/93 Mr J.A. Fisher	Change of use of building to residential and erection of extension at Holbeach Drove, Spalding.

(To ensure that the development is only commenced when the local planning authority is satisfied, by the approval of plans under the Building Regulations, that the whole of the development as submitted can be carried out.)

(It was agreed that planning permission be granted for the above development, contrary to the recommendation of the Director of Planning and Building Control Services and notwithstanding the fact that the application site is outside the confines of a settlement in an area of open countryside on the basis that the existing building on the site can be adapted for use for residential purposes.)

(Councillors T. Barker, J.A. Dobney and T.G.M. Tyler requested that their votes against the above decision be recorded.)

(e) Reserved Matters Approval

Reserved matters approval be granted for the undermentioned developments in accordance with the recommendations of the Director of Planning and Building Control Services, as amended where indicated:-

APPLICATION REFERENCE: H09/1167/93 DATE RECEIVED: 14-MAR-93

TYPE: Full

DESCRIPTION: Change of use of building to residential, and erection of extension

LOCATION: Holbeach Drove, Spalding.

APPLICANT: Mr J A Fisher AGENT: Robert Doughty Consultancy

REASON FOR COMMITTEE CONSIDERATION

Warrants Committee consideration.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 24 AUG 1994

RECOMMENDATION

Refuse Permission.

The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7, 1992 (The Countryside and the Rural Economy), and is aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would encourage further similar proposals which would be difficult to resist.

COMMENTS

1 In January 1991 planning permission (H09/1176/90) refused for a replacement dwelling on Structure Plan grounds. A subsequent appeal was dismissed.

2 The Structure Plan does not specifically address the issue of the conversion of existing buildings to a residential use - an issue of relevance because at the time of the appeal the abandonment of the residential use of the building was conceded by the appellant - but the locational policies of the plan in respect of residential development which were previously invoked continue to apply. The site

lies outside the Holbeach Interim Boundary of Development.

3 The South Holland District Local Plan Consultation Draft does contain a policy relating to the use of derelict building but this policy is not, of course, operative.

4 The issue is what material considerations, if any, outweigh the Structure Plan objection. These considerations may be summarised as: -

(A) Economic Use of Land and Buildings.

At the time of the appeal, the Inspector described the building as "in a generally poor state of repair." Since then the building has been made weathertight but it is clear from the structural engineering report which accompanied the application, that substantial remedial and repair work would need to be done to render the building habitable. The report, in fact, makes assumptions and assessments based on a visual survey (the roof, however, was not examined internally) and no testing of materials, monitoring breaking out or long term investigation was undertaken. Some uncertainty must exist, therefore, as to whether the building could be adapted to the degree envisaged without further extensive works.

Given this uncertainty and the size of the extension involved (more than a 100% increase in size) it is considered there is no justification for accepting the presence of the building as a vehicle for permitting a residential use on the site as an exception to Structure Plan policy.

(B) Visual Amenity.

The claim made that "the amenity of the area could be radically improved by the reinstatement of a residential use with a basic tidying up of the site" is not accepted. The proposal would represent a clear intrusion of a residential use into the countryside, particularly when account is taken of the change in character of the land provided for as curtilage to the extended dwelling, and any "tidying up" could be achieved without recourse to a residential permission to effect it. It should also be borne in mind that when permission was refused for a replacement dwelling, the Inspector was prepared to countenance the continuation of the site in its present stage and as acceptable in visual terms.

(C) Planning Policy Guidance Note No. 7 "The Countryside and The Rural Economy".

Paragraph 2.15 of the note addresses the question of the reuse and adaptation of rural building but does so entirely in the context of "new commercial, industrial or recreational uses". The emphasis is therefore on these uses rather than residential.

REPRESENTATIONS

Parish Council: Not supported. Old building not suitable for conversion. Previous application for replacement dwelling refused.

ADDENDUM I

In accordance with the resolution of the Planning Committee on 22 June, 1994, discussions have taken place with the Authority's Consultant Structural Engineer and it is hoped that some initial comments from that source will be available for the time of the meeting.

ADDENDUM II

1 At its meeting on 25 July, 1994 the Planning Sub-Committee considered a verbal report from Authority's Consultant Engineer on the structural state of the building, and having inspected the site endorsed the recommendation of refusal.

2 Since the meeting the full text of the Consultant Engineers report has been received. The report is based on a visual inspection of the building and did not include ground investigation, inspection of foundations, test for dampness, woodrot or infestation of timber - the same basis, in fact, as the report submitted by the applicant's Consultant Engineer.

3 The conclusions reached by the Authority's Consultant are: -

Parts of the brick walls have an unacceptable lean and need to be rebuilt.

The areas concerned are the west gable above eaves level and including the chimney stack, the section of south wall to the west of the entrance and the eastern end of the north wall comprising an extension.

The timber roof framing, wall plates and posts will probably need to be replaced on account of damage from woodworm and possibly woodrot.

Internal partition walls should be tied to external walls with metal straps so as to provide stability.

Most, if not all of the external brickwork needs to be repointed.

Roofwater drainage needs to be provided so as to prevent erosion of soil from the foundations.

Foundation depths have not been checked but suggest that upgrading may be needed for compliance with current Building Regulations.

Solid floors appeared to be in reasonable condition but no knowledge of their construction.

Roof structure could not be extensively inspected but timbers which were inspected in roof had been severely attacked by woodworm. It is likely roof comprises timber 'A' frames and that woodworm damage could be fairly extensive.

4 The Authority's Principal Building Control Officer has read both engineers reports and has commented:-

"Several matters give rise to concern, namely:

(a) Badly leaning south wall.
(b) Upper part of the west gable including the chimney stack.
(c) The trees on the north and north west walls and the likelihood of substantial root spread beneath the building bearing in mind the shallow brick foundations.
(d) The condition of the roof structure is one of extreme concern, notwithstanding that it has not been practical to gain access. However, the Council's Consultant states that he was able to see a timber rafter formed from a trunk or branch of tree and this was severely affected by infestation attack.

The roof is of the rafter and raised collar design commonly known as an "A" frame. Experience has shown such roofs to be generally beyond reasonable repair.

Should the roof structure be removed, attention is drawn to the provision of Section 123 of the Building Act 1984 which states that where a building is reduced to within 10 feet of the surface of the ground, the rebuilding work would constitute a new building for the purposes of Building Regulations.

The floor construction within the building will no doubt need to be completely renewed and this statement is substantiated by the fact that quarry tiles are laid directly on the earth. The floors therefore are likely to suffer from rising dampness. Due to this and the need to safeguard against root damage from the adjacent trees, it would obviously be prudent to construct a raft type foundation linked to the external walls to provide adequate stability to the overall structure which will include underpinning the existing walls. The reason being to ensure that the building is not adversely affected by ground movement brought about by swelling, shrinkage or freezing of the subsoil because of the shallowness of the existing foundations.

Also one of the main causes of subsidence in this area is ineffective rainwater drainage systems, particularly where there has been a breakdown of the underground system, causing severe erosion of the soil subsoil around foundations. This property does not possess a satisfactory system.

In conclusion, much will depend upon the extent and cost of any rehabilitation once more detailed surveys and investigations are made by the opening up and exposure of the various structural elements such as the roof, foundations, and floors".

5 It is also pertinent to remind the Committee that in his decision letter on the appeal the Inspector noted that:-

"...This building is of considerable age and has not been occupied for approximately 16 years...The building is in a generally poor state of repair, with some bulging of the external walls, no glass in the windows, although the interior appears to be quite dry, having concrete and tiled floors.

...It is accepted by the parties that the existing building has been abandoned...It is agreed that the property could not now be easily and economically repaired...in my view, although it still exists, it could not now be classed as a usable residential unit. I therefore consider the construction of a new dwelling on the site would not, in practical terms, be a replacement of the existing building..."

6 In view of the above, it is considered that, in practice, the proposed development will inevitably entail a virtual rebuilding of the existing structure rather than the conversion and extension of that building. The policies concerning the erection of new dwellings in the countryside therefore have a direct relevance.

7 Accordingly, the Committee is recommended to refuse the application in the terms set out above.

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Director of Administration

TO: Director of Planning and Building Control Services

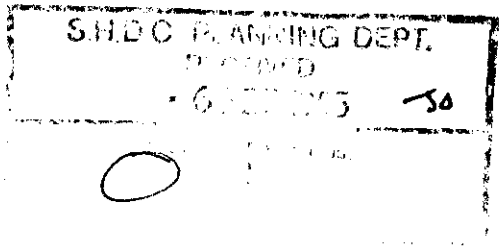
OUR REF: SEH/LDS/PL.807

YOUR REF:

DATE: 6th February 1995

SUBJECT: PLANNING APPLICATION NO. H09/1167/93
CHANGE OF USE OF BUILDING TO RESIDENTIAL
AND ERECTION OF EXTENSION AT HOLBEACH DROVE,
SPALDING (MR J A FISHER)

Would you please note that the Planning Obligation relating to the above has now been completed and a copy is enclosed for your records. Would you please arrange to release the planning permission as soon as possible.



S.H.D.C. PLANNING DEPT.
RECEIVED
6 [illegible] 95 JO

R. [illegible]

Director of Administration

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Principal Planning Officer
Development Control Officer

To: Principal Building
Control Officer

Our Ref: NRM/JJ H06/1167/93

Your Ref:

Date: 16 Feb 1995

CHANGE OF USE OF BUILDING TO RESIDENTIAL AND EXTENSION HOLBEACH DROVE, SPALDING.

I have now issued the above planning permission, authorised by the Planning Committee some time ago, and would draw your attention to the terms of a 106 Agreement that has been entered into. This requires that no work in accordance with the planning permission shall be carried out until Building Regulation approval for the scheme has been granted. The reason behind this is that whilst the application is for a change of use of the building to residential, i.e. retaining the existing structure, there is considerable doubt as to whether this is practical, or whether, when the Applicants Advisors look at the structural implications, they will decide that most, if not all, of the existing dwelling will have to be demolished and rebuilt.

Given the Government's current advice on the re-use of existing buildings, the change of use does not involve planning problems, but a demolition and rebuild would need a further planning permission, and would probably be unacceptable under planning policy.

Could you therefore, ensure that your staff are mindful that the Building Regulation application should provide for the retention of the existing structure, and if it does not, would they please ensure that my Section is alerted to the situation, as it will indicate an intention to breach the terms of the 106 agreement.

N Midden
Principal Planning Officer
Development Control

19/9/97.

H09/1176/90

Meeting on site - Mr J. Fisher and Mr Briston present.

Mr Fisher stated Mr Briston was interested in buying property but was concerned at structural state of existing. Was unaware of terms of planning permission ~~[illegible]~~ H09/1167/93 Explained terms of permission & gave him a copy of Section 106 Obligation.

Mr Fisher's view was:-

(1) Existing structure incapable of being renovated

(2) Existing structure, showed at the least, be bricked around and made stable.

(3) Existing building showed be torn down and new dwelling built. Exception to policy showed be allowed.

Explained:-

(1) His structural engineers report had stated building was capable of renovation & extension

(2) Bricking round structure would defeat purpose of the permission - retaining character of existing building.

(3) Clear policy objection to new dwelling - Quoted 1991 appeal decision.

Agreed:- Mr Briston showed contact building Control to see if they would look at the building. At best, he could apply for a dwelling of his choosing explaining why existing structure incapable of renovation.

SOUTH HOLLAND DISTRICT COUNCIL

DEED

Creating Planning Obligation

under Section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

JOHN ARTHUR FISHER

re

The change of use of a building at Holbeach Drove, Spalding
to residential and the erection of an extension

I hereby certify that this is a true copy
of the Planning Obligation relating to
land at Holbeach Drove, Spalding

R. C. S

.....

Director of Administration

THIS DEED is made the 3rd day of February One thousand nine hundred and ninety five BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincoln (hereinafter called "the Council") of the one part and JOHN ARTHUR FISHER of 19 Woodlands Long Sutton in the County of Lincoln as personal representative of Arthur Edmund Fisher deceased (hereinafter called "the Owner") of the second part

RECITALS

(1) The Council is the local planning authority for the area within which the land described in the First Schedule ("the Land") is situated

(2) The Owner is the owner in fee simple in possession free from incumbrances of the Land

(3) The Owner has by application by its agents dated the sixth day of December One thousand nine hundred and ninety three applied to the Council for planning permission for the change of use of the building situate on the Land to residential and the erection of an extension in accordance with the plans and particulars supplied therewith under planning reference H09/1167/93 ("the Development")

(4) The obligation created by this Deed is a planning obligation for the purposes of section 106 of the Town and Country Planning Act 1990

(5) The Council has decided to grant conditional planning permission for the Development subject to the creation of this obligation without which planning permission for the Development would not have been granted

(6) The Council is the local planning authority by whom the planning obligation is enforceable

NOW THIS DEED made in pursuance of section 106 of the Town and Country Planning Act 1990 WITNESSETH as follows

1. The Owner hereby agrees to enter into the planning obligation specified in the Second Schedule hereto

2. This planning obligation is a local land charge and shall be registered as such

3. The expressions "the Council" and "the Owner" shall include their successors in title

IN WITNESS whereof the parties hereto have executed this Deed the day and year first before written

FIRST SCHEDULE
(Details of "the Land")

The land situate at Holbeach Drove Spalding shown edged blue on the plan annexed hereto

SECOND SCHEDULE
(The Planning Obligation)

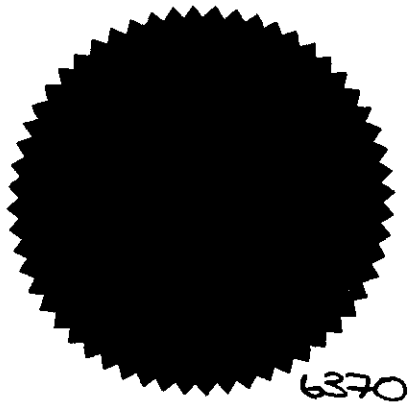
The Owner hereby covenants not to begin the Development by the carrying out of a material operation in accordance with the provisions of sections 56 and 91-93 of the Town and Country Planning Act 1990 except for any works required by the Council under the provisions of the Building Regulations 1991 until consent has been granted by the Council under the Building Regulations 1991 for the whole of the Development

THE COMMON SEAL of THE SOUTH HOLLAND DISTRICT COUNCIL was hereunto affixed in the presence of)

Chairman of the Council

Director of Administration

6370



SIGNED AS A DEED by the said JOHN ARTHUR FISHER in the presence of

John A. Fisher.

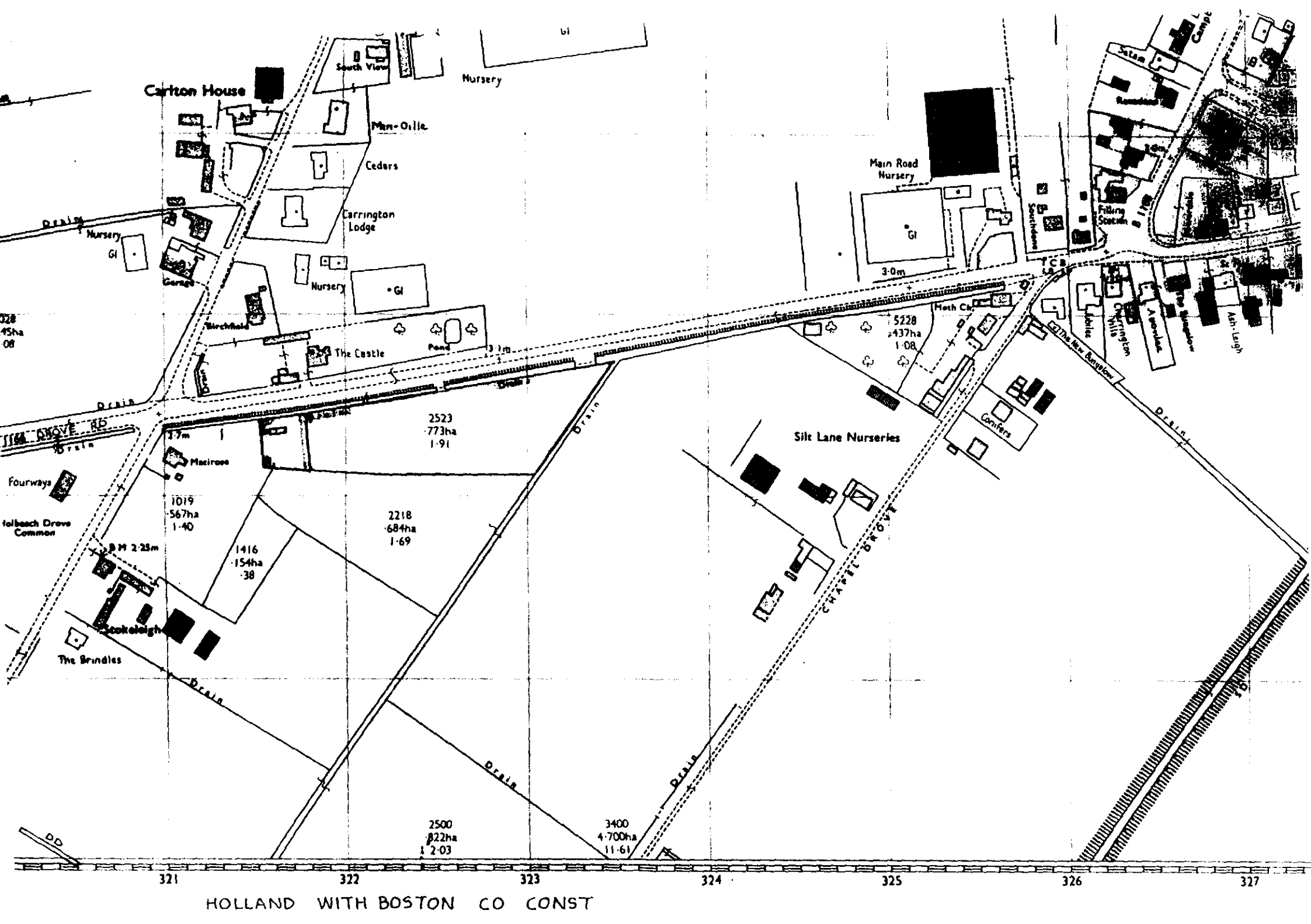
Witness

8 WOODLANDS LONG SUTTON LINCS PE129LY

Address

SECURITY OFFICER

Occupation


Carlton House
South View
Nursery
Man-Ollie
Cedars
Carrington Lodge
Nursery
Gl
Garage
Birchfield
The Castle
Pond
Drain
Main Road Nursery
Filling Station
Southdowne
Heath Cl
Carrington Villa
Ash-Leigh
The New Bungalow
Conifers
Silt Lane Nurseries
CHAPEL BROWT
Fourways
Macirose
Tolbeach Drove Common
Seaktaleigh
The Brindles
2523 ·773ha 1·91
1019 ·567ha 1·40
2218 ·684ha 1·69
1416 ·154ha ·38
5228 ·437ha 1·08
2500 ·822ha 1·2·03
3400 4·700ha 11·61
DD
321
322
323
324
325
326
327
HOLLAND WITH BOSTON CO CONST

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: G Smith
Planning and Building
Control Services

To: J Berridge
Administration Dept

Our Ref: GS/JJ H09/1167/93

Your Ref:

Date: 12 Sep 1994

H09/1167/93 - MR J A FISHER
CHANGE OF USE OF BUILDING TO RESIDENTIAL AND ERECTION OF EXTENSION, HOLBEACH DROVE, SPALDING.

With reference to the above at the Planning Committee of 24th August 1994, it was resolved that planning permission be authorised subject to the Applicant first entering into a Planning Obligation. The agreement is to ensure that the development is only commenced when the Local Planning Authority is satisfied, by the approval of plans under the Building Regulations, that the whole of the development be carried out.

In order that you may prepare the necessary documentation, please find enclosed:-

1. A copy of the planning application form.

2. 10 x 1:2500 site location plans.

Confirmation that the Applicant is willing to enter into the above agreement will be forwarded when received.

G Smith
Technical Assistant

24th AUGUST 1994 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H11/0914/93 Energy from Waste	JB	DPBCS Auth subject to sect 278 agreement and sect 106 obligation as recommended.
8	H09/1167/93 Mr J A Fisher	JB	DPBCS Auth contrary to recommendation. Sect 106 obligation required to ensure no development commences until Building Regulations approved. **Wait for minutes.**
13	H16/0154/94 Brookhouse Partnership	DJR	Deferred for site visit. Ensure copies of correspondence prior to submission of application are on file. File note required from J Curnock stating what his requirements would be to ensure development brief would not be prejudiced.
15	H09/0331/94 B S & R B Cole	DMG	Deferred for further negotiations with highways.
19	H22/0435/94 Park View Developments	JB	DPBCS Authorised as recommended plus check that hedges/fences will not obstruct highway visibility, condition if necessary. Add contaminated land note to decision notice to warn developers that part of site consists of a filled pit.
21	H05/0444/94 Mrs M Berry	JB	Grant as recommended.
22	H09/0489/94 Mrs G Hamilton	JB	Grant for temporary period as recommended.
24	H14/0535/94 Mr C Flatters	DJR	DPBCS Auth subject to sect 106 obligation as recommended.
26	H09/0540/94 Octavia Estates	JB	Application withdrawn. Will re-submit after negotiations. Meeting to be arranged between case officer, local plans rep and applicant. (Now arranged RJS, MC meeting agent).
29	H06/0548/94 Messrs Clifton Ltd	DMG	Deferred for site visit.
30	H06/0549/94 Messrs Clifton Ltd	DMG	Deferred for site visit.
31	H18/0582/94 Mr & Mrs P Jay	JB	Refused as recommended. Amend reason to include proximity of site to pedestrian crossing.
33	H16/0586/94 Messrs Turners Stores	JB	DPBCS Auth subject to conclusion of sect 278 agreement as recommended. Check if sufficient top soil on bund to allow grass to grow. Liaise with Peter Moore if necessary.

