SOUTH HOLLAND DISTRICT COUNCIL

Application no: H11/0252/92

Applicant: Mr & Mrs Tiller
137 Little London
Long Sutton
Spalding
Lincs

Agent: Cooper Arch. Design
Hocklesgate
Fleet Hargate
Spalding
Lincs

Description: Installation of new shop front

Location: 13 Market Place
Long Sutton
Spalding
Lincs

Type: FULL

Date received: 28-FEB-92

03-AUG-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

ACKNOWLEDGEMENT OF WITHDRAWAL

Following your withdrawal of the above application, I confirm that no further action will be taken.

Yours faithfully

Director of Planning and Building Control Services

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)

PLANNING APPLICATION

For office use only

Application No. H11 / 0252 / 92

Date Registered 28 FEB 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS. TILLER
137 LITTLE LONDON
LONG SUTTON
SPALDING
LINCS

Tel. No.

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

COOPER ARCHITECTURAL DESIGN
HOCKLESCATE
FLEET HARCATE
SPALDING, LINCS.

Tel. No. 0406 23762.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

13 MARKET PLACE, LONG SUTTON LINCS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

INSTALLATION OF NEW SHOP FRONT

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £55.00 If you consider no fee is payable include a written explanation instead.

Signed. J Tiller Date. 28/2/92

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 Certificate

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 previous permission
B. Please state Condition Number referred to
C. Please state variation required
Now comr Ownership Certificate

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New building(s)	
(ii) Alterations or extension	✓
(iii) Change of use	

B. If new dwellings are proposed, please state how many:

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: NONE. sq. metres

B. Please state size of any new structure:- (a) max. height: metres
(b) max. length: metres
(c) max. width: metres

C. Please state type and colour of materials for facing external walls: BLUE/BLACK SLATE FACING, BLK TO MATCH EXIST

D. Please state type and colour of roofing materials. N/A.

E. 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. RETAIL OUTLET.

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?

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 of more trees → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of N/A.

B. For estate developments, please state how highway surface water will be disposed of N/A

C. Please state whether a land drain will be affected NO

D. Foul sewerage will be disposed of to:

Mains sewer Cesspool Septic tank

OTHER MATTERS Please complete

	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 footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	YES	→ 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.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ✓

B. The proposal involves the creation of or an alteration in total **gross** floorspace

Proposed total gross floorspace ____ sq. m. Previous total gross floorspace ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. ➡ If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			2.
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed	N/A.		
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development	N/A.		
Is the proposal related to an existing use on or near the site?	State Yes or No: NO.		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No: NO.		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)	ON STREET PARKING.		
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)	/		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	NONE		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No: NO.		
What provision is being made for access to the premises for the disabled?	RAMP TO DOOR 1050 WIDE DOOR.		

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

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.** You can use the notice at the bottom of the form to send to the owner. (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 ..... (Applicant/Agent) Date 28/2/92

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.

State Name and address of owner: 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 there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). 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 ..... (Applicant/Agent) Date 28/2/92

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.

State Name and address of tenant: State Date notice served:

Signed ..... (Applicant/Agent) Date .....

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed ..... Date .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 55...

Receipt Issued ..... 28 FEB 1992 No P753

Date First Received .....

REGISTRATION

REFERENCE ...H11/0252/92.....

Cross-Ref ...H11/0253/92 (CAC)

B.R KL 333 B.C. unsure prefer application

Date...2/3/92

VALIDATION Date 2/3/92

Type ...Full.... Earliest permission date (Cert B) .....

Site area ..... No. of dwellings ..... Floorspace ...zero...

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

DM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical:

Certificate ☐
Site plans ☐
Description ☐

Accuracy ☐
Incomplete form ☐

S63 Advert required ☐ Expiry date .....

Fees:

Nil fee – previous app ☐ Ref .....
– type ☐
Discounted fee ☐ Reason .....

6/8/92 Rang J. Cooper re refund. Needs to be sent to her Tiller direct as he has already charged her for fee

Correct fee £ 55 Additional £ ..... Receipt no. .....

Cooper Ann Design – B Bennett

Refund £ 55 Issued AUG 92

CONSTRAINTS Date...3.2.92

Index Sheets 210 OS Nos ..... Grid Ref 54315C 1379430

Part ..bl... Parish ...Whitchurch...

Inside CBD ..YES.. Inside LB Area..YES..

TR Rural		C1	LIST	
TR Bypass		LB		Grade
Level crossing		TPO		
Footpath		Other:		

Linked to site.....Ref..... Linked to property.....Ref..9.10.79 93

Planning Records:
Earlier apps

H11/0252/92
H11/0253/92
H11/0253/92

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours Other

Boundaries Site Features Existing shop front & awning design. Proposed will be an improvement in my opinion. Within Conservation Area.

Inspected by: DMG
date: 18/3

Case Officer Conclusions (issues)

Case Officer Recommendations (summary) GRANT
(details overleaf) REFUSE

Recommended approvals -

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

Recommend approval against material objection — Any objection received? No / If yes, is any obj. material? Yes / No — Yes .... / No ....

[Reason:

Other circumstances needing Committee decision — Yes ... Flagged by Senior Officer Signed ..... / No ....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic. — No .... Nil fees (not first Submission) / Yes ....

ANY ONE OF ABOVE — Other info. viz: Signed .....

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM Checklist:

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

[Indicate if other Regs]

Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED DMG 5/3 r2 6/3

Publicity : General
Departure
Setting of LB Viz

Residents (Postal): only discuss on-site with neighbours. please

None (adult)

Residents (Delivery):

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

4. PLANNING APPLICATIONS (Continued)

H11/0252/92 Mr and Mrs Tiller	Installation of new shop front at 13 Market Place, Long Sutton.

RESOLVED: Consideration of this application be deferred to enable the Director of Planning and Building Control Services to discuss with the applicants ways in which the appearance of the frontage space above the fascia can be improved.

H11/0253/92 Mr and Mrs Tiller	Conservation Area Consent for part demolition of 13 Market Place, Long Sutton.

RESOLVED: Consideration of this application be deferred to enable the Director of Planning and Building Control Services to discuss with the applicants ways in which the appearance of the frontage space above the fascia can be improved.

(End of Minutes)

368. PLANNING APPLICATIONS (Continued)

(b) **Applications Refused**

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant		Proposal
H23/0221/92 Mr and Mrs P Cadwell	OA	Residential development 2 no. building plots at Roman Bank, Saracens Head.

(It was also agreed that an additional reason be imposed referring to the suitability of the site for one dwelling only.)

H05/0199/92 D & H Buildings	Two dwellings with garages and vehicular access at Branches Lane, Holbeach.
H13/0337/92 Ashwood Homes	Proposed residential development - 4 houses with garages and new vehicular access at land off Woodgate Road, Moulton Chapel.
H23/0415/92 Ashwood Homes	Erection of two houses and garages at Roman Bank, Saracens Head.

(c) **Applications Deferred**

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

Plan No. and Applicant		Proposal
H03/0011/92 Mr and Mrs Rodwell		Change of use of part exisiting dwelling and new single storey extension to form residential home for the elderly at Harrow Farm House, Deeping St. Nicholas.

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

(Councillor J T Davis left the meeting following consideration of this application.)

H12/0198/92 Dayfield Properties Ltd	OA	Erection of two dwellings on land south of Jolly Crispin Public House, Lutton

(Pending a site inspection in order to assess the suitability of the site having regard to the established character of adjoining developments and the relationship of the proposed access to the adjoining car park.)

H19/0309/92 Mr W Price	Use of land for siting of residential caravan in conjunction with horticultural business at the Paddocks, Luttongate Road, Throckenholt.

(Pending a site inspection in order to assess the suitability of the site for the proposals.)

