

Chris Simpkins
 Chief Executive
 Terry Huggins
 Director of Customer Services
 Bob Atkins
 Director of Corporate Services

H09/1363/01

FULL

Applicant: **Mr B Foster**

Tel:

Description: New shopfront

Location: **16 High Street**
 Holbeach

Agent: **Trevor A Clay**

01406 380027 or 0378 597597

01178 597915.

Case Officer:

D M GEDNEY

VALID DATE: 29-NOV-01

Targets: To case office	06-DEC-01
Inspected by	13-DEC-01
Extra contacts	20-DEC-01
Refer outstandin	03-JAN-02

TARGET COMMITTEE	09-JAN-02
Report deadline:	26-DEC-01

TERM DATE: 24-JAN-02

Agreed TD Ext:

Alteration

Listed building:

Conservation Area: HOLBEACH

CONSULTATIONS CARRIED OUT

Site/Press Advert
 Mrs Harrington
 Bob Scrivens
 Cllr N I Capes
 Cllr F Biggadike
 Cllr M R Taylor

CSA
 Clerk to Holbeach PC
 Conservation Officer

	Sent	Expiry
	11-DEC-01	01-JAN-02
01406 426739	06-DEC-01	27-DEC-01
Ext 4275	06-DEC-01	27-DEC-01
01406 423830	06-DEC-01	27-DEC-01
	06-DEC-01	27-DEC-01
	06-DEC-01	27-DEC-01

No highway objections JPS to DM & P 6 Dec 2001

DC RECORD SHEET

Registration

Reference

4091363/01 29/11/01

Cross-reference

Case Officer

DNG

Directions

Standard

Scale dwg

☐

Surface water

☐

Agric appraisal

☐

Non-standard

Article 3

☐

Reg 4

☐

LB (S10)

☐

Advert

☐

Env Assess

☐

LDC

☐

Other

☐

Direction authorised by
Senior Officer

No of copies

Details

Further direction au-
thorised by Senior Of-
ficer

No of copies

Details

Information satisfactory
for DC

Amended description

Fee validation check:

☐

Consultations/Publicity

Acknowledged / Standard Consults / Public register

Non-Standard

Press Publicity

Setting of LB

☐

Conserv Area

☒

Public Right of Way

☐

Discretionary

☐

Departure

☐

>> County Planning

☐

Consultations

	All	Selected	Viz:
ROW	☐		☐
T15	☐		
TRA		☐	
ENV		☐	
EA		☐	
DEM	☐		
LB		☐	
ARC		☐	
AG		☐	
HAZ		☐	
HSC	☐	☐	
PLA		☐	
ADV		☐	
ADJ		☐	

OTHER

BOB
SCREEN.

Senior Officer confirmed: LNS 8-12-01

Extra (Case Officer after in- spection)

Specify:

Second Stage (after revali- dation)

Reconsult

None

☐

All

☐

Specify

Consult for first time

Residents (Adjacent only)

Addresses :

Residents (consult first time)

Addresses :

Deliver/Post

Deliver/Post

Assessment

Notes for Case Officer

Site Inspection

Accuracy ?

Neighbours ?

Boundaries ?

Features ?

Inspected by

Date

Site Notice posted by

Date

Resident Notices delivered by

Date

within Conservation Area
Existing timber half porch.
Rather utilitarian. However, has an
inset doorway.

DNV Pexipex signage at porch.

13/12

CS

11/12

Displayed in shop window.

Telephone and Visitor Record

3/11. Ray Trevor clay. Advising receipt of a sample of
aluminium frame.

15/12. Discussed with T. Clay, who failed to refer to the colour coated
aluminium having a cream finish.

Case Officer Conclusions / Report ~~MA~~ 15/2

Within Conservation Area.

SHOULP Reg E7 applicable

shop front will have a timber surround. Frame itself will be colour coated (cream) aluminium. Will not harm character/appearance of conservation area when compared with what existing, which include, aluminium shutters. Visual appearance compatible.

Recommendation

Approve (or favourable)

☒

Refuse (or adverse)

☐

Signed

Date

Conditions / Reasons

Non-Determination

Permitted development (or equiv)

☐

Non-development (or equiv)

☐

Withdrawn

☐

Other

☐

Confirmed by Senior Officer

Referral Prior to Issue

Dept of Environment (LBC)

☐

Dept of Environment (DEP)

☐

① TLI.

② The new pilasters and cornice shall be constructed in timber.