36	H13/0587/94 Mr H H Naylor	DMG	Grant as recommended. Additional conditions required to obtain comprehensive landscaping scheme and delineation of all plot boundaries.
39	H08/0591/94 Mr S Tomlinson	PJU	Grant as recommended.
41	H13/0607/94 Moulton Harrox Educational	JB	Refused as recommended.
44	H16/0615/94 Longhurst Housing Association	DJR	Grant as recommended.
46	H16/0638/94 Minster General Housing Assoc	DJR	Refused as recommended.
48	H04/0657/94 Mr N Revill	PJU	Deferred for site visit.
50	H16/0679/94 Mr R Stanton	DMG	Grant as recommended.

26th Aug 94

Signed: .....

N Midlen
Principal Planning Officer
Development Control

25th JULY 1994 PLANNING SUB-COMMITTEE PLANNING APPLICATIONS
POST COMMITTEE INSTRUCTIONS

Application Number/ Applicant	Case Offr	Instructions/ Decision
H09/1167/93 Mr J A Fisher	JB	Recommended for Refusal in accordance with previous recommendation, to be reported back to full Committee (24 Aug?). Addendum to report to include Consultant Engineers response. Case Officer to discuss likelihood of Building Control permission being obtained and specific problem areas.
H23/0003/94 H23/0004/94 A Naylor	DMG	Deferred. Request extension of time - 2 months (back to full Committee with recommendation of refusal if Applicant does not agree). Development Brief to be prepared within 2 month timescale. Brief to include possible future development of all land in ownership of Applicant included in IBD + possibility of other land adjoining Pipwell Manor. JB to discuss with DPBCS the terms of the Brief. Mrs Kerr to be invited to discussions.
H06/0329/94 H Piggins & Son	JB	DPBCS be authorised to grant following discussions with Applicant into the question of agreements to cover retailing and traffic management. Back to Committee if agreement is not reached.
H05/0381/94 H06/0382/94 H06/0383/94 H Piggins & Son	DMG	DPBCS authorised to grant subject to further discussions with Applicant to agree a reduction in the number of signs.
H09/0325/94 J Naylor	JB	DPBCS be instructed to grant subject to Applicant agreeing a permission without reference to numbers.

Signed: DPBCS 27/7

B Smith
Director of Planning and
Building Control Services

26th July 1994

M E M O R A N D U M

TO : Director of Planning & Building Control Services

FROM : Principal Building Control Officer

REF : BS/PBCO/CPC

DATE : 29th July, 1994

SUBJECT : MR. J. A. FISHER
THE COTTAGE, ACRE HILL, HOLBEACH DROVE

I have read with interest the structural report by Maxwell Mumford prepared on behalf of Mr Fisher and the one by the Council's Structural Consultant, Mr. J.R. Porter.

At the outset both Engineers specifically state that their reports only relate to visual inspections, and contain exclusion clauses relating to foundations, roofs, floors, services, dampness, wood rot, and infestation of timber etc.

Internal examination was carried out by torch light as all windows are boarded up. The content of both reports are by and large similar. Several matters give rise to concern, namely :

(a) Badly leaning south wall.

(b) Upper part of the west gable including the chimney stack.

(c) The trees on the north and north west walls and the likelihood of substantial root spread beneath the building bearing in mind the shallow brick foundations.

(d) The condition of the roof structure is one of extreme concern, notwithstanding that it has not been practical to gain access, however the Council's Consultant states that he was able to see a timber rafter formed from a trunk or branch of a tree and this was severely affected by infestation attack.

The roof is of the rafter and raised collar design commonly known as an "A" frame. Experience has shown such roofs to be generally beyond reasonable repair.

contd/.....

Should the roof structure be removed, your specific attention is drawn to the provision of Section 123 of the Building Act 1984 which states that where a building is reduced to within 10 feet of the surface of the ground, the rebuilding work would constitute a new building for the purposes of Building Regulations.

The floor construction within the building will no doubt need to be completely renewed and this statement is substantiated by the fact that quarry tiles are laid directly on the earth. The floors therefore are likely to suffer from rising dampness. Due to this and the need to safeguard against root damage from the adjacent trees it would obviously be prudent to construct a raft type foundation linked to the external walls to provide adequate stability to the overall structure which will include underpinning the existing walls. The reason being to ensure that the building is not adversely affected by ground movement brought about by swelling, shrinkage or freezing of the subsoil because of the shallowness of the existing foundations.

Also one of the main causes of subsidence in this area is ineffective rainwater drainage systems particularly where there has been a breakdown of the underground system, causing severe erosion of the soil subsoil around foundations. This property does not possess a satisfactory system.

In conclusion, much will depend upon the extent and cost of any rehabilitation once more detailed surveys and investigations are made by the opening up and exposure of the various structural elements such as the roof, foundations, and floors.

B Stuckey

.....

B. STUCKEY
Principal Building Control Officer.

JOHN R PORTER

CEng FIStructE MICE MSocIS(France) FFB
Chartered Civil & Structural Engineer

Plough Corner
High Street
Little Eversden
Cambridge CB3 7HE

Tel (0223) 262338

Your ref:
Our ref: 8732/JRP/J

B Smith Dip TP MRTPI
Director of Planning & Bldg Control Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

23 July 1994

Dear Sir

RE: THE COTTAGE, ACRE HILL, HOLBEACH DROVE, SPALDING

Further to my discussion with Mr Blacklock at your offices on 19 July 1994 and with Mr Gedney at the above site on 22 July 1994 I enclose a preliminary * structural report on the building as requested.

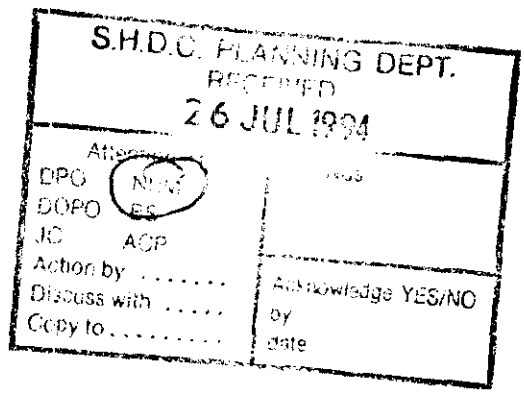
If you have any queries or require further advice in this matter please do not hesitate to ask the undersigned.

Yours faithfully

JOHN R PORTER

* Structural Report. Sent under separate cover.

Encl



JOHN R PORTER
CEng FIStructE MICE MSocIS(France) FFB
Chartered Civil & Structural Engineer

LATE OBS: C... 25/7
Salient points ...

Your ref:
Our ref: 8732/JRP/J

PLANNING DEPT.
25/7 Sub Office

Plough Corner
High Street
Little Eversden
Cambridge CB3 7HE
Tel (0223) 262338

B Smith Dip TP MRTPI
Director of Planning & Bldg Control Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

23 July 1994

PRELIMINARY STRUCTURAL REPORT ON THE COTTAGE, ACRE HILL, HOLBEACH DROVE

1.0 Introduction and Terms of Reference

The property known as The Cottage, Acre Hill nr the village of Holbeach Drove is the subject of a planning application made to South Holland District Council.

A structural report was required by the Council's Planning Department and our terms of reference for this report were given verbally by Mr Blacklock during a visit to the Council's offices on 19 July 1994.

Our instructions required us to visit site and to make a visual inspection of the building and to report on the structure.

This preliminary report is based on an inspection of visible damage as described in section 3.0 below.

2.0 Description of Property

The property comprises a single storey building sited on practically level ground within a short distance of the B1166 on the west side of Holbeach Drove.
A number of trees mainly elder trees grow close to the north wall of the building and a mature tree, possibly elder, impinges on the north-west corner of the building.

Said to be well over 100 years old the building is rectangular in plan with overall dimensions of about 9m by 5½m and an eaves height of about 1.5m. The eastern end appears to have been extended.
The original roof is of thatch but has been covered by corrugated iron sheeting part of which is missing.
One end of the roof is hipped whilst the other has a brick gable with an integral chimney stack.

The walls are mainly solid brickwork and vary in thickness between 115mm and 230mm nominal but there are one or two timber posts built in.

contd.....

2.0 Description of Property continued

Internal partitions are part brick and part timber-framed with infill.

Floors are mainly solid with concrete finish but one room has quarry tiles possibly laid direct on the ground.

The foundation type is not known but exposed brick corbelling on the north wall suggests a shallow spread footing.

3.0 Scope of Inspection

The property was visited on 22 July 1994.
External elevations were viewed from ground level and visible damage was recorded by notes and sketches.

Internally all three rooms were inspected by torchlight because windows had been boarded up, and visible damage was recorded as before.

Photographs were taken for record purposes.

Our inspection did not include ground investigation, inspection of foundations, tests for dampness woodrot or infestation of timber.

4.0 Observations on Condition of the Building Structure

The roof structure could not be inspected because it was almost completely covered by timber boarding internally and by thatch and corrugated iron sheets externally.
We were however able to see a timber rafter formed from the trunk or branch of a tree and this was severely affected by woodworm attack as was a timber post built into the north wall.

We think it likely that the roof comprises timber A-frames with purlins and/or rafters and would anticipate that woodworm damage could be fairly extensive.

Exposed timber wall plates and eaves timbers were seen to have insect damage.

The outer walls were built almost entirely in brickwork which showed little sign of weather damage except for the joints where the mortar had been deeply eroded in some areas.

Some cracking was evident on the north elevation and there was a lateral displacement of about 25mm where the east extension joined the original building, and part of the original wall had an outwards bulge of possibly 25 mm or more.

The east end wall was out of plane but bowing was no more than about 25mm.

The south wall had an outwards lean of about 200mm in a height of 1500mm on the west side of the entrance, whilst the remaining length of wall had an outwards bulge of about 50 to 75mm at mid-height.

contd.....

4.0 Observations continued

The upper part of the west gable ircluding the chimney stack had a pronounced lean of possibly 100mm or more in an easterly direction and the roof covering had sunk away from the mortar flaunching.

Internally part of the boarded ceiling had sagged and there were gaps where the outer walls had pulled away from partitions.

There were diagonal cracks in outer walls at the NW corner and about midway along the south wall at a window opening.

The cracks did not appear to be of recent origin but may have become wider in recent years.

The solid floors appeared to be in reasonable condition but we have no knowledge of their construction.

5.0 Conclusions

On the basis of our preliminary inspection of visible damage as described above we consider that parts of the brick walls have an unacceptable lean and need to be rebuilt.

The areas concerned are the west gable above eaves level and including the chimney stack, the section of south wall to the west of the entrance and the eastern end of the north wall comprising an extension.

We also consider that the timber roof framing, wall plates and posts will probably need to be replaced on account of damage from woodworm and possibly woodrot.

We would recommend that internal partition walls should be tied to external walls with metal straps so as to provide stability.

Most if not all of the external brickwork needs to be repointed.

Roofwater drainage needs to be provided so as to prevent erosion of soil from the foundations.

We have not checked foundation depths but suggest that upgrading may be needed for compliance with current Building Regulations.

JOHN R PORTER

32 High Street
Helpringham
Sleaford
Lincolnshire
NG34 0RA

Telephone
0529 421 646/7
Facsimile
0529 421 358

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

Robert Doughty Consultancy

Lincoln House
56/58 Clasketgate
Lincoln
LN2 1JZ

Telephone
0522 542330
Facsimile
0522 542331

30 June 1994

Dear Mr Smith

MR J A FISHER
PROPOSED COTTAGE EXTENSION, ACRE HILL, HOLBEACH DROVE

Further to your Committee's decision to send your Consultant Structural Engineer to inspect the roof of the above property, we would ask that he calls our client on 0406 362810 prior to visiting, because the cottage is kept locked.

Upon receipt of the call, Mr Fisher would arrange to meet at Acre Hill, unlock the door and leave your consultant to his work. We would ask that any damage necessary to the investigation (assuming some may be necessary, although it could be a visual check is all that is needed) be kept to an absolute minimum, for we are anxious that actions in obtaining the proof of stability are not, as it were, self defeating!

Yours sincerely

Robert Doughty

S.H.D.C. PLANNING DEPT.
RECEIVED
- 4 JUL 1994

Your reference	H09/1167/93
Our reference	274 RD AKD
Please contact	Helpringham

Planning
Architecture
Landscape Architecture

Principal, Robert Doughty
Dip TP, MRTPI
Dip LD, ALI

VAT Reg No 364 7780 17

401. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred

Consideration of the following applications be deferred for the reasons indicated:-

Plan No. and Applicant		Proposal
H09/1167/93 Mr J A Fisher		Change of use of building to residential, and erection of extension at Holbeach Drove, Spalding.

((i) Pending a site inspection by the Plans Sub-Committee on 25/7/94 to assess the condition of the building and suitability of the site for the proposal; (ii) to enable the Director of Planning and Building Control Services to obtain advice from a Structural Engineer and (iii) the application be referred back to this Committee for determination.)

(Councillor C F Fisher declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

H09/0331/94 B S & R B Cole	O.A.	Residential development, including means of access and demolition of existing dwelling at Battlefields Farm, Battlefields Lane, Holbeach.

(Pending a site inspection to assess the suitability of the site for the proposal.)

(The Director of Planning and Building Control Services reported one further letter of objection had been received in relation to the above application.)

H20/0472/94 Mr C Wright	House, Plot 1, Drawdyke, Sutton St James.

(Pending a site visit to assess the suitability of the site for the proposal.)

(It was reported that a late letter of representation had been received from the applicant's agent in relation to the above application.)

H23/0004/94 A Naylor	O.A.	Residential development at Roman Bank, Saracens Head.

(Pending a site visit to assess the suitability of the site for the proposal, such visit to be held when application no. H23/0003/94 relating to residential development at Roman Bank, Saracens Head is to be reported to the Committee for determination, and the matter to be referred back to this Committee for decision.)

22nd JUNE 1994 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H16/0709/93 Adams and Sons	JB	Grant as recommended. Ltr to accompany decision emphasising that we recognise the needs of that particular business and that policy guidelines would need to be considered for any new proposal on the site. Discuss with DPBCS.
4	H07/1134/93 F C Congreve	DMG	Grant as recommended.
8	H09/1167/93 Mr J A Fisher	JB	Deferred for 25 Jul site visit. Consult John Porter re structural survey. Possible condition re change of use alterations to be completed before work on extension commences. Discuss with NRM.
11	H05/0085/94 Scott & Son Ltd	JB	Grant as recommended. Description to be altered to read residential development and demolish existing etc. Write to applicant giving indication of support as per recommendation `B'.
13	H09/0213/94 A R Bennett	JB	Refused as recommended. Letter to accompany decision notice suggesting more appropriate solution would be external lighting onto painted board.
14	H14/0224/94 Mr E Fragale	PJU	DPBCS Auth subject to sect 106 obligation and expiry of consultation period. Condition 1 to be amended to read "The premises shall not be open to members of the public ..." Condition re fume extraction required.
18	H04/0254/94 Howse and Co	PJU	Grant as recommended. Amend condition 1(i) - details of all elevations needed - none of the outline drawings are adequate.
22	H09/0309/94 H G Dunning	DMG	Grant as recommended.
24	H16/0316/94 Mr R Stanton	DMG	Refused as recommended.
26	H09/0331/94 B S & R B Cole	DMG	Deferred for site visit. Highways to expand reasons for opposition to access proposal via Marshlands Drive. Sketch layout from dept showing principles of bringing cul-de-sac via Marshlands and retaining hedge.
29	H23/0333/94 Mr & Mrs Munns	DMG	Refused as recommended.

30	H21/0404/94 B D Groves	JB	Refused as recommended.
33	H18/0412/94 Land and Building Control Services	JB	Grant as recommended.
35	H16/0429/94 Coleman Builders	DMG	DPBCS Authorised subject to revision (additional land now available). Check whether can be treated as an amendment or if new application would be required. DPBCS Auth in both cases. Discuss with NRM.
37	H12/0454/94 L.C.C.	DMG	No objection as recommended plus note to be added re traffic implications.
38	H09/0461/94 L.C.C.	DMG	No objection as recommended.
39	H20/0472/94 Mr C Wright	DMG	Deferred for site visit. Require clear information about effect of original permission on trees. Update plan accordingly.
)	H23/0004/94 A Naylor	DMG	Deferred for site visit then back to main committee for decision. H23/0003/94 is to be put forward for site visit with this application. This is a sensitive and important area of the village and a development brief may be required. **AWAIT MINUTES**

23rd June 94

Signed: .....

N Midlen
Principal Planning Officer

32 High Street
Helpringham
Sleaford
Lincolnshire
NG34 0RA

Telephone
0529 421 646/7
Facsimile
0529 421 358

For the attention of Mr J Blacklock

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

Robert Doughty Consultancy

Lincoln House
56/58 Clasketgate
Lincoln
LN2 1JZ

Telephone
0522 542330
Facsimile
0522 542331

25 May 1994

Dear Sir

MR J A FISHER
PROPOSED COTTAGE EXTENSION, ACRE HILL, HOLBEACH DROVE

Further to your letter dated 11 May 1994 regarding the stability of the roof at the above please find enclosed correspondence from the structural engineers who carried out the survey, Maxwell Mumford.

The letter is self explanatory and we ask that this application be determined at the earliest possible date.

Yours faithfully

James R Blakey MRTPI

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

I do not find this satisfactory

27/5

Your reference	H09/1167/93	Planning Architecture Landscape Architecture	Principal, Robert Doughty Dip TP, MRTPI Dip LD, ALI
Our reference	274 JRB AKD		
Please contact	Helpringham Office		VAT Reg No 364 7780 17

MAXWELL MUMFORD
Structural Engineers and Surveyors

Head Office: Newton House, 40 Westgate, Grantham, Lincolnshire, NG31 6LY.
Tel: 0476 590696 Fax: 0476 592696

Lincoln Office: Tel: 0522 525212

REGISTERED 25 MAY 1994

COPY

R Doughty Esq
The Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs
NG34 0RA

Our Ref: RJM\JL\1210\let03

24 May 1994

Dear Sir

RE - THE COTTAGE ACRE HILL HOLBEACH DROVE - MR J A FISHER

We thank you for your recent correspondence and the copy of the letter from South Holland District Council relating to the roof at the above.

As indicated in our earlier report, the precise details of construction are at present obscured to some extent by the present internal and external coverings. Our conclusions regarding the current and possible long-term status of the roof, however, are drawn from the lack of evidence indicating any form of major structural instability at present, including excessive sagging or roof spread. From this we have deduced that the roof structure is in a reasonable condition bearing in mind its age and the present dilapidated state of the building. We are reasonably confident that this roof can be adequately repaired without major replacement to afford long-term support to any new external and internal roof coverings. Of course, with all buildings of this nature some repair, strengthening or replacement may well be necessary, although it is highly unlikely that this could relate to all of the structural supporting members within the roof.

We trust this information will be satisfactory for your present requirements.

Yours faithfully

Eur Ing R J MAXWELL BSc(Hon) CEng MIStructE MASI
MAXWELL MUMFORD Structural Engineers & Surveyors.

STRUCTURAL ENGINEERING REPORT

ON THE PROPERTY KNOWN AS

THE COTTAGE
ACRE HILL
MAIN ROAD
HOLBEACH DROVE

Job Number: 1210

February 1994

OFFICE COPY

MAXWELL MUMFORD
Structural Engineers & Surveyors

Newton House
40 Westgate
GRANTHAM
Lincolnshire
NG31 6LY

Tel: 0476 590696

REF 1167/93

1.00 INTRODUCTION

1.01 This report has been prepared for Mr J A Fisher, under instructions received on 14 February 1994.

1.02 A full visual structural engineer's report has been requested for conversion purposes at the property known as The Cottage, Acre Hill, Main Road, Holbeach Drove.

1.03 The property was visually inspected on 24 February 1994. This report has been prepared on information available on site only.

1.04 Details within this report are confined to structural aspects as detailed in items 1.02 above. This report does not constitute a full building survey and specifically excludes items generally considered in a surveyors report such as those listed below. Section 1.00 of this report should be read in conjunction with Appendix A attached to the end of this report, and the client's attention is drawn to this.

a) The decorative condition of the property.
b) The condition of the property with regard to dampness, dry rot, timber infestation and the like.
c) The condition of services.
d) The condition of roof, floor, wall and ceiling coverings.
e) The location of the property, its value and other aspects such as boundaries and searches etc.