H11/0252/92 Mr and Mrs Tiller	Installation of new shop front at 13 Market Place, Long Sutton.

(Pending a site inspection to assess the impact of the proposal on the street scene.)

(It was also agreed that the Director of Planning and Building Control Services negotiate with the applicants on a possible design solution.)

APPLICATION REFERENCE: H11/0252/92 DATE RECEIVED: 28 February 1992

APPLICANT: Mr & Mrs Tiller
137 Little London
Long Sutton
Spalding
Lincolnshire

AGENT: Cooper Architectural
Hocklesgate
Fleet Hargate
Spalding
Lincolnshire

TYPE: Full

DESCRIPTION: Installation of new shop front

LOCATION: 13 Market Place, Long Sutton, Spalding, Lincolnshire

APPLICATION REFERENCE: H11/0253/92 DATE RECEIVED: 28 February 1992

APPLICANT: Mr & Mrs Tiller
137 Little London
Long Sutton
Spalding
Lincolnshire

AGENT: Cooper Architectural
Hocklesgate
Fleet Hargate
Spalding
Lincolnshire

TYPE: CAC

DESCRIPTION: Part demolition of building

LOCATION: 13 Market Place, Long Sutton, Spalding, Lincolnshire

Parish Council: H11/0252/92 - No objections - Consider it would enhance this property.
H11/0253/92 - No objections.

County Highways: No objections.

Consultant Architect: Summarised:
- In many Conservation Areas the replacement of a modern shop front with a traditional style one would be entirely appropriate.
- Where the building is Eighteenth or Nineteenth Century the shop front would then be in character with the building into which it is inserted. This case, however, is a 1930's building which, because of the absence of a upper floor, is noticeably different from the more traditional buildings adjacent. Because it has some interesting details and is itself reasonably well proportioned the existing front does not, in my view jar, and in its own way it also makes a contribution to the Conservation Area.
- Because of the difficulties involved in trying to disguise the existing structure I would suggest that a preferably approach if this frontage is to remain would be to repair and refurbish the existing shop front. If the effective height of the shop windows is too high for the proposed use, a transom line could run through at the same

height as that above the doors and subdivided into three panes as an alternative approach.

PLANNING POLICIES/DOE ADVICE
Inside Conservation Area.
Section 72 requires Local Planning Authorities in dealing with applications to pay special attention to the desirability of preserving or enhancing the character of appearance of a Conservation Area.
Long Sutton and Sutton Bridge Local Plan.

PREVIOUS DECISIONS
H11/0623/90 - Living accommodation to rear of shop - Permitted.
H11/0999/90 - Proposed change of use of shop to Restaurant - Permitted.

PLANNING ISSUES
1 The determining issue in this particular case is whether the proposal(s) would preserve or enhance the character or appearance of Long Sutton Conservation Area.
2 A proposal is to reduce the height of the shop window and fascia and to insert a smaller scale "Victorian" style shop front, of a similar form to those on the left.
3 This building is in the centre of the Long Sutton Conservation Area and part of a group in the Market Place. The two storey building to the left has two attractive late Nineteenth Century shop fronts of a scale suitable to the mid-Nineteenth Century date of the building, which has on its first floor four attractive bordered sash windows. The property to the right is three storey, probably late-Eighteenth Century, with a modern wooden shop front beneath a plain cornice. The application building is different from its neighbours, in that it has no upper storey and the shop front and shop window is significantly taller than those adjacent.

CONCLUSIONS
1 The Consultant Architect has stated that in many cases within the Conservation Area, the replacement of a modern shop front with a traditional style one would be entirely appropriate. However, this case is considered to be an exception on the basis that it is a 1930's building which, because of the absence of a upper floor, is noticeably different from the more traditional buildings adjacent. Because it has some interesting details and is itself reasonably well proportioned the existing frontage, in its own way makes a contribution to the Conservation Area.
2 Pursuant to the above, the replacement shop front is not considered acceptable due to the difficulties involved in trying to disguise the existing structure. It is suggested that a more preferably approach would be to repair and refurbish the existing shop front along the lines suggested by the Consultant Architect.
3 Although the applicants have applied for Conservation Area Consent to demolish part of the building, it is my opinion from the information provided that this is not required in its own right.

RECOMMENDATION -
H11/0252/92 - Refuse Permission.
1 The proposal is to reduce the height of the shop window and

fascia and to insert a smaller scale "Victorian" style shop front, of a similar form to those on the left. However, because of the form of the existing building, the absence of a upper floor, and the solid tiles frontage, which appears to be part of the structure, above the shop front the area has been clad with slate hanging, finished with a scalloped lead trim. It is the opinion of the Local Planning Authority that the latter in particular would be inappropriate, because of the difficulties involved in trying to disguise the existing structure and as such would not preserve or enhance the setting or appearance of the Conservation Area. The proposal is also considered to be contrary to Long Sutton and Sutton Bridge Local Plan EN3, which states that the District Council will seek to prevent development which would conflict with the character of the Conservation Area.

NOTE
Because of the difficulties involved in trying to disguise the existing structure it is considered that a preferably approach would be to repair and refurbish the existing shop front (for which planning permission may or may not be required).

H11/0253/92 - That the applicants be requested to withdraw the application on the basis that, from the information provided, it would appear that Conservation Area Consent is not required.

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

GJM

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H11/0252/92 Type: FULL

Applicant: Mr & Mrs Tiller
Tel:

Agent: Cooper Arch. Design
0406 23762

Description: Installation of new shop front

Location: 13 Market Place
Long Sutton
Spalding
Lincs

Valid date: 28-FEB-92
Target dates:
To case officer 04-MAR-92
Inspected by 09-MAR-92
Extra contacts 14-MAR-92
Report if not clear by 03-APR-92

Terminal date: 24-APR-92
Target Committee: 14-APR-92
Report deadline: 31-MAR-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 0 M2
Category: Extension
Listed building:
Conservation Area: LONG SUTTON

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Long Sutton	0406 362402	05-MAR-92	19-MAR-92
Cllr D A Tennant		05-MAR-92	19-MAR-92
Cllr E J Clarey	0406 363141	05-MAR-92	19-MAR-92
Cllr M D Booth	0406 350034	05-MAR-92	19-MAR-92
Mrs M E Kerr	0529 240713	02-APR-92	16-APR-92
Site/Press Advert CSA		10-MAR-92	31-MAR-92

1 CC - No Objections Jacks 19/3/92

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: H11/0252/92 Type: FULL

Applicant: Mr & Mrs Tiller Agent: Cooper Arch. Design
Tel: 0406 23762

Description: Installation of new shop front

Location: 13 Market Place
Long Sutton
Spalding
Lincs

Valid date: 28-FEB-92 Terminal date: 24-APR-92
Target dates: Target Committee: 14-APR-92
To case officer 04-MAR-92 Report deadline: 31-MAR-92
Inspected by 09-MAR-92
Extra contacts 14-MAR-92 Case Officer:
Report if not clear by 03-APR-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 0 M2
Category: Extension
Listed building:
Conservation Area: LONG SUTTON

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Long Sutton	0406 362402	05-MAR-92	19-MAR-92	No C
Cllr D A Tennant		05-MAR-92	19-MAR-92	
Cllr E J Clarey	0406 363141	05-MAR-92	19-MAR-92	
Cllr M D Booth	0406 350034	05-MAR-92	19-MAR-92	
Site/Press Advert CSA		10-MAR-92	31-MAR-92	

LCC - No objections 12/3/92.

Sheila Tiller

Ladies Fashion

11 Market Place,
Long Sutton,
Spalding,
Lincs PE12 9JA
Tel: Holbeach 363433

1 Paradise Road,
Downham Market,
Norfolk,
PE38 9HL
Tel: D/Mkt 383189

Please reply to: Long Sutton
Downham Market

N. R. Midlen,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs. PE11 2XE

30th July 1992

Dear Sir, Re: Frontage - 13 Market Place Long Sutton, Spalding.

