APPLICATION NO. : .....

CONTENTS PAGE (30 PAGES and OVER)

	PAGE
CONTENTS PAGE	1
DECISION NOTICE	2
LOCATION PLAN	(See Plans!)
APPLICATION FORM	3-4
CHECK SHEETS AND FRONT FILE SHEET	5-8
ALL OTHER CORRESPONDENCE	9-63
ALL OTHER DRAWINGS	64-71
POST DECISION AMENDMENTS (FORMS, CORRESPONDENCE, PLANS, ETC)	72-80

SOUTH HOLLAND DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

Listed Building Consent

Reference: H11/1077/93 Received:03-DEC-93 Type:LISTED BUILDING

Name: Miss S J Downes
28 Market Street
Long Sutton
Spalding
Lincs PE12 9DF

Agent: Miss S J Downes
28 Market Street
Long Sutton
Spalding
Lincs PE12 9DF

Description: Alterations and demolition of garage/stable

Location : 28 Market Street Long Sutton
Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the works in accordance with the application and plans submitted, subject to the following condition(s):

1 The works must be begun not later than the expiration of five years beginning with the date of this consent.

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 Should any replacement bricks be used, samples of such bricks shall first be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and because the building is listed as a building of architectural and historical importance.

This permission is granted in accordance with the application submitted as revised by the amended details (letter and drawings) received by the Local Planning Authority on 16 February 1994.

Director of Planning and Building Control Services
22-MAR-94 H11/1077/93

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)

Three copies REQUIRED

LISTED BUILDING
OR CONSERVATION AREA CONSENT
APPLICATION

For office use only
Application No. H11/1077/93
Date Registered
Date Received 12 NOV 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

miss S J Downes

28 MARKET STREET,
LONG SUTTON,
Nr. SPALDING,
LINCS, PE12 9DF.

Tel. No

NAME AND ADDRESS OF AGENT
(if any)

E.J.Cato,
Chartered Surveyors
Potters Bar. Herts.
(correspondence via the Applicant's address)

Tel. No

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

28 MARKET STREET,
LONG SUTTON, Nr. SPALDING,
LINCS, PE12 9DF.

Please complete in block letters

DESCRIPTION OF PROPOSED WORKS

Repairs to roof & gutters, underpinning rear foundations, provision of d.p.course & tanking out lower ground floor, alteration of rear windows, rewiring(in part) as per specification of works attached -plus demolition of garage/stable?

Please complete

Copies of Plans and Drawings attached

Signed Edwin J Cato FRICS

Date 4th October, 1993

Please tick **one or more** boxes and answer the extra questions at the foot of the form

2. **TYPE OF APPLICATION**

The application includes the following works:

Listed Buildings

Works to the exterior	X
Demolition	
Alterations	X

Conservation Area Consent

Please give the reference no. of any related planning application or application for listed building consent

The work relates to:

The entire listed building	
Part of the listed building	X
The interior of the listed building only	
Objects attached to the listed building	
A separate building in the grounds	X
Objects in the grounds	

Unlisted Buildings in a Conservation Area

Demolition of unlisted building in conservation area	
Demolition of a building in a conservation area	

OWNERSHIP CERTIFICATES

(For Listed Building or Conservation Area Consent applications)

APPLICANT'S INTEREST
Please state interest (e.g. owner, prospective purchaser)

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 should 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.

Certificate A

No person other than the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

Signed Edwin J Bass FRICS Date 4th October 1993.

Certificate B

The applicant has given the requisite notice to all persons other than the applicant who were owners of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

Name and address of owner: Date notice served:

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

Use the notice below to notify any other owner of the building where necessary.

NOTICE UNDER REGULATION 6 OF TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND BUILDINGS IN CONSERVATION AREAS) REGULATIONS 1987

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposal to DEMOLISH/ALTER/EXTEND/VARY or DISCHARGE CONDITIONS (delete as appropriate)

at ..... (location)

Take notice that application is being made to South Holland District Council by ..... (name)

for listed building consent/conservation area consent/variation or discharge of conditions (delete as appropriate)

to ..... (description)

If you should wish to make representations about the application, you should make them in writing not later than 20 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

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

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 9/3/94

Notes:

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

CONDITIONS/REASONS:

1. STANDARD TIME CONDITION. TL3
2. SHOULD ANY REPLACEMENT BRICKS BE USED, SAMPLES OF SUCH BRICKS SHALL FIRST BE SUBMITTED TO AND APPROVED IN WRITING BY THE LPA. SCA

REASONS

1. STANDARD
2. IN THE INTEREST OF VISUAL AMENITY AND BECAUSE THE BUILDING IS USED AS AS A BUILDING OF ARCHITECTURAL AND HISTORIC IMPORTANCE. SCA

3. SN1 — LETTER AND DRAWINGS RECEIVED ON 16/2/94

Condition monitoring:

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

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

DC INSTRUCTION SHEET

APPLICATION REF: H11/1077/93

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) PROVIDE ELEVATIONS OF GARAGE TO BE REMOVED. PROVIDE DETAILS OF REPLACEMENT ROOF OVER WC. PROVIDE DRAWINGS TO AN APPROPRIATE SCALE SHOWING IN DETAIL THE MATERIALS AND METHOD OF CONSTRUCTION OF NEW AND REPLACEMENT WINDOWS.

Other.....

Direction authorised by Senior Officer..... Date 24/11/93.

Revalidation after Direction

Information satisfactory Signed..... Date 3/12

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

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	.....		

Press
PC
WM
Residents

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/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation	LB Demolish	✓ G* DEM	
LB	Archaeology	..... G ARC Specify:	
	Eng Heritage	.....	
	Consultant	..... Order No:	
	Other	..... Specify:	
Hazards	HSC Group	..... G* HAZ	
	Specific	..... Specify:	
Other PLA	– MRS KERR ✓ 15 JOHN BLACKWOOD	Specify:	

Case Officer:
Senior Officer Confirmed ..... Date 26/11/93 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features : WINDOWS IN NEED OF REPLACEMENT - MAJORITY WINDOWS AT REAR

Inspected by [signature] 10/12/93.
Date

Site Notice posted by [signature]
Date 10/9/93
Expiry

Individual Resident Notices required:

Addresses to be sent to –	**Addresses delivered to –**

Telephone/Visitor Record

Date	**Conversation with**	**Conclusion**

Case Officer Conclusions

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt No

Date first Rec'd 12 NOV 1993

Registration

Reference H11/1077/93

Cross-Ref

Date 15/11 R

Validation

TYPE LB

Site area
No of dwellings
Floorspace

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

Description to be recorded: Alterations and demolition of garage/stable.

Invalid
Site plans
Certificate
Fee
Fee (not free)
Inaccurate
Incomplete
Unclear

Fees
Correct fee £NIL
Nil fee
Discounted
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 192 OS Plots
Grid ref 543303233140

Ward K Parish L SUTTON

Inside IBD YES Inside LP area YES

Constraints:

- CA Cons Area
- LB Listed – Grade: II
- 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

Linked to property Ref 0108496

- Dist Bound
- Other:

Planning Records:
Earlier apps

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

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H11/1077/93 Received:03-DEC-93 Type:LISTED BUILDING

Name: Miss S J Downes
28 Market Street
Long Sutton
Spalding
Lincs PE12 9DF

Agent: Miss S J Downes
28 Market Street
Long Sutton
Spalding
Lincs PE12 9DF

Description: Alterations and demolition of garage/stable

Location : 28 Market Street Long Sutton
Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

1 The works must be begun not later than the expiration of five years beginning with the date of this consent.

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 Should any replacement bricks be used, samples of such bricks shall first be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and because the building is listed as a building of architectural and historical importance.

This permission is granted in accordance with the application submitted as revised by the amended details (letter and drawings) received by the Local Planning Authority on 16 February 1994.

21-MAR-94 AD check....22/3...

Authorised to issue (inc Delegation).....215..

BRI[illegible]SMITH Dip TP MRTPI
Direc. 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

H11/1077/93
LISTED BUILDING

Applicant: Miss S J Downes
Tel:

Agent: Miss S J Downes

Description: Alterations and demolition of garage/stable

Location: 28 Market Street
Long Sutton
Spalding
Lincs

13 A/L 94

Valid date: 03-DEC-93
Target dates:
To case officer 10-DEC-93
Inspected by 17-DEC-93
Extra contacts 24-DEC-93
Report if not clear by 07-JAN-94

Terminal date: ~~28-JAN-94~~
Target Committee: 25-JAN-93
Report deadline: 11-JAN-93
Agreed TD Ext:
Case Officer:
J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size:
Category: Misc works
Listed building: GRADE II
Conservation Area: LONG SUTTON

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert CLB		10-DEC-93	31-DEC-93
Mrs M E Kerr	0529 240713	15-DEC-93	29-DEC-93
Ancient Monuments So	071 236 3934	06-DEC-93	20-DEC-93
The Victorian Societ		06-DEC-93	20-DEC-93
Lincs/Sth Humb HB Jo		06-DEC-93	20-DEC-93
Council for Brit Arc		06-DEC-93	20-DEC-93
Soc for Prot of Anci		06-DEC-93	20-DEC-93
Royal Commission		06-DEC-93	20-DEC-93
The Georgian Group		06-DEC-93	20-DEC-93
Clerk to Long Sutton	0406 362402	06-DEC-93	20-DEC-93
Cllr D A Tennant		06-DEC-93	13-DEC-93
Cllr E J Clarey	0406 363141	06-DEC-93	13-DEC-93
Cllr M D Booth	0406 350034	06-DEC-93	13-DEC-93
Ancient Monuments So	071 236 3934	06-DEC-93	27-DEC-93
The Victorian Societ		06-DEC-93	27-DEC-93
Lincs/Sth Humb HB Jo		06-DEC-93	27-DEC-93
Council for Brit Arc		06-DEC-93	27-DEC-93

L C C - No Objections JC 22/12/93

BRI SMITH Dip TP MRTPI
Direc 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

H11/1077/93

LISTED BUILDING

Applicant: Miss S J Downes
Tel:

Agent: Miss S J Downes

Description: Alterations and demolition of garage/stable

Location: 28 Market Street
Long Sutton
Spalding
Lincs

Valid date:	03-DEC-93	Terminal date:	28-JAN-94
Target dates:		Target Committee:	25-JAN-93
To case officer	10-DEC-93	Report deadline:	11-JAN-93
Inspected by	17-DEC-93	Agreed TD Ext:	
Extra contacts	24-DEC-93	Case Officer:	
Report if not clear by	07-JAN-94		J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size:
Category: Misc works
Listed building: GRADE II
Conservation Area: LONG SUTTON

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Soc for Prot of Anci	06-DEC-93	27-DEC-93
Royal Commission	06-DEC-93	27-DEC-93
The Georgian Group	06-DEC-93	27-DEC-93

Miss S J Downes,
28 Market Street,
Long Sutton,
Lincs.
PE12 9DF.

Mr J Blacklock

JB/JJ H11/1077/93

09 Mar 1994

Dear Madam,

ALTERATIONS AND DEMOLITION OF GARAGE/STABLE - 28 MARKET STREET, LONG SUTTON.

I refer to the above and the recently submitted amended plans.

I note from the plans that a new roof is being provided to the covered way below the proposed rear bay window. Could you please confirm whether this is, in fact, what is intended or whether the whole of the covered way is being removed and rebuilt.

If the latter is the case, the application will have to be amended to provide for a rewording of the description of the proposed works to cover the demolition of the covered way and accordingly, I enclose the necessary amendment forms should they be required.

If rebuilding is envisaged, planning permission would also be required and therefore I enclose the requisite application forms should they be required.

If you have any queries please do not hesitate to contact my Officer, Mr Blacklock.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Enc.

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: H11/1077/93

Applicant: Miss S J Downes
28 Market Street
Long Sutton
Spalding
Lincs PE12 9DF

Agent: Miss S J Downes
28 Market Street
Long Sutton
Spalding
Lincs PE12 9DF

Description: Alterations and demolition of garage/stable

Location: 28 Market Street
Long Sutton
Spalding
Lincs

Amendment: Remove metal casement windows at rear, replace with DH sash windows, alterations to roof detail (1B, 2, 3, 4B, 5A)

18-FEB-94

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 13-APR-94, 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 Planning and Building Control Services

AMENDMENT RECORD SHEET – LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ KTJ

Registered .....