1.05 No testing of materials, monitoring, breaking out or long term investigation has been undertaken. We have not moved any large items of furniture or personal effects or lifted any carpets which were fitted. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

1.06 No in-depth investigations of the locality, ground conditions or services have been made. We have also not made any inquiries of the Local Authority or other bodies or agencies and have no direct knowledge of the history of the property.

1.07 The report has been prepared solely and exclusively for Mr J A Fisher. The report, its findings and its liabilities are therefore non transferable save with the express permission of Mr Fisher and Maxwell Mumford.

2.00 GENERAL

2.01 The property is situated on the south side of the B1166 road which runs west to east towards Wisbech from the Peterborough to Spalding road. The property is located within 0.5 miles to the west of Holbeach Drove. The area is generally developed to a low density with occasional domestic dwellings either side of the B1166 but with the ground around the area in general use as open farmland.

2.02 The ground in the vicinity is relatively level and low-lying. The British Geological Survey 10-mile map of the area indicates that the underlying solid geology consists of Oxford Clay with Kellaway Beds overlain with drift deposits of Alluvium.

2.03 The property consists of a small derelict cottage constructed in solid brick external walls beneath a thatched roof which has been subsequently covered with corrugated iron. It is understood that the property has not been occupied for a considerable number of years.

2.04 The weather at the time of the survey was overcast, but cold and with a light, south to south-easterly wind. Snowfall had been experienced within the previous 24-48 hours.

3.00 OBSERVATIONS

3.01 The front, north-facing elevation, which faces onto the B1166 road has a small blocked-off window to the right of centre. Evidence of historic vertical cracking appears to exist beneath this although there was no suggestion that movement has occurred more recently. Towards the left of this is a vertical drain suggesting that the right-hand side of the property may have been a later extension or that a doorway has been infilled. Unfortunately, the presence of ivy over this part of the wall made full observations impossible. To the extreme right-hand side of the wall is a mature deciduous tree covered in ivy, and this is growing hard up against the masonry construction. To the left of this is relatively vertical cracking with widths of up to 2.0-3.0 mm, although these appear to be of some considerable age and major differential foundation movement does not appear to have been experienced. The centre and left-hand side of the elevation is of unbroken masonry with the left-hand side of the wall of slightly different construction and with a vertical joint with the rest of the property. This suggests that this may have been a later extension. The central part of the wall has bowed outwards very slightly at mid-height although not to any excessive degree, and structural integrity does not appear to have been compromised. No obvious signs of substantial recent movement were apparent. The wall has a maximum height of approximately 1.5 metres to eaves level. Within 1.0-2.0 metres of the elevation, and predominantly to its left-hand side, were a number of elder plants generally estimated to be in the order of 10-20 years of age. A deciduous tree to the right of the elevation may also be elder although this has not been confirmed. Other deciduous trees are situated approximately 5.0 metres from the right-hand side of the elevation although the covering of ivy made their identification impossible. Approximately 6.0-7.0 metres from the front elevation is the top of the embankment of a small ditch approximately 1.0-1.5 metres deep. The ground from the front wall slopes down very slightly towards this.

3.02 The right-hand side, west-facing elevation was generally obscured by ivy growth and derelict construction but generally appears to be of corrugated iron cladding over a timber frame. The right-hand side of the wall is visible and this gives no clear indication of any major structural problems such as major out-of-plane movement or differential foundation settlement, although the wall does lean in very slightly. This wall supports a large chimney construction internally. Repointing is necessary, particularly towards the right of the wall.

3.03 The rear, south-facing elevation has a main entrance door to the left of centre and the right-hand side of this appears in reasonable condition for the age of the structure, and excepting the general lack of maintenance, although this does lean very slightly to the right. Major disruption of a structural nature does not appear to have been experienced. The left-hand side of the door, however, leans out noticeably and to an excessive degree although no obvious signs of major recent movement were apparent. To the left of this is a window opening with the lean becoming less apparent towards the left of this. The centre of this elevation has a blocked-off window with a further window to the right of the elevation. A degree of possible historic distress was apparent and the wall displays some undulations, although no substantial recent movement or out-of-plane disruption was evident. It is clear that the right-hand side of the wall is part of a later extension but this gives no indication of differential movement away from the main part of the building.

3.04 The left-hand, east-facing elevation again displays no obvious signs of major differential foundation movement or distress, although a substantial degree of repointing is necessary. When viewed from the end of the elevation the wall appears straight and vertical.

3.05 External observations of the roof were limited due to the presence of the corrugated iron covering over the thatch. This covering is missing towards the left of centre on the rear elevation and shows that the thatch is in a poor state of repair locally, although the full condition could not be established. No evidence of major roof disruption was clearly apparent. The inside of the roof could not be inspected due to the absence of an access hatch. This is, however, of a raised collar/A-frame form of construction and some sagging of the central ceiling was noted, suggesting localised disruption.

3.06 The inside of the property is split into three with the left-hand side room situated in the later extension. Due to the absence of light, observations had to be undertaken with a hand-torch. The inside of the left-hand room displays no evidence of cracking or distress apart from limited historic vertical broad hairline cracking towards the front left-hand corner, but this gives no reason for present concern or an indication of out-of-plane movement. The solid floor appears to be a replacement to the original floor and this appears in reasonable condition for its age, although details of the construction are not known.

3.07 The central room again consists of solid walls, and a degree of vertical disruption was noted at the junction of the left-hand solid wall and the rear elevation where crack widths of up to 4.0 mm were apparent. This, however, generally appears to be of some age. Similar out-of-plane movement has been experienced towards the front right-hand corner where lateral displacement in the order of 20-30 mm was noted at mid-height. This closes to minimal width at higher and lower level consistent with outwards rotation of the foundations at this location. The floor again appears to be a replacement to the original and displays no obvious signs of major differential settlement or lack of support.

3.08 The right-hand room reflects the out-of-plane movement of the front elevation towards the front right-hand corner. The outward lean adjacent to the right-hand side of the rear door is also apparent internally, although there was no evidence to suggest imminent structural instability. The right-hand side wall consists of a substantial construction including a fireplace and large chimney built into the wall, to the rear of which is a cupboard and to the front of which is some form of cooking facility. The wall displays some limited historic cracking towards the right of the elevation adjacent to the front wall where substantial plant growth was noted externally. The wall is also in a poor state of surface repair but appears in reasonable condition for its age from a structural point of view, although some repairs will be necessary to ensure the continued integrity of the masonry. The floor consists of quarry tiles on an earth base and no obvious signs of major disruption were apparent although some small undulations of a form which would be expected on this type of construction were evident.

4.00 CONCLUSIONS

4.01 The ground on which the building stands is alluvium which can be of a variable nature. The softer alluvial clays have a relatively low bearing capacity under normal circumstances and are also sensitive to large-scale localised variations in loading such as that beneath chimney constructions. This ground also develops a reduction in bearing capacity with excessive water and also displays a susceptibility to shrinkage with reduction in moisture content. The alluvial silts and sands, however, perform somewhat better with an increased bearing capacity and less susceptibility to variations in moisture content, although excessive free water can cause fine particles to migrate away from the area, causing a degree of settlement.

4.02 The evidence around the structure suggests that the foundations may be of a relatively shallow corbelled-out brick nature but, despite their lack of size and depth, these appear to have been supporting the property in a satisfactory fashion during the life of the building. Some limited out-of-plane movement has occurred at two locations as discussed hereafter, but this does not appear to have jeopardized the general overall stability of the building. There was also some evidence of differential settlement along the left-hand, east-facing elevation but, as this appears to be a later extension to the original building, some differential settlement of this nature would be expected. No evidence of major distress or separation with regard to the main structure was noted and movement which has occurred appears to have been well-accommodated by the lime-gauge mortar.

4.03 The front, north-facing elevation which faces towards the main road past the property, gives no clear evidence of major localised differential settlement although the outward bulging does suggest that some differential settlement has been experienced along the outer edge of the foundations. This is normally caused by inappropriate consideration to surface water run-off from the roof, allowing large amounts of water to affect the ground adjacent to the outside of the wall, thereby causing softening allowing differential settlement across the width of the foundations. Fortunately, the height of the wall concerned is not particularly great and stability can be achieved by installing suitable fixings between cross-walls and the elevation concerned, and by preventing further unacceptable surface water run-off from affecting the ground in future years.

4.04 Movement on the front elevation may also have been affected by the presence of the elder plants, particularly as the foundations are relatively shallow as is expected. The protracted period of dry weather in recent years could well have been expected to have had some adverse effect on the structure, particularly bearing in mind the size and proximity of plants, and the proximity of the ditch in front of the property, all of which could have helped to reduce ground water conditions to a substantial degree. It should, however, be pointed out that there is no evidence to suggest major disruption due to large-scale variation in ground water conditions.

4.05 The wall between the rear entrance and the right-hand side wall has suffered a degree of outward rotation which was considered to be unduly excessive. This again appears to be the result of softening of the ground on the outside of the elevation. While major differential vertical movement has not been experienced, the wall may be unstable at this location and remedial works will be necessary to this limited part of the structure.

4.06 Some of the apparent distress in the building may be the result of deterioration to the brick joints where washing out has occurred to an excessive degree at some locations. Despite this removal of mortar, the wall appears to be reasonably sound from a structural point of view and normal repointing of an appropriate nature should be sufficient to maintain weather-tightness and stability in future.

4.07 Unfortunately, details of the roof construction could not be inspected due to the covering with corrugated iron and the undercloaking of the ceiling with boards. The roof does, however, appear to be supporting the coverings in a reasonably satisfactory fashion although it is quite likely that some repairs will be necessary to ensure long-term stability. It is presumed that, as part of the remedial works, consideration to timber treatment will also be given.

4.08 It should be appreciated that this report has been prepared from a single visual inspection of the property and that no long term monitoring or breaking out has been undertaken at this stage. We are therefore unable categorically to state that no further movement to the structure will be experienced. From the evidence currently available, however, it would appear that remedial measures will be necessary although confirmation of these can be made with further investigations as indicated in the following section of this report.

5.00 RECOMMENDATIONS

5.01 Although there was no evidence throughout the building to suggest that the ground floors have suffered inappropriate differential settlement, they are likely to be of an inappropriate detail for domestic use and it is therefore likely that these will need to be replaced. Care will need to be exercised when undertaking this to ensure that the ground at or beneath the level at which the foundations are lodged is not unnecessarily disturbed. Consideration may also be given to the incorporation of reinforcement within the floor slab and the insertion of dowel bars in the existing brickwork to help tie the structure together and improve the capacity of the foundations in future years.

5.02 It is presumed that a large degree of work will be necessary on the roof structure, including consideration of timber treatment. It is recommended that further inspection of the roof structure is given during the course of this work to ensure that the timber has sufficient structural capacity to perform in future and, if not, to allow suitable strengthening to be incorporated.

5.03 The only area of brickwork to the external walls which appears to be suspect is adjacent to the rear door where approximately 2.0 sq. metres of wall may need to be carefully demolished and reconstructed in a more vertical fashion. Care will again be necessary at this location as the wall may be supporting roof load, and any uncareful removal may jeopardize the support to the roof.

5.04 It is presumed that, as part of any remedial works, due consideration will be given to surface water run-off and that a proper guttering system with downpipes will be included to ensure that water from the roof is transported away from the property and disposed of in an appropriate fashion. We would also recommend that consideration be given to incorporating a suitable hardstanding around the property, sloping away from the structure, not only to protect what may be relatively shallow foundations but also to ensure that further surface water run-off occurs away from the building in a satisfactory fashion.

5.05 The slight outward bulging on the front elevation was not considered to be unduly excessive but, as a safeguard to prevent further bulging in future years and particularly if the roof covering will be of a heavier form than the present, consideration may be given to incorporating two small brick buttresses as a safeguard against the further buckling effects of the eccentric loading caused by the outward bulging of the wall. Further support can be given by ensuring adequate connection between the walls concerned and any internal cross-walls using stainless steel fixings or some other form of proprietary product.

5.06 It is apparent that plant growth around the structure will need to be removed although this should be undertaken with care, particularly towards the front right-hand corner where a large plant has been growing immediately adjacent to the structure. Whilst major distress to the building has not been caused by this plant at present, its removal could give cause for concern, particularly if a large degree of root activity has occurred beneath the foundations, and further advice may be necessary with respect to this in due course.

Eur Ing R J MAXWELL BSc(Hon) CEng MIStructE MASI
Maxwell Mumford Structural Engineers and Surveyors

APPENDIX A

TERMS OF ENGAGEMENT FOR STRUCTURAL ENGINEERS REPORT

1. The report is based on a single visual inspection made from ground and floor levels and through the roof access hatch where accessible and readily accessible roof spaces and its purpose is to provide information as to the general status and condition of the main structural elements of the property.

2. Condition of outbuildings, boundary fences, pavings, walls, where not forming a main structural element of the property to be surveyed will be excluded from the report and may be commented upon on general terms only, unless the engineer has been specifically requested to inspect these elements by the client.

3. The report assumes that the engineer has no previous direct or indirect knowledge of the property, the ground or the surrounding area.

4. The structural engineers visual inspection is not a valuation report, nor is it a general practice surveyors survey or house buyers report, and should not be construed as such.

5. The engineer undertakes to exercise reasonable care and diligence in the preparation of his report and will report on visual structural defects.

6. The report is a statement of condition of the property on the day of inspection. The engineer can only inspect those parts of the property that are visible and accessible. The engineer will be under no obligation to raise floor boards or inspect any area of the property that are covered or unexposed or not readily accessible. Furniture, personal possessions, wall hangings and floor coverings will not be moved. Inspection of the roof space will be made only if the access point is readily accessible and large enough for the engineer to pass through for a "head and shoulders" inspection. If, for any reason, the engineer has not been able to enter the roof space, this will be stated within the report. A structural engineers report does not purport to express an opinion on or advice upon the condition of any uninspected or inaccessible part of the property and therefore, should not be taken as making any implied statement about any such part.

7. The client, his solicitor or agent should make all suitable and necessary inquiries on the clients behalf regarding title or restrictions thereon, as this is outside the scope of this report. The client or his agent should make all necessary searches of the local authority or any other necessary bodies or agencies as this is outside the scope of this report.

8. Items such as decorative condition, condition of services, existence of rot and insect attack which would normally be included in the general practice surveyors report are not included in the scope of the structural engineers visual inspection.

9. The Structural Engineer will not be responsible for testing any of the services, such as electricity, water, central heating systems etc. Should such tests for adequacy and standards be required, these can be arranged for an additional fee. No tests will be made on the practicality of using chimneys.

10. Should further investigations by way of trial holes or drains tests be necessary, the permission of the vendor/s of the property or their agents will need to be obtained. The Engineer will attend site again when these permissions are available. A further visit will incur a separate fee which can be quoted for in advance. A Structural Engineer's letter detailing this further information gained from the investigations will be forwarded to the client.

11. The report is prepared for the sole use of the client named in Section 1.00 of the report. Its findings and liabilities are strictly non-transferable without the express permission of both the named client and Maxwell Mumford.

12. Until the report is paid for in full, the report, its liabilities and findings remain vested in Maxwell Mumford. In the event of any payment by cheque not being honoured by the drawers's bank or building society, the report, its findings and liabilities will remain vested in Maxwell Mumford and may not be used in any way by the client or his/her agents or advisers or be transferred to any other person or body. The report may then only be used by the named client when payment has been satisfactorily cleared and the permission of the Structural Engineer obtained.

13. The Structural Engineer will inspect the property to which he is directed by the client and his/her agent/s. The Structural Engineer does not accept any liability to the client or his/her agent, lending institution or insurers or any other party, if he is directed to a property which is not the actual property on which to be conveyed or on which monies are loaned, or insurance given.

14. The Engineer will act on instructions given by the client or his agent be they verbal or written, and will accept these instructions and directions as fact and therefore cannot be responsible for any verification of such.

APPENDIX B

GLOSSARY OF SOME COMMONLY USED BUILDING TERMS

Alluvium	Soft, fine grained soil deposited by rivers often mistaken as soft clay.
Ashlime	A form of concrete used to construct first floors in some old houses.
Asymmetric Roof	Pitched roof with different slopes on each side.
Bearing Capacity	The resistance of a material or ground against deformation.
Boulder Clay	Clay of variable colour, texture and with rock fragments formed from the effects of glaciation.
Building Regulations	These ensure the health and safety of people in or about a building and are part of an Act of Parliament making them mandatory. They do not relate to Planning Issues which may require independent permission.
Bulging (outward/inward)	Horizontal movement of a wall at mid height with edges top and bottom restrained.
Buttress	A projection from a wall to give strength and to resist a thrust.
Calcium Silicate Bricks	Types of bricks made with sand and lime instead of clay.
Clay	Very fine grained sedimentary soil.
Cockling	Ripples forming generally discrete diagonal folds, normally in paper or similar surface coverings.
Column	Vertical load bearing member normally of steel or concrete.
Consolidation	Ground settlement resulting from charges in loading.
Compaction	Ground settlement resulting from infilling of voids creating a reduction in volume.
Construction Consolidation	Vertical movement of ground or structure due to imposed loads from a building.
Corbel	A projecting support on the face of a wall.
Differential Construction Consolidation	Construction consolidation of varying amounts due to large differences in ground conditions or loads supported by the ground.
Drift Deposits	Unconsolidated sedimentary soils, eg silt, alluvium, sands, gravels.
Eaves	The bottom edge of a sloping roof overhanging the face of the wall.
Efflorescence (in bricks)	A chalk like appearance on new buildings, due to the evaporation and crystallization of the alkaline salts contained in the bricks and mortar.
Fillet Cement	A triangular strip of cement to make an angle waterproof.
Flashing	Wide lead or plastic strip used to cover construction joints or joints formed at changes of material.
Floor Diaphragm	The floor of any construction at ground, first, second etc level, including the decking and support system.
Floor Slab	Concrete floor normally at ground level.
Gable	The portion of the end wall of a building from the eaves to the ridge. It follows the outline of the roof.
Hogging	Naturally occurring ungraded sand and gravel sometimes with clay, used as infilling.
Joist	Horizontal timbers to carry floors or ceilings. Also small steel beams to carry floor slabs.
Keuper Marl	Marl associated with the Keuper geological series.
Lateral Restraint	A connection between a member and more rigid structure to arrest movement perpendicular to the plane of the member.
Lessee	Person renting a property.
Lessor	Person letting a property.
Lintel	A horizontal beam across an opening, usually carrying the wall above and lightly loaded.
Mansard Roof	A roof of double pitch on both sides.
Marl	A rich calcareous clay earth.
Member	Any important piece in structural framework or timber framing, or an individual part of an "order" or moulding.

Monopitch	A pitched roof with a slope on one side only.
Mortar	A mix of lime and cement with sand and water, for jointing and bedding bricks, stones, etc.
Party Wall	One separating two adjacent properties.
Pattress Plate	A disc, cross or similar steel plate used to spread the horizontal force from a tie bar over an area of wall.
Peat	Dark, soft soil with a high degree of vegetable matter subject to a high degree of compaction and consolidation.
Pier	A support, or pillar, for an arch , bridge or beam, normally fixed to a wall as a thickening.
Piles	Vertical member constructed or driven into the ground in order to transmit structural loads to firm ground at some depth.
Planning Permission	This relates to Environmental issues and is granted by the Local Authority. This does not relate to Building Regulation Approval which may also be required.
Ponding	Collection of rainwater on horizontal surfaces due to deflection of structure or poorly laid surfaces.
Purlin	A horizontal beam supported by the principal rafters of roof trusses and carrying the common rafters between the wall plate and ridge.
Racking	Distortion within the plane of a member, normally a wall or window/door opening.
Rafters	The timbers carrying the coverings of a roof. Also called common rafters and spars.
Raft Foundation	A support for a building of reinforced concrete designed to spread loads evenly and to give a very low bearing pressure.
Rendering	Applying the first coat of plaster to walls.
RSJ	Abbreviation for Rolled Steel Joist, often confused with UB's, UC's etc.
Sagging	The deflection or bending or a member between the points of support. Bending downwards in the middle.
Screeds	Sand and cement covering to floors or solid flat roofs.
Settlements	Consolidation or compaction.
Silt	Sedimentary soil consisting of alluvial and fine sand particles.
Soldier Course	A course of bricks on end.
Solid Geology	Solid rock or sediments that have been fully consolidated by overburden.
Spall	To break away the edges of stone.
Spread	Horizontal movement between parts of a single structure.
Strapping	Method of fixing structural elements using flat metal straps.
Strutting	Short timbers placed between joists to stiffen them and to prevent them from canting.
Studwork	Light weight timber framing used to form partitions.
Sub-Floor Void	Space between the ground and floor structure.
Sulphate Attack	Chemical reaction between sulphate (in ground water or soot) upon calcium (lime) in stonework, bricks, concrete and mortar.
Surmounted	A vault with the rise greater than half the span.
Tie Rod	A steel rod in tension. A steel rod used in place of a tie beam.
Truss	A self contained, triangulated, rigid frame of wood or steel, arranged and designed to transfer the loads, acting on the frame, to the supports.
Tumbled Brickwork	Inclined brickwork courses intersecting horizontal courses.
UB, UC, Channel	Universal Beam, Universal Column, Channel - Rolled steel sections, of I or [shape frequently and incorrectly referred to as RSJ's.
UPVC	Ultra Poly Vinyl Chloride (rigid plastic).
Vendor	Person selling the property.
Wall Tie	Galvanised steel or stainless steel stays used for tying together the two parts of a cavity wall.