Reason: To ensure a sympathetic form & design, in the interests of the visual character of Holbeach Conservation Area.

③ The new window frame shall be constructed in colour coated aluminium, with a clean finish.

Reason: As ②

Note

① SN1... - app nos 01/080/PA/001, 002A and 003 rec'd 29/11/01.

② The applicant is advised that the installation of shutters ~~and~~ and/or blinds will require further planning permission.

NOTES

Disabled

☐

Section 106 / 278

☐

Demolition

☐

LB Demolition

☐

Amended Plans

☐

Received

Drawing nos

Validation Record Sheet

Reference H09/1363/01

Submitted Fee £ 95

Receipt No P16615

Date received 29 NOV 2001

VALID



Fees

Correct fee £ 95

Additional £

Refund £

Nil / discount Reason:

Receipt No

Voucher No

Invalid

☐

Fees

☐

Site plans

☐

Certificate

☐

Other

☐

Reminder

Cancelled

Type: Full

Description :

(if different from form)

New Shopfront

New / Redevelop / Use / Ext / Alt / Works

Site area

No of dwellings

Floorspace

Earlier permission reference

GRID REFERENCE

535982

324798

Building Control records:

Already submitted - Ref

Request needed

R

NOTES

Planning Application Plotting Check

SPATIAL INFORMATION

Land Charges entries include Reference; Description; Date of notice; Date registered; Part of LLC Register
Other entries contain descriptions or references only

Wards

COUNCILORS

Holbeach Town 4034636 F Biggadike

N I Capes

M R Taylor

Code J

Parish Boundary

ADMINID	ONS_CODE	FC	HA	COUNT
005589	HOLBEACH CP	3903	13980.620	0

Conservation Areas

CA09 Holbeach Conservation Area Conservation Area designated under Section 69/70 of the Town and Country Listed Buildings and Conservation Areas Act 1990 20 10 1998 20 10 1998 3

Planning Historical

DISPLAYFLG

H09/0615/85 0 535986 324802 0

H09/1132/79 1734 535972 324782 0

Planning Applications from 1998

DISPLAYFLG

H09/1363/01 227 535982 324798 0

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Application no: H09/1363/01

Applicant: Mr B Foster
16 High Street
Holbeach
Spalding
Lincs

Agent: Trevor A Clay
14 Old Fendike Road
Weston Hills
Spalding
Lincs. PE12 6DD

Description: New shopfront

Location: 16 High Street Holbeach

Type: FULL

25-FEB-02

Dear Sir/Madam,

PLANNING DECISION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully

Terry Huggins
Director of Customer Services

Mrs O Mitchell
Holbeach & District Civic Soci
1 Wheatsheaf Close
Holbeach
Spalding, Lincs. PE12 7NZ

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

COMMENTS

The Holbeach and District Civic Society

—Registered with the Civic Trust—

1, Wheatsheaf Close, Holbeach, Spalding, Lincs. PE12 7NZ
Telephone: 01406 426149

4th February, 2002

Mr David Gedney
Development Control Officer
South Holland District Council
Priory Road
Spalding
Lincs. PE11 2XE

Dear Mr Gedney,

Re: Application HO9/1363/2001
Proposed Alteration to 16 High Street, Holbeach

We will accept the new windows in aluminium, providing they use the highest quality, and painted preferably in a cream colour (not white).

There is no mention of shutters in the plans and we wonder if they are still to be used?

Yours sincerely

O. M. Mitchell

Olive Mitchell (Mrs)
The Holbeach and District Civic Society

DG

SHDC			
Planning & Development			
05 FEB 2002			
HP&D	PM	DC	POL
CONS.	BC	ADMIN	PAO

registered with

the
civic
trust

Registered Charity No. 519770

Our Ref: H09/1363/01 & H09/1364/01
DMG/MJT
Your Ref:
Contact: David Gedney

Mrs J Harrington
Clerk to Holbeach Parish Council
Coubro Chambers
11 West End
Holbeach
Spalding
Lincs
PE12 7LP

15 January 2002

Dear Mrs Harrington

**Applications H09/1363/01 & H09/1364/01
Proposed Alterations to Shop Front, Plus New Fascia Signage, 16 High Street, Holbeach
– Mr B Foster**

I write further to the Parish Council's request for further information concerning the above.

Regarding the altered shop front, the surround (i.e. pilaster and cornice) would be constructed in moulded timber (painted). The new window frame would consist of colour coated aluminium to attempt to create a timber effect.