Terminal date/committee updated ..... ✓ 19/2

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 None ☑
WM
Press
Residents
Other –

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: 19/2/94

Superseded details removed ☑

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

Acceptance issued:
Public register updated:

DC Professional Assessment

NOTES:

AMENDED PLAN
Ref.

28 MARKET STREET,
LONG SUTTON,
Nr. SPALDING,
LINCS, PE12 9DF.

Tel:0406 363799

Mr. N. Midlen,
Principal Planning Officer
Development Control,
South Holland District Council,
Council Offices,
SPALDING,
Lincs.

16th February,1994

Application Ref: H11/1077/93.
28 Market Street, Long Sutton.

DETERMINED
PLAN

Dear Mr. Midlen,

I revert to your letter dated 31st January in connection with the amendments agreed in respect of the d.h.s. windows at the rear and the rear dormer and bay roof designs.

I enclose herewith, the Planning Amendment Form together with copies of amended drawings, namely 1B, 4B & 5A, (drawings 2 & 3 which were submitted to you earlier are not affected by these changes) and hope the application can now be finalised and passed.

Meantime,

Yours sincerely,

S.J. Downes

SOUTH HOLLAND D.C.
PLANNING DEPT
16 FEB 1994
REF 1077/93

PLANNING AMENDMENT

For office use only

Application No. H11/1077/93

Date Registered 16 FEB 1994

Case Officer

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

S.J. DOWNES,
28 MARKET STREET,
LONG SUTTON,
LINCS. PE12 9DF

Tel. No. 0406 363799

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

E.J. CATO FRICS
% SITE ADDRESS

Tel. No. 0727 850188 (Contact) E.J.C.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

28 MARKET STREET, LONG SUTTON, LINCS. PE12 9DF

Please complete

APPLICATION No.

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

H11/1077/93

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 S.J. DOWNES Date 16th FEBRUARY 1994

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

REPAIR TO ROOF + GUTTERS, UNDERPINNING REAR FOOTINGS PROVISION OF D.P.C. + TANKING OUT. ALTERATION OF REAR WINDOWS, REWIRING

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.)

REMOVAL OF METAL CASEMENT WINDOWS AT REAR REPLACEMENT BY PURPOSE MADE D.H.SASH WINDOWS

ALTERATION TO ROOF DETAIL OF NEW BAY @ REAR & TO REAR DORMER

State drawing no's of the current submission

1B, 2, 3, 4B, 5A.

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

YES ~~NO~~ N MIDLEN / J. BLACKLOCK

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

—

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

Mrs M E Kerr,
Architect and Historic
Buildings Consultancy,
Manor Farm House,
Spanby,
Sleaford,
Lincs.
NG34 0BB.

Mr J Blacklock

JB/JJ B11/1077/93

31 Jan 1994

Dear Madam,

ALTERATIONS AND DEMOLITION OF GARAGE/STABLE - 28 MARKET STREET, LONG SUTTON.

With reference to the above, I enclose copies of letters which I trust you will find self explanatory.

Yours faithfully

N Mitchen
Principal Planning Officer
Development Control

Enc.

Miss S J Downes,
28 Market Street,
Long Sutton,
Spalding,
Lincs.
PE12 9DF.

Mr J Blacklock

JB/JJ H11/1077/93

31 Jan 1994

Dear Madam,

ALTERATIONS AND DEMOLITION OF GARAGE/STABLE - 28 MARKET STREET, LONG SUTTON.

Thank you for your letter dated 24th January 1994 in connection with the above.

I note your written assurances but would advise you that your submitted drawings will need to be amended to take account of the agreed revisions.

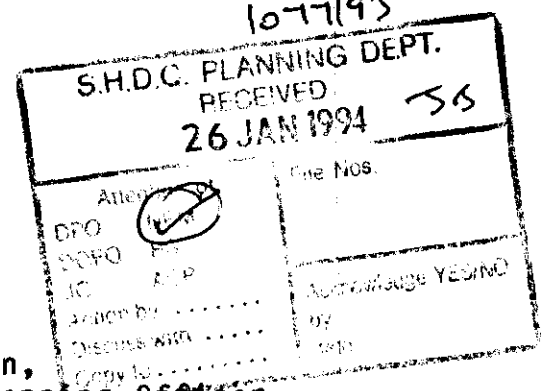
I look forward to receiving these amended drawings in due course. I enclose amendment forms which you should complete and return with the drawings.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Enc.

1077/93



28 MARKET STREET,
LONG SUTTON,
Nr. SPALDING,
LINCS, PE12 9DF.

Tel:0406 363799

Mr. N. Midlen,
Principal Planning Officer
Development Control,
South Holland District Council,
Council Offices,
SPALDING,
Lincs.

24th January, 1994

28 Market Street, Long Sutton.

Dear Mr. Midlen,

Thank you for your letter dated 21st., concerning alterations to the above property and demolition of the garage/stable. My parents informed me of the visit of your Architectural Consultant and the long and interesting discussion resulting.

Having now read through her comments, as set out in your letter, I am pleased to tell you that these accord closely with my own intentions - the Georgian timberwork around the front door, the internal reeded casings to internal doorways, the dados etc will all be retained and restored (hopefully not even moved if re-plastering can be done with them in situ)

Her comment (Pt.3) concerning rebuilding brick walling at the top of the stairs (at attic level) may be a misunderstanding. The Structural engineer called for rebuilding the top few courses of brickwork above first floor ceiling level - being the courses supporting the roof wall plates - which have been pushed slightly outwards as a result of roof rafters spreading. Only one or two courses are visible - the rest are hidden by the roof/eaves timbers externally and stud &plaster wall internally.

The brickwork at the top of the stairs (at rear of the house) has to be strengthened by wall ties. There was no intention to rebuild although, as my father explained to the Consultant, subsequently there has been some debate as to whether a wooden beam holding one old tie is sound enough and long enough to take the new one - if not, the timber will be replaced and this will affect (at most) a short part of one course of brickwork. Provided these bricks come out whole they can be replaced - otherwise possibly a few bricks from the garage walling could be used so as to match age, colour and size (this assumes consent to demolish the garage is given)

As regards the windows to be changed, I am obliged for the help given by your Consultant as regards finding suitable Joiners to manufacture d.h.sash windows to fit the existing or modified openings following the removal of the existing metal ones. I will follow this up and, if, as and when we finalise a contract with the builder, will arrange for him to obtain the three new windows from one of these joinery firms.

Finally, the sketch the Consultant provided for the roof of the new extended bay (between upper ground and first floor) is exactly the style I want. I know you made a very similar sketch when my father visited you with our original proposals.

The drawings we submitted (drawn by our surveyor's draughtsman) were sent in with the expectation of an amendment being made in respect of both this extended bay and the raised roof over the stairs and rear attic room.

Do you require the original drawings to be re-done/resubmitted incorporating your consultant's layout or is it sufficient that I confirm to you that the surveyor and builder will be required to follow the sketches you have provided ?

Meantime,

Yours sincerely,

SJDownes.

S.J. Downes

Can I just add that it would be very nice if and when you are considering the application in respect of No.26 Market Street, Long Sutton if you would require the 'replacement' of the wood casing around their front door. Its absence presently ruins the facade of these four terraced houses.

Miss S J Downes,
28 Market Street,
Long Sutton,
Nr. Spalding,
Lincs.
PE12 9DF.

Mr J Blacklock

JB/JJ H11/1077/93

21 Jan 1994

Dear Madam,

ALTERATIONS AND DEMOLITION OF GENERAL/STABLE - 28 MARKET STREET, LONG SUTTON.

I refer to your application in respect of the above and write to advise you this Authority's Architectural Consultant has commented on the submitted plans in the following terms:-

"I think that in principle the alterations are acceptable but my detailed comments are as follows:

1. The ground floor alterations to form a cloakroom should ensure that the reeded casing to the doorway by the base of the stairs is left intact, and that the panelled door is reused to give entrance to the rear room, and a new panelled door of matching form fitted to the new cloakroom.

2. Similarly the first floor replanning should allow for the door casing by the stairway to be retained, and the door reused. I understand that if a bathroom is fitted in the inner room, the bathroom will be taken out of the rear room to allow that to function as a lit bedroom.

3. I believe that there is a proposal to rebuild some of the walling at the top of the stairs, on the end wall. If this is the case it must be kept to the minimum necessary, should reuse existing bricks, the bond must match the existing and a matching lime based mortar should be used.

4. The refenestration of the rear to remove the metal casements will in general be an improvement. However I have pointed out to the applicant that it would surely be preferable, and unlikely to prove more expensive, to use a good local joiner for the manufacture of the sash windows. These could then be made to fit the present openings, and would be detailed sympathetically to the designs of the existing building,

rather than using standard off the peg sashes as Magnet or Bolton and Paul, which are crude and thick in their detailing.

5. The bay window for the staircase and the raised roof for the headroom would be improved if attention to the detailing of the roofs was given. Both should be of lead, with wood cored lead rolls between the sheets and have protruding moulded cornices. The bay roof shoudl be shaped to give it a lighter look. I enclose sketches to illustrate these points".

I would be obliged if you would amend the submitted plans to accord with these comments. A copy of the sketch referred to above is enclosed.

Yours faithfully

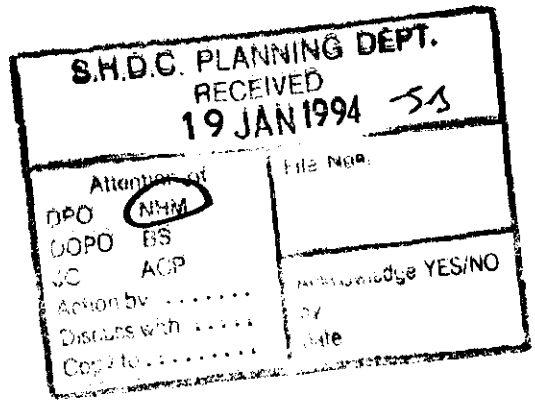
N Midlen
Principal Planning Officer
Development Control

Enc.

Mary E. Kerr BA., BSc., RIBA
Architect & Historic Buildings Consultant
Tel/Fax: (0529) 240415
Mobile: (0374) 275512

Historic Buildings Consultancy
Manor Farm House
Spanby
Sleaford
Lincolnshire
NG34 0BB

YOUR Ref H11/1077/93
OUR Ref SHDC 2/94



January 17th 1994

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

Dear Mr Smith,

ALTERATIONS AND DEMOLITION OF GARAGE/STABLE
28 MARKET STREET, LONG SUTTON

The garage which is to be demolished is in a very poor condition and would be likely to collapse if the elder tree growing within its walls were removed. Although it would appear to be part of the original layout of the site, it has been quite significantly altered, and does separate the garden area from the house. I think that in this context its demolition is reasonable.

The majority of the alterations are to the rear wing, to stabilise it and improve the fenestration. Other alterations are connected with the increasing the width of the extraordinarily narrow half landings and improving the headroom at the top of the stairs.

I think that in principle the alterations are acceptable but my detailed comments are as follows:

1. The ground floor alterations to form a cloakroom should ensure that the reeded casing to the doorway by the base of the stairs is left intact, and that the panelled door is reused to give entrance to the rear room, and a new panelled door of matching form fitted to the new cloakroom.

2. Similarly the first floor replanning should allow for the door casing by the stairway to tbe retained, and the door reused. I understand that if a bathroom is fitted in the inner room, the bathroom will be taken out of the rear room to allow that to function as a lit bedroom

3. I believe that there is a proposal to rebuild some of the walling at the top of the stairs, on the end wall. If this is the case it must be kept to the minimum necessary, should reuse existing bricks, the bond must match the existing and a matching lime based mortar should be used.

4. The refenestration of the rear to remove the metal casements will in general be an improvement. However I have pointed out to the applicant that it would surely be preferable, and unlikely to prove more expensive, to use a good local joiner for the manufacture of the sash windows. These could then be made to fit the present openings, and would be detailed sympathetically to the designs of the existing building, rather than using standard off the peg sashes such as Magnet or Bolton and Paul, which are crude and thick in their detailing.