Robert Doughty Consultancy,
32 High Street,
Helpringham,
Sleaford,
Lincs.
NG34 0RA.

Mr J Blackford

JB/JJ H09/1167/93

274 JRB AKD

11 May 1994

Dear Sir,

PROPOSED COTTAGE EXTENSION ACRE HILL, HOLBEACH DROVE - MR J A FISHER.

I am in receipt of your letter dated 12th April 1994 in connection with the above.

The structural survey prepared on behalf of your Client has been accepted in good faith. The Authority has merely taken the precaution of securing a 'second opinion' on the structural stability of the building - a precaution that is quite unexceptional and entirely consistent with its approach in such matters.

I do not think the Authority's practice warrants the inferences which you have drawn and I would strenuously rebut the statement made in the concluding sentence of your letter.

However, to expedite matters could you please request your Client to provide, through Messrs Maxwell Mumford, details of the structural stability of the roof as this aspect of the structural stability of the building needs clarification.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

32 High Street
Helpringham
Sleaford
Lincolnshire
NG34 0RA

Telephone
0529 421 646/7
Facsimile
0529 421 358

For the attention of Mr J Blacklock

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

Robert Doughty Consultancy

Lincoln House
56/58 Clasketgate
Lincoln
LN2 1JZ

Telephone
0522 542330
Facsimile
0522 542331

12 April 1994

Dear Sir

MR J A FISHER
PROPOSED COTTAGE EXTENSION, ACRE HILL, HOLBEACH DROVE

Further to a telephone conversation between your officer Mr Blacklock and this office on 11 April 1994 it was stated by the officer that the Council is to consider taking a second opinion on the validity of the independent structural engineers report on the above cottage.

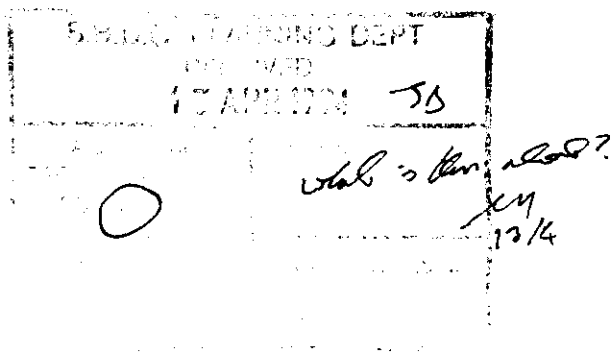
If you are having a problem with the report we urge you, simply as a matter of professional courtesy, to consult the structural engineers who undertook the survey, namely Maxwell Mumford, (contact Bob Maxwell on 0476 590696) before the expense of further work, payable by the District Council on this occasion, is incurred.

The costs paid out by our client in this respect could of been avoided had you indicated that you would only put faith in the accuracy of your own consultants survey.

Yours faithfully

James R Blakey

c.c. Mr J A Fisher
Maxwell Mumford



Your reference	H09/1167/93
Our reference	274 JRB AKD
Please contact	Helpringham Office

Planning
Architecture
Landscape Architecture

Principal, Robert Doughty
Dip TP, MRTPI
Dip LD, ALI

VAT Reg No 364 7780 17

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: H09/1167/93

Applicant: Mr J A Fisher
19 Woodlands
Long Sutton
Spalding
Lincs PE12 9LY

Agent: Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Change of use of building to residential, and erection of extension

Location: Holbeach Drove Spalding
Lincs

Type: FULL

Date received: 14-MAR-94

16-MAR-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 30-MAR-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:

Not supported Old building, not suitable for ~~conversion~~ conversion
Previous Application for replacement dwelling, refused

Signed:

M P Joyce

S.H.D.C. PLANNING DEPT.
RECEIVED
-6 APR 1994 SB

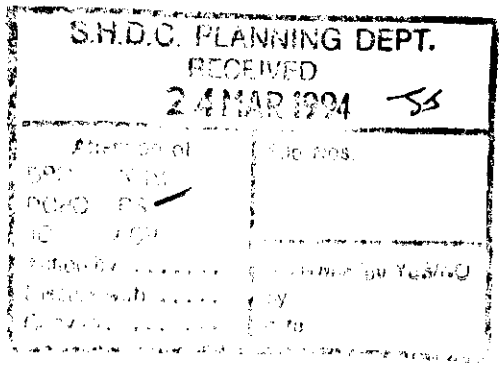
Our Ref: 94/1/SH/0087
Contact: Gill Thornalley

Date: 22 March 1994

NRA

National Rivers Authority
Anglian Region

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE



Dear Sir,

Planning Application No. H09/1167/93

PROPOSAL: **CHANGE OF USE OF BUILDING TO RESIDENTIAL AND ERECTION OF EXTENSION**
LOCATION: **HOLBEACH DROVE, SPALDING**
APPLICANT: **MR J A FISHER**

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

R.Morgan
Planning Manager

GRAINGER DAVIES, B.Sc., C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

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

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H09/1107/93

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

Horbeach Drive

3. Name, classification and number of road

II

4. Date application referred 17-3-94

5. State whether outline, detailed application etc.

Full

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

Change of use of Building to Residential & Erection of Extension

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: 17-3-94 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(i) B21 (amended) Before the residential use is commenced, provision shall ....

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(i) B21

Note:— use continuation sheet(s) as necessary.

32 High Street
Helpringham
Sleaford
Lincolnshire
NG34 0RA

Telephone
0529 421 646/7
Facsimile
0529 421 358

For the attention of Mr J Blacklock

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

Robert Doughty Consultancy

Lincoln House
56/58 Clasketgate
Lincoln
LN2 1JZ

Telephone
0522 542330
Facsimile
0522 542331

8 March 1994

Dear Sir

MR J A FISHER
PROPOSED COTTAGE EXTENSION, ACRE HILL, HOLBEACH DROVE

Further to your letter dated 19 January 1994 please find enclosed amended application forms and a full structural survey report of the existing building as requested.

I would be grateful if the application could be determined at the earliest possible date.

Yours faithfully

James R Blakey

SOUTH HOLLAND D.C.
PLANNING
10 MAR 1994
REF .....

Your reference	H09/1167/93
Our reference	274 JRB AKD
Please contact	Helpringham

Planning
Architecture
Landscape Architecture

Principal, Robert Doughty
Dip TP, MRTPI
Dip LD, ALI

VAT Reg No 364 7780 17

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: H09/1167/93

Applicant: Mr J A Fisher
19 Woodlands
Long Sutton
Spalding
Lincs PE12 9LY

Agent: Robert Doughty Consultanc
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Construction of extension to existing property

Location: Holbeach Drove
Spalding
Lincs

Type: FULL

Date ~~received:~~ 08-DEC-93
19-JAN-94

REF 1167/93

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:

1 Amend description to read 'change of use of building to residential and erection of extension'.
2 Supply full structural survey of existing building.

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

RECEIVED 24 JAN 1994

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

Planning & Building Control Department
County Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application No: H09/1167/93 Date Received: 08-DEC-93

Applicant: Mr J A Fisher
19 Woodlands
Long Sutton
Spalding
Lincs
PE12 9LY

Agent: Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs

Description: Construction of extension to existing property

Location: Holbeach Drove, Spalding, Lincs

1 March 1994

Dear Sir/Madam

REQUIREMENT FOR FURTHER INFORMATION OR FEES TO BE SUBMITTED - REMINDER

Your application cannot be considered as submitted as it is not yet complete and I have not yet received any reply to my letter requesting completion or further information.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be returned and any fee received will be reimbursed.

Yours faithfully

Director of Planning and Building Control Services

DFC

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/PAE/1167/93/FES **Your Ref.** 274/GJ/AKD **Date** 2 February 1994

Dear Sir,

FULL PLANNING APPLICATION - MR. J.A. FISHER
PROPERTY AT MAIN ROAD, HOLBEACH DROVE.

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients and prospective purchasers attention.

The watercourse along the sites Northern boundary is my Board's Main Road Drain and the Board's Byelaws as summarised on the enclosed standard conditions apply and must be brought to your clients attention. The freehold of the Main Road Drain is vested in my Board by ancient statute. As you will be aware the existing structure is situated within the Byelaw clearance zone but I am pleased to confirm my Board will raise no objection to the proposed internal works and re-roofing operations to this building or the extension to the rear.

I believe soakaway drainage systems are intended and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately.

The applicant is advised that should a direct surface water outfall be constructed to either a Board's or private watercourse, the Board will seek a single once and for all time contribution towards future improvements of their system to ensure adequate capacity for increasing flows from continuing developments unless on-site storage facilities are provided.

The contribution rate is currently £138 per dwelling drained via a direct outfall and subject to an engineering and administration fee of £35 and V.A.T., although these figures are subject to periodic review.

Furthermore, it occurs to me that new services may be required onsite and that such installations may involve crossing the Boards watercourse. Full details of such installations must be provided for my Boards formal approval.

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

Yours faithfully,

J J Elsey

ENGINEER TO THE BOARD

Robert Doughty Esq
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 SEP 1994

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. **Your Ref.** **Date**

STANDARD PLANNING CONDITIONS

1. No buildings, hedges, fences, trees, hardstandings or septic tanks within 9 metres of the Board's watercourse without the special permission of the Internal Drainage Board.

2. The approval of the Drainage Board to the point of discharge of all surface water and the quantity thereof.

3. Any outfalls into a Board's watercourse to be constructed flush to the slope of the bank to facilitate mechanical mowing, and the batter below the outfall to be protected to prevent erosion, all to the satisfaction of the Engineer to the Board.

4. The provision of a land drainage system for the site to the satisfaction of the Engineer to the Board.

5. The applicant to inform the Drainage Board on the commencement of all work relating to the Standard Conditions and also to any Special Conditions.

SPECIAL CONDITIONS

The Planning Authority will be informed by the Drainage Board of any special conditions relating to individual applications.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Pl. ... & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/1167/93

Applicant: Mr J A Fisher
19 Woodlands
Long Sutton
Spalding
Lincs PE12 9LY

Agent: Robert Doughty Consultanc
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Construction of extension to existing property

Location: Holbeach Drove
Spalding
Lincs

Type: FULL

Date received: 08-DEC-93

19-JAN-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:

1 Amend description to read 'change of use of building to residential and erection of extension'.
2 Supply full structural survey of existing building.

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

32 High Street
Helpringham
Sleaford
Lincolnshire
NG34 0RA

Telephone
0529 421 646/7
Facsimile
0529 421 358

For the attention of Mr J Blacklock

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

Robert Doughty Consultancy

Lincoln House
56/58 Clasketgate
Lincoln
LN2 1JZ

Telephone
0522 542330
Facsimile
0522 542331

7 January 1994

Dear Sir

MR J A FISHER
PROPOSED COTTAGE EXTENSION, ACRE HILL, HOLBEACH DROVE

Further to your letter dated 14 December 1993 requesting additional information on the above application we have been advised by our client as follows:

1. The property is being used as an agricultural store and was last used residentially approximately fifteen years ago.

2. The building has been used as an agricultural store.

3. Corrugated iron sheeting has been placed over the original thatch for protection and, with boarding to cover openings, the building has remained weathertight and secure.

I hope the above provides you with sufficient information to determine the application.

Yours faithfully

James R Blakey

SOUTH HOLLAND D.C.
PLANNING
REF

Your reference	H09/1167/93
Our reference	274 JRB AKD
Please contact	Helpringham

Planning
Architecture
Landscape Architecture

Principal, Robert Doughty
Dip TP, MRTPI
Dip LD, ALI

VAT Reg No 364 7780 17

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
P. g & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

17 DEC 1993

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/1167/93

Applicant: Mr J A Fisher
19 Woodlands
Long Sutton
Spalding
Lincs PE12 9LY

Agent: Robert Doughty Consultanc
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Construction of extension to existing property

Location: Holbeach Drove
Spalding

Type: FULL

Date received: 08-DEC-93

14-DEC-93

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 ,pplications) Regulations 1988, you are therefore requested to supply the following:

1 How long the property has been vacant and when it was last used residentially?
2 Details of any non-residential use of the building.
3 Details of any work to ensure building remained weathertight.

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

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
P ng & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/1167/93

Applicant: Mr J A Fisher
19 Woodlands
Long Sutton
Spalding
Lincs PE12 9LY

Agent: Robert Doughty Consultanc
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Construction of extension to existing property

Location: Holbeach Drove
Spalding

Type: FULL

Date received: 08-DEC-93

14-DEC-93

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.

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Yours faithfully

Principal Planning Officer

32 High Street
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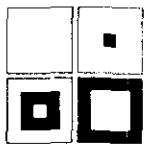
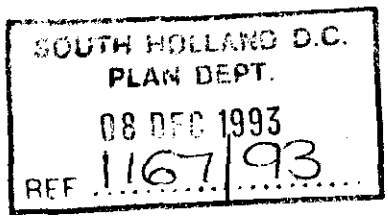
NG34 0RA

Telephone
0529 421 646/7
Facsimile
0529 421 358

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



Robert Doughty Consultancy



Lincoln House
56/58 Clasketgate
Lincoln
LN2 1JZ

Telephone
0522 542330
Facsimile
0522 542331

6 December 1993

Dear Sir

MR J A FISHER
PROPOSED COTTAGE EXTENSION, ACRE HILL, HOLBEACH DROVE

Please find enclosed our planning application on the above site.

The proposals comprise an extension to an existing single storey building which is currently not used. The roof is part covered by rusting corrugated iron which conceals the original thatch and together with an untidy combination of long and unkempt grass gives the site an appearance of unsightly neglect.

The boundaries of the application area are, however, well established with mature trees and hedgerows to the south and west. The potential for redeveloping the dwelling currently exists and the submitted application gives the opportunity to re-establish the site in a sensitive manner with the addition of a single storey extension of sympathetic scale. The immediate environment and the general amenity of the area could be radically improved by the reinstatement of a residential use with a basic 'tidying up' of the site which would follow.

The South Holland District Local Plan, Consultation Draft encourages this view of enhancement. Policy BE10 states:

> 'The development of sites or premises which have been derelict, disused and underused in the long term and are unsightly will be encouraged. In determining the suitability of schemes, the need to improve the amenity of the site or premises will be taken into account'.

The proposed extension will be effectively hidden from view by the original dwelling and landscape screen, having the benefit of an existing access. The application does not seek to dominate the site with a large re-development but proposes a small extension which respects the form and character of the existing building. The extension is sought purely to increase the area of living space to enable viable habitable use particularly in line with the restrictive design criteria adopted.

Your reference

Our reference 274 JRB AKD

Please contact Helpringham Office

Planning
Architecture
Landscape Architecture

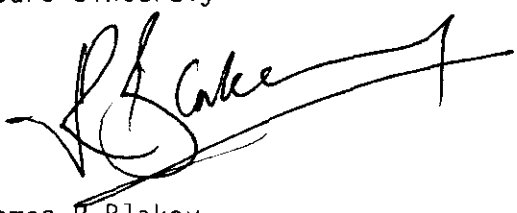
Principal, Robert Doughty
Dip TP, MRTPI
Dip LD, ALI

VAT Reg No 364 7780 17

The location of the proposed dwelling would be consistent with the form of other dwellings in the locality sited directly opposite the application area and to the west and north.

We would be grateful if you could look favourably upon this application as we seek only to enhance an area currently in a state of disrepair and suffering from neglect.

Yours sincerely



James R Blakey

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 : P3613
Date received : 08-DEC-93

Received from

Mr J A Fisher

Address

19 Woodlands
Long Sutton
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

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

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09/1167/93

Date Registered 08 DEC 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr J A Fisher
19 Woodlands
Long Sutton
Spalding
Lincolnshire PE12 9LY

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)
Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford, Lincolnshire. NG34 ORA

Tel. No. 0529 421646
(Personal contact name) Glynne James

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Holbeach Drove, Spalding, Lincolnshire

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Construction of extension to existing property

Please complete I attach * Four copies of all plans
* an ownership certificate (see back page)
* a fee of £60 If you consider no fee is payable include a written explanation instead.

Signed.... Glynne James Date 6. December. 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	✓	
(iv) Change of use		

4. A. Please state site area (in all cases)	0.08	hectares
B. If building works are proposed, please state extra floor space to be created:	35	sq. metres
C. Please state size of any new structure:- (a) max. height:		metres
(b) max. length:	Please see drawing	metres
(c) max. width:	274/2	metres
D. Please state type and colour of materials for facing external walls:	Red brick to match existing	
E. Please state type and colour of roofing materials.	Grovebury mk2 concrete pantile, farmhouse 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.

Residential

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?

Driveway parking

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	Soakaway
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 ✓

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.	no	➡ 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 Glynn Jann (~~Applicant~~ / Agent) Date 6 Dec 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 Glynn Jann (~~Applicant~~ / Agent) Date 6 Dec 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 .....

490. PLANNING APPLICATIONS (Continued)

(d) Applications Approved Subject to Planning Obligations

Subject to the applicants first entering into a Planning Obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 for the reasons indicated the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned developments in accordance with his recommendations, as amended where indicated:-

Plan No. and Applicant		Proposal
H11/0914/93 Energy From Waste Holland Ltd	O.A.	Construction of biofuelled boiler plant on land at Hundreds Lane, Long Sutton.

(To ensure that the highway improvements to be the subject of an Agreement under Section 278 of the Highways Act 1980 are completed prior to commencement of the development.)

(The Deputy Director of Planning and Building Control Services reported the views of Councillor M.D. Booth.)

H14/0535/94 Mr. C. Flatters	Agricultural equipment store and workshop with office at Campione House, Fengate Road, West Pinchbeck.

(To ensure that the development is not used except by the occupiers of the adjoining dwelling.)

(The Deputy Director of Planning and Building Control Services reported the views of Councillor B. Chappell.)

H09/1167/93 Mr J.A. Fisher -SS	Change of use of building to residential and erection of extension at Holbeach Drove, Spalding.

(To ensure that the development is only commenced when the local planning authority is satisfied, by the approval of plans under the Building Regulations, that the whole of the development as submitted can be carried out.)

(It was agreed that planning permission be granted for the above development, contrary to the recommendation of the Director of Planning and Building Control Services and notwithstanding the fact that the application site is outside the confines of a settlement in an area of open countryside on the basis that the existing building on the site can be adapted for use for residential purposes.)

(Councillors T. Barker, J.A. Dobney and T.G.M. Tyler requested that their votes against the above decision be recorded.)

(e) Reserved Matters Approval

Reserved matters approval be granted for the undermentioned developments in accordance with the recommendations of the Director of Planning and Building Control Services, as amended where indicated:-

APPLICATION REFERENCE: H09/1167/93 DATE RECEIVED: 14-MAR-93

TYPE: Full

DESCRIPTION: Change of use of building to residential, and erection of extension

LOCATION: Holbeach Drove, Spalding.

APPLICANT: Mr J A Fisher AGENT: Robert Doughty Consultancy

REASON FOR COMMITTEE CONSIDERATION

Sub-Cttee Addendum

Warrants Committee consideration.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 15 JUL 1993

RECOMMENDATION

Refuse Permission.

The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7, 1992 (The Countryside and the Rural Economy), and is aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would encourage further similar proposals which would be difficult to resist.

COMMENTS

1 In January 1991 planning permission (H09/1176/90) refused for a replacement dwelling on Structure Plan grounds. A subsequent appeal was dismissed.

2 The Structure Plan does not specifically address the issue of the conversion of existing buildings to a residential use - an issue of relevance because at the time of the appeal the abandonment of the residential use of the building was conceded by the appellant - but the locational policies of the plan in respect of residential development which were previously invoked continue to apply. The site

lies outside the Holbeach Interim Boundary of Development.

3 The South Holland District Local Plan Consultation Draft does contain a policy relating to the use of derelict building but this policy is not, of course, operative.

4 The issue is what material considerations, if any, outweigh the Structure Plan objection. These considerations may be summarised as: -

(A) Economic Use of Land and Buildings.

At the time of the appeal, the Inspector described the building as "in a generally poor state of repair." Since then the building has been made weathertight but it is clear from the structural engineering report which accompanied the application, that substantial remedial and repair work would need to be done to render the building habitable. The report, in fact, makes assumptions and assessments based on a visual survey (the roof, however, was not examined internally) and no testing of materials, monitoring breaking out or long term investigation was undertaken. Some uncertainty must exist, therefore, as to whether the building could be adapted to the degree envisaged without further extensive works.

Given this uncertainty and the size of the extension involved (more than a 100% increase in size) it is considered there is no justification for accepting the presence of the building as a vehicle for permitting a residential use on the site as an exception to Structure Plan policy.