Concerning the new fascia signage, I enclose a photograph showing the proposed colours. Only the lettering and logos of the main "Numark Pharmacist" fascia sign would be illuminated, although there would be a "halo" around this projecting portion, and a small illuminated line either side of the lettering. A night time photograph of similar signage is enclosed.

I trust the above is of assistance and satisfactorily answers your query. If the Parish Council wish to make further comments these should be received within the next 14 days.

Yours sincerely



**David Gedney
Planning Officer**

Enclosure



TREVOR A CLAY R.I.B.A.
CHARTERED ARCHITECT

07 January 02

South Holland District Council
Planning Department
Council Offices
Priory Road
SPALDING
Lincolnshire
FAO Mr D Gedney



DG

Dear Sirs

Proposed Alterations to 16 High Street, Holbeach, for Mr B Foster.

Thank you for your letter of 29 December 01 in respect of my Planning Application concerning the above project.

I can confirm that only the lettering and logos will be illuminated on the Numark fascia sign, although there will be a "halo" around the projecting portion of sign, and a small illuminated line either side of the lettering, as shown on the night-time photograph submitted with the application.

Secondly, I confirm that we would like to retain our intention to use aluminium for the shopfront frame, partly since we are considering a shopfront system that includes an automatic entrance door, and this is made difficult if we are to use timber. I also accept however that you may prefer to retain a painted timber frame from an authenticity point of view, but the overall design for the new shopfront and signage is such a marked improvement upon the existing situation that I feel a degree of compromise has to be appropriate.

Commercial and maintenance considerations are also very real, and there is such a proliferation of aluminium and indeed plastic shopfronts in the immediate area, including the new Boots store, that it does seem unfairly pedantic to insist upon timber for a less powerful competitor of Boots. We would be quite happy to consider a colour-coated aluminium solution to reflect the *character* of painted timber, but do not consider it to be essential to copy the traditional material slavishly. The building in question, whilst in a Conservation Area, is not considered sufficiently meritorious to be listed in its own right, and we feel it to be unreasonable therefore to insist upon a timber solution.

I trust that you will see the validity of our case, and can progress the application forward to Committee with a recommendation for approval.

Yours faithfully

Trevor A Clay

Cc Mr Brian Foster

14 OLD FENDIKE ROAD
WESTON HILLS
SPALDING
LINCOLNSHIRE PE12 6DD
tel / fax: 01406 380027
mobile: 07778 597975
email: TREVOR.A.CLAY@member.riba.org

FILE COPY

Our Ref: H09/1363/01 & H09/1364/01/tmc

Your Ref:

Contact: Mr D Gedney

Trevor A Clay R.I.B.A.
Chartered Architect
14 Old Fendike Road
Weston Hills
Spalding
Lincs
PE12 6DD

19 December 2001

Dear Sir

Proposed New Shop Front and Fascia Signage, 16 High Street, Holbeach – Mr B Foster

I refer to applications recently submitted with regard to the above.

Concerning the new shop front, South Holland District Local Plan Policy E7 states that replacements should be constructed in materials compatible with the building upon which they are situated. Further, supplementary planning guidance relating to Holbeach Conservation Area stipulates that shop windows generally should use painted wood as their framing material and that they should be of a scale and type which is in keeping with the age and style of the building itself.

The building in question is of traditional appearance (probably Georgian). Although the present fenestration is not of original design it is nevertheless timber, including the shop front. It is therefore considered that the replacement shop windows should be constructed in timber and not aluminium as proposed. This would also ensure that it remained sympathetic with existing shop fronts to the west.

Finally, it is assumed that the lettering and logos only will be illuminated on the proposed "Numark Pharmacist" fascia signs. Please confirm.

I look forward to hearing from you with regard to the above, so that I am in a position to proceed with the application.

Yours faithfully



David Gedney
Planning Officer

The Holbeach and District Civic Society

—Registered with the Civic Trust—

1, Wheatsheaf Close, Holbeach, Spalding, Lincs. PE12 7NZ
Telephone: 01406 426149

17th December, 2001

Mr David Gedney,
Development Control Officer,
South Holland District Council
Priory Road
Spalding
Lincs. PE11 2XE



Dear Mr Gedney,

Re: Application HO9/1363/2001 Proposed
Alterations to 16 High Street, Holbeach
Also Application for 3 New Fascias HO9/1364

We are very happy with the new plan, paint work and colour, a great improvement to have the entrance on the side, and enabling the disabled to have an easier entrance.