We have received a letter from Robert Freakley Associates regarding alterations to frontage of Premises 13 Market Place, Long Sutton.

We wish to withdraw our current two applications which were presented to you as we understand that planning permission for the revised design is not now required.

The work to be carried out will conform to the details supplied.

Yours faithfully,

Sheila Tiller.

H11/252/253/92

S.H.D.C. PLANNING DEPT.
RECEIVED
31 JUL 1992
DG
Attention of
DPO NRM
JC
File Nos.
YES/NO
31/7

N R Midlen

NRM/WL/H11/0252/92

RAB/ELB/678

21st July 1992

Robert Freakley Associates
Architects
Purfleet Quay
Kings Lynn
NORFOLK
PE30 1HP

Dear Sir,

13 Market Place, Long Sutton - Revised Shop front design

I thank you for your letter of 10th July concerning the revised design for Mr. and Mrs Tillers shop at 13 Market Place. This is totally different from the original proposal, and since physically the alterations are very modest, and also have been designed to harmonise very closely with the character of the remaining part of the shop front, it is my view that they do not constitute a material alteration to the character of the shop front, and therefore planning permission is not required

This is, of course, on the proviso that the work is carried out in precise conformity to the details you have supplied.

Your clients may, therefore, wish to withdraw their current two applications.

Yours faithfully,

N R Midlen
Principal Planning Officer
(Development Control)

Robert Freakley Associates Architects

rfleet Quay King's Lynn Norfolk PE30 1HP 0553 762055

Fax 0553 691904

Principal : Robert Freakley RIBA Dip Conservation (York)

Planning & Building Control Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

BY FAX

Your ref: NRM/JJ H11/252/92
Our ref: RAF/BAS/678
10th Jul;y 1992

For the attention of Mr N Midlen

Dear Sir

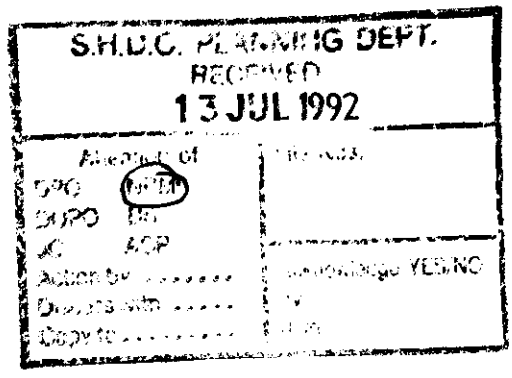
13 MARKET PLACE - LONG SUTTON - NEW SHOP FRONT

Thank you for your letter dated 7th July 1992. Referring to my telephone conversation with Mr Midlen today, we are trying to avoid a long delay with a new application as our client has stock arriving next month for the autumn season. Our clients cannot afford that delay and would be forced to carry out basic repairs only to the existing shopfront - a wasted opportunity in our opinion.

We feel that the very modest alterations now proposed, being the installation of mullions and transom and slight repositioning of the entrance door screen, could be considered as a non-material change to the existing shopfront and we would ask if you could agree that planning consent will not now be required.

Yours faithfully

R FREAKLEY



Robert Freakley Associates Architects,
Purfleet Quay,
Kings Lynn,
Norfolk.
PE30 1HP.

Mr N Midlen

NRM/JJ H11/252/92

RAB/ELB/678

7th July 1992

Dear Sir,

13 MARKET PLACE, LONG SUTTON - NEW SHOP FRONT.

I thank you for your letter of 29th June enclosing your proposals for the alterations to the shop front. I am sure there will be absolutely no problem over these.

I am afraid, however, that it is going to be necessary to request a new planning application. Your current proposals are, of course, radically different from those originally submitted, and as such, it will be necessary to repeat the publicity procedures necessary for proposals in Conservation Areas. Where reconsultation or publicity is necessary, the Council's policy is to require a new application rather than excepting amendments.

I would suggest therefore, that you withdraw the current application H11/252/92 which will enable a new application to be received without an additional fee.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Robert Freakley Associates Architects

Purfleet Quay King's Lynn Norfolk PE30 1HP 0553 762055

Fax 0553 691904

Principal : Robert Freakley RIBA Dip Conservation (York)

Chief Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding PE11 2XE

RAB/ELB/678
29th June 1992

For the attention of Mr N Midlen

Dear Sir

13 MARKET PLACE, LONG SUTTON REF: H11/0252/92

With reference to my telephone conversation with you on 17th June I enclose sketch proposals (drawing nos 678/01, 02A & 03) showing the alterations to the shop front. Mr Tiller has agreed to these and will make up the new mullions, transoms, doors and sidelights in hardwood thus retaining as much of the original as possible. The woodwork will then be painted white.

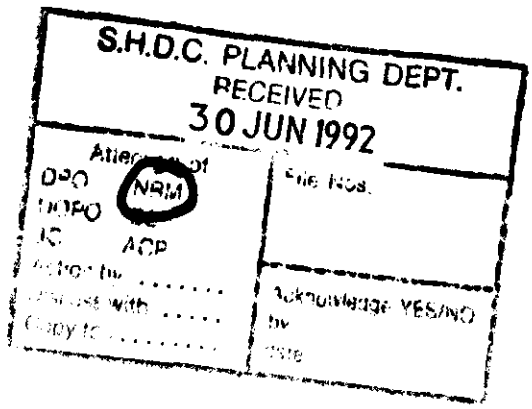
Please would you advise on the procedure regarding applications for consent.

Thanking you.

Yours faithfully

Ruth Blackman.

RUTH BLACKMAN
FOR ROBERT FREAKLEY ASSOCIATES



Sheila Tiller

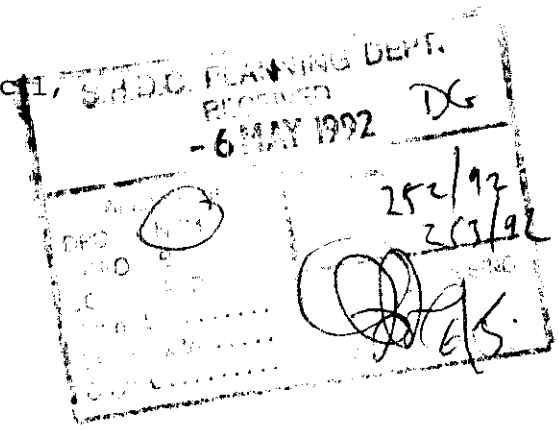
Ladies Fashion

11 Market Place,
Long Sutton,
Spalding,
Lincs PE12 9JA
Tel: Holbeach 363433

1 Paradise Road,
Downham Market,
Norfolk,
PE38 9HL
Tel: D/Mkt 383189

DMG 7/5

Please reply to: Long Sutton
~~Downham Market~~
XXXXXXXXXXXX



South Holland District Council,
Mr. B. Smith MRTPI,
District Planning Officer,
Priory Road,
Spalding,
Lincs.

4th May 1992

Dear Sir,

Re my telphone call on Friday May 1st. regarding proposed new shop front at 13 Market Place, Long Sutton.

We received with regret the recommendations made by the Architect on our proposed alterations to the shop front at 13, Market Place, Long Sutton,

The shop has been empty for some two years and to say the least has not enhanced the general appearance of the shops on that side of the road. In the opinion of every shop-keeper and business in the Market Place, our proposed alterations will erase the eyesore which the shop in its present condition presents.

We feel that in its present state the shop will not allow us to present the image which is so very important to carry out our business of Ladies Fashion, and in particular the expensive range of designer clothes which we sell.