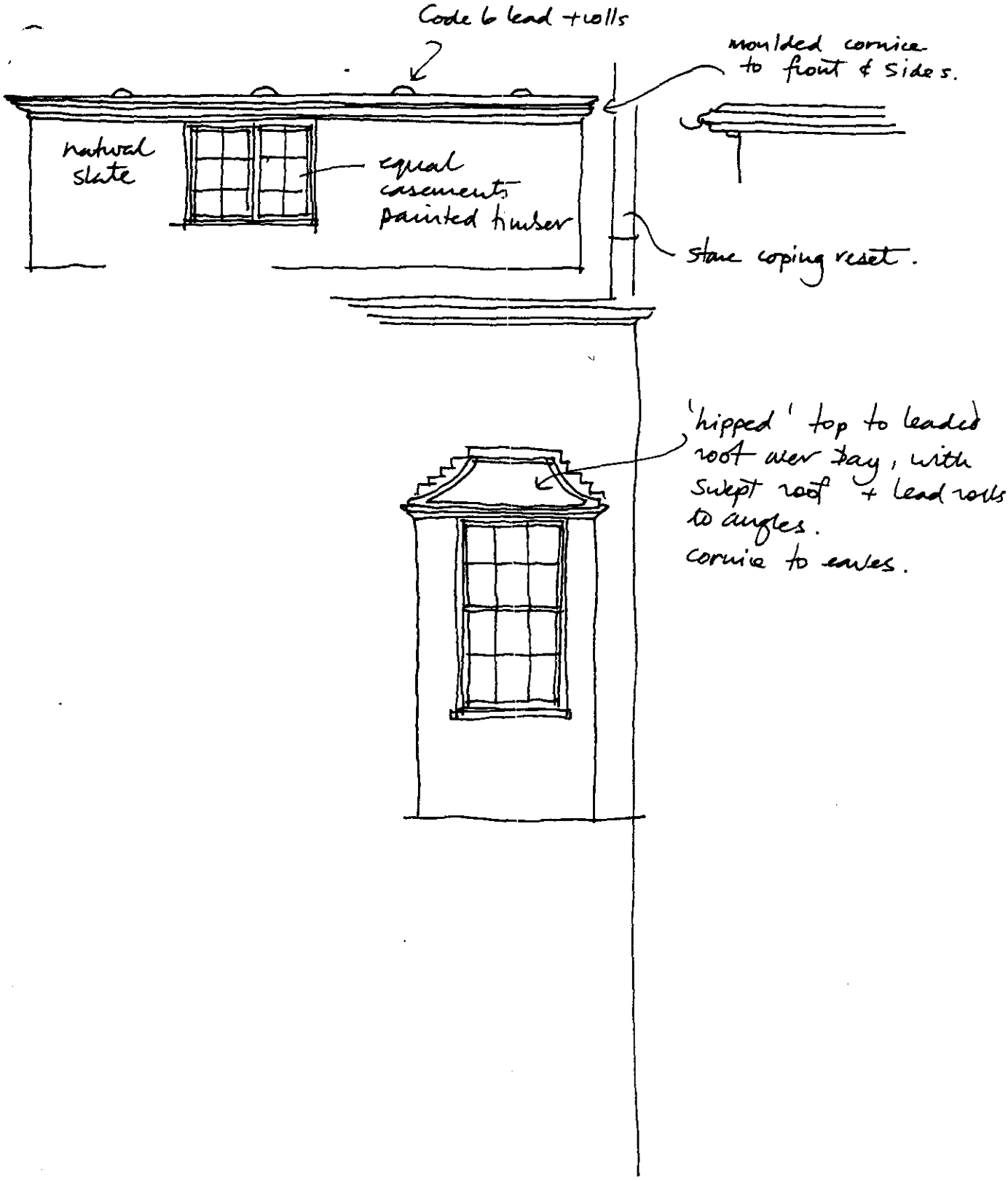
5. The bay window for the staircase and the raised roof for the headroom would be improved if attention to the detailing of the roofs was given. Both should be of lead, with wood cored lead rolls between the sheets and have protruding moulded cornices. The bay roof sould be shaped to give it a lighter look. I enclose sketches to illustrate these points.

Yours Sincerely,

Mary E Kerr.

MARY E. KERR BA BSc RIBA

The sketch of the bay + which I recommend + the application in our joint name!



28 Market St. Long Sutton.
Rear Elevation

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: H11/1077/93

Applicant: Miss S J Downes
28 Market Street
Long Sutton
Spalding
Lincs PE12 9DF

Agent: Miss S J Downes
28 Market Street
Long Sutton
Spalding
Lincs PE12 9DF

Description: Alterations and demolition of garage/stable

Location: 28 Market Street Long Sutton
Spalding Lincs

Type: LISTED BUILDING

Date received: 03-DEC-93

06-DEC-93

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-DEC-93. 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 Long Sutton PC
56 Garnsgate Road
Long Sutton
Spalding Lincs
PE12 9BT

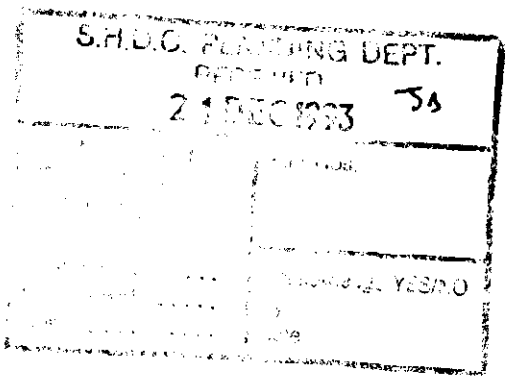
FOR PARISH COUNCIL USE ONLY

Comments:

No objections

Signed:

M. Batchelor



ak- lor es
f killer A1073

CE to see (Spalding Guardian, last
) that one of the major transport
panies in the area have banned their
s from using the A1073.
e are a small international transport
pany and we banned our trucks from
the A1073 some five years ago after
cident involving one of our trucks.
e all know the road is a killer.
body would like to see the road rebuilt
we back your campaign all the way.
£12m plan to improve the road will be
g time coming, and in the short term
cal transport companies should ban
trucks from using the A1073.
t the local transport operators lead the
- if we fail to use the road, we, the
stry, cannot get the blame for the
gs.
the Spalding Guardian (December 3)
ight on the A1073, six of the eight
ographs contained LGV's.

B BARRS
Manager, TDS New Holland Ltd
Clay Lake, Spalding

se dipped lights

MPROVEMENTS to the A1073 are
nt but we all know how long it takes
lan and build or improve a road.
the meanwhile we could all help each
r by using dipped headlamps in
ight - not to light the road ahead but to
others of one's presence.
eel that many do not do so as they
k that they are saving on their electric
bills.
me of the many recent accidents could
been avoided if each driver had been
to see the other's lights instead of a
-splattered shape that blended into the
ahead.
ere is nothing very original in this. The
dinavians adopted compulsory 'day
g lights' years ago and to good effect.

G IZMIDLIAN
gefield, Weston.

easant walk or
sault course?

HAT should be a town amenity,
n recent years been taken over by
schools as an extension of their
dy ample sport facilities.
fer to the excessive cross country
ng along the Coronation Channel,
ing.
at was a bleak and barren cut, has
he years developed into quite an
ive area. It is the only place in the
ng area where one can take a pleasant
nd listen to the sound of bird song
l of the noise of traffic.
/ever with the constant pounding of
eds of studded shoes, the banks have
e a quagmire and instead of a
it walk has become something of an
course.
my view that nearby schools have
sport facilities within their own
ls without encroaching on town
ies. At my school in Yorkshire we
ninute asphalted play area with the
ass in the park a mile away.
t the school and local authority can
ether and sort out this problem. I can
/ith some authority on this matter as
'ears I was an active council member
n Lincolnshire Nature Reserve,
ible for developing the Coronation
l.
her with colleagues I was
ible for planting most of the trees
ubs on the banks.
opse of flowering shrubs near the
ridge was planted just prior to a
rought. It would not now exist had
ne out each morning for six weeks

Public Notices

LINCOLNSHIRE FURTHER EDUCATION AWARDS 1994-5 FOR COURSES IN DANCING AND BALLET

STUDENTS over compulsory school leaving age who expect to be normally resident in Lincolnshire on June 30, 1994 and who wish to apply for a Further Education Award to attend a full-time course in dancing and ballet at a School of Dancing starting at any time during the academic year 1994/95 are advised that they will be required to attend the Council for Dance Education and Training in London for assessment tests and interview, for which the arrangements will be made by the County Council. Applicants must have obtained an offer of a place on a course at a School of Dancing before they will be accepted for assessment by the Council. Further Education Awards will not be made to students who have not been recommended by the Council for Dance Education and Training.
Application forms for an award and an assessment should be obtained from the Director of Education, County Offices, Lincoln LN1 1YQ, and returned not later than February 11, 1994 for the assessments which will be held between April 6 and 15, 1994.

187/507 SG 10-12

PLANNING APPLICATIONS

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:
The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H11/1077/93
Miss S. J. Downes LISTED BUILDING
Alterations and demolition of garage/stable.
28 Market Street, Long Sutton, Spalding, Lincs.

H13/1144/93
Mr and Mrs F. Teeuw LISTED BUILDING
Proposed part re-roof and alterations.
20 High Street, Moulton, Spalding, Lincs.

H16/1133/93
British Rail Property Board
LB DEMOLITION
Removal of redundant northern leg of footbridge and replacement of Security Boarding.
Spalding Town Station Approach, Spalding, Lincs.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

SOUTH HOLLAND DISTRICT COUNCIL

B. Smith
Director of Planning and Building Control Services
December 10, 1993.

4e©WVN 7527 187/507 SG10-12

PUBLIC NOTICE
LINCOLNSHIRE COUNTY COUNCIL
ROAD TRAFFIC REGULATION ACT 1984
TEMPORARY CLOSURE TO THROUGH TRAFFIC
SPALDING — VARIOUS ROADS

LINCOLNSHIRE COUNTY COUNCIL Hereby Give Notice that owing to the danger to the public during

Pets

ADORABLE PEDIGREE Persain kittens, various colours, fully innoculated, registered, insured. Also some young adults from £75. Enquiries welcome. (0406) 363928.
AMBERSTAR Boarding Cattery. Insured, luxury, licensed cattery, spacious heated cabins, covered outdoor runs. Persian breeder. Kitten/Studs available. Holbeach 371 561.
DOG GROOMING in your own home by Ch. show winning exhibitor. Specialist in Schnauzers, Terriers and Spaniels. Clipping and hand stripping. Please ring Huw Thomas on (020585) 222.

Land

FENSEVER Licensed Boarding Kennels and Cattery. Kennels with runs. Dogs walked. Cats have sunning balconies. Choice of food. Inspection invited. Vaccinated pets only. Tel Holbeach 22327.
GERMAN SHEPHERD puppies, KC registered, pedigree. Ready now. Tel: (0406) 380500.
HAYCROFT Boarding Kennels, superior boarding for the particular pet owner. Inspections welcome, vaccinated pets only. Collection / delivery. Grooming service. Holbeach 22407.
PEDIGREE West Highland Terrier puppies, ready now. Not Christmas presents, very pretty, affectionate and loving. £150. Tel: (0406) 540435.
WANT to go away? Do not want to leave animals or home alone? Tel 0775 766793, for further details.

Business Opportunities

MOBILE Hairdressing Business for sale, in the Spalding area. Write to Box 50267 Newspaper Offices, The Crescent, Spalding PE11 1AB.
WINDOW cleaning round for sale. Established 15 years. All within mile of town centre. For details: Ring Spalding 767139.

LOOKING FOR A JOB? or are you looking for a change of career, then order your copy of the Lincolnshire Free Press and Spalding Guardian every week and read the situation vacant columns. Telephone Penny on 0775 725484 for friendly, helpful advice.

Pinchbeck Parish Council

TWO ACRES OF LAND

TO LET BY TENDER

Situate Highfields Lane, Mill Green, Pinchbeck, for a period of three years.

Written Tenders to W. H. Cunningham, Clerk to the Council, 17 Rotten Row, Pinchbeck, PE11 3RQ by Saturday, December 18, 1993.

Restricted to Pinchbeck parishioners.

8e7563 ©WVN

SILT POTATO LAND WANTED for 1994 SEASON

High rent paid

R. BRATLEY (QUADRING) LTD
Tel: 0775 840322

mm5757

Farm and Garden

ARE you Planning a Car Boot Sale, Jumble Sale or Dance? Then you need to telephone Zoe on 0775 725484, to discuss your advertising.