As this pharmacy is in the Conservation Area, we would have preferred the new windows to be inserted in wood, rather than the use of aluminium.

We notice the new Newmark Pharmacist sign is to be illuminated - this should be each letter or symbol individually illuminated or situated on an opaque background, see page 4.6 Supplementary Planning Guidance, Holbeach Conservation Area.

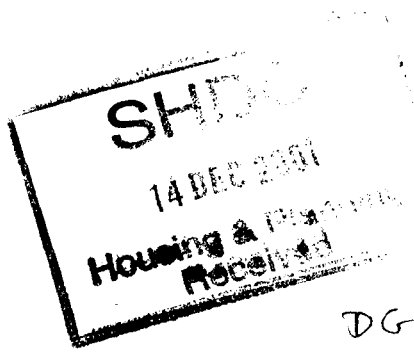
Yours sincerely

A handwritten signature in cursive script, appearing to read "O. Mitchell".

Olive Mitchell (Mrs)
The Holbeach and District Civic Society.



Full



Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

PARISH COUNCIL RESPONSE FORM

Application no: H09/1363/01

Applicant: Mr B Foster

Description: New shopfront

Location: 16 High Street Holbeach

This Council -

- 1 Supports the application, or ☒
- 2 has no observations to make at this stage, or ☐
- 3 has some concerns about the application at this stage ☐

The reasons are:

Could you tell us if the applicant is refurbishing windows

Do you want this application to be dealt with by the Development Control Committee?

No, if our concerns are satisfactorily resolved ☐

Yes ☐

Any other comments or information (Continue over if necessary)

Signed: *Full* *W. S. S.*

Date: 10-12-01

Clerk to Holbeach PC

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

WARD MEMBER RESPONSE FORM

Application no: H09/1363/01

Applicant: Mr B Foster

Description: New shopfront

Location: 16 High Street Holbeach

1 I have no observations to make at this stage, or

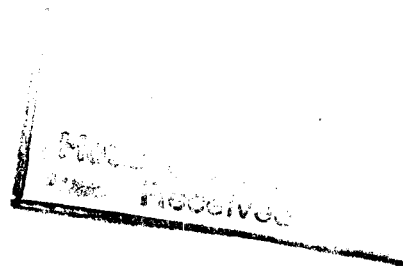
☒

2 I have some concerns about the application

☐

My concerns at this stage are:

Approved



**Do you want this application to be dealt with by the
Development Control Committee?**

No, if my concerns are satisfactorily resolved

☒

Yes

☐

Any other comments or information (Continue over if necessary)

Signed: *N I Capes*

Cllr N I Capes

Date: *8.12.01*

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

15 DEC 2001
Housing & Planning
Received

DG



Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

WARD MEMBER RESPONSE FORM

Application no: H09/1363/01

Applicant: Mr B Foster

Description: New shopfront

Location: 16 High Street Holbeach

1 I have no observations to make at this stage, or

☒

2 I have some concerns about the application

☐

My concerns at this stage are:

Do you want this application to be dealt with by the
Development Control Committee?

No, if my concerns are satisfactorily resolved

☒

Yes

☐

Any other comments or information (Continue over if necessary)

Concur with Officers Recommendation.

Signed: *F Biggadike*

Date: 10/Dec

Cllr F Biggadike

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

CONSERVATION OFFICER Development Consultation

To David Gedney

File nr 323/09

Job nr 84/01

SUBJECT 16 High Street
HOLBEACH

Application nr 409/1363/01
PROPOSAL

- | | |
|---|--|
| ☐ Demolition | ☐ New Development |
| ☒ Alteration | ☒ Enhancement |
| ☐ Extension | ☐ Article 4 |
| ☐ Change of Use | ☒ Advertisement |

ITEMS AFFECTED

- | | |
|---|--|
| ☐ Ancient Monument | ☐ TPO |
| ☐ Listed Building I | ☐ SSSI |
| ☐ Listed Building II* | ☐ Archaeology |
| ☐ Listed Building II | ☐ Adjoining area |
| ☐ LB - Interior | ☐ Local Nature Reserve |
| ☐ LB - Curtilage | ☐ Footway |
| ☐ LB - Setting | ☐ LA ownership |
| ☐ Local Heritage Interest | ☒ Conservation Area |

