PLANNING AMENDMENT

For office use only

Application No. H11/0067/95.

Date Registered 27 MAR 1995

Case Officer SB

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADGATE BUILDERS (SPALDING)
BROADGATE HOUSE,
WESTON HILLS,
SPALDING, LINCOLNSHIRE. PE12 6DB

Tel. No. 01406/380532

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

SEAGATE HALL, VICARAGE LANE, LONG SUTTON, SPALDING, LINCOLNSHIRE.

Please complete

APPLICATION No.

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

H11/0067/95

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 22nd March, 1995

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

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.)

CHANGE FROM TWO NEW DWELLINGS AND GARAGES TO THREE BUNGALOWS AND GARAGES.
ACCESS TO NEW DWELLINGS TO BE SEPARATED FROM ACCESS TO STABLE BLOCK.

State drawing no's of the current submission

SAK/BGB/ SEA 502 & SEA 100

Has this amendment been requested by the Council? *(If so, state Officer dealing with the application)*

YES / NO — YES

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

NO

Has a similar amendment been submitted under Building Regulations? ~~Yes~~ / No

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H11/0067/95

Applicant: Broadgate Builders
(Spalding) Ltd
Broadgate House
Weston Hills
Spalding Lincs

Agent: Broadgate Builders
(Spalding) Ltd
Broadgate House
Weston Hills
Spalding Lincs

Description: Demolish part Seagate Hall, convert stable block into dwelling and erect two new detached dwellings and garages

Location: Seagate Hall
Vicarage Lane
Long Sutton
Spalding Lincs

Amendment: Change from two new dwellings/garages to three bungalows and garages, separate access to dwellings from stables

10-APR-95

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above proposal. These have been incorporated into the application which will now only be considered in its amended form.

The terminal date for dealing with the application has now been extended to 22-MAY-95, based on the date of receipt of the amendment, and your rights of appeal remain as explained on the original acknowledgement.

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

Yours faithfully

Director of Housing and Planning Services

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 (Tel: 01775 761161)

AMENDMENT RECORD SHEET – LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ KTL

Registered .....

Terminal date/committee updated ..... ✓ 10/4

DC Procedural Assessment

Is the information given correct? Yes/No (If No, state above what details are needed)

Has this amendment been requested? Yes/No *
If Yes, is it what was asked for? Yes/No *

Who do you need to reconsult as a result of this amendment?
PC ✓
WM ✓
Press
Residents
Other ENGLISH HERITAGE (COPY OF EVERYTHING)
COUNCIL FOR BRITISH ARCHAEOLOGY (FAO. M/S C. CROFT
ANCIENT MONUMENTS SOCIETY (FAO. M/S C. PYRAH
MRS. M. KERR. FAO MR M SANDERS
None ☐

Is it an amendment in principle? Yes/No

Is it the same character/description for fee purposes? Yes/No (Refer to Admin ?) •

If No, but Yes to (*) requested :-

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment – new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: .....

Superseded details removed ☑

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

Acceptance issued: ✓ 15/11/94
Public register updated:

DC Professional Assessment

NOTES:

AMENDED PLAN

Ref.

Avenue Farmhouse
Woad Lane
Sutton Bridge
Spalding
Lincs, PE12 9QF
Tel 01406 351223

H11/0067/95

SAK

March 22nd, 1995

N. Midland Esq.
Planning and Building Control Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Dear Mr Midland

Broadgate Builders (Spalding) Ltd
Seagate Hall - Long Sutton

I enclose a draft file note from our meeting of the 21st March which I hope you find acceptable, together with four copies of a completed Planning Amendment Form complete with revised site plans.

For your information to date the following costs have been incurred by Broadgate Builders, excluding David Clarke's or my time.

Clearance of Garden	£1,291.31
Planning Fee	£ 800.00

If a realistic figure was included for our time and expenses the cost to date would be in the region of £4,000.

With regards to English Hertiage's requirements I would comment as follows:-

1. That the minimum amount of development which is economically necessary is permitted.

Acceptable.

2. That planning permission is linked to the refurbishment of the Hall by a Section 106 agreement which ensures that the full refurbishment of the hall and stable block is completed before any of the new houses or the stable block can be occupied.

Not acceptable.

3. That the refurbishment secured is appropriate and carried out to a high standard.

In principle acceptable.

4. That the new development and all associated landscaping works are of a very high standard and have minimal impact on the setting of the Hall and stable block.

In principle acceptable.

The cost of refurbishing the Hall to the required standard, including landscaping etc is unlikely to be less than £250,000, to insist that such a sum is invested with no guarantee that a purchaser could be found for the house once it is completed and before the sale of the other properties would be economic suicide.

At present Seagate Bungalow, 3 Vicarage Lane has been on the market for some time, the current asking price is £49,950, I therefore feel that the value of the three building plots, un serviced is likely to be in the region of £45,000, to this should be added the value of the Stable Block, a period barn 33' x 19' with planning permission at Eau Dyke Bank Farm, Tydd Gote has recently been taken off the market priced at £30,000, bearing in mind the present condition of the Stable Block I feel it is unlikely to be worth more than say £20,000, this puts a total value of £65,000 for the "enabling development".

If we now turn to Seagate Hall, fully refurbished it is unlikely to be worth much more than £150,000, less than the cost of refurbishment, the logic must be to sell it to a private enthusiastic buyer to renovate, and it would therefore be necessary to put a realistic figure to it say £25,000, if it was "shelled out" so that it appeared an attractive possibility.

This puts a total value to the site at £90,000, from this must be subtracted the cost of purchase, planning, and professional fees plus the cost of shelling out, if we put £10,000 for these items it leaves £80,000 for shelling out and profit.

The attached schedule indicates a figure in the region of £60,000 to shell out Seagate Hall so that it is weathertight and secure, with no allowance being made for contingencies, or services, the house will need completely rewiring and plumbing, and once work starts any number of structural problems may become apparent which could add considerably to the cost, i.e. rot to the end of beams etc.

It is my personal opinion that the viability of this project is very borderline, the above values are to my mind possibly optimistic, and the estimates are likely to be on the low side, to provide more accurate figures would require further investigation, and the cost of preparing and supplying them would be hard to justify.

Should you require any further information please do not hesitate to contact me.

Yours faithfully

Simon Kenny