Orders now being taken for 1994 season
Indoor and Outdoor Lettuce in blocks
Brassica in modules
Also a selection of dried flower plants and other flower plants
HILLGATE NURSERIES
Terrington St Clement
Tel: (0553) 828351

Interzaden UK Ltd
Specialist Seed Supplier
FLOWERS
HERBS
VEGETABLES
Catalogues available
Station Road, Heacham
King's Lynn PE31 7HG
Phone: 0485 71346
Fax: 0485 71916

4e7529 ©WVN

COLUMN STOCK PLANTS
Mid-January onwards
£21 per 1000
P. de LEEUW
344 Bourne Road, Spalding.
Tel 0775 725189

20 Concrete Posts, 10 Sleepers, 4 Doors, 30 Asbestos Sheets, 10 Zinc Sheets, 6 Wooden Benches, 10 Dutch Lights and a quantity of Reclaimed Bricks
J. A. WALSHAM
0406 540298
10d7387

NEW BOULTON & PAUL WINDOWS & DOOR FRAMES
½ PRICE
from
PATRICK BROS

Sel

Curtains po
thick, 2 sizes,
with fittings, £10
(Deeping) 34354
Velvet cur
lined, 2 pairs
66ins wide, 1 pa
90ins wide, £25
0778 (Deeping) 3
Grey suede
lined boots, wai
once, size 7, £2
(Spalding) 72479
Zanussi fridge
full working ord
0406 (Holbeach)
ITT remote c
TV with stand, vg
with picture, here
Tel: 0406 (Holbea
Girls Raleigh
tam bike, suit ag
old, vgc, £50
(Holbeach) 35103
Ladies 3 spee
straight h/bars,
£50 inc. boxed
0406 (Holbeach) 2
Large doll h
36ins high £15
0406 (Holbeach) 3
Large bag o
o.n.o. Tel: 0406
351175.
10 demi johns,
dress shirt 12-15
0780 (Stamford) 62
Inverness roll-
£10. Tel: 0780 (S
480601
Epilator Braun
£25. Tel: 0780 (S
480601.
Mountain bike,
6 yrs, pink and wh
cond., £50. Te
(Stamford) 481902.
Goodmans ca
plus separate graphi
er boost "45. Te
(Stamford) 481902
Bebe-Car
pushchair, side by
rycot, rain hood, s
trays, £45. Tel
(Stamford) 470784.
Car radio, Hita
sound, A310 mod
o.n.o. Tel: 0780 (S
86642.
Lamp post with
£50. Can deliver. Te
342468, after 5pm (Li
Hotpoint tumbl
hardly used, £30 o
0778 33265 (Deeping
3 childrens bikes,
4,5,7+, £10 ea for qui
Tel: 0780 (Stamford) 6
Bontempi keyboar
selection of rhythms, 4
mains/battery, vgc, £3
0780 (Stamford) 54876
Britax double buggy
pos., £45 Tel:
(Stamford) 66633.
Evening Star stea
tapestry, 18ins 33ins,
£45. Tel: 0476 (Gra
67517.
Mothercare carryc
accs., exc cond., £5
oak bookcase £25. Te
(Grantham) 592819
Ladies sheepski
size 16, as new, £4
Tel: 0476 (Grantham) 6
Matchbox mod
Yesteryear, mint, box
£7 ea. Tel: 0476 (Gra
62587.
Atari 2600, 15 ga
paddle controls, 2 joy
£40. Tel: 0476 (Gra
63897.
Snooker table, 4f
2ft-3ins, plus cues,
scoreboard, vgc, £4
0476 (Grantham) 7054
6pm.
Ladies dk brown
trim sheepskin coat,
exc cond., £35. Te
(Grantham) 75986.
Ladies Debenham
12 wool coat, brow
mix, exc cond., £1
0476 (Grantham) 7598
Boys mountain b
gears, £40, age 7-1
0476 (Grantham) 6083
My Little Pony cy
4-6 yrs, immac cond
Tel: 0476 (Grantham) 8
Falcon girls racin
suit age approx, 10-1
£40 o.n.o. Tel:
(Grantham) 61711.
Large fruit machi
currency, inc. token
coins, £20. Tel:
(Grantham) 860658.
Mans mountain b
speed, index
respryed, £30 o.n.
0572 767294 (S. Witha
Large moulded fr

PLANNING APPLICATION

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

LISTED BUILDING IN CONSERVATION AREA

The proposal affects a building which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest and may affect the character or appearance of the Conservation Area of LONG SUTTON .

Reference No: H11/1077/93
Description: Alterations and demolition of garage/stable

Location: 28 Market Street
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-DEC-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

10-DEC-93



SOUTH HOLLAND DISTRICT COUNCIL

28 MARKET STREET,
LONG SUTTON,
Nr. SPALDING,
LINCS, PE12 9DF.

Tel:0406 363799

Mr. J. Blacklock,
South Holland District Council,
Council Offices,
SPALDING,
Lincs.

30th November,1993

28 Market Street, Long Sutton.
Application No: H11/1077/93.

Dear Sir,

Further to your letter dated 26th, received today, I now enclose the further details required -

4 drawings, elevations of the garage block. You have already a plan drawing of the garage block showing the various areas of decay etc that caused two surveyors to expreess the opinion that the building was dangerous.

Replacement roof over outside w.c. As stated in the Schedule of works,triple-wall polycarbonate sheeting was to be fitted in replacement of the present timber/glass over the covered way and taken right over the outside w.c. For 'modesty' reasons, a marine plywood inner lining was to be fitted (under the polycarbonate sheet) to the roof of the w.c., carried on battens from the brick walls of the w.c.
Now that you have stated polycarbonate sheeting would not be acceptable, the specification will be changed to read ' timber glazing bars and glass panels' and the w.c. left with its original concrete roof.

New and replacement windows. The Schedule of Work contains a listing of all the windows in the house.

i All the windows to the front elevation will be retained. None is in unrepairable state other than the attic dormer framework which will replaced to same size and profile.

ii The proposed alteration to the staircase/landing window between the upper ground and first floor (if we proceed with this modification) will re-use the existing, original d.h.s.,in a more central position in the (extended) wall.

iii The alteration to the other windows in the existing rear extension entails removing metal (Crittall) windows and replacing with timber d.h.s. windows of contemporary sizes

SOUTH HOLLAND D.C.
PLAN DEPT
03 DEC 1993
REF 1077/93

and manufacture (Magnet Ltd's Georgian range or similar). I submit drawings for contemporary-made d.h.s. to fit the modified openings. They are not genuine Georgian but. in my opinion, will be be better suited to the property than the present metal casements.

iv The only 'window' that would be completely new is the one for the proposed rear dormer. The original drawing showed it as a plain framed window - to be modified according to your Planning requirements. I see the amended drawings show a multi-light casement type in both dormer and first floor. This is an error on the part of the draughtsman.

The whole point of submitting the drawings to Listed Buildings Control, in advance of submitting full Planning & Building control applications, was to establish what would be allowed in this rear roof area. When we know what style you would prefer/accept, we will be able to produce the required drawing.

Since the whole roof has to be rebuilt (presently sagging and under-sized timbers) now would be the time to incorporate such modification. The building on the other end of this 4 house terrace has a dormer (since many years) such that the proposed dormer to No.28 would 'balance' the terrace in that respect.

I await your further news,

Meantime,

Yours faithfully,

R.P. Downes
for Applicant/owner

BR[illegible]N SMITH Dip TP MRTPI
D[illegible]r 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: H11/1077/93

Applicant: Miss S J Downes
28 Market Street
Long Sutton
Spalding
Lincs PE12 9DF

Agent: Miss S J Downes
28 Market Street
Long Sutton
Spalding
Lincs PE12 9DF

Description: Alterations and demolition of garage/stable

SOUTH HOLLAND D.C.
PLAN DEPT
03 DEC 1993
REF ..... Valid ....

Location: 28 Market Street
Long Sutton
Spalding
Lincs

Type: LISTED BUILDING

Date received: 15-NOV-93

26-NOV-93

Dear Sir/Madam

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) 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 describe adequately the effect of the proposed work on the character of the building. Under the provisions of Section 10 of the above Act, you are therefore requested to supply the following:

Provide elevations of garage to be removed. Provide details of replacement roof over WC. Provide drawings to an appropriate scale showing in detail the materials and method of construction of new and replacement windows.

If you have been seen 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

28 MARKET STREET,
LONG SUTTON,
Nr. SPALDING,
LINCS, PE12 9DF.

Tel:0406 363799

Mrs. K. Lowe,
South Holland District Council,
Planning & Building Control Dept.,
Council Offices,
SPALDING,
Lincs.

SOUTH HOLLAND D.C.
PLANS DEPT
17 NOV 1993
REF .....

16th November,1993

Your Ref: H11/1077/93.
28 Market Street, Long Sutton.

Dear Mrs Lowe,

Thank you for your letter of yesterday's date in very prompt reply to my letter and the drawings submitted last Friday.

1. The applicant/owner of the property is -
   Miss Susan J. Downes. (of the above address)
   I am handling the correspondence etc on her behalf.

2. The application for demolition of the existing garage block is to be included with the other work (some being urgent repair, some being restoration work) at the above address. The Surveyors have informed us the structure is in a dangerous condition. There is a tree growing through one of the brick walls and out through the roof.
   The rear end wall has a serious crack and other parts of the walls are bowing outwards. Many of the bricks are crumbling or flaking and are only held together by internal rendering.

3. A new garage is proposed for a slightly different position from the existing - this is pencilled in on the plan submitted herewith. Application for this will be submitted as a later, separate matter.

4. I note that you ask for a block plan at a scale of 1:500. At such scale it is impossible to show any detail. You have a block plan at scale 1:1250 on Drawing sheet 1A and I am enclosing a detailed drawing at 1:100

Meantime,
Yours sincerely,

R.P. Downes

R P Downes

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H11/1077/93

Applicant: Owner/Occupier
28 Market Street
Long Sutton
Spalding
Lincs PE12 9DF

Agent: E J Cato
Chartered Surveyors
Potters Bar
Herts

SOUTH ... D.C.
17 ...
REF Valid

Description: Alterations and demolition of garage/stable

Location: 28 Market Street
Long Sutton
Spalding
Lincs

Type: LISTED BUILDING

Date received: 15-NOV-93

15-NOV-93

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

Please confirm whom the applicant is.

If you wish the demolition of the garage/stable to be included in the application please supply a 1:500 block plan showing its position in relation to 28 Market Street, Long Sutton.

Please return the additional copy of this letter with your reply.
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 filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Lowe quoting the above reference.

Yours faithfully

Principal Administrative Officer

28 MARKET STREET,
LONG SUTTON,
Nr. SPALDING,
LINCS, PE12 9DF.

Tel:0406 363799

Mr. Midlan,
South Holland District Council,
Council Offices,
SPALDING,
Lincs.

12th November,1993

28 Market Street, Long Sutton.

Dear Mr Midlan,

Further to our meeting some weeks ago, I now enclose application forms together with associated (5 sheets) drawings, both in triplicate, in regard to proposed remedial and improvement work at the above address.

The drawings have been made to the larger scale you required but there are still some detail points which may need amendment - not least the roof to the rear half-landing extension where we had requested the shaped roof you recommended - whereas the drawings show a straight, pitched, lead dressed, roof.

However, as we are running up against time regarding submitting applications for grants etc on the remedial work, I hope that you can examine the enclosed and advise promptly your agreement (&/or which specific modifications are required) in so far as they affect a listed building, so that we can finalise the schecule of work and get two builders' estimates before going ahead with planning, building control and enviromental-health department grant applications.

Meantime,

Yours sincerely,

R.P. Downes

SOUTH HOLLAND D.C.
PLAN DEPT.
12 NOV 1993
REF 1077.93

SCHEDULE OF WORKS

28 MARKET STREET LONG SUTTON LINCOLNSHIRE PE 12

OFFICE COPY

SOUTH HOLLAND D.C.
PLAN DEPT.
12 NOV 1993
REF ....10.7.193.

August 1993
(amended November)

EJC/2185L/93/ 28

The following refers to works of Refurbishment & Repair
at 28 Market Street Long Sutton Lincolnshire PE 12

SPECIFICATION

11 GENERAL MATTERS

1. The contractor shall be deemed to have visited and inspected the site and to have examined all the drawings and documents before providing his tender and to have noted all local conditions.

2. Provisional sums and prime cost sums will be deleted from the tender and actual costs to be inserted. These sums must only be expended on direct instructions from the surveyor.

3. The pricing is to include all plant, tools, scaffolding for the necessary and proper execution of the works.

4. The contractor shall comply with all statutory requirements including The Safety, Health and Welfare Act.

5. The works, materials and plant shall be protected against damage or theft at all times and also for the necessary security of the building and the protection of the occupants and the public.

6. All services i.e. water, telephone, gas, electrics, sanitation will be made available by the client, and these items shall be maintained in clean and good condition at all times.