CONTACT

- | | |
|--|--|
| ☐ RCHME | ☐ National Amenity |
| ☐ English Heritage | ☐ Archaeology Service |
| ☐ DOE | ☐ English Nature |
| ☐ DNH | ☐ Countryside Commission |

Signed *RH* Date 07.12.01

CONSULTATION PROCESS

INITIAL CONSIDERATION

- | | |
|-------------------------------------|-----------------------|
| > No comment | ☐ |
| > Additional consents required | ☐ |
| > Meeting required: Applicant/Agent | ☐ |
| > More detail required from Agent | ☐ |
| > Minor matters to be resolved | ☐ |
| > Detailed scrutiny required | ☐ |
| > Joint site visit required | ☐ |
| > Refuse | ☐ |

DEFINITIVE MATTERS

- | | |
|----------------------------|-----------------------|
| > Statutory requirement | ☐ |
| > DOE/DNH Advice/Guidance | ☐ |
| > Local Plan/policies | ☐ |
| > Conditions to be applied | ☐ |

RECOMMENDATION LIAISON

- | | |
|-------------------------------------|-----------------------|
| > Comment on amended plans | ☐ |
| > Advise if requirement not adopted | ☐ |
| > Advise if advice not adopted | ☐ |
| > Advise if conditions not adopted | ☐ |
| > Advise for committee attendance | ☐ |

OBSERVATIONS

The proposal will contribute to the enhancement of the
conservation area

PLANNING APPLICATION

Application has been made to the Council for the following proposal:

PROPOSAL IN CONSERVATION AREA

The proposal affects the character of the Conservation Area of
HOLBEACH

Reference No: H09/1363/01
Description: New shopfront

Location: 16 High Street
Holbeach

You can inspect copies of the application, plans and any other documents submitted with it at Planning Reception, Council Offices, Priory Road, Spalding and also at Spalding Library. They are available during normal opening hours until 01 JAN 2002

Please send any comments to me by that date, quoting the above application reference number.

Terry Huggins
Director of Customer Services

11-DEC-01

27 November 01

South Holland District Council
Planning Department
Council Offices
Priory Road
SPALDING
Lincolnshire



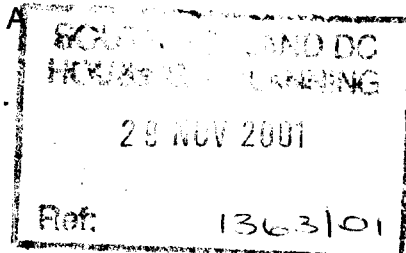
TREVOR A CLAY R.I.B.A.
CHARTERED ARCHITECT

Dear Sirs

Proposed Alterations to 16 High Street, Holbeach, for Mr B Foster.

I enclose the following drawings in respect of my Full Planning Application in respect of proposed changes to the shopfront at the above:

- A1. Four copies of the completed application form and certificate A
- A2. Four copies of drawings numbered
 - 01/080/PA/001 Survey drawing
 - 01/080/PA.002A Proposed Alterations
 - 01/080/003 Location Plan
- A3. Cheque in the sum of £95.00 to cover the Planning Fee



I also enclose the following documents in respect of my application to display advertisements above the new shopfront as follows:

- B1. Three copies of the completed application form
- B2. Three copies of drawing numbered
 - 01/080/PA/001 Survey drawing
 - 01/080/PA.002A Proposed Alterations
 - 01/080/003 Location Plan
- B3. Three copies of main fascia sign elevation - Pharmacy
- B4. Three copies of main fascia sign section - Pharmacy
- B5. Three copies of end fascia sign elevation - Pharmacy
- B6. Three copies of coloured illustration of "Foto Stop" fascia sign
- B7. Three copies of coloured illustrations of Pharmacy signs
- B8. Three copies of indications of similar illuminated signs for main fascia sign, showing nature of illumination
- B9. Cheque in the sum of £50.00 to cover the Planning fee

Please let me know if you need any further information or clarification

Yours faithfully

Trevor A Clay

Cc Mr B Foster

14 OLD FENDIKE ROAD
WESTON HILLS
SPALDING
LINCOLNSHIRE PE12 6DD
tel / fax: 01406 380027
mobile: 07778 597975
email: TREVOR.A.CLAY@member.riba.org

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P16615
Date received : 29-NOV-01

Received from T A Clay

Address 16 High Street
Holbeach
Spalding

Fee paid	£	95.00
VAT	£	0.00
Total received	£	95.00

Cash/Cheque : Cheque

Signed..... K. Porter (Authorised Collector)