The present shop has a great problem with condensation on the front windows, and in the past it was so bad that it has caused the interior woodwork to go rotten and together with the unpleasant smell associated with the damp conditions, is a problem only solved by a new double glazed front.

Sheila Tiller

Ladies Fashion

11 [illegible]arket Place,
Lo..g Sutton,
Spalding,
Lincs PE12 9JA
Tel: Holbeach 363433

1 Paradise Road,
Downham Market,
Norfolk,
PE38 9HL
Tel: D/Mkt 383189

Please reply to: Long Sutton
Downham Market

We have considered the alternative of trying to patch up the existing window, and even though we would very much have liked to have saved the considerable expense of a new front, feel that it would have a drastic effect on the success of the shop. The outside of the premises is a very important part of the presentation of the shop, and to be in a position to compete with shops in other local towns who sell garments in our price range, it is imperative to be allowed to have the premises to encourage customers to Long Sutton.

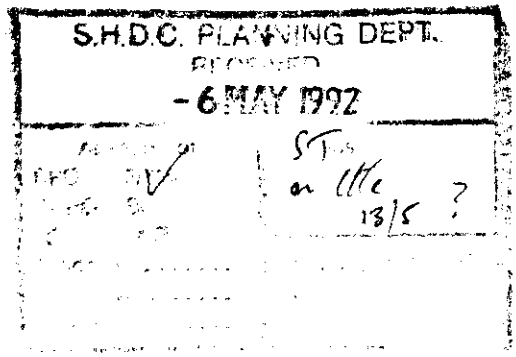
We feel that the plans which we have submitted not only allow us to compete business wise, but also enhance the general look of the Market Place. We also own two other shops in the Market Place and feel that our proposed alterations will help to bring some much needed business to Long Sutton.

In conclusion, if we are not allowed to carry out the very necessary alterations it will most certainly put the success of our new business in jeopardy, and we hope that you have made further deliberations as to the worthiness of this project.

It would be appreciated if you and your Architect could arrange a meeting with us as soon as possible as the matter is very urgent. The shop opening has been planned for August 3rd. A Builder has been appointed to carry out the work on the frontage and needs to be given an early date for commencement of work.

Yours faithfully,





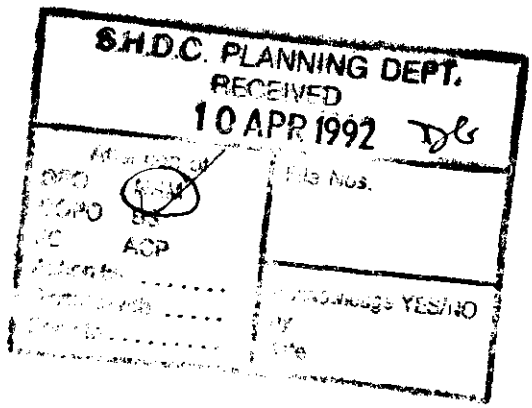
Mary E. Kerr BA., BSc., RIBA
Architect

Tel: Sleaford (0529) 240713
Fax: (0529) 240415

The Manor House,
Spanby,
Sleaford,
Lincolnshire.
NG34 OBB

YOUR Ref H11/0252/92
OUR Ref SHDC 9/92

7 April 1992



B. Smith MRTPI
District Planning Officer,
Planning Department
Council Offices
Priory Road
SPALDING,
Lincolnshire
PE11 2XE

Dear Mr Smith,

13 MARKET PLACE, LONG SUTTON

SPALDING, LINCS

This building is in the centre of the Long Sutton Conservation Area and part of a good group in the Market Place.

The 2 storey building to the left has 2 attractive late C19 shopfronts of a scale suitable to the mid C19 date of the building which has on its first floor 4 attractive bordered sash windows. The property to the right is 3 storey, probably late C18, with a modern wooden shopfront beneath a plain cornice. The application building is different from its neighbours, in that it has no upper storey and the shop front and shop window is significantly taller than those adjacent. The front is formed from a shaped solid tiled frame of pilasters and fascia panel which terminates with a felt covered top. The plain brickwork above has a parapet to conceal a flat roof behind and this parapet finishes at the same height as the eaves line of the adjacent 2 storey building.

I should imagine from its design that this building was erected in the 1930s as some sort of emporium. The interior has fluted coving to walls and beams and the remains of a fine decorative tiling scheme. The shopfront has some quite pleasing details, including the leaded light panels above the recessed entrance doors, the 3 light ventilation grilles at the head of the shop windows, and the large sash window in the right hand bay.

The proposal is to reduce the height of the shop window and fascia, and to insert a smaller scale 'Victorian' style shopfront, of a similar form to those on the left. However, because of the form of the existing building, the absence of an upper floor, and the solid tiles frontage, which appears

to be part of the structure, above the shop front the area has been clad with slate hanging, finished with a scalloped lead trim.

In many Conservation Area cases the replacement of a modern shopfront with a traditional style one would be entirely appropriate. Where the building is C18 or C19 the shopfront would then be in character with the building into which it is inserted. This case however is a 1930s building which, because of the absence of an upper floor, is noticeably different from the more traditional buildings adjacent. Because it has some interesting details and is itself reasonably well proportioned the existing front does not in my view jar, and in its own way it also makes a contribution to the Conservation Area.

Because of the difficulties involved in trying to disguise the existing structure I would suggest that a preferable approach if this frontage is to remain, would be to repair and refurbish the existing shopfront. The sash window to the left could be reformed, the fascia could be improved, the felt top replaced with lead, and the front could be painted if desired, If the effective height of the shop windows is too high for the proposed use, a transome line could be run through at the same height as that above the doors and subdivided into 3 panes as an alternative approach.

Yours Sincerely,

MARY E. KERR BA BSc RIBA

BR. . 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: H11/0252/92

Applicant: Mr & Mrs Tiller
137 Little London
Long Sutton
Spalding
Lincs

Agent: Cooper Arch. Design
Hocklesgate
Fleet Hargate
Spalding
Lincs

Description: Installation of new shop front

Location: 13 Market Place Long Sutton
Spalding Lincs

Type: FULL

Date received: 28-FEB-92

05-MAR-92

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 20-MAR-92. 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 D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Long Sutton PC
56 Garnsgate Road
Long Sutton
Spalding Lincs
PE12 9BT

FOR PARISH COUNCIL USE ONLY

Comments:

No objections - consider it would enhance this property

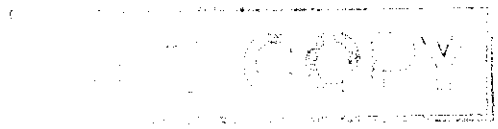
Signed:

T. Batchelor

S.H.D.C. PLANNING DEPT.
RECEIVED
18 MAR 1992 DG

Attention of	File Nos.
DPO NRM	
DDPO BS	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	By
Copy to	Date

PLANNING APPLICATION



Notice is hereby given that application has been made to the Council in respect of the following:

PROPOSAL IN CONSERVATION AREAS

The proposal may affect the character or appearance of the Conservation Area of LONG SUTTON .

Reference No: H11/0252/92
Description: Installation of new shop front

Location: 13 Market Place
Long Sutton
Spalding
Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 31-MAR-92 quoting the above reference number.