7. All the rubbish arising from the works shall be removed immediately as practicable and nothing shall be left to accumulate. The premises shall be left clean and tidy at all times and on completion all the windows shall be cleaned internally and externally and the premises left in clean and good order.

8. The contractor is responsible for all setting out, for arranging inspections by the local authority and by the supervising surveyor.

Inspections

9. The contractor shall notify the supervising surveyor when inspections are required, as follows:

   a) On exposure of timbers prior to treatment and replacement of rotted timbers.

   b) On excavation of each underpinning pit.

   c) Before sealing exposed areas.

   d) During construction of roof.

   e) Before re-plastering of brickwork.

10. Statutory fees and charges will be settled by the clients.

11. The substances Lindane, PIP and other banned substances for timber treatment shall not be used.

12. Lightweight Carlite plaster shall not be used on this project anywhere in the building.

The following refers to works of Refurbishment & Repair at 28 market Street Long Sutton Lincolnshire PE 12

III SHEDULE OF WORKS

NOTE:

13. The work is to be carried out to individual floors with the attic and lower ground floors taking precedence. Upper ground and first floors to be disturbed only after attic and lower ground floors have been made habitable and furnishings and furniture have been removed.

Access

14. Provide full height scaffold to front, flank and rear elevations to main and back addition buildings. Each lift to be fully boarded with toeboards and handrails and securely tied into the building. Flank scaffold to be the full height of the gable and access to the party chimney provided on all sides. Scaffolding to be maintained during the course of the works and records kept of regular weekly inspections.

15. Written permission to be obtained from the adjoining owners on both sides for access and scaffolding.

ATTIC FLOOR & ROOF WORKS

Demolition & Exposure

16. Carefully take off slates and put aside all sound slates for possible re-use.

17. Take out and put aside for re-use cold water storage vessels, radiators and electrical equipment from the attic floor prior to removal of roof structure. Protect ends of pipes and valves during the course of the works.

18 Take off and remove all battens and roof timbers including attic partitions.

19. Parapet to be partly demolished to remove all defective and bitumen marked bricks.

20. Take down gutter and supporting timbers to number 28 (see separate sheet for number 26).

21. Hack off all plaster, render and linings to walls, partitions and ceilings to attic floor.

Protection

22. Provide and fix tarpaulins over roof when exposed and to be securely fastened at all times.

23. Provide dust sheets over carpets and stairs during the course of the works.

24. Provide screens to stairs between lower and upper ground floors and between first and attic floors to protect habitable floors whilst work carried out.

25. All materials for the works to be protected during the course of the works. Timber especially to be stored internally.

Chimneys

26. Repoint joints to brickwork in party chimney stack to number 28 including thin cracks. (see separate page for number 26) Renew cementwork to chimney pots and renew chimney pots if necessary. Provide ventilated caps to discused flues.

27. Carefully cut out brickwork to gable chimney (cut off in roof space) and rebuild apex to gable above existing attic ceiling level in existing bricks bedded in cement lime mortar 1:1:6 mix.

Roof

28. Rebuild roof with
300 x 50mm ridge board;
200 x 32mm rafters
150 x 32mm ceiling joists (collars)
100 x 50mm wallplates, struts & studs

Roof structure to have same line as adjoining roofs to avoid differences in levels. Trim rafters around party chimney and dormer window. Rebuild dormer window to same dimensions to receive existing window with cill 150mm above slates to allow for weatherings.

29. Build new dormer window to rear elevation to dimensions shown on drawing and including all cutting and trimming.

30. Provide and fix bituminous felt secondary vapour barrier and tanalised treated battens and refix existing slates with copper nails and make up with second hand slates. Renew ridge tiles bedded in mortar.

Flashings

31. Provide and fix code 4 sheet lead soakers, running and stepped flashings to weather the main roof slopes, dormers, abutments, with coming flashing to cover gutter and front fascia, and including aprons to party chimney. (see separate page for No. 26).

32. Provide and fix code 4 sheet lead cheeks to both sides of each dormer window with one soldered fixing 'dot' to each cheek. Lay sheet lead to weather both dormer roofs with secret cleats to drip edges and with bossed or lead burned corners. Drips to be minimum 75mm.

Parapet

33. Parapet to be rebuilt with matching bricks in lime cement mortar 1:1:6 mortar complete with concrete coping with drip edges and overhang of at least 35mm both sides.

Brickwork

34. Carefully cut down and save brickwork to front and rear elevations above first floor ceiling level and rebuild brickwork as before described true plumb and level.

35. Build fire ...eak partition in attic roof space either side of party chim...y and seal to roof with mortar bedding to slates.

Structural Stability

36. Provide and fit structural steel beams in positions shown on drawing complete with padstones and all making good.

(i) Lower ground floo... under rear main wall.
(ii) Steel beams and ... umn in cupboard wall position in lower ground floor.
(iii) Under Upper Ground Floor new shower room and first floor bathroom partitions.
(iv) Under position of new rear main wall stairs bay window.
(v) To support rear main wall, second floor joists and rear roof slope.

37. Provide and fit galvanised steel structural ties to the foot of every third rafter to the front and rear elevations and secured diagonally to the attic floor joists. Expose the passing ends of the attic floor joists and securely spike the ends together. Provide and fit structural ties at 2.0m intervals to front and rear elevations to tie in roof to brickwork.

Back Addition Roof

38. Strip slates and battens from back addition roof and put aside all sound slates for re-use. Examine timbers and replace any defective or rotted sections. After treatment of timbers, provide and fix bituminous felt secondary vapour barrier and tanalised treated battens and replace sound slates and make up with second hand slates fixed with copper nails. Renew ridge tiles bedded in mortar.

39. Take up defective valley gutters and renew same with code 4 sheet lead valley gutters securely fastened with secret cleats. Sheet lead to be fastened with cleats only and no nails to be used on valley except to top edges only.

40 Provide and fit running and stepped flashings in sheet lead code 4 between back addition roof and rear main wall of building.

Rainwater

41a Provide and fix 150mm black upvc square section gutter with fixing brackets not more than 600mm centres to front and rear elevations only including back addition all three sides. No gutter to be fitted to flank wall.

41b Provide and fix 75mm black upvc rainwater pipe to receive discharge from front gutter to be extended around flank wall to rear elevation and to be jointed into new 100mm black upvc rainwater pipe. Provide and fit 100mm black upvc rainwater pipe to rear main wall to receive discharge from front and rear elevation gutters.

41c Provide and fix 75mm black pvc gutter from back addition gutters. All rainwater pipes to discharge to back inlet gulleys on rear elevation. No rainwater pipes to discharge to low level roofs. (Existing rainwater pipe to flank wall to be removed.) (See separate sheet for no. 26).

Woodwork

42a Take off dimensions from front gutter construction and provide new profile in marine plywood to match exactly existing enclosure.

42b Provide and fix new timbers to surround gutter to front elevation to match profile of existing timbers to number 28. Provide and fit new fascia board to all elevations. All new timbers pretreated and t e primed after cutting and before fixing. (see separate sheet for number 26)

Insulation

43. Provide and fit 100mm rigid mineral wool insulation board to roof slopes (including in roof space above attic ceiling), partitions and exposed first floor ceiling in eaves, in position at lower part of rafters to provide 50mm ventilation above insulation.

44. Provide and fit similar 100mm insulation to first floor ceiling and including exposed eaves to provide 200mm insulation to roof area.

45. Provide and fit 200mm rigid mineral wool insulation in back addition roof space.

46. Provide and fit 100mm insulation quilt to around and over cold water storage vessels in attic roof space. No insulation to be provided underneath vessels.

Ventilation

47. Provide continous eaves ventilation to front and rear elevations to main building and to both sides of back addition. Provide and fit ridge ventilators to main and back addition roofs.

Plumbing

48. Refix existing three cold water storage vessels previously put aside in attic roof space on continous platform with easy access for servicing and repairs. Provide and fit plastics lid to each. Roof access trap (which see) to be sited immediately adjacent to vessels.

49 Extend pipework from attic area to reconnect to cold water storage vessels. Services to be maintained at all times.

Roof Access Trap

50. Form new trap door 600 x 600mm in attic ceiling adjacent to cold water storage vessels complete with lining and architrave and fit insulation lid.EJC/2180A/93/ 32

WORKS REQUIRED TO No. 26 TO PRESERVE No. 28

Access

51. Allow proportion of cost of scaffolding to party chimney stack for access to the part belonging to No. 26.

Demolition & Exposure

52. Take down gutter and supporting timbers to front elevation.

Party Chimney

53. Repoint joints to brickwork in party chimney stack to number 26 including thin cracks. Renew cementwork to chimney pots and renew chimney pots if necessary. Provide ventilated caps to dis-used flues.

Flashings

54. Provide and fix code 4 sheet lead soakers, running and stepped flashings to weather the main roof slopes to the party chimney stack including aprons.

Rainwater

55. Provide and fix 150mm black upvc square section gutter with fixing brackets not more than 600mm centres to front elevation only, and to discharge into gutter to number 28 and thence to rainwatrer pipe as described.

Flashings

56. Provide and fix code 4 sheet lead soakers, running and stepped flashings to weather the party chimney stack to the side of No. 26 only.

Woodwork

57. Provide and fix new timbers to surround gutter to front elevation to match profile of existing timbers to number 26. All new timbers pretreated and twice primed after cutting and before fixing.

WORKS TO LOWER GROUND FLOOR

Demolition & Exposure

58. Demolish brickwork to sealed and open cupboards.

59. Hack off all plaster to walls and ceilings, including rendered ceiling in rear room.

60. Excavate concrete floor in centre room, cupboards, rear hall & under stairs.

61. *Item moved to Outbuildings.*

Underpinning

62. Alternative to underpinning: Excavate in sections to reduced level and provide concrete foundations as shown on drawing and build up brickwork to underside of existing. Rotted bricks to be renewed. Finally wedge and pin last course of bricks to underside of existing.

63. Carefully excavate ground in sections strictly according to schedule and sketch provided. Only two excavations at the same time on diagonally opposite sides of the area to be underpinned. Each pit shall not be larger than the stated dimension and not more than 600mm working space is permitted.

64 Each excavated pit to be examined and filled with concrete the same day. Each freshly concreted pit is to be left to cure for at least three days before fine dry mix fill to underside of foundations. The rammed dry fill is to be left a further three days before any further excavation is to be undertaken.

65. Allow for temporary formwork to be erected in two pits and to be dismantled and re-used in subsequent pits. On removal of the temporary formwork the working space may be backfilled with clean earth or weak mix concrete 1 10 mix - not slit - in layers not more than 300mm thickness and every layer well compacted to the new reduced level to suit the floor construction.

66. Finally excavate the remaining area in the centre of the lower ground floor being underpinned and leave a level surface at the reduced level required.

Brickwork

67. Provide needles to underside of upper ground floor windows for width of lower ground floor window to front elevation. Cut out modern bricks and soldier arch to lower ground floor window. Provide and fit Catnic Lintel CN81A with minimum 150mm bearing on re-inforced concrete padstones 300 x 250 x 75mm each side and gauged flat arch in matching brickwork to opening. Lay matching bricks toothed course on course in brickwork to match existing.

68. Provide and fit two new steel beams to support load of centre load bearing partition in lower ground floor centre/rear wall. Steel beam to bear on re-inforced concrete padstones minimum size 300 x 300 x 150 mm. All to structural engineer's design. Steel beams to be twice painted with black bituminous paint before fixing.

69. Provide fire protection with two layers of 12.5mm plasterboard with staggered joints and with galvanised wire 1.6 gauge at 150mm pitch to new beams and existing channel in rear room.

70. Cut down brickwork to central wall at sides of existing windows to form new reveals and make good.

71. Build up inner skin of brickwork to both flank walls with 100mm lightweight concrete blocks to form flush surface ready for rendering. Blockwork to be tied into existing brickwork with stainless steel twisted wall ties for stability.

Chimney

72. Take out previous infill brickwork to chimney in front room and provide and fit re-inforced concrete lintel at a height of 1.2m from finished floor level. Brick up opening above lintel toothed into piers either side course on course and bedded in mortar as described.

73. Sweep flue and ensure free of obstructions and in sound condition.

74. Provide and build internal surrounding walls to opening with facing bricks ready to receive free standing enclosed stove.

75. Allow for lining flue with stainless steel liner with sealing plate top and bottom.

Solid Floor

76 Excavate areas in the lower ground floor to the centre room, rear entrance hall at the lower level, and the flank cupboard areas to the new reduced level. (Partition walls to sealed and open cupboards to be demolished).