(B) Visual Amenity.

The claim made that "the amenity of the area could be radically improved by the reinstatement of a residential use with a basic tidying up of the site" is not accepted. The proposal would represent a clear intrusion of a residential use into the countryside, particularly when account is taken of the change in character of the land provided for as curtilage to the extended dwelling, and any "tidying up" could be achieved without recourse to a residential permission to effect it. It should also be borne in mind that when permission was refused for a replacement dwelling, the Inspector was prepared to countenance the continuation of the site in its present stage and as acceptable in visual terms.

(C) Planning Policy Guidance Note No. 7 "The Countryside and The Rural Economy".

Paragraph 2.15 of the note addresses the question of the reuse and adaptation of rural building but does so entirely in the context of "new commercial, industrial or recreational uses". The emphasis is therefore on these uses rather than residential.

REPRESENTATIONS

Parish Council: Not supported. Old building not suitable for conversion. Previous application for replacement dwelling refused.

ADDENDUM

In accordance with the resolution of the Planning Committee on 22 June, 1994, discussions have taken place with the Authority's Consultant Structural Engineer and it is hoped that some initial comments from that source will be available for the time of the meeting.

APPLICATION REFERENCE: H09/1167/93 DATE RECEIVED: 14-MAR-93

TYPE: Full

DESCRIPTION: Change of use of building to residential, and erection of extension

LOCATION: Holbeach Drove, Spalding.

APPLICANT: Mr J A Fisher AGENT: Robert Doughty Consultancy

REASON FOR COMMITTEE CONSIDERATION

Warrants Committee consideration.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 22 JUN 1994

RECOMMENDATION

Refuse Permission.

The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7, 1992 (The Countryside and the Rural Economy), and is aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would encourage further similar proposals which would be difficult to resist.

COMMENTS

1 In January 1991 planning permission (H09/1176/90) refused for a replacement dwelling on Structure Plan grounds. A subsequent appeal was dismissed.

2 The Structure Plan does not specifically address the issue of the conversion of existing buildings to a residential use - an issue of relevance because at the time of the appeal the abandonment of the residential use of the building was conceded by the appellant - but the locational policies of the plan in respect of residential development which were previously invoked continue to apply. The site

lies outside the Holbeach Interim Boundary of Development.

3 The South Holland District Local Plan Consultation Draft does contain a policy relating to the use of derelict building but this policy is not, of course, operative.

4 The issue is what material considerations, if any, outweigh the Structure Plan objection. These considerations may be summarised as: -

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At the time of the appeal, the Inspector described the building as "in a generally poor state of repair." Since then the building has been made weathertight but it is clear from the structural engineering report which accompanied the application, that substantial remedial and repair work would need to be done to render the building habitable. The report, in fact, makes assumptions and assessments based on a visual survey (the roof, however, was not examined internally) and no testing of materials, monitoring breaking out or long term investigation was undertaken. Some uncertainty must exist, therefore, as to whether the building could be adapted to the degree envisaged without further extensive works.

Given this uncertainty and the size of the extension involved (more than a 100% increase in size) it is considered there is no justification for accepting the presence of the building as a vehicle for permitting a residential use on the site as an exception to Structure Plan policy.

(B) Visual Amenity.

The claim made that "the amenity of the area could be radically improved by the reinstatement of a residential use with a basic tidying up of the site" is not accepted. The proposal would represent a clear intrusion of a residential use into the countryside, particularly when account is taken of the change in character of the land provided for as curtilage to the extended dwelling, and any "tidying up" could be achieved without recourse to a residential permission to effect it. It should also be borne in mind that when permission was refused for a replacement dwelling, the Inspector was prepared to countenance the continuation of the site in its present stage and as acceptable in visual terms.

(C) Planning Policy Guidance Note No. 7 "The Countryside and The Rural Economy".

Paragraph 2.15 of the note addresses the question of the reuse and adaptation of rural building but does so entirely in the context of "new commercial, industrial or recreational uses". The emphasis is therefore on these uses rather than residential.

REPRESENTATIONS

Parish Council: Not supported. Old building not suitable for conversion. Previous application for replacement dwelling refused.

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in the Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 25th July, 1994.

PRESENT

Councillors:

Mr. T. Bray - Vice-Chairman (In the Chair)

Mr. J.R. Pearl	Mr. E.N. Davies	Mr. A.E. Naylor
Mr. N.I. Capes	Mr. J.A. Dobney	Mr. T.G.M. Tyler
Mr. J. Clark	Mrs. E.O. Hall-Patch	Mr. M.C. White
Mrs. D.F. Davies	Mr. N.P. Judge, M.B.E.	

The Director of Planning & Building Control Services, the Deputy Director of Administration and the Deputy Director of Environmental Services.

In Attendance: The Press.

Apologies for absence were received from or on behalf of Councillors B. Alcock, C.J.T.H. Brewis, Mrs. P.J. Buffham, W.D. Skells and R.C. West.

464. MINUTES

The Minutes of the meeting held on 4th July, 1994 were signed by the Chairman as a correct record.

465. PLANNING APPLICATIONS

(a) Recommendations to Planning Committee

The undermentioned applications, which had been the subject of site visits, were submitted for consideration and the Sub-Committee was reminded that the applications were to be determined by the Planning Committee:-

Plan No. & Applicant	Proposal
H09/1167/93 Mr J A Fisher	Change of use of building to residential, and erection of extension at Holbeach Drove, Spalding.

RESOLVED: That the Planning Committee be recommended to refuse planning permission for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

(Councillor T G M Tyler requested that his vote in favour of the above decision be recorded).

(Prior to the determination of the above application, the Director of Planning and Building Control Services summarised the advice he had obtained from a Structural Engineer in respect of the above proposal).

(Councillor N P Judge, MBE left the meeting after consideration of the above application).

H23/0003/94 A Naylor	O.A.	Residential Development including details of means of access at Roman Bank, Saracens Head.

BRIAN SMITH Dip TP MR...
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

H09/1167/93

FULL

Applicant: Mr J A Fisher
Tel:

Agent: Robert Doughty Consultancy
0529 421646

Description: Change of use of building to residential, and erection of extension

Location: Holbeach Drove
Spalding
Lincs

Valid date:	14-MAR-94	Terminal date:	09-MAY-94
Target dates:		Target Committee:	19-APR-94
To case officer	21-MAR-94	Report deadline:	05-APR-94
Inspected by	28-MAR-94	Agreed TD Ext:	
Extra contacts	04-APR-94	Case Officer:	
Report if not clear by	18-APR-94		J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	17-MAR-94	07-APR-94
Clerk to Holbeach PC 0406 26739	16-MAR-94	30-MAR-94
Cllr N P Judge MBE 0406 330300	16-MAR-94	23-MAR-94

SITE RECORD

Grid ref: 532150 312230
OS Sheet: 363 Parcel:

L.C.C - Ds Attached fr OS 17-5-94

2 The reason for refusal was on highway grounds which these applications now seek to overcome. The County Highways Department is now satisfied subject to a Section 278 Agreement.

3 Screening will overcome any visual amenity problems.

RECOMMENDATION -

H02/0439/92

Subject to the Applicant entering into a Section 278 Agreement under the Highways Act 1980 authorise the Director of Planning and Building Control Services to grant permission and subject to the following conditions:

1 SC23 - (Screening by planting)...South and East.
2 SC27 - (Implementation of planting).
3 Before the site can be used for the storing of caravans the access shall be provided from Peterborough Road as shown on the submitted plans in accordance with details to be agreed and approved.
4 F5 - (Turning space)
5 B20 - Stopping up of existing access...A1073
6 Adequate screening shall be provided along the new access in accordance with details to be approved.

Reasons

1 -2 Standard
3 B6
4 F5
5 B1
6 To ensure vehicles using the A1073 are not distracted by vehicles entering the site in the interests of highway safety.

H02/440/92

Subject to the Applicant entering a Section 278 Agreement under the Highways Act 1980 authorise the Director of Planning and Building Control Services to grant permission and subject to the following conditions:

1 The access from Peterborough Road shall be a minimum of 5.0 metre wide and shall be in accordance with details to be approved.
2 B20 (Stopping up of existing access) ... and A1073 shall..
3 Adequate screening shall be provided along the new access in accordance with details to be approved.

Reasons:

1 B6
2 B1
3 To ensure vehicles using the A1073 are not distracted by vehicles entering the site in the interests of highway safety.

---

to provide for a vehicular access point from the B1165 into Area 2. It was further resolved not to permit vehicular access to this area via St. Polycarp's Drive.

(ii) That the land between Area 2 and the Lambert Drain be considered for residential development at the next planning policy review for Holbeach Drove.

(iii) To exclude from the development boundary, the area of frontage on Long Lane from the existing end point of the IBD at the old school to the dwelling known as "Greenways", but this area to be considered appropriate for development in connection with agriculture/horticulture and local need in accordance with the District Council's adopted policies.

3.0 Dog Drove

3.1 That the planning policy for Dog Drove be adopted as set out in the Planning Officer's Report (i.e. that no IBD be designated), but this area be considered appropriate for development in connection with agriculture/horticulture and local need in accordance with the District Council's adopted policies.

4.0 Whaplode Drove

4.1 That the planning policy for Whaplode Drove be adopted as set out in the Planning Officer's Report.

4.2 The recommended Interim Boundary of Development for Whaplode Drove is shown on Map E accompanying this report.

5.0 Shepeau Stow

5.1 That the planning policy for Shepeau Stow be adopted as set out in the Planning Officer's Report subject to the following amendment:

(i) To include in the development boundary an area of frontage on Dowsdale Bank (indicated on Map 3 accompanying this report) extending for approximately 180 metres south westwards from the junction with Oxcroft Bank.

(ii) To exclude from the development boundary the Primary School playing field.

(iii) That land to the south of Gypsy Lane be considered for residential development at the next planning policy review for Shepeau Stow.

5.2 The recommended Interim Boundary of Development for Shepeau Stow is shown on Map 3 accompanying this report.

6.0 Dowsdale Bank

6.1 That the planning policy for Dowsdale Bank be adopted as set out in the Planning Officer's Report (i.e. that no IBD be designated), but this area be considered appropriate for development in connection with agriculture/horticulture and local need in accordance with the District Council's adopted policies.

1035. PLANS SUB-COMMITTEE - 12TH DECEMBER, 1989

RESOLVED: The Minutes of the meeting of the Plans Sub-Committee held on 12th December, 1989, a copy of which is attached as Appendix I to these Minutes, be received.

1036. FLEET ROAD, HOLBEACH - DWELLING - REQUEST NOT TO COMPLY WITH SECTION 52 AGREEMENT: REMOVAL OF OBSCURE GLAZING: APPLICATION H05/1911/88 (959/89)

Consideration was given to the Planning Officer's report upon a request not to comply with the terms of a Section 52 Agreement wherein obscure glazing was required to certain windows and detailing the recommendation of the Plans Sub-Committee following an inspection of the site that the obscure glazing should be retained.

RESOLVED: The Plans Sub-Committee's recommendation be adopted and the applicant be informed that the Council does not wish to depart from the terms of the Agreement.

1037. REVIEW OF INTERIM BOUNDARIES OF DEVELOPMENT FOR THE SMALLER VILLAGES - THE "DROVES SETTLEMENTS"

Consideration with given to the Planning Officer's report detailing the recommendations of the Plans Sub-Committee following an inspection of the proposed interim boundaries of development for Gedney Hill, Holbeach Drove, Dog Drove, Whaplode Drove, Shepeau Stow, Dowsdale Bank and Moulton Seas End.

RESOLVED:

a) The recommendations of the Plans Sub-Committee in respect of the interim boundary of development for Gedney Hill as detailed in the Planning Officer's report a copy of which is attached as Appendix II to the signed Minutes, be adopted.

b) Subject to the following addition, the recommendations of the Plans Sub-Committee in respect of the interim boundary of development for Holbeach Drove as detailed in the Planning Officer's report, be adopted:-

"(iv) To exclude from the development boundary land on the western side of Holbeach Drove for additional limited frontage development but this area be considered appropriate for development in connection with agriculture/ horticulture and local need in accordance with the Council's adopted policies."

c) The recommendations of the Plans Sub-Committee in respect of planning policies for Dog Drove as detailed in the Planning Officer's report be adopted.

SHDC
-4NOV 1997
Housing & Planning
Received

SOUTH HOLLAND DISTRICT COUNCIL

file 1167/93

DEED

Creating Planning Obligation

under Section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

JOHN ARTHUR FISHER

re

The change of use of a building at Holbeach Drove, Spalding
to residential and the erection of an extension

I hereby certify that this is a true copy
of the Planning Obligation relating to
land at Holbeach Drove, Spalding

R. C. S.

.....

Director of Administration

THIS DEED is made the 3rd day of February one thousand nine hundred and ninety five BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincoln (hereinafter called "the Council") of the one part and JOHN ARTHUR FISHER of 19 Woodlands Long Sutton in the County of Lincoln as personal representative of Arthur Edmund Fisher deceased (hereinafter called "the Owner") of the second part

RECITALS

(1) The Council is the local planning authority for the area within which the land described in the First Schedule ("the Land") is situated

(2) The Owner is the owner in fee simple in possession free from incumbrances of the Land

(3) The Owner has by application by its agents dated the sixth day of December One thousand nine hundred and ninety three applied to the Council for planning permission for the change of use of the building situate on the Land to residential and the erection of an extension in accordance with the plans and particulars supplied therewith under planning reference H09/1167/93 ("the Development")

(4) The obligation created by this Deed is a planning obligation for the purposes of section 106 of the Town and Country Planning Act 1990

(5) The Council has decided to grant conditional planning permission for the Development subject to the creation of this obligation without which planning permission for the Development would not have been granted

(6) The Council is the local planning authority by whom the planning obligation is enforceable

NOW THIS DEED made in pursuance of section 106 of the Town and Country Planning Act 1990 WITNESSETH as follows

1. The Owner hereby agrees to enter into the planning obligation specified in the Second Schedule hereto

2. This planning obligation is a local land charge and shall be registered as such

3. The expressions "the Council" and "the Owner" shall include their successors in title

IN WITNESS whereof the parties hereto have executed this Deed the day and year first before written

FIRST SCHEDULE
(Details of "the Land")

The land situate at Holbeach Drove Spalding shown edged blue on the plan annexed hereto

SECOND SCHEDULE
(The Planning Obligation)

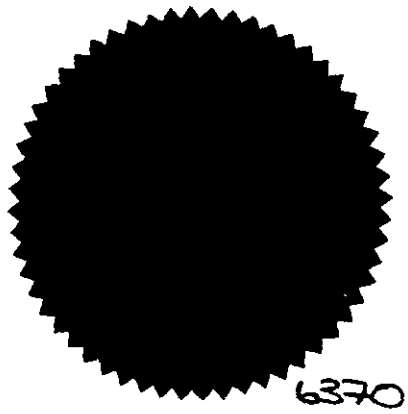
The Owner hereby covenants not to begin the Development by the carrying out of a material operation in accordance with the provisions of sections 56 and 91-93 of the Town and Country Planning Act 1990 except for any works required by the Council under the provisions of the Building Regulations 1991 until consent has been granted by the Council under the Building Regulations 1991 for the whole of the Development

THE COMMON SEAL of THE SOUTH HOLLAND DISTRICT COUNCIL was hereunto affixed in the presence of)

Chairman of the Council

Director of Administration

6370



SIGNED AS A DEED by the said JOHN ARTHUR FISHER in the presence of John A. Fisher.

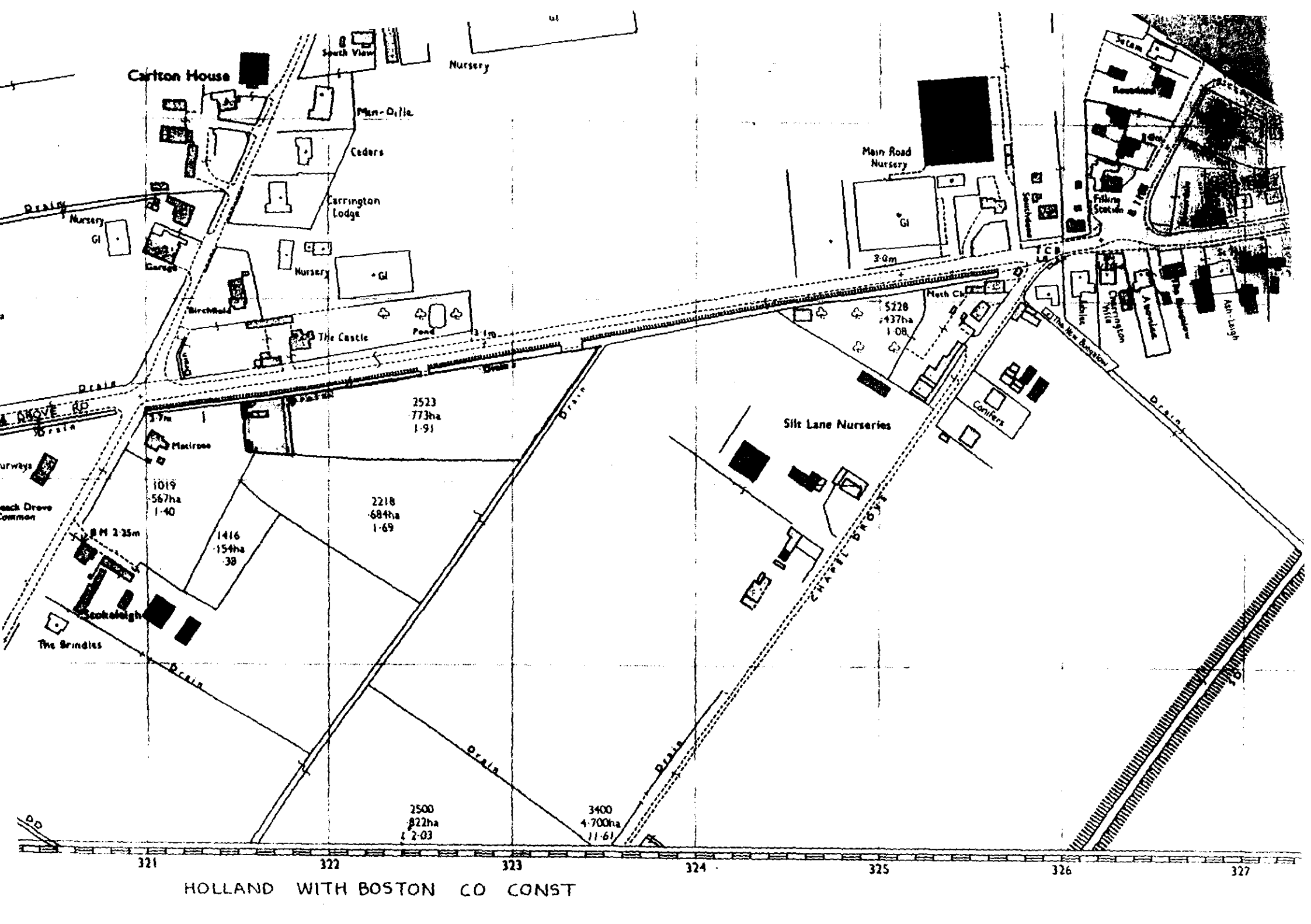
Witness

8 WOODLANDS LONG SUTTON LINCS PE12 9LY

Address

SECURITY OFFICER

Occupation


Carlton House
Nursery
Main Road Nursery
Cedars
Carrington Lodge
Nursery
Gl
Garage
Birchfield
The Castle
Pond
Drain
Silt Lane Nurseries
Conifers
Melrose
Brooksleigh
The Brindles
2523
·773ha
1·91
1019
·567ha
1·40
1416
·154ha
·38
2218
·684ha
1·69
2500
·822ha
2·03
3400
4·700ha
11·61
5228
·437ha
1·08
CHAPEL BROOK
321
322
323
324
325
326
327
HOLLAND WITH BOSTON CO CONST

FILE COPY

Messrs William H Brown & Co,
34 Market Place,
Long Sutton,
Spalding,
Lincs.

Mr J Blacklock

H09/1176/90,
H09/0440/96,
H09/1167/93
5 November 1997

Dear Sir,

CONVERSION OF BUILDING TO RESIDENTIAL USE, 'ACRE HILL', HOLBEACH DROVE.

I write to advise you that I have received a number of enquiries concerning the sale of the above mentioned property. From these enquiries, it is apparent that not all of the prospective purchasers have been aware of the existence of the Section 106 Obligation relating to this property.

Accordingly, I enclose a copy of the Obligation and would be grateful if you draw the attention of prospective purchasers seeking advice from yourselves to the existence of this document.

I would also be grateful if prospective purchasers could be advised that it is the Authority's position, endorsed on appeal, that a replacement dwelling would be unacceptable on planning grounds and that this should be borne in mind when work is contemplated upon the existing building.