B Smith
District Planning Officer

10-MAR-92

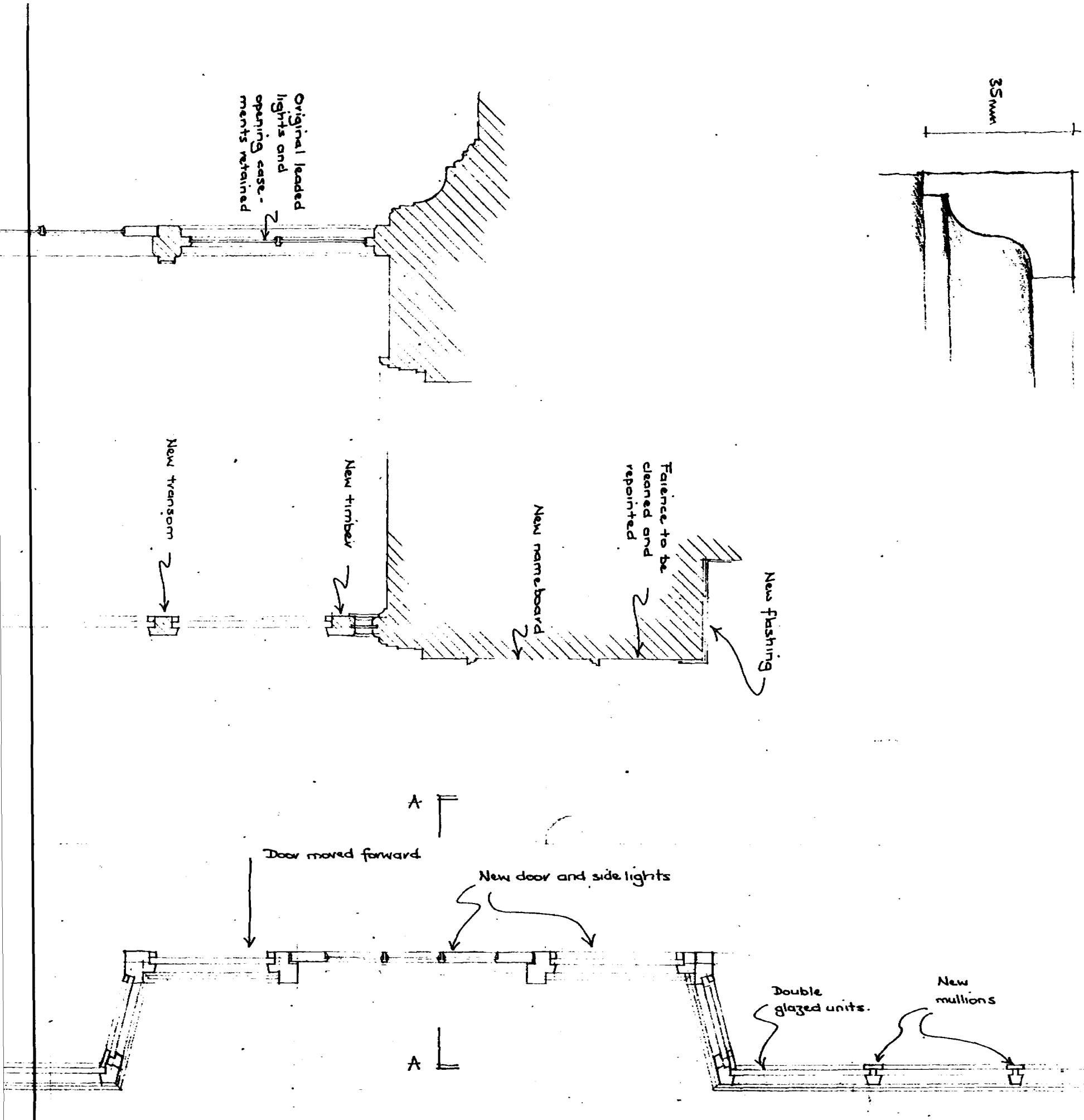
SOUTH HOLLAND DISTRICT COUNCIL



DRAFT.

DWG NO. 678/01

ROBERT FREAKLEY ASSOCIATES
Architects Purfleet Quay King's Lynn
Norfolk PE30 1HP 0553 762055