77. Provide and lay clean fine hardcore well rammed into the ground to a level surface and lay 100mm concrete tamped to a level surface. Provide and lay plastics corrugated sheeting laid with the corrugations running front to rear and connecting to the similar corrugations in the front room laid on a previous occasion.

78. Lay 100mm concrete with a tamped level surface ready to receive a damp proof membrane. Lay three coats of synthraprufe in damp proof membrane, one coat on each of three days and lightly sanded. Syunthraprufe to be carried up all walls and partitions contiguous with damp proof course in walls and partitions.

79. Lay 50mm fine concrete screed with smooth trowelled and level surface ready to receive floor finish. Newly laid areas to be sealed off for three days to allow fine concrete screed to cure and avoid being walked upon.

Structural Stability

80. Allow for providing and fitting steel beam to support floor and hall partition above in position of cupboard wall previously demolished. Steel beams to be supported at each end on padstones and with central support on steel column in accordance with structural engineer's calculations. SEE 36(v)

Sump

81. 600mm Excavate and line with concrete (with perforations) to form sump below finished floor level in rear corner and fit small submersible pump and float switch and connect to electrical supply. Pump outlet to be run in 22mm plastics pipework to external gulley on rear elevation.

Surface Water Drainage

82. Excavate existing drain at rear of wc and alter and shorten same and provide and fit new gulley trap to receive rain water pipes.

83. Rod through existing surface water drains and ensure in good running order.

84. Excavate soakaway in rear garden and remove existing material. Enlarge soakaway to minimum 4 cu m below invert level of drain at a minimum distance of 6.5 m away from any habitable building. Fill with clean porous hardcore (not lightweight concrete), cover with corrugated sheet material not less than 500mm below ground level and cover with top soil.

Damp Proof Course

85. Provide and instal by specialist contractor chemical injected damp proof course to all brick walls to lower ground floor and vertical damp proof course to abutments to garden and adjoining walls. Thirty year guarantee to be provided.

86. Provide and instal by specialist contractor tanking to all lower ground floor internal and external walls internally to full height by means of three layer render Seka damp proofing treatment and provide guarantee.

87a Damp proofing specialist to provide waterproof additive for hard render to walls where required elsewhere.

87b Provide 1mm skim coat hard plaster to render in lower ground floor areas and make good to plaster generally. (NOT Carlite)

88. Allow for attendance on specialist damp proofing contractor.

Waste Pipes

89. Provide and fit two 50mm upvc bosses to existing upvc soil and ventilating pipe to rear elevation back addition. Connect through rear wall to back addition two 50mm upvc waste pipes at suitable heights to receive the wastes from lower ground and upper ground floor sanitary equipment.

90. Provide and fit 35mm upvc waste pipes and 75mm deep seal traps to washing machine and sink unit to discharge to 50mm waste pipe.

Kitchen Cabinets

91a Fit kitchen units in rear lower ground floor room to clients' requirements and fit new work tops to suit. Seal units to wall with dow Corning mastic. Refit existing sink top, drainer, oven and hob unit in new positions, fit dish washing machine and make all connections.

91b Provide and fit new super warm pre insulated indirect copper cylinder under work top in corner and extend flow and return pipework to connect to new cylinder. Fit cold feed and hot feed and expansion pipes and cylinder thermostat conencted to zone control valve in flow.

92. Build new cupboard to clients' choice in centre area.

93. Fix only new tiling to exposed areas between floor and wall units and behind movable fitments with adhesive.

94. Clients to provide tiles. (Allow provisional sum of 200.00)

FIRST FLOOR WORKS

Plaster

95. Hack off all damp affected plaster and allow brickwork to dry out. (Allow for removal of 20 sq m)

96. item deleted.

97 Apply hard render including waterproof additive in two coats to exposed areas of brickwork and skim with 1mm hard plaster to a smooth finish flush with existing.

Front Room Fireplace.

98. Take out and remove existing fireplace, surround and rubble. Fix only clients' surround, and fire complete with register plate and fire bricks in lining opening.

99. NOTE: Client to supply period fire surround. (Allow provisional sum of 300.00)

100 Sweep chimney and ensure free of obstruction and in sound condition.

101 Allow for lining flue with stainless steel liner with sealing plate top and bottom.

Partition

102 Take out and remove existing partition, put aside door lining for re-use, save tiling for re-use and make good all round. Build new timber stud partition in new position shown on drawing and tack 12.5mm plaster board both sides and skim with 5mm hard plaster both sides. Refit existing door lining, provide and door in new partition. Cavities in partition to be filled with mineral wool in sound insulation.

En suite Bathroom

103 Take out and remove bidet and pedestal basin and put aside for re-use. Fit pedestal basin in position of bidet and extend waste, hot and cold water services and connect to basin

OR

ALTERNATIVE BATHROOM

104 Take off and put aside existing door to rear room. Demolish airing cupboard and remove timbers and make good all round.

105 Drain down central heating and hot water system for alterations to existing system. Provide and fit cylinder stat and zone control valve. Refill system and check for leaks. Leave in good working order. Refix insulation jacket and provide and fit a second jacket to cover the gaps in the first.

106 Build new timber stud partition in position shown on drawing and fit two new door linings. Rehang existing door to rear room and new flush door with planted on mouldings to match existing doors, to new cloakroom. Line both sides of paritions with 12.5mm plasterboard skimmed both sides with 5mm hard plaster. Cavities in partition to be filled with mineral wool for sound insulation.

107a Instal bath and matching panels complete with handles, shower mixer taps and waste and overflow, white china wash down closet, low level flushing cistern and white china pedestal basin all as supplied by clients.

107b Allow PC Sum for sanitary equipment 850.00

107c Provide and fit 38mm upvc waste pipe and 75mm deep seal trap from bath and 32mm upvc waste pipe and 75mm deep seal trap from basin to soil branch. Connect wc with Multikwik connector to soil branch.

108 Provide and fit hot and cold water supplies to pedestal basin and cold supply to flushing cistern. Adjust ballvalve and leave in good working order.

109 Fix only tiling with adhesive 1200mm height in new bathroom to clients' choice.

110 Clients to provide tiles. (Allow provisional sum 500.00 for tiles)

111n Provide and fit toilet roll holder and heated towel airer with included radator and extend pipework to suit.

111n Provide and fit 150mm upvc pipework in floor above from ceiling of bathroom to external air through back addition rear elevation brick wall. Fit 225 x 225mm terra cotta air brick externally and mechanical ventilator internally to ceiling. Connect electrical supply.

UPPER GROUND FLOOR WORKS

Plaster

112 Hack off all damp affected plaster and allow brickwork to dry out. (Allow for removal of 20 sq m)

113 Apply hard render including waterproof additive in two coats to exposed areas of brickwork and skim with 1mm hard plaster to a smooth finish flush with existing including making good to disturbed areas following removal of kitchen appliance & cupboards.

114 Tack 9.5 mm plaster board to ceiling joists and skim with 5mm hard plaster to a smooth finish. Provide and fit moulded period cove to junction of ceiling and walls.

115 Carefully disconnect and remove to lower ground floor all kitchen equipment and cupboards. Disconnect all plumbing and waste pipe services and seal off back to a suitable position. Make good to skirtings.

116 Carefully take out and put aside gas fire for possible re-use. Cut back and seal off gas pipe in suitable position to be agreed. Take out and remove timber surround. Seal opening with lightweight concrete blockwork and provide opening for and fit hit and miss ventilation grille to sealed chimney.

New Shower Room

117 Take off and put aside existing door to rear room. Build new timber stud partition in position shown on drawing and fit two new door linings. Rehang existing door to rear room and new door to match to new cloakroom. Line both sides of paritions with 12.5mm plasterboard skimmed both sides with 5mm hard plaster. Cavities in partition to be filled with mineral wool for sound insulation. Also build stud paritions to similar construction either side of five sided shower tray.

118a Instal shower tray, mixer etc., white china wash down closet, low level white upvc Flush Panel flushing cistern, white china pedestal basin and all connections to soil pipe with 75mm deep seal traps and 32mm upvc waste pipes, and hot and cold water services.

118b Provide and fit 100mm upvc soil and ventilating pipe to back addition rear elevation connected to new drain and with branch under upper ground floor to receive waste pipes at upper ground and first floor levels. All changes of direction to soil and waste pipes to be provided with clearing eyes and access to be provided above flood level of fittings at both floor levels to the soil pipe branch.

119 Provide and fit hot and cold water supplies to shower mixer, pedestal basin and cold supply to flushing cistern. Adjust ballvalve and leave in good working order.

120 Fix only tiling with adhesive to shower cabinet height and to 1200mm above floor level elsewhere in new shower room to clients' choice.

121 Clients to provide tiles. (Allow PC Sum 300.00)

122a Provide and fit toilet roll holder and heated towel airer with included radator and extend pipework to suit.

122b Provide and fit 150mm upvc pipework in floor above from ceiling of bathroom to external air through back addition rear elevation brick wall. Fit 225 x 225mm terra cotta air brick externally and mechanical ventilator internally to ceiling. Connect electrical supply.

Rear Room Window

123 Take out existing window and cut down brickwork to floor level and fit threshold and quoin reveals. Provide and fit French doors complete with Espagnol bolt, hinges and glazing, also balcony railing to external brickwork to clients' choice. (Allow provisional sum for balcony 350.00)

EXTERNAL ELEVATIONS

Lean To Roof

124 Take off glazed lean to roof at rear and remove all timbers, gutter and flashings etc. Carefully take off and remove concrete flat roof to toilet structure. (Existing rainwater and lean to gutter is causing rot in adjoining garage structure.)

125. Provide and fit four No. deep section aluminium glazing bars to wall plate rawlbolted into rear main wall with gradient to fall towards rear. Provide central purlin across to support centre of glazing bars. New lean to roof to cover existing wc at rear. Provide and fit new polycarbonate triple section glazing panels in one continuous length (to avoid centre joins) bedded to glazing bars and covered with Sylglass weathering over bars

126 Provide and fit new upvc rainwater gutter and pipe to discharge to new gulley at ground level.

Flashings

127 Provide and fix code 4 sheet lead soakers, running and stepped flashings to weather the new glazed lean to roof to the surrounding abutments and also to above portico on front elevation.

Brickwork

128a Provide and fit 225 x 150 pre-stressed re-inforced concrete beam in support to bay window to rear main wall of staircase, bearing minimum 150mm bedded in cement mortar each end. To be fitted below the level of the new glazed lean to roof for protection. Also provide and fit Catnic Lintel CN56X in opening above bay window.

128b Carefully take out and put aside for re-use existing timber window to half landing in rear main wall. Take out existing lintel and form new opening. Build new 225mm solid matching brick wall to form new bay window in accordance with drawing.

128c Take out and remove existing half landing timbersd and provide and fit new trimming 75mm thickness joist across landing and fit new 50mm thickness joists to form new wider landing, with ends supported on joist hjangers to new trimmer and outer ends supported on concrete beam. Lay new flooring.

128d Plaster new brickwork and make good disturbed plaster and fit new skirting boards.

128e Refit existing window after refurbishment and build new timber lean to roof in accordance with drawing complete with insulation, vapour barrier and slates to match existing and sheet lead weatherings.

129 Rake out joints to brickwork to front and flank elevations and repoint in lime cement mortar 1:1:6 mix with flush joint. Mortar to be provided with colour to match existing with approval of inspectorate and supervising Surveyor..

Cills

130 Cut out defective cills to front elevation and cast new concrete cills throated and rebated with sloping front and set in mortar true and level

Front Entrance

131 Carefully take out front entrance door, frame and portico and provide temporary security blockboard to seal opening fitted with letter flap. Carefully take apart portico and frame and cut out rotted sections including door and renew same in semi hard wood to original profile. Refix in front entrance and rehang door. Make good to locks and ensure all in working order.

FRONT STEPS

132 Provide and fit new aluminium railing with smooth handrail and one tall newel post for eletric lamp to one side of front entrance steps with fixings into brickwork of main wall and to brickwork to underside of steps. No fixings to stone steps.

133 Carefully cut out brickwork to underside of steps to form recesses to receive Eastern Electricity and British Gas glass fibre re-inforced meter boxes. Provide support for steps and make good all round.