Yours faithfully

N Midlen
Development Control Manager

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H09/1167/93
Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H09/0296/98 Received:16-MAR-98 Type:CONDITION COMPLIANCE

Name: Mrs Border-Shaw
Honeysuckle Cottage
High Road
Guyhirn
Wisbech Cambs

Agent: Peter Humphrey Associates
18 Chapel Road
Wisbech
Cambs
PE13 1RF

Description: Details of landscaping (Condition 3 of application H09/1167/93)
Location : The Cottage, Acre Hill Holbeach Drove
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 S A WALTHAM
Director of Housing and Planning Services

14-APR-98 H09/0296/98

SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710771

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H09/1167/93

Applicant: Mr J A Fisher
19 Woodlands
Long Sutton
Spalding
Lincs PE12 9LY

Agent: Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Change of use of building to residential, and erection of extension

Location: Holbeach Drove
Spalding
Lincs

Amendment: Additional window and door height
Drawing No. 1450/1C

22-DEC-98

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

Director of Housing and Planning Services

Peter Humphrey Assoc.
18 Chapel Road
Wisbech
Cambs
PE13 1RF

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ✓ HP

Registered 29/10

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: 22/12/98

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

Acceptance issued: ✓ 22/12

PLEASE ADD TO DECISION :-

AS AMENDED BY PLAN NO 1450/1C RECEIVED ON 21/12/98

PLANNING AMENDMENT

For office use only

Application No. H09/1167/93/2

Date Registered 26 OCT 1998

Case Officer SB

1. Please complete in block letters **NAME AND ADDRESS OF APPLICANT** Mr J A Fisher 19 Woodlands Long Sutton Tel. No. Spalding	**NAME AND ADDRESS OF AGENT** (if form completed by agent) OFFICE COPY Tel. No. (Contact)
Please complete in block letters **FULL POSTAL ADDRESS OF THE APPLICATION SITE** Acre Hill, Holbeach Drove, Spalding	
Please complete **APPLICATION No.** This amendment cannot be considered unless the relevant reference is stated	H09/1167/93
Building Regulation reference relating to same development (if any)	

2. Please tick one box only

A		B
Amendment is proposed where permission already granted If yes, submit two forms and two plans. ✓	or	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 ..... Date .....

3. Please complete in block letters **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**	Extension + Alterations
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.)	Additional window + Door Height
State drawing no's 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? Yes / No

FILE COPY

Mr J A Fisher
19 Woodlands
LONG SUTTON
Spalding
Lincs

Mr J Blacklock

JB/TMC
H09/1167/93/2

18 November 1998

Dear Sir

AMENDMENTS - ADDITIONAL WINDOW AND DOOR HEIGHT
ACRE HILL, HOLBEACH DROVE

I refer to your application for approval for an amendment to the planning permission H09/1167/93.

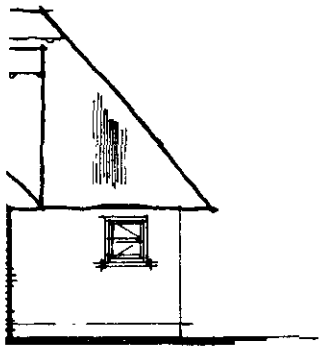
The proposed window (shown circled in red on the enclosed copy of your submitted plan) is in fact in place but in a slightly different position to that shown on the plan.

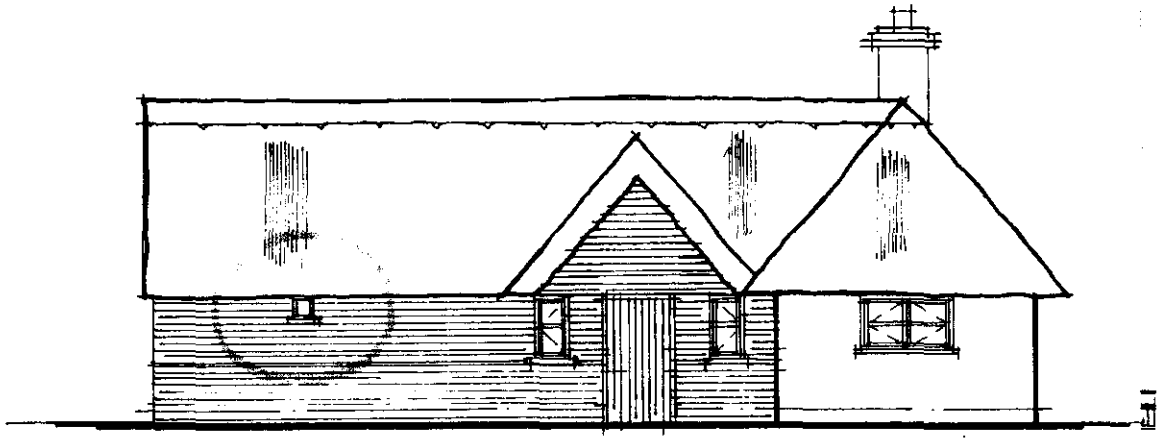
On the assumption that you would wish to retain the window in question in its present position, I would be obliged if you would submit a further two plans revised to show the window in that position.

Yours faithfully

N R Midlen
Development Control Manager

Enc





N

SIDE ELEVATION

ROOF CONSTRUCTION

100 x 75 wall plate, strapped to wall with 30 x 5 mm m.s. straps 1500 long once bent over at 2m ctrs. Fixed back to wall. Trusses fixed to wall plate by galvanized truss clip or tosh nailed. 30x 5mm m.s. straps 1500 long at 2m ctrs laid over 3 no. ceiling joists & up rake of rafters at gables, all with solid packing.

HEATING

Boiler to be oiled fired with balanced flue, durable wire guard over at ground floor level. All hot water pipes to be within insulated space unless adequately insulated.
Hot water storage vessel to be vented atmosphere & be well insulated.
Heating system to have zone controls, timing controls and boiler interlocks.
Zone controls required for hot water central heating systems, fan controlled electric storage heaters and electric panel heaters to control the ten [illegible]
[illegible]
Boiler control interlocks
Gas and oil fired hot water central heating

DRAINAGE

Inspection chambers to be Hepworth or similar approved polypropylene with 100mm dia. Inlets, 450 dia. Int. upto 1m deep, 1050mm dia. . Up to 1.5m deep. Cast iron cover & frame. 100mm dia. Upvc foul & surface water drains bedded & surrounded in 150mm pea gravel.
Drains protected against differential movement where passing through walls to be wrapped in 25mm fibreglass & have lintels over. Drains protected where passing under floors if within 300mm of underside of floor slab, by surrounding in 25mm fibreglass & 150mm concrete.
Drains passing under road/drives to be protected if within 900mm of surface, by reinforced concrete bridging slab bearing on firm ground/I.C. in road/drives protected by surrounding in 150mm concrete. Cover & frame to have a wheel load of 1.5 tonnes.
No connection to be made to s&vp within 450mm of invert. S&vp to terminate 900mm above nearest window opening balloon guard.
No bends to occur in wet section of s&vp.
Boxed in S&VP to terminate with ventilator tile.
Shower set on 150mm high plinth.
Front panel to shower to be screwed to allow access to clean waste.
All hand basins, baths & showers to have resealing traps Bath & sink 38 dia. waste, shower 40 dia. Waste, hand basin 32 dia. waste, w.c. 100 dia. waste. Where runs over 1.7m waste pipes to be 40 dia. 75mm deep seal traps. Back

Mr J A Fisher
c/o Peter Humphrey Associates
18 Chapel Road
WISBECH
Cambs
PE13 1RF

Mr J Blacklock

JB/TMC
H09/1167/93/2

25 November 1998

Dear Sir

AMENDMENTS - ADDITIONAL WINDOW AND DOOR HEIGHT
ACRE HILL, HOLBEACH DROVE

I refer to your application for approval for an amendment to the planning permission H09/1167/93.

The proposed window (shown circled in red on the enclosed copy of your submitted plan) is in fact in place but in a slightly different position to that shown on the plan.

On the assumption that you would wish to retain the window in question in its present position, I would be obliged if you would submit a further two plans revised to show the window in that position.

Yours faithfully

N R Midlen
Development Control Manager

Enc

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H09/1167/93

Applicant: Mr J A Fisher
19 Woodlands
Long Sutton
Spalding
Lincs PE12 9LY

Agent: Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Change of use of building to residential, and erection of extension

Location: Holbeach Drove
Spalding
Lincs

Amendment Submitted: Amended layout (Drawing No. 1450/1)

11-FEB-98

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
AMENDMENT TO PROPOSED DEVELOPMENT

I have received details of the above development which you wish to have accepted in lieu of those previously submitted. However, I consider that the changes are too significant to be treated merely as an amendment and that therefore a fresh application for planning permission should be submitted (forms enclosed).

This does not imply that permission will or will not be forthcoming in respect of such a revised application, and you are reminded that approval under the Building Regulations may also be required for the revised proposal.

Yours faithfully

Director of Housing and Planning Services

Peter Humphrey Assoc.
18 Chapel Road
Wisbech
Cambs
PE13 1RF

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

Registered 6/2

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~~ NEEDS NEW PERMISSION

Confirmed: 10/2/98

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

Refusal.

~~Acceptance~~ issued: 11/2.

PLANNING AMENDMENT

For office use only

Application No. H09/1167/93/1

Date Registered - 5 FEB 1998

Case Officer PB

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

mr J A fisher
19 Woodlands
Long Sutton
Tel. No.

OFFICE COPY

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

Peter Humphrey Ass.
73 Chapel Rd
Wisbech. cambs
Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Cottage, Acre Hill, Holbeach Drove

Please complete

APPLICATION No.

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

H09/1167/93

Building Regulation reference relating to same development (if any)

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 ..... Date .....

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

change of use of building to residential + erection of extension

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 Layout

State drawing no's 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? Yes / No

Peter Humphrey *associates*

architectural technologists
building design consultants
self build management
design and build

PH/JK/1450

2 February 1998



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

Your ref, H09/1167/93

Dear Sirs

RE; PROPOSED RENOVATIONS/EXTENSIONS TO 'THE COTTAGE', ACRE HILL, HOLBEACH DROVE

Further to the consent on the above property we now have pleasure in enclosing a copy of our amended layout which is based on the same footprint as the approved drawing together with the same apertures, the only changes being internal.

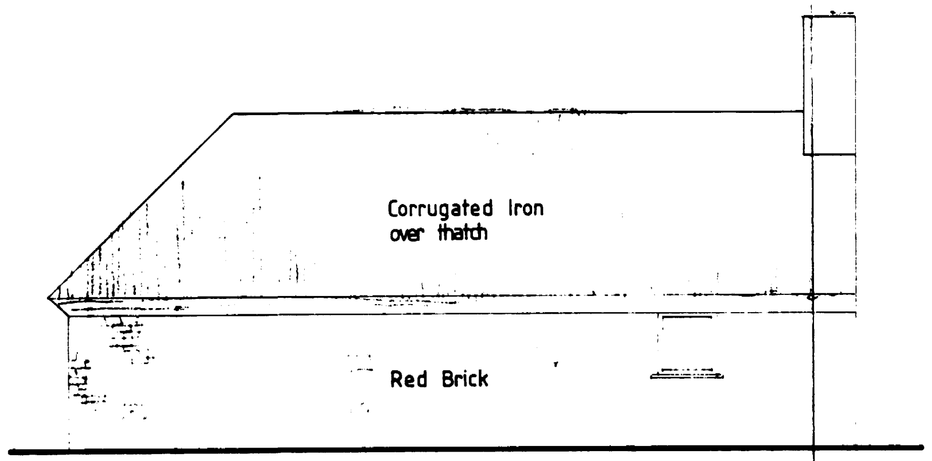
Could you please therefore confirm that this is acceptable as an amendment to the existing planning permission.

Yours faithfully

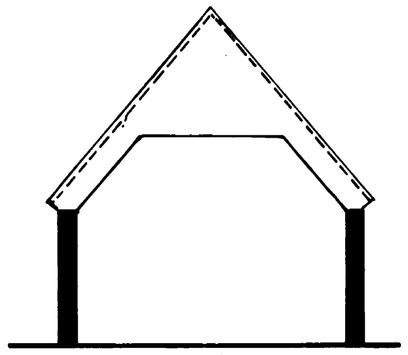
P Humphrey
Principal

Encl.