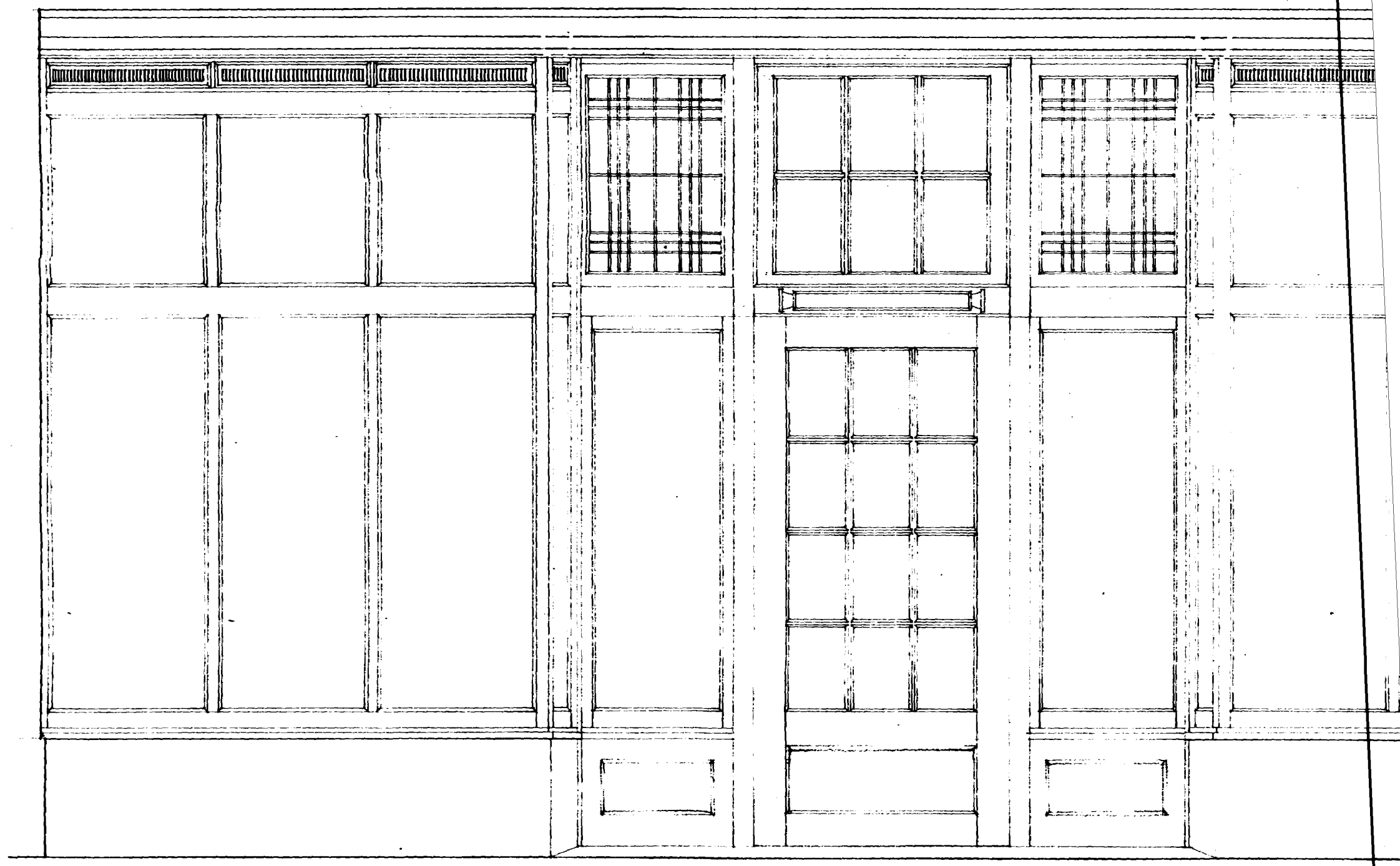
PLAN 1:20

DRAFT

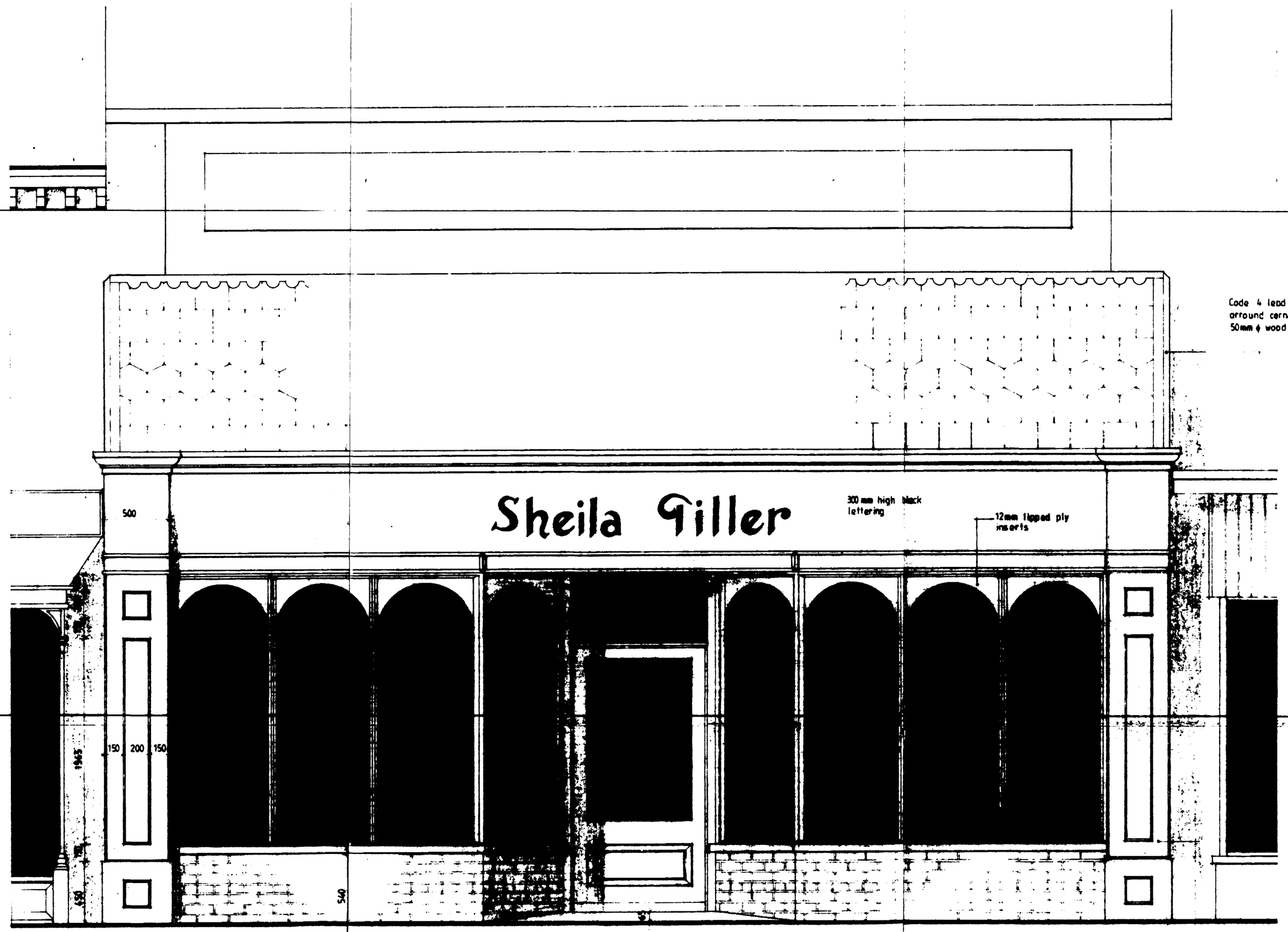
DNG No 67

ROBERT FREAKLEY ASSOCIATES
Architects Purfleet Quay King's Lynn
Norfolk PE30 1HP 0553 762055

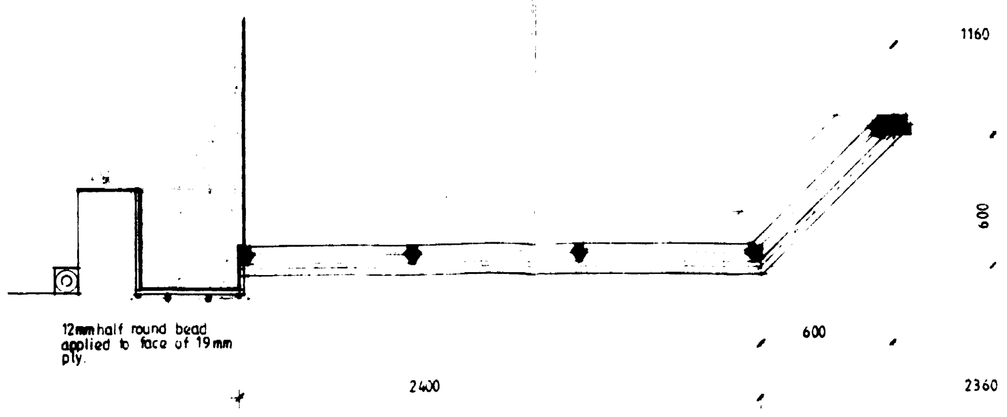
Sheila Tiller

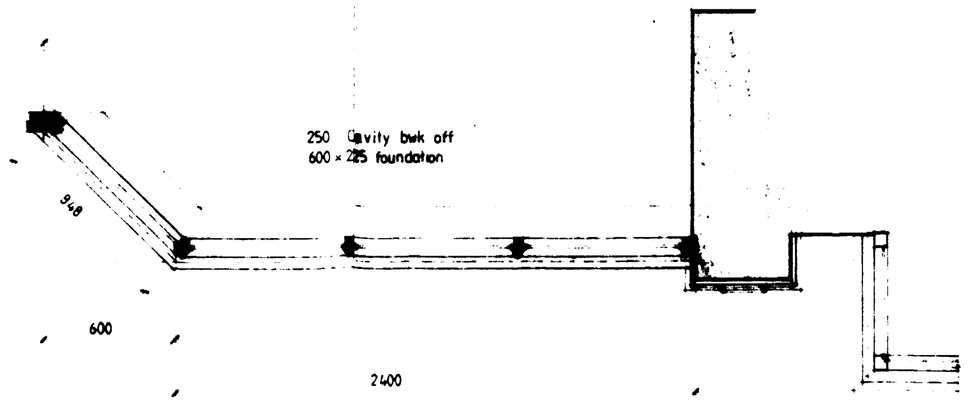


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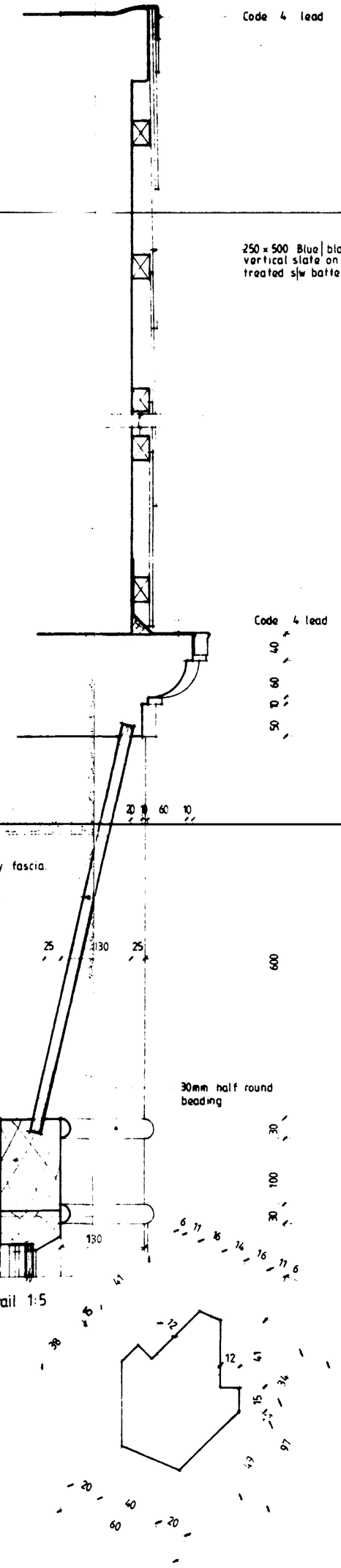