Front Railing & Gate

134 Cut out and repair front steps with carefully gauged mortar with added resin bonding agent and level steps

135 Carefully take out one spear type railing and instruct metalwork specialist to cast new aluminium spears to same design for new railing to front railings

136 Overhaul and refix front railings and gate to vertical position and to allow gate to open and to be closed properly.

GENERAL - ALL AREAS

Structural Stability

137 Galvanised steel wall ties to be provided with 25mm screwed bolts welded to one end to be inserted into gable wall at landings to extend through stairs/room partition and to be screwed to at least four floor joists. External bolts to be provide with circular or crossed plates and fastened to hold brickwork without damage. Solid strutting to be fitted between joists under length of structural tie..

138 Ditto at half landing levels securely fastened to partitions at each half landing level. Solid strutting to be fitted under length of ties.

139 Galvanised steel wall ties with welded screwed bolts to be provided at every ceiling level to flank wall, and to gable roof slopes at 2.0m intervals securely screwed to at least four roof rafters or ceiling joists with external bolts fastened as before described. Solid strutting to be fitted between rafter/joists under ties.

Timber Treatment

140 Provide specialist contractor to treat all existing and new timbers including provision for soaking cut ends of timbers overnight. Treatment to be combined insecticidal and fungicidal. Written confimation required that chemical treatment will not affect any fixings, nor of a toxic nature.

141 Allow provisional sum for the treatment of any dry rot infected areas. Supervising surveyor to be notified immediately if any such areas discovered.

142 Guarantee to be provided for timber treatment.

143 Main contractor to allow for attendance on specialist timber treatment contractor.

Timber Repairs

144 Examine timbers and cut out all signs of rot, where dry rot is found the trimbers to be cut back at least 1.8m from last vestige of fungal growth and all surrounding areas thoroughly treated and irrigated with fungicide. The source of the moisture to be investigated and remdied.

145 The ends of replacement timbers shall be thoroughly soaked for 24 hours in fungicide after cutting to length and before fixing.

Windows

146 Examine timbers to windows and cut out all rotted areas and piece in and repair with semi hardwood sections cut to original profile, morticed and glued and screwed in position. Square frames and replace casements complete with new hinges, stays and fasteners. Double hung sash windows to be carefully taken apart and new cords fitted with new beading and screwed sash fasteners, Frames and sashes to be squared before refitting. Glazing to be carefully removed the rebates cleaned and twice primed before refitting glazing in new linseed oil putty. Level internal cills. fit security bolts to all windows. Windows to be left in good working order and cased after painting completed. (See attached schedule)

147 Take out and remove metal windows to rear and flank elevations to back addition. Brick up openings to reduce width with matching brickwork to new style shown on drawings. Provide and fit new double hung sash timber windows in new openings. Including all sash cords, fasteners, security bolts, glazing and architraves and making good all round.

WINDOW SCHEDULE

148	Width x Height	Type	Repairs
ATTIC			
Front Room	1000 x 840 casement	renew frame and repair casements, new hinges, fasteners & stays.	
Rear Room	850 x 660	roof light Build new dormer window and fit matching casement.	
FIRST FLOOR			
Front Room	990 x 1780 3 x dhs	Repairs to frame & sashes, new cords & beading	
Rear Room			
Bath room	1460 x 1190	(metal side	Replace with double hung
	480 x 900	(metal side	Brick up opening
	1460 x 900	(casement rear	remaining Windows to house
Half Landing	1030 x 1710	Dhs	Overhaul & repair as before described
UPPER GROUND FLOOR			
Front Room	980 x 1790 2 x Dhs	Overhaul & repair as described.	
Rear Room	1440 x 1200	(metal side	Replace with d.h.s
	1450 x 1180	(casement rear	Replace with French Doors & balcony railings.
LOWER GROUND FLOOR			
Front	1770 x 1150	casement	Three light timber repair rotted timbers & renew hinges etc.
Centre		two fanlights	form new enlarged opening.
Rear Room	1560 x 1030 x 630 springing	apex	Provide new window
Rear Hall	1560 x 2030	Double Doors	

NOTE. The dimensions are approximate internal measurements taken between cill & head and between reveals and must not be taken as accurate.

Electrical

149 Test existing electrical installation and provide report before carefully removing existing electrical outlets and fitments on a floor by floor basis to leave habitable floors in use with existing wiring.

150 New electrical wiring and fittings to be provided in accordance with the attached schedule with separate lighting and power circuits to each floor served by miniature circuit breaker consumer units fitted above door heads at each floor level. Sub mains to each floor level to be installed from main terminal board at front lower ground floor level.

151 Installation to be in accordance with all the latest regulations and certificate of satisfactory installation provided and new connection to Electricity Board mains provided complete with earthing circuits.

152 Disconnect cooker panel and cooker wiring and refit in lower ground floor rear room. Provide and fit wiring and isolating switch to suit.

153 Provide and fit smoke and gas alarms to each floor to be wired together so that they all operated if only one operates.

154 Provide and fit P I R units to each floor level to staircase lighting to operate in pairs of pendants above and below each fitting.

155

ELECTRICAL SCHEDULE

Room	Double 13 Amp Socket Outlets	Pendants	Wall Lghts	Switches
ATTIC				
Front Room	four above skirting (one)		four (two)	two (one)
Rear Room	two do (one)		two (one)	two (one)
Landing	one do		one (one)	one 2 way (one)
FIRST FLOOR				
Front Room	four do (three)		four (three)	one (one)
Rear Room	three do (one)	one		one (one)
Bathroom	shaver s/o mirror	one	one (one)	two cord (one)
Landing	one above skirting	one (one)		one 2 way (PIR) (one)
UPPER GROUND FLOOR				
Front Room	four do (two)	one (one)	four (two)	two & cord (one & cord)
Rear Room	six do (four)	two (two)	two	four (two)
New Shower room	shaver s/o mirror	one		one cord
Entrance Hall	one above skirting front & rear	two (one)		two 2 way (1 PIR) (one)
LOWER GROUND FLOOR				
Front Room	four do (four)		four (four)	two (one)
Cupboard	one above skirting	one		one
Centre Room	three above skirting (two)	three downlighters (one)		one (one)
Rear Room	six 1200mm height one fused outlet for Cooker panel	four downlighters sump pump Extract fan		one
Rear Hall	one above skirting	one		one 2 way (PIR)
Cupboards		one each		one each
External Conservatory	two 1200mm high (one)	(one)	one	two 2 way (one)
External WC			one (one?)	one cord (one)
Security Lighting				
Rear			one	P I R
Front	newel post		one	P I R

EJC/2180C/93/ 46

Plumbing

156 Extend pipework from attic area to [illegible]ect to cold water storage vessels. Services to be maintained [illegible] times.

157 Overhaul all taps and ballvalves, renew all washers, repack and tighten glands including stopcocks and gate valves.

158 Excavate ground and remove lead piping from water authority's water mains to internal stopcock in front lower ground floor room. Renew same in blue plastics piping with new stopcock in front garden with new access cover and pipe.

159 Extend hot and mains cold water supplies into rear lower ground floor room and provide facilities for dish washing machine complete with valves and kitchen sink.

160 Provide and fix upvc waste pipes and 75mm deep sealed traps to dish washing machine and kitchen sink to discharge to external soil and ventilation pipe.

161 Alter gas piping in ceiling of lower ground floor and reconnect to meter.

Drainage

162 Clean drains and chambers and apply smoke test or similar to drains to ensure in good working order. Provide report on condition of drainage, all branches and soil and ventilating pipe.

163 Excavate ground at rear between rear back addition and inspection chamber and lay new drain and back inlet gully trap in orange underground quality upvc drain. Drain to be laid in pea shingle and connected to existing chamber with Barron Bend and haunched in cement mortar. Break into and make good to inspection chamber. Make good to paving.

Central Heating

164 Overhaul central heating installation, clean boiler and arrange for regular service contract. Trace pipework and provide drawing for future alterations if required. Provide and fit room thermostat and zone control valve to each floor level to conserve energy. Alternatively: provide and fit thermostatic valve to each radiator.

165a Extend flow and return pipework and provide and fit new Myson fan assisted heater in rear lower ground floor kitchen; and two double panel radiators in water closet and cloakroom.

165b Extend flow and return pipework and provide and fit heated towel airer with included radiator to each shower room and bathroom.

166 Provide and fit Potterton 6000 Programmer to control temperature of heating and operation of boiler to conserve energy.

Re Plastering

167 Tack 9.5mm plasterboard to c[illegible] ...oping s[illegible] ...nd partitions and apply 5mm skim c[illegible] hard plas[illegible] a smooth finish.

168 Apply hard render to brickwork where damp p[illegible]ter removed, with waterproof additive in accordance with specialist damp proof contractor"s specification. Finish with a 1mm skim coat of hard plaster.

169 Provide and fit new period style moulded cove to upper ground and first floor rooms.

Internal Decorations

170 Strip all papered surfaces to walls etc. Prepare surfaces, cut out and fill cracks, apply one coat of diluted emulsion paint to all plaster surfaces.

171 Apply one diluted coat and one undiluted coat of good quality white emulsion paint to all ceilings, coving and soffits.

172 Prepare timbers by rubbing down with fine glasspaper all previously painted surfaces and feathering all edges. Knot prime and stop all new timber. Apply one undiluted coat of priming to all timber surfaces. Apply one undercoat and one gloss coat good quality paint to all timbers colour to clients' choice.

173. Hang wallpaper to walls in all areas true and plumb with paper to clients' choice.

External Decorations

174 Prepare all previously painted surfaces, Knot prime & stop all new and bare timbers. Especial care to provide painted timbers to fascia and soffits before fixing. Apply second priming coat and two undercoats and two gloss coats of good quality paint. Successive layers of top gloss coat to be applied within 24 hours of each other.

Joinery

175. Provide and fit new cupboard over gas and electric meters, fuses and pipework in front lower ground floor room.

176 *Alternatively: Allow for altering area under front entrance steps* to provide steps down to lower level and space under steps to fit external fibreglass cupboards for gas and electric meters and for extending services to same.

177. Allow provisional sum of £100.00 for Gas Board to alter gas mains pipework to connect to meter in new position.

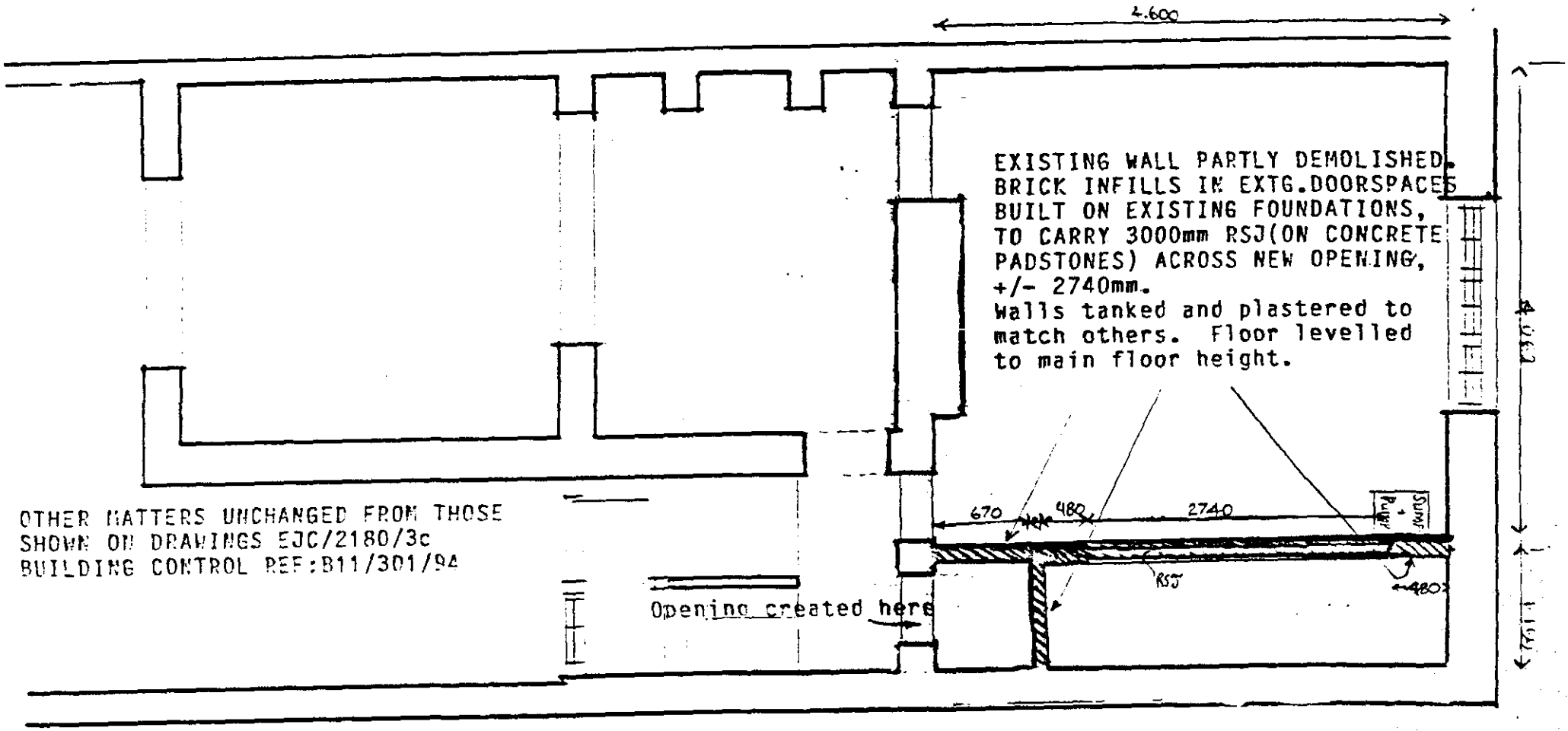
178. Purpose made window with bottom hung casement opening internally to be provided and fitted in the arched opening to the rear kitchen.