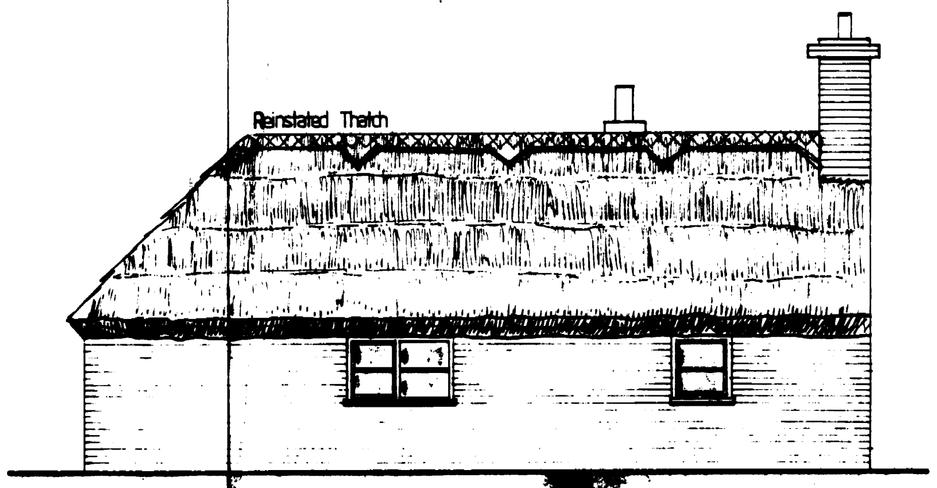
MR J A FISHER



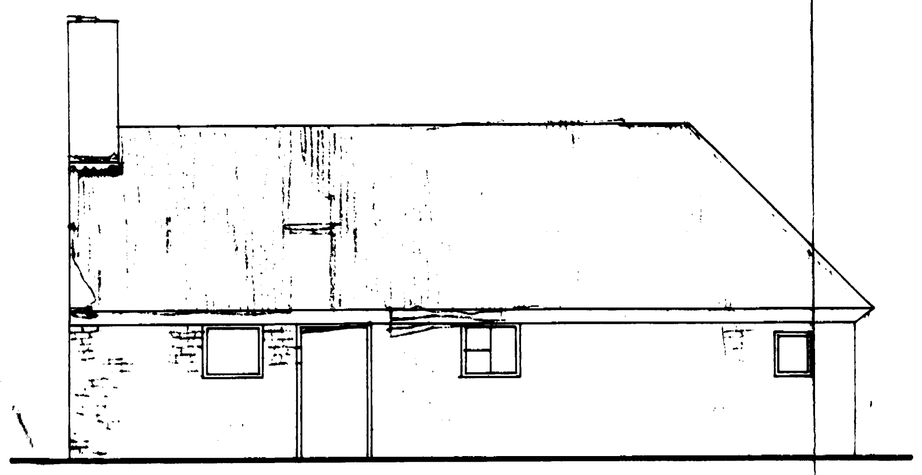
Existing North Elevation



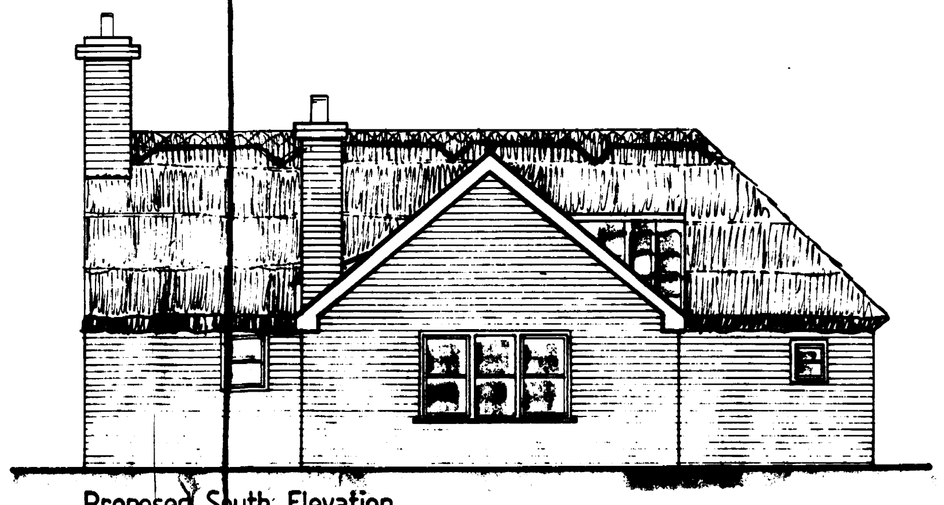
Section



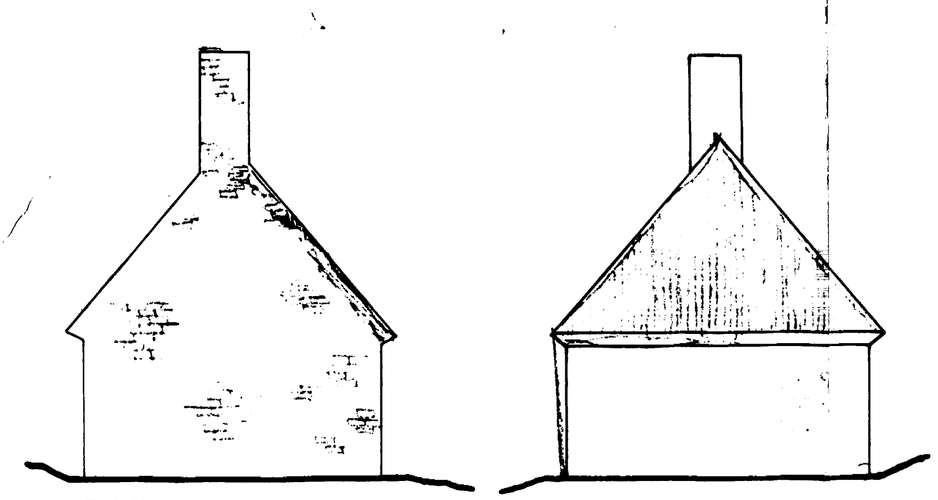
Proposed North Elevation



Existing South Elevation

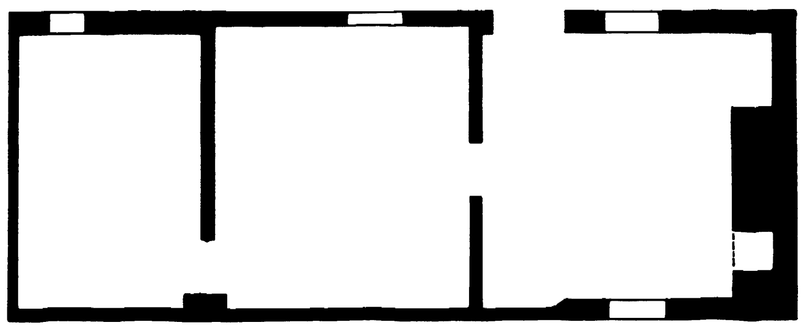


Proposed South Elevation

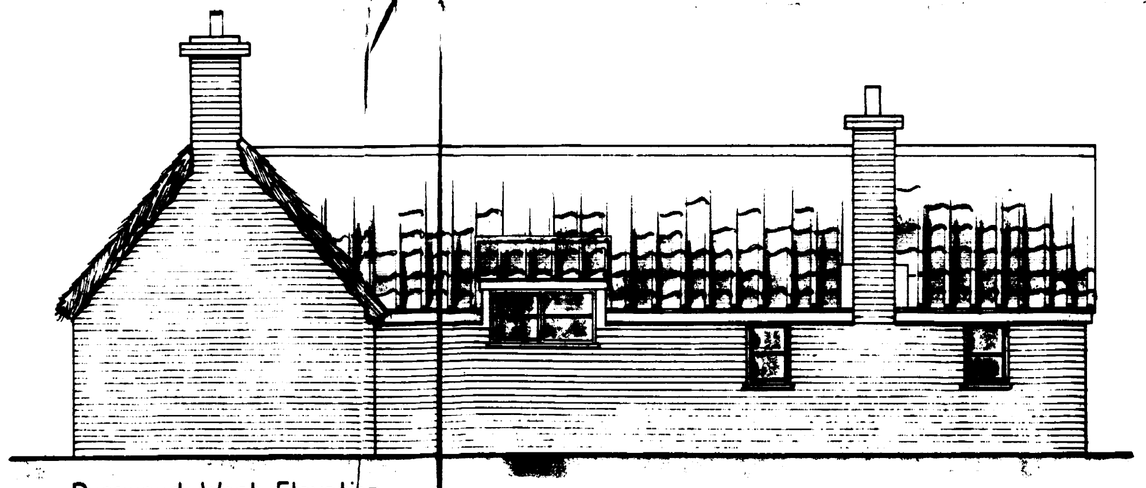


Existing West Elevation

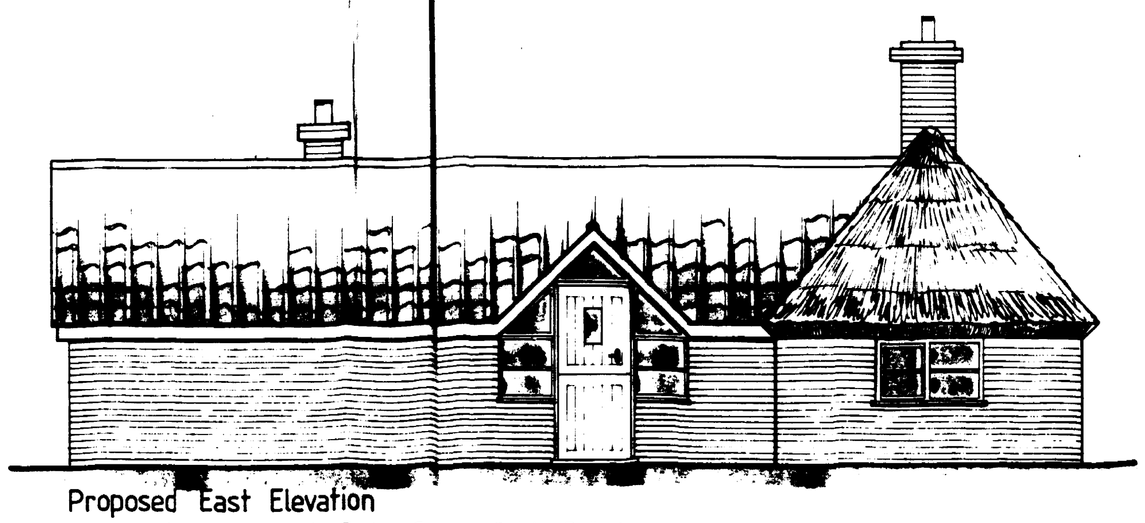
Existing East Elevation



Existing Floor Plan

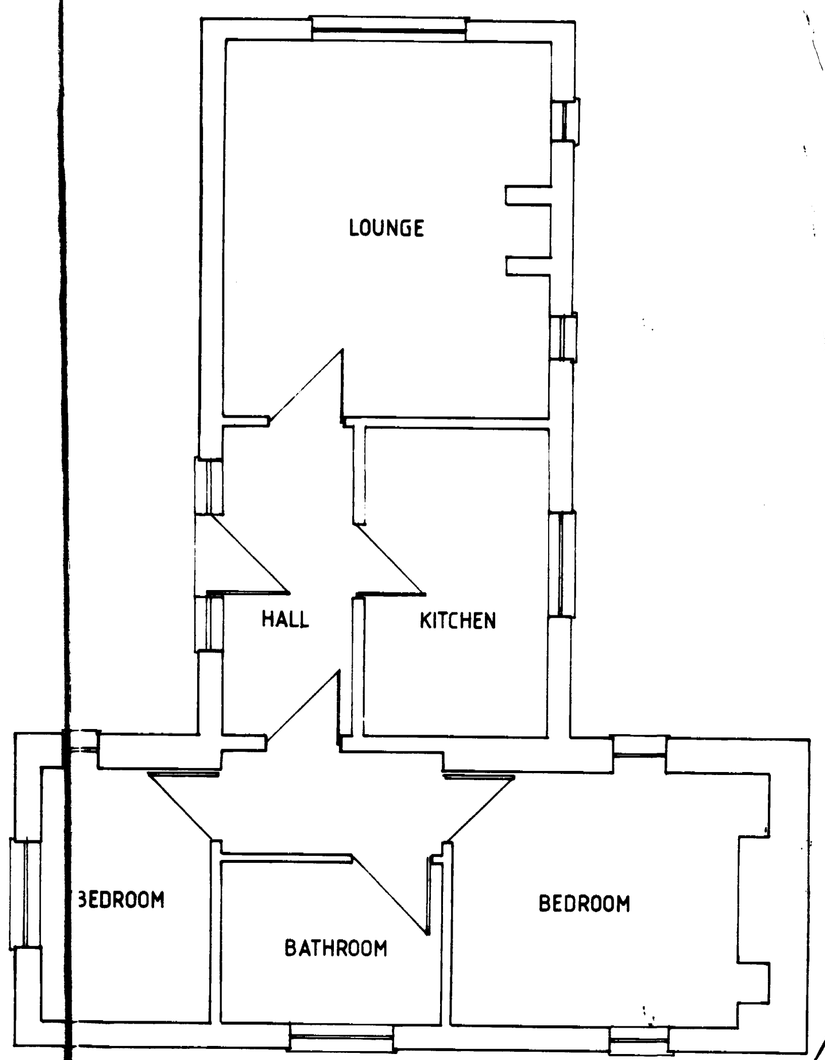


Proposed West Elevation

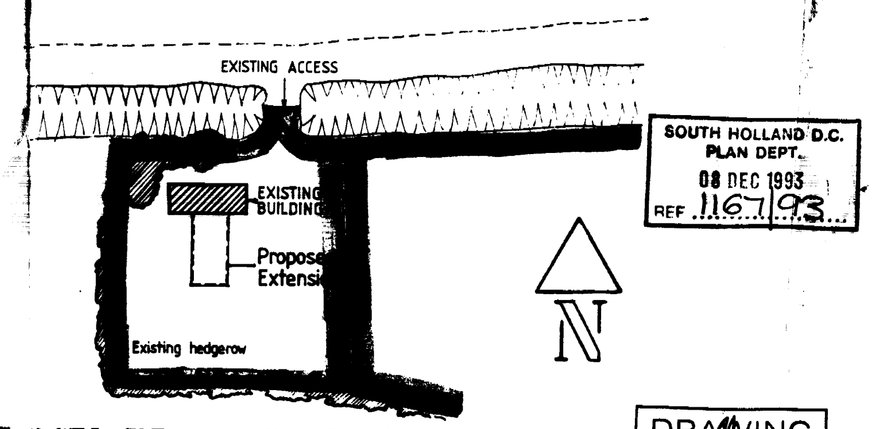


Proposed East Elevation

TILES: Groveburry Mk 2 Concrete Pantile, Farmhouse Red by Redland
BRICKS: Red Brick to match existing



Proposed Floor Plan

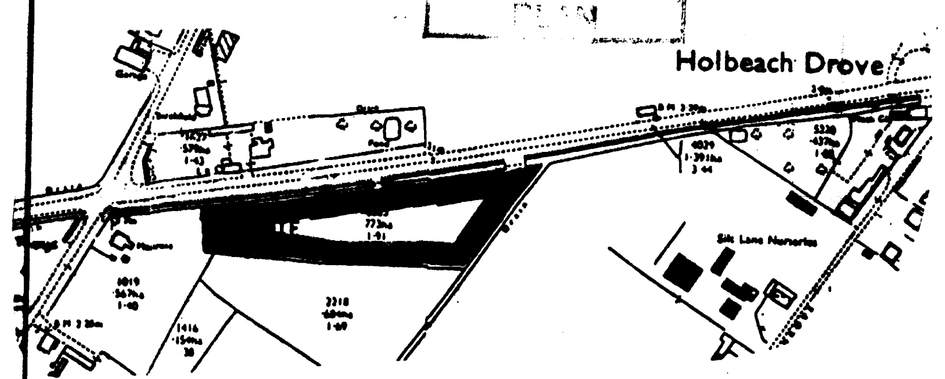


BLOCK PLAN Scale 1:500

SOUTH HOLLAND D.C.
PLAN DEPT.
08 DEC 1993
REF 1167/93

DRAWING
- 8 DEC 1993
ISSUED

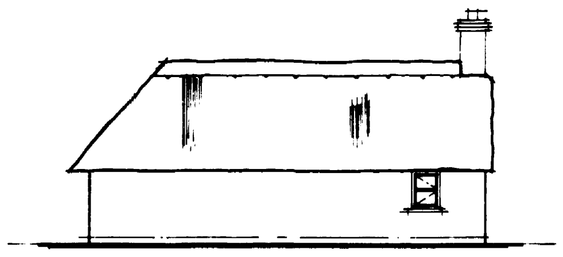
DETERMINED



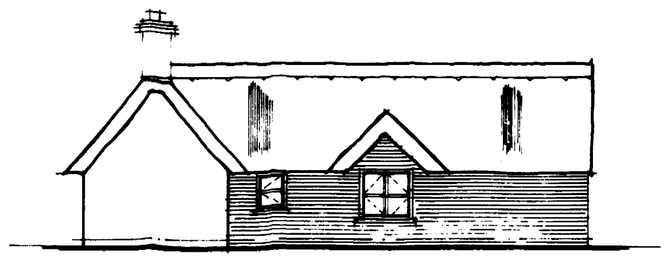
LOCATION PLAN 1:2500 CROWN COPYRIGHT RESERVED

Dwg 274/2 Scale 1:50. Oct 93

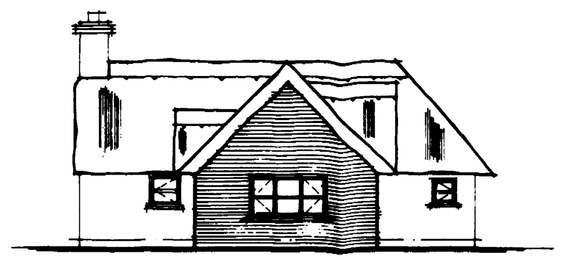
ROBERT DOUGHTY CONSULTANCY



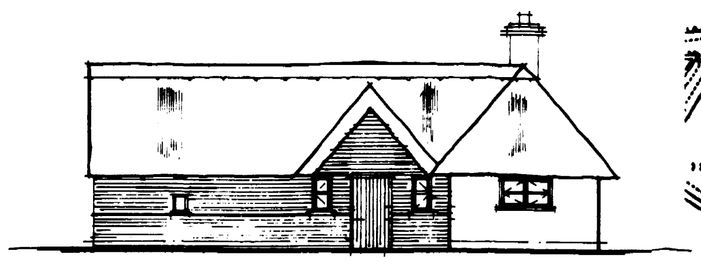
FRONT ELEVATION



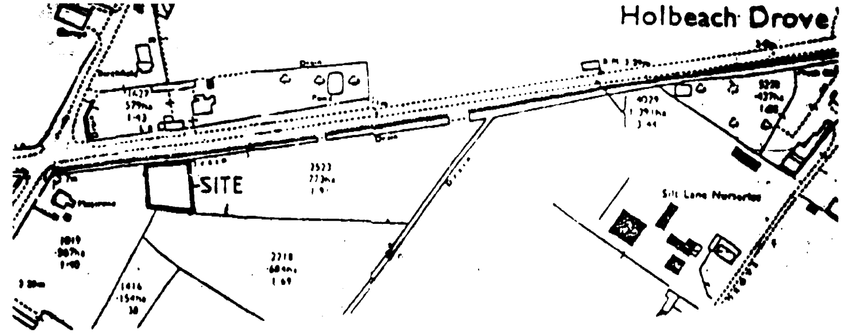
SIDE ELEVATION



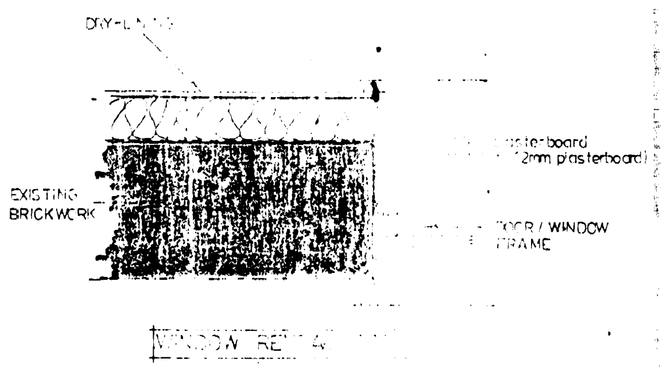
REAR ELEVATION



SIDE ELEVATION



LOCATION PLAN 1:2500

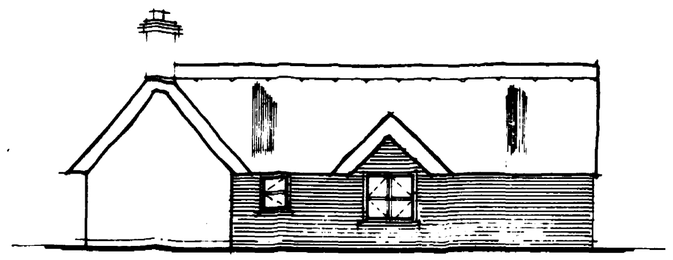


CROSS SECTION

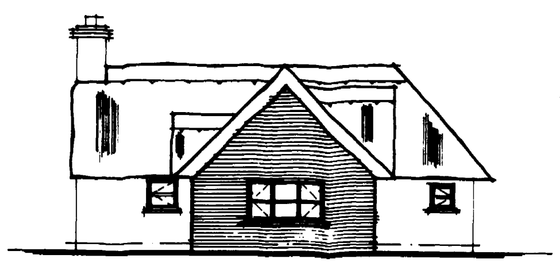
EXTERNAL WALLS
Cavity wall 253mm overall consisting of [illegible] quality facing bricks 50mm [illegible] Dritherm cavity insulation 50mm [illegible] Thermalite insulating blocks 7[illegible] [illegible] of Wate[illegible] [illegible] floor zone [illegible] [illegible] [illegible]



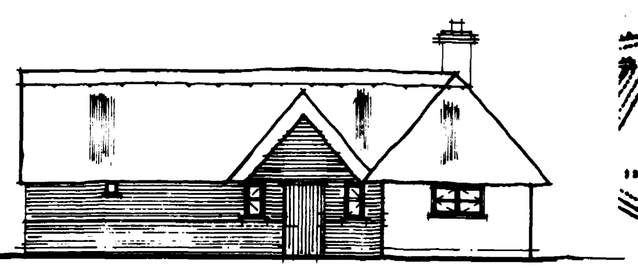
FRONT ELEVATION



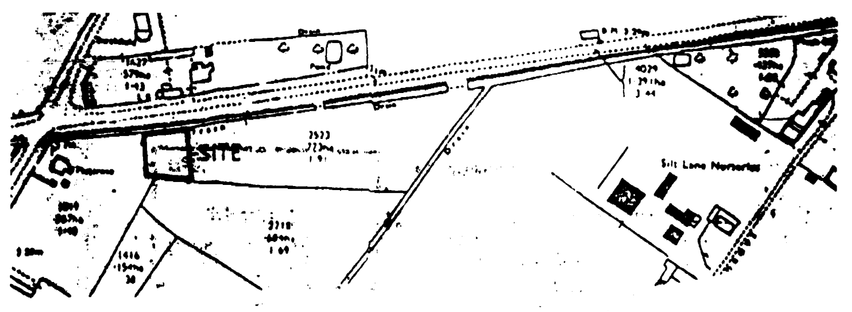
SIDE ELEVATION



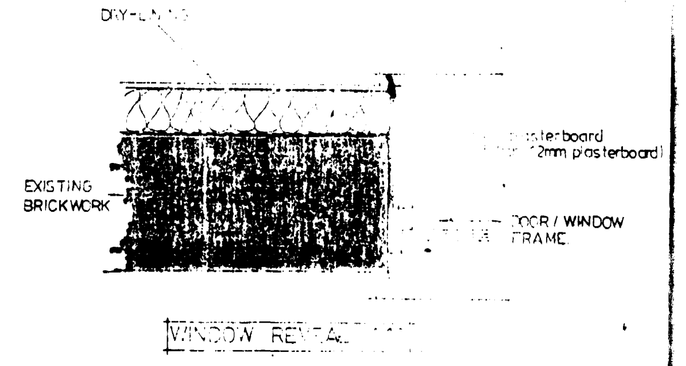
REAR ELEVATION



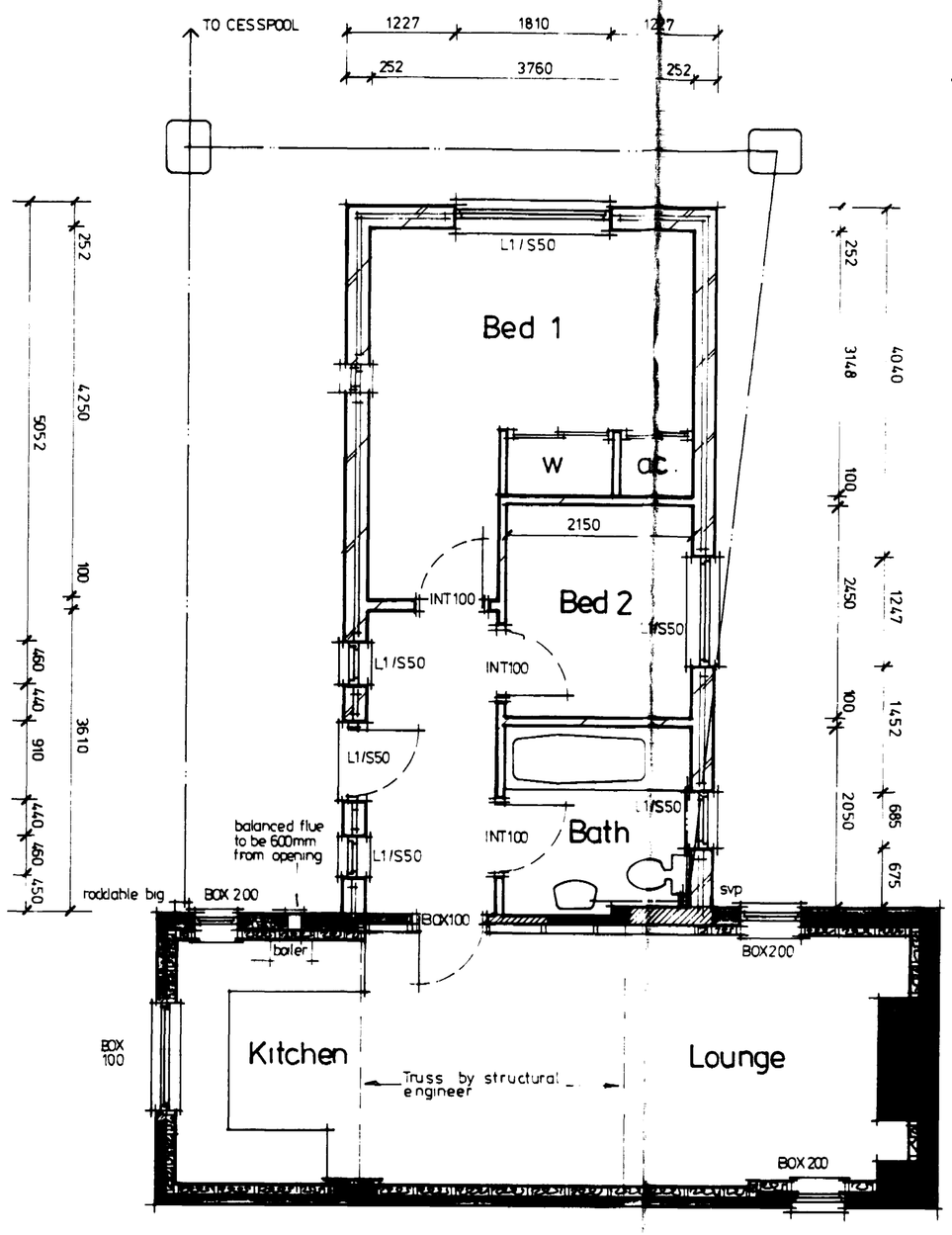
SIDE ELEVATION



LOCATION PLAN 1:2500



EXTERNAL WALLS
Cavity wall 253mm overall comprising of 102mm quality facing bricks 50mm [illegible] Dritherm cavity insulation Thermalite insulating blocks [illegible] to internal faces of walls. [illegible] dwarf walls, parts [illegible] manufacturers specification. [illegible] walls externally [illegible] DPC [illegible] with DPC.
Cavity wall ties [illegible] metre (450 ctrs vertically and [illegible] horizontally to B.S.1243 [illegible] 300 maximum ctrs at reveals.
New bricks/blockwork joined to existing via Thru line crocodile clips installed in strict accordance with manufacturers instructions.



FLOOR PLAN

WINDOWS
All windows to be double glazed and fitted with trickle vents providing the following background ventilation:-
Habitable rooms 8,000mm2
Kitchen, WC, Utility and Baths 4,000mm2
All glass below 1.5m above floor level, to access, all escape windows, and lower than 800mm above floor level should be treated as critical areas and comprise of toughened glass
Glazing generally 4mm float glass with 12mm air gap

LINTELS
Lintels to be I.G. Catnic or similar approved lintels installed in accordance with manufacturer's instructions.
I.G. lintels to have cavity tray over.
Min. 2m headroom under all arches.
Steel beams to be designed by Structural Engineer.

DRY-LINING
Dry lining to consist of 50 x 100mm studs @ 1200mm ctrs horizontally and 450mm ctrs vertically with 12.5mm plasterboard to skim. Vapour barrier to be placed between plasterboard and studwork of dry-lining and a continuous membrane to be placed between sill, kerb and wall. Incorporate 100mm fibreglass insulation between studs.