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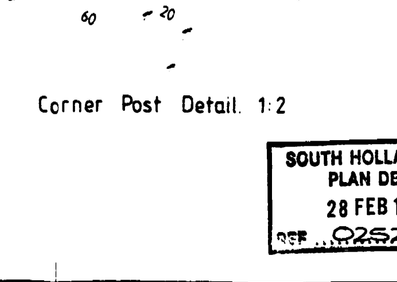




PLAN



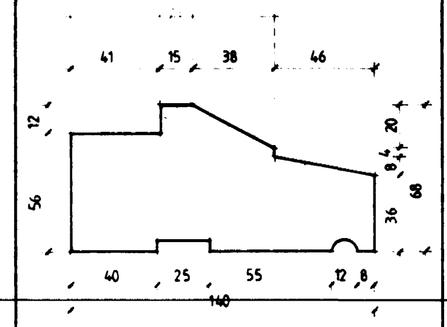
Fascia Detail 1:5



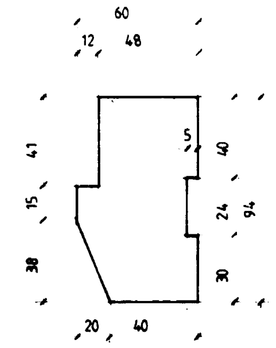
Corner Post Detail. 1:2

SOUTH HOLLAND D.C.
PLAN DEPT.
28 FEB 1992
REF. 0252/92

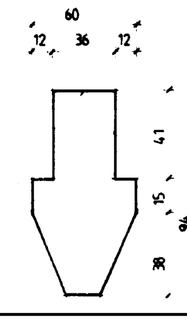
Notes & Schedules

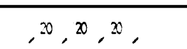


Cill Detail 1:2



Head / Jamb Detail 1:2





Mullion Detail. 1:2.

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revision	date	init.	revision details

COOPER ARCHITECTURAL DESIGN
[illegible]
ALBERT SPALDING LINCS PE11 2LF
[illegible]

client: SHEILA TILLER

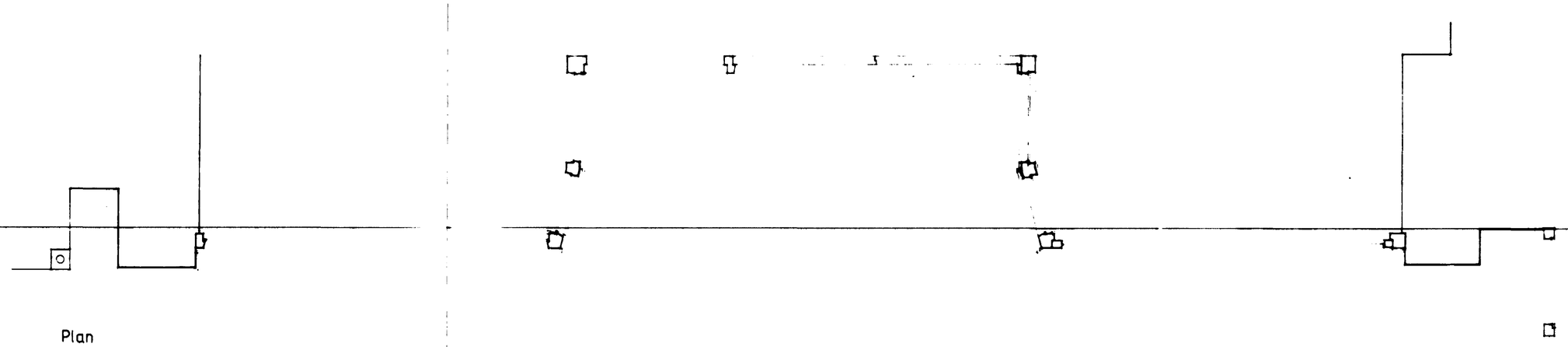
project: PROPOSED NEW SHOP FRONT
13 MARKET PLACE,
LONG SUTTON,
SPALDING,
LINC'S.

drawing: Proposed Detail.