DRAFT PROOFING
Limiting infiltration:
The following methods satisfy the requirements:-
a. Sealing the gaps between dry-lining and masonry walls at the edge of openings such as windows and doors and at the junctions with walls, floors and ceilings by continuous bands of fibrous plaster.
b. Sealing joints between timber frame and other framed panel construction.
c. Fitting draught stripping in the frames of openable elements in windows, doors and rooflights.
d. [illegible]
e. [illegible]

SMOKE DETECTORS
Smoke detectors to be interconnected and mains off mains with separate circuit at distribution board, to a minimum standard of BS5839:Part 1: Standard L3.

ROOF CONSTRUCTION
100 x 75 wall plate, strapped to wall with 30 x 5 mm m.s. straps 1500 long once bent over at 2m ctrs. Fixed back to wall. Trusses fixed to wall plate by galvanized truss clip or tosh nailed. 30x 5mm m.s. straps 1500 long at 2m ctrs laid over 3 no. ceiling joists & up rake of rafters at gables, all with solid packing.

HEATING
Boiler to be oiled fired with balanced flue, durable wire guard over at ground floor level. All hot water pipes to be within insulated space unless adequately insulated.
Hot water storage vessel to be vented atmosphere & be well insulated.
Heating system to have zone controls, timing controls and boiler interlocks.
Zone controls required for hot water central heating systems, fan controlled electric storage heaters and electric panel heaters to control the temperature [illegible]
[illegible]
[illegible]
Boiler control interlocks
Gas and oil fired hot water central heating systems controls should switch the boiler off when no heat is required whether [illegible] by room thermostats or by thermostatic radiator valves.
Systems controlled by thermostats should fire only when a space bearing [illegible] thermostats is calling for heat.
Systems controlled by thermostatic radiator valves should be [illegible] control or other devices to prevent unnecessary boiler cycling.
Insulation of hot water storage vessel to be a 35mm thick factory applied coating of P.U. foam having zero ozone depletion potential and a minimum density 30 Kg/m.
Hot water pipes connected to a hot water storage vessel including primary flow and returns, to be insulated for [illegible] connection from their points of [illegible] to a thickness min. [illegible] to be 12mm thick.

ELECTRICAL [illegible]
[illegible]
Light switching to comply with BS7671
Lights switched externally
Bathrooms to have extractor fans at rate of 15 litres/second.

DRAINAGE
Inspection chambers to be Hepworth or similar approved polypropylene with 100mm dia. inlets, 450 dia. Int. upto 1m deep, 1050mm dia. Up to 1.5m deep. Cast iron cover & frame. 100mm dia. Upvc foul & surface water drains bedded & surrounded in 150mm pea gravel.
Drains protected against differential movement where passing through walls to be wrapped in 25mm fibreglass & have lintels over. Drains protected where passing under floors if within 300mm of underside of floor slab, by surrounding in 75mm fibreglass & 150mm concrete.
Drains passing under roadways to be protected if within 900mm of surface, by reinforced concrete bridging slab bearing on 1m ground. C. in roads/drives protection by surrounding in 150mm concrete. Cover & frame to have a wheel load of 15 tonnes.
No connection to be made to s&vp within 450mm of invert. S&vp to terminate 900mm above nearest window opening (alloon guard.
No bends to occur in wet section of s&vp.
Boxed in S&VP to terminate with ventilator tile.
Shower set on 150mm high plinth.
Front panel to shower to be screwed to allow access to clean waste.
All hand basins, baths & showers to have resealing traps Bath & sink 38 dia waste, shower 40 dia. Waste, hand basin 32 dia. waste, w.c. 100 dia. waste. Where runs over 1.7m waste pipes to be 40 dia. 75mm deep seal traps. Back inlet gullies to take waste pipes where s&vp not convenient.
[illegible] septic tank/cesspool depending on out-come of suitable soakage test carried out on site by applicant. Cesspools to have capacity of at least 18,000 litres(18m3).
Septic tanks should have a capacity of at least 2,700 litres (2.7m3)
ALL FALLS @ 1[illegible]
FALLS TO BE [illegible]

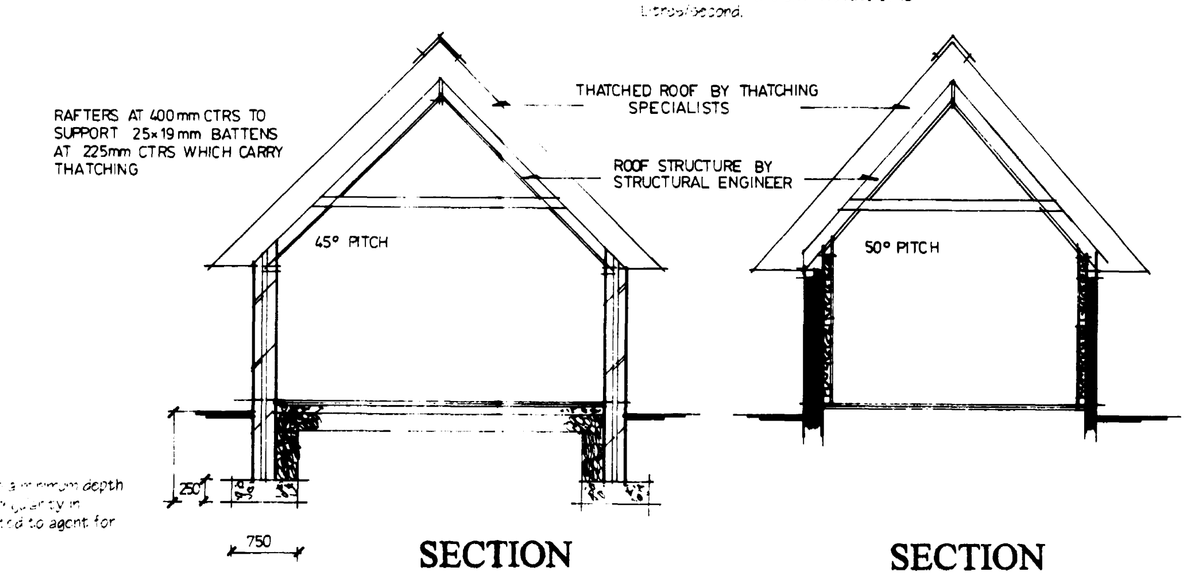
[illegible]
Min. 2.1m headroom [illegible] to underside of [illegible]

EXTERNAL WORK
Paths to be 75mm thick concrete on 100mm hard-core.
Movement joints at 4m ctrs.

GROUND FLOOR CONSTRUCTION
Floor Slab:
300mm [illegible] topped with 19mm chipboard
50 (1.0Psi) Beds polystyrene board insulation on 100mm consolidated hardcore bed on 1200 gauge Visqueen DPM on 50mm compacted sand blinding, on min. [illegible] max. fill 600mm DPM [illegible] with all DPC's in external [illegible]

SERVICES BELOW GROUND LEVEL
Where drains pass through walls/footings below ground level to be protected with Osma protection sleeve or similar to prevent entry of [illegible]

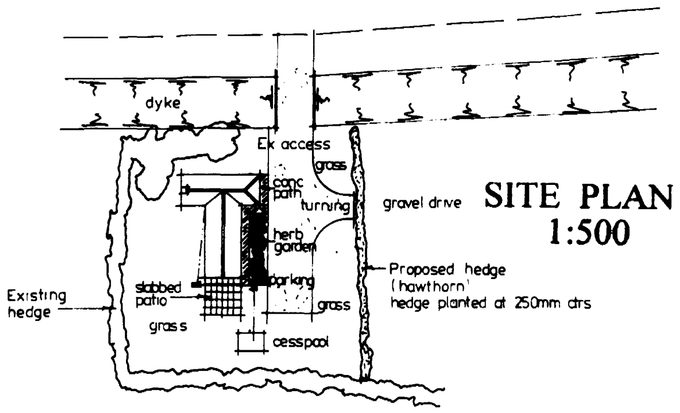
BELOW DPC WALLS
Incorporate 7N/mm2 block below Ground level.
Lean mix concrete [illegible] to cavity below Ground level.



SECTION

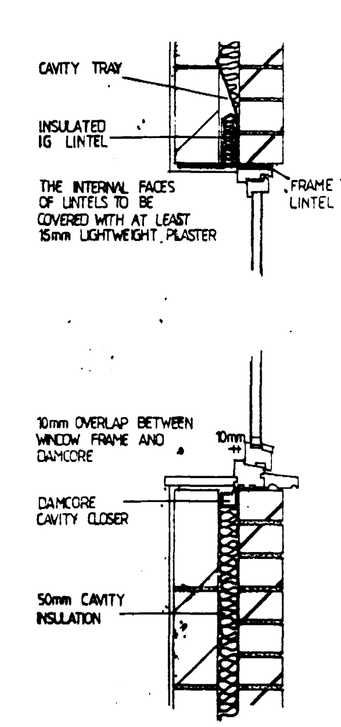
SECTION

DRAWINGS TOBE READ INCONJUNCTION WITH HOLYOAKE AND ASSOCIATES REPORT AND DETAILS

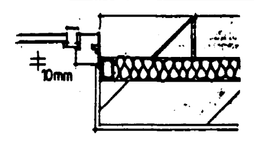


SITE PLAN 1:500

ELECTRICAL KEY	
SYMBOL	DESCRIPTION
	DOUBLE SOCKET
	WEATHERPROOF DOUBLE SOCKET
	CEILING LIGHT
	WALL LIGHT
	FLUORESCENT LIGHT
	LIGHT SWITCH
	PULL CORD LIGHT SWITCH
	[illegible]
	[illegible]
	[illegible]
	[illegible]
	[illegible]
	[illegible]
	[illegible]
	[illegible]
	[illegible]
	GAS FIRE
	TV AERIAL
	SINGLE RADIATOR
	DOUBLE RADIATOR



1:10 SILL AND LINTEL



1:10 REVEALS

SUPERSEDED

Peter Humphrey associates
19 Chapel Road,
Wisbech,
Cambridgeshire PE13 1RF
Telephone 01945 466966
Fax 01945 466433

PROJECT
Proposed Extension and Alterations
The Cottage
Acre Hill
Holbeach Drove

CLIENT Mrs Border-Shaw

DATE	SCALE	JOB No
Jan 1998	1:50 1:100	1450/1AB

REVISED	
A12.3.98	Landscaping added
B 23.10.98	Amended

British Institute of Architectural Technologists

A2

SOUTH HOLLAND DC
HOUSING & PLANNING
26 OCT 1998
Ref: 1167/98

[illegible] APPROVAL
[illegible]

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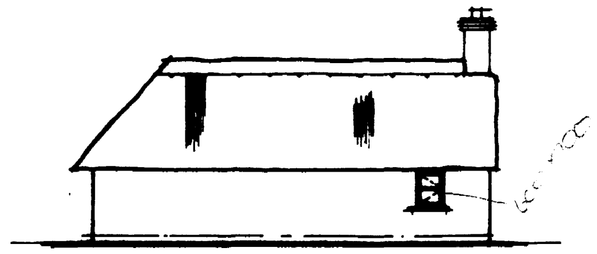
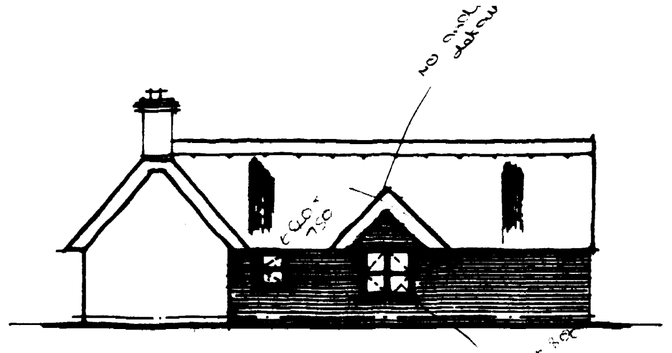


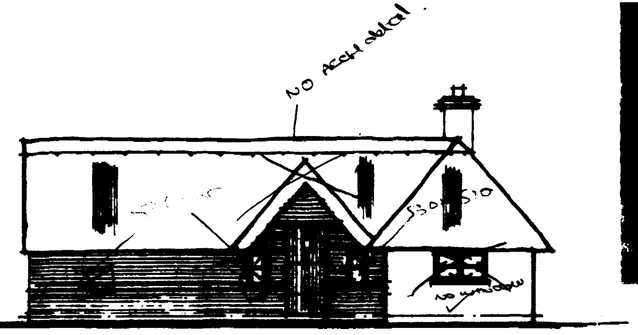
FRONT ELEVATION



SIDE ELEVATION



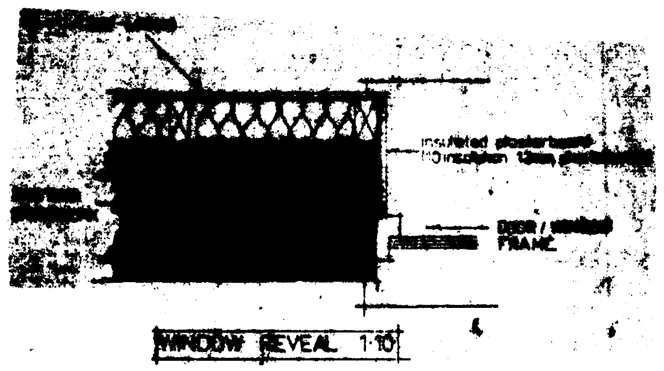
REAR ELEVATION



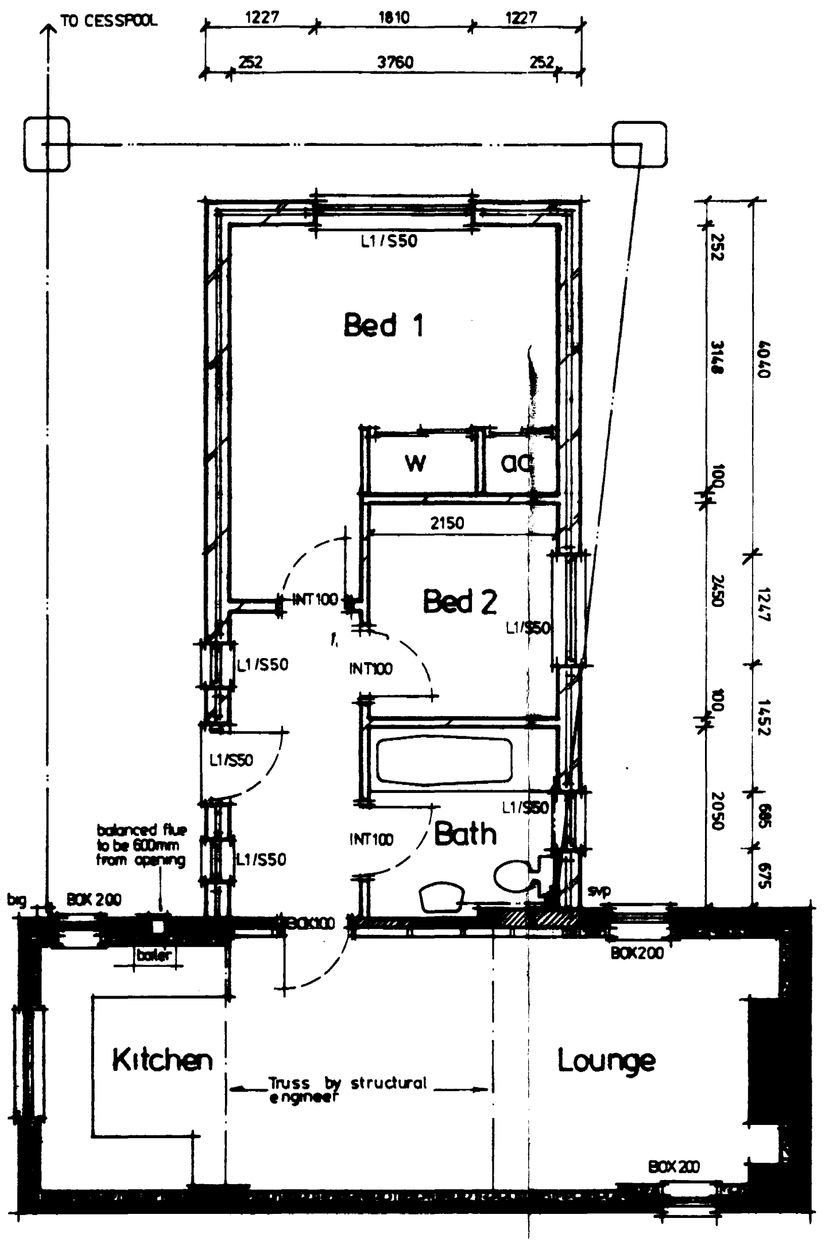
SIDE ELEVATION

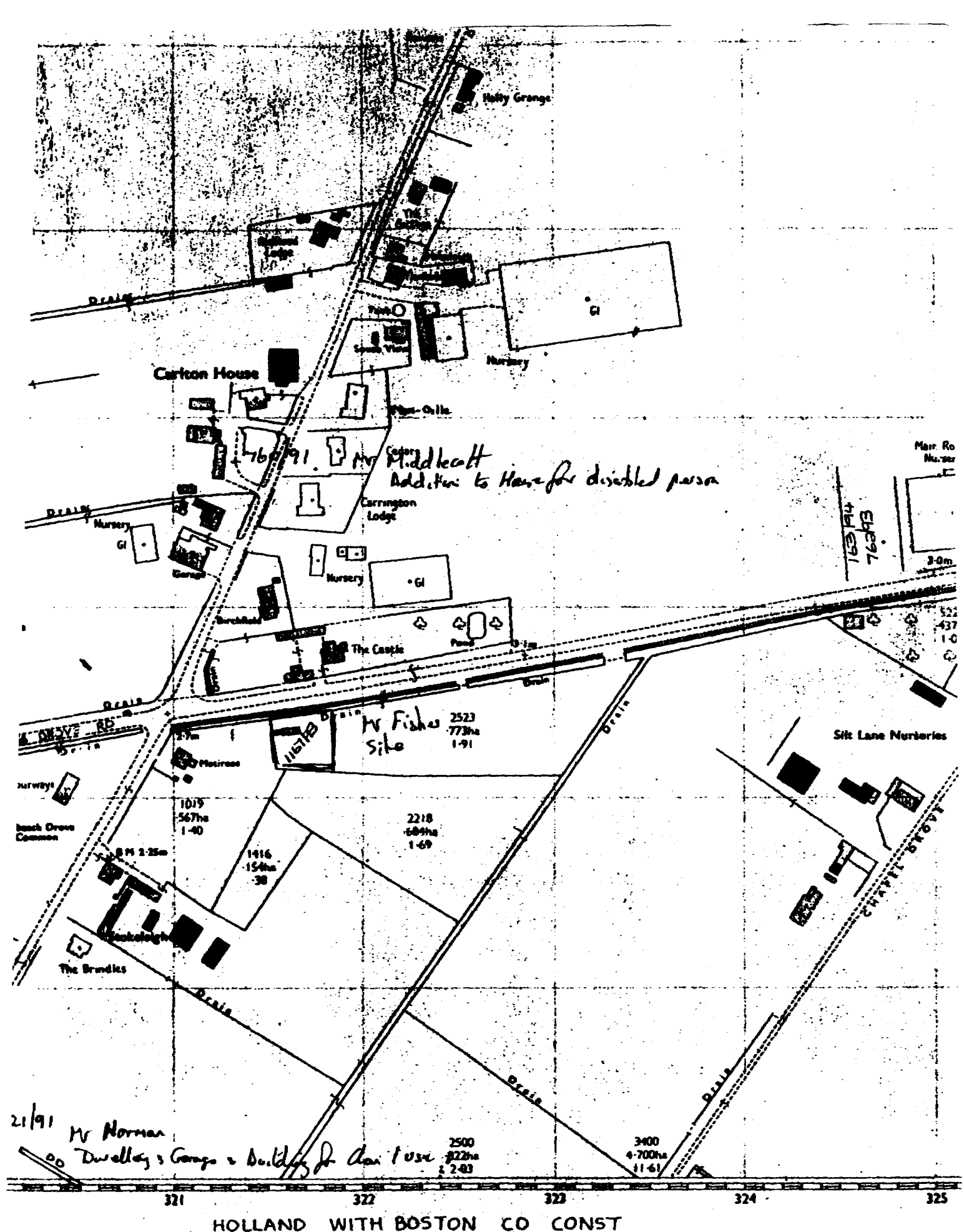


LOCATION PLAN



WINDOW REVEAL 1:10


TO CESSPOOL
1227
1810
1227
252
3760
252
L1/S50
Bed 1
W
DC
2150
INT100
Bed 2
L1/S50
INT100
L1/S50
L1/S50
L1/S50
INT100
Bath
balanced flue to be 600mm from opening
roddable bag
BOX 200
BOX100
svp
boiler
BOX 200
BOX 100
Kitchen
Truss by structural engineer
Lounge
BOX 200
252
4250
3052
100
360
460
460
460


Holly Grange
Carlton House
Nursery
Gl
Carrington Lodge
Nursery
Gl
Nursery
Gl
The Castle
Mr Fisher Site
2523
·773ha
1·91
Silt Lane Nurseries
1019
·567ha
1·40
2218
·689ha
1·69
1416
·154ha
38
The Brindles
Drain
Drain
Drain