scale	drawing no
1:20	LS 9151: 2
date: FEB. '92	drawn

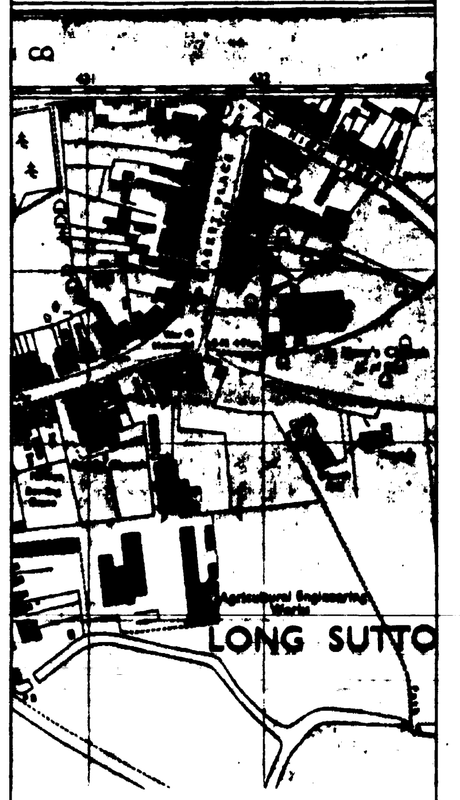


Elevation



Plan

Notes & Schedules



Location Plan 1:2500

SOUTH HOLLAND D.C.
PLAN DEPT.
28 FEB 1992
ref. 0252/92

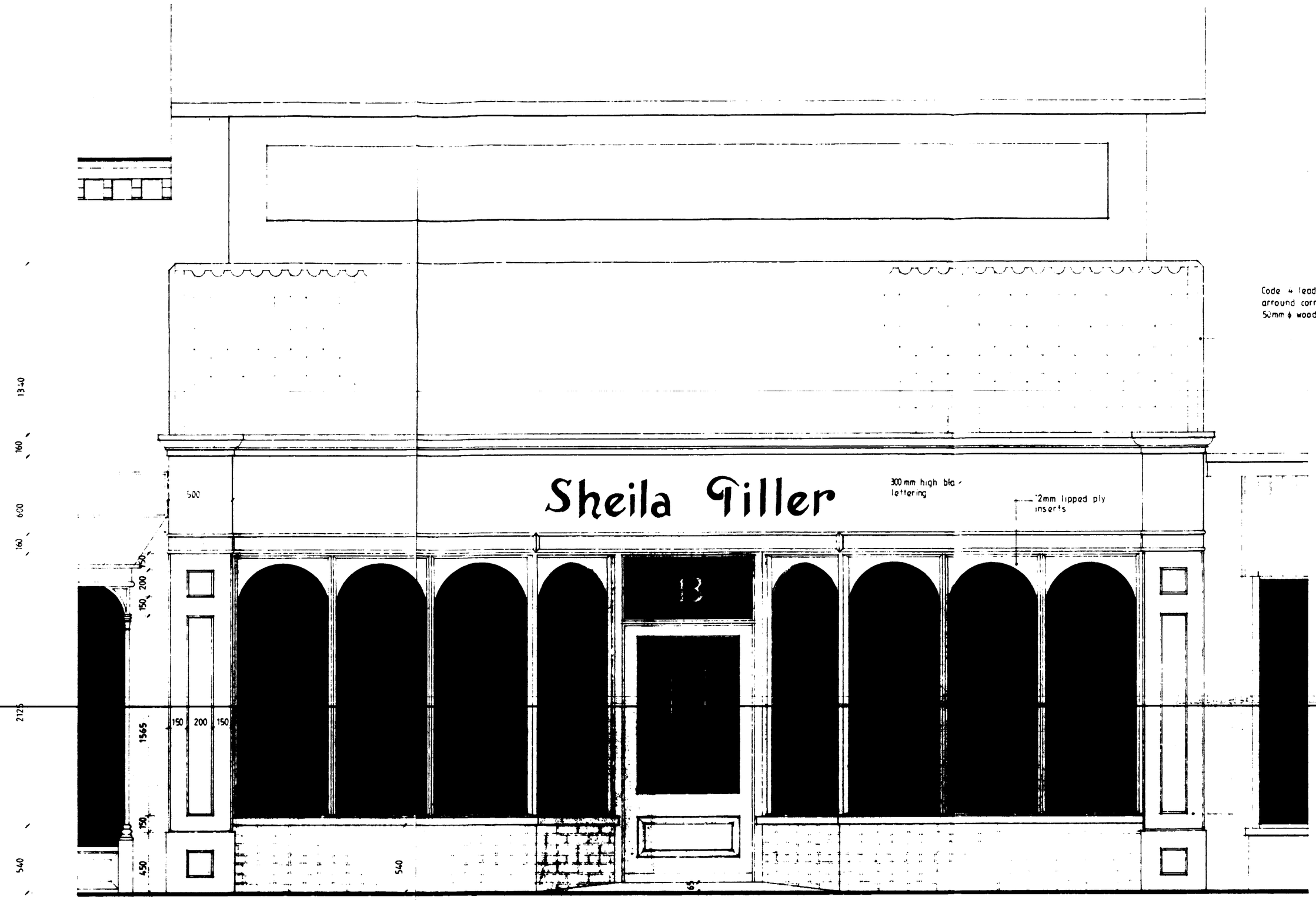
COOPER ARCHITECTURAL DESIGN
BROMAVON HOUSE/SEGATE
FLEET SPALDING LINCS PE12 8LY
TEL: 0406 22308

client
Sheila Tiller

project
Proposed New Shop Front
13 Market Place,
Long Sutton,
Linc's

drawing
Existing Detail

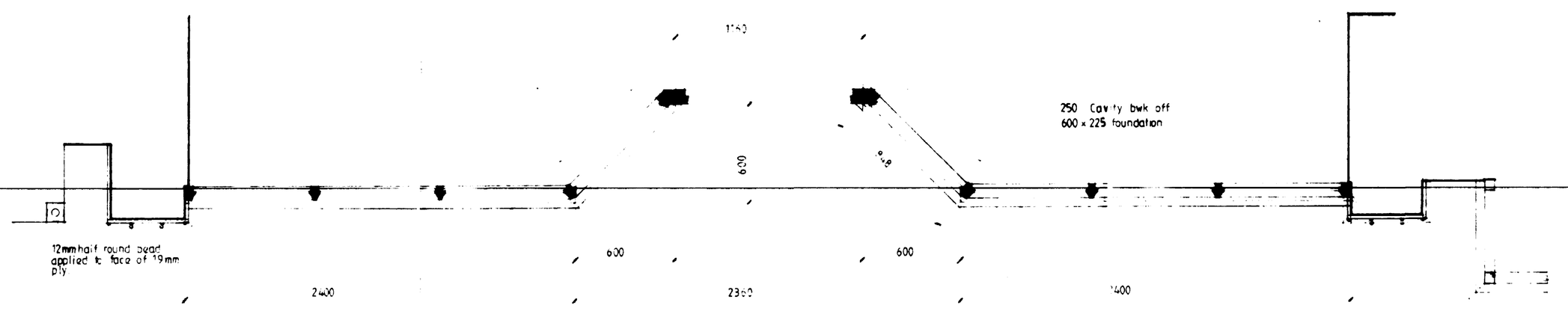
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date	drawn
Feb '92	



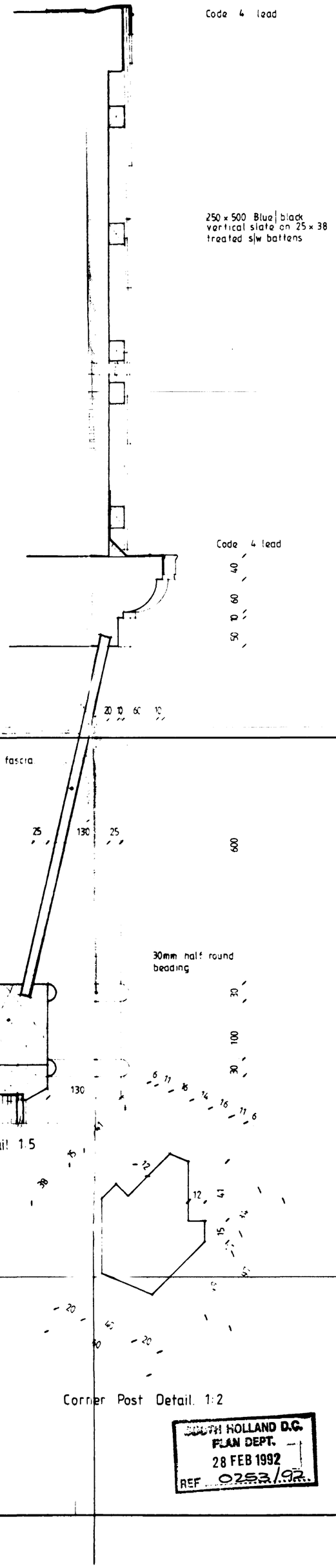
ELEVATION

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BRICKWORK TO MATCH EXIST.



PLAN

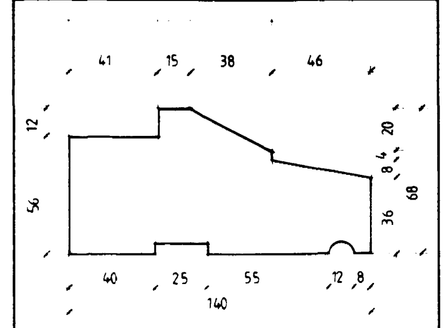


Fascia Detail 1:5

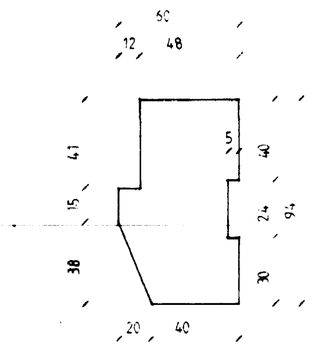
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SOUTH HOLLAND D.C.
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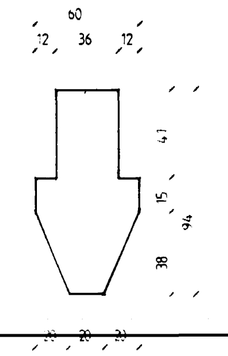
Notes & Schedules



Cill Detail 1:2



Head / Jamb Detail 1:2



Mullion Detail. 1:2.

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revision	date	init.	revision details

COOPER ARCHITECTURAL DESIGN
BROMAVON HOUSE, HIGH STREET
BURTON UPON STATHER, NORTH LINCOLNSHIRE DN20 0AA
TEL: 01724 720000

client: SHEILA TILLER

project: PROPOSED NEW SHOP FRONT
13 MARKET PLACE,
LONG SUTTON,
SPALDING,
LINC'S.

drawing: Proposed Detail.

scale	drawing no
1:20	LS 9151: 2
date: FEB. '92	drawn

SUMMIT
3793 1W1F