Cleaning

179 Clean and polish all glazing internally and externally and leave property in clean and habitable condition. Habitable areas to be left clean at all times during the course of the works.

28 MARKET STREET,
LONG SUTTON,
LINCS.

PROPOSED MODIFICATION TO
LOWER GROUND FLOOR WALL.

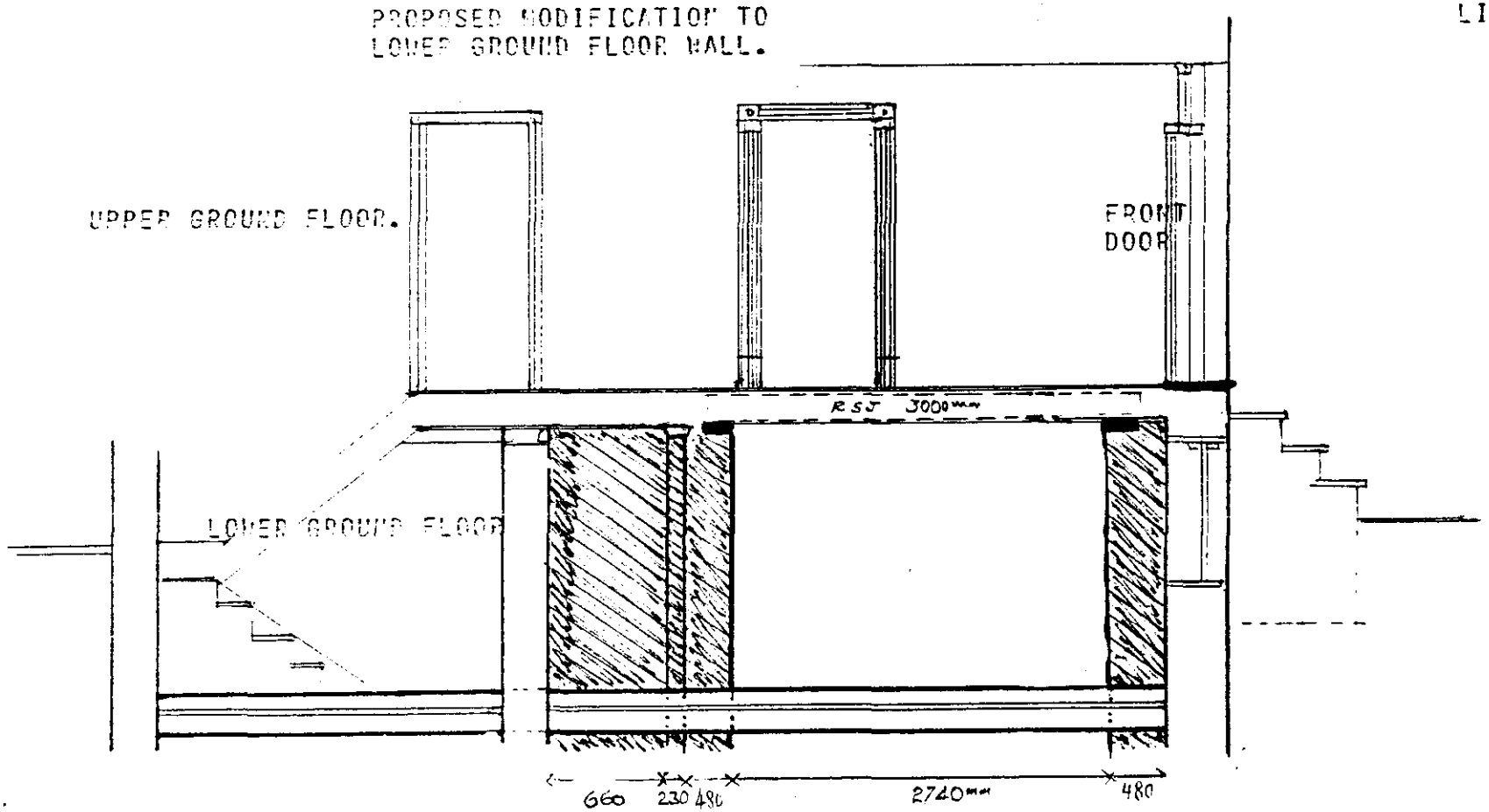


SCALE 1:50.

REF: rpd/2180/3E January 1995

28 MARKET STREET,
LONG SUTTON,
LINCS.

PROPOSED MODIFICATION TO
LOWER GROUND FLOOR WALL.



SECTION
SCALE 1:50.

REF: rpd/2180/Se January 1995

NEW WORK SHOWN SHADED

28 Market Street,
Long Sutton,
Lincs. PE12 9DF.

Tel: 0406 363799

Mr. C. Baddiley,
Building Control Services,
South Holland District Council,
Prior Road,
SPALDING. Lincs. PE11 2XE.

9th February, 1995

REF: B11/0301/94/R1.

Dear Mr. Baddiley,

SHDC's Notice of Passing of Building Plans dated 6th September 1994 refers. One of the modifications required concerned the provision of a $1m^3$ concrete block in the sub soil to support a vertical steel beam which, in turn, was to support a horizontal steel beam supporting the passage wall of the floor above.

Work is planned to begin next month but several experienced people have expressed doubts about the wisdom of disturbing so much sub-soil and affecting the water table under the property. A compromise is proposed and I seek your views and information about how we should proceed.

Instead of the demolition of the full 4.69 metres of wall in the lower ground floor and the fitting of a full length steel beam, it is now proposed to have a central gap of abt.2.74m., retaining part of the original wall and bricking up the door spaces therein to provide brick piers each end, to support a shorter steel beam/lintel to bridge the reduced gap.

Effectively, this beam would be the same size/type as required for 'patio door' openings and, thus would not need a central, vertical column and, consequently, no cubic metre of concrete.

Is it sufficient to send drawings as per the enclosed, rough draft, relating just to the proposed change in the wall in the lower ground floor, rather than submitting plans/elevations and calculations covering the entire property ?.
Can this modification be approved quickly and separately or must we go again through the process of Full plans submission for a new Building Control consent ?
Obviously, I do not want to delay the start of building work and I would appreciate your prompt advice.

Yours sincerely,

P. J. Downes
for Susan J Downes

S.H.D.C. PLANNING DEPT.
RECEIVED
13FEB1995

Attention of
DPO
DOPO BS
JC AGP
Action by .....
Discuss with .....
Copy to .....

File Nos.

13/2.

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING & BUILDING CONTROL DEPARTMENT

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

Your Contact: Mr. G. Baddiley

Our Ref: GB/SBCO/CPC

Your Ref:

Date: 14th February 1995

Miss S J Downes
28 Market Street
LONG SUTTON
Nr. Spalding
Lincs.

Dear Madam,

BUILDING REGULATIONS 1991
ALTERATIONS & IMPROVEMENTS - 28 MARKET STREET, LONG SUTTON
PLAN REF. NO. B11/0301/94

Thank you for your letter dated 9th February 1995 in connection with the proposed revisions to the lower ground floor layout.

I am prepared to treat the information as submitted with your letter as an amendment to the original details without the need for resubmitting full plans etc. I would however request that you complete and return the enclosed Building Regulations Amendment Form together with an extra copy of the sketches ref. rpd/2180/Se and rpd/2180/3E as soon as possible. Please confirm the size of the steel beam to be installed over the reduced opening (previously specified at 152 x 152 x 23 Kg.u.c.) and indicate the degree of fire resistance achieved by the beam (one hour period). The beam should be seated on dense concrete or engineering brick padstones installed on the existing walling and subject to the condition of the walling being suitable.

I have passed a copy of your letter to the Development Control Case Officer, Mr. D. Gedney, for any comments relating to Town Planning and Listed Building Consent, but there will be no need to delay commencement of the project from the Building Regulations viewpoint.

Yours faithfully,

pp B. STUCKEY
Principal Building Control Officer.

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

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

Miss S J Downes
28 Market Street
Long Sutton
Spalding
Lincs

Mr D M Gedney

DMG/ST/H11/1077/93

07 Mar 1995

Dear Madam,

PROPOSED AMENDMENTS TO LISTED BUILDING CONSENT H11/1077/93
28 MARKET STEET, LONG SUTTON

I refer to your letter dated 9th February 1995 to Building Regulations, a copy of which has been passed to this department for our action.

Initial inspection would indicate that no amendment to the Full Planning Permission is necessary but that an amendment will be required to the Listed Building Consent which was granted on 22nd March 1994.

I have therefore enclosed the necessary Planning Amendment Forms and would ask that you return the completed forms, together with 2 copies of any plans, as soon as possible so that your amendment can be processed.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

encl:

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

Registered 14/3

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: ... 20/3/15

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

Acceptance issued:

PLANNING AMENDMENT

For office use only
Application No. H11/1077/93/A
Date Registered 13 MAR 1995
Case Officer DG

1. Please complete in block letters
NAME AND ADDRESS OF APPLICANT
S.J. DOWNES,
28 MARKET STREET
LONG SUTTON, LINCS PE12 9DF

Tel. No. 0406 363799

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

Tel. No. (Contact)

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE
as above.

Please complete
APPLICATION No.
This amendment **cannot be considered** unless the relevant reference is stated
H 11/1077/93

Building Regulation reference relating to same development (if any)
B 11/0301/94

2. Please tick **one** box only
Amendment is proposed where permission already granted — A ✓
If yes, submit two forms and two plans.
or
Amendment is to a proposal currently being considered — B
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 R. J. Downes for S.J. Downes Date 8-3-95

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.)

ALTERATION TO WALL IN LOWER GROUND FLOOR

State drawing no's of the current submission

rpd/2180/3E & rpd/2180/5E

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~~

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

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H11/1077/93

Applicant: Miss S J Downes
28 Market Street
Long Sutton
Spalding
Lincs PE12 9DF

Agent: Miss S J Downes
28 Market Street
Long Sutton
Spalding
Lincs PE12 9DF

Description: Alterations and demolition of garage/stable

Location: 28 Market Street
Long Sutton
Spalding
Lincs

Amendment: Alteration to wall in lower ground floor (drawing numbers RPD/2180/3E & RPD/2180/Se)

27-MAR-95

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 Planning and Building Control Services

28 Market Street,
Long Sutton,
Lincs. PE12 9DF.

Mr. N.R. Midlen,
South Holland District Council,
Planning & Development Control,
Council Offices, Priory Road,
SPALDING, Lincs. PE11 2XE

9th March, 1995

Ref: H11/1077/93

Dear Mr. Midlen,

Thank you for your letter, dated 7th inst., regarding the amendment to the total demolition of an internal wall in the lower ground floor of the above property as planned originally.

I return herewith the two Planning Amendment Forms which you sent, completed, signed and dated.

Building Control consent has been obtained for this change and, in order to avoid any misunderstandings, the two sets of Plans & Elevations which accompany your Planning Amendment Forms are photocopies of those already marked as approved by Building Control under their reference B11/0301/94.
Plans/Elevations referenced rpd/2180Se and rpd/2180/3E.

Meantime,

Yours sincerely,

R.P.Downes
for S.J.Downes

SOUTH HOLLAND D.C.
PLANNING
13 MAR 1995
REF. 1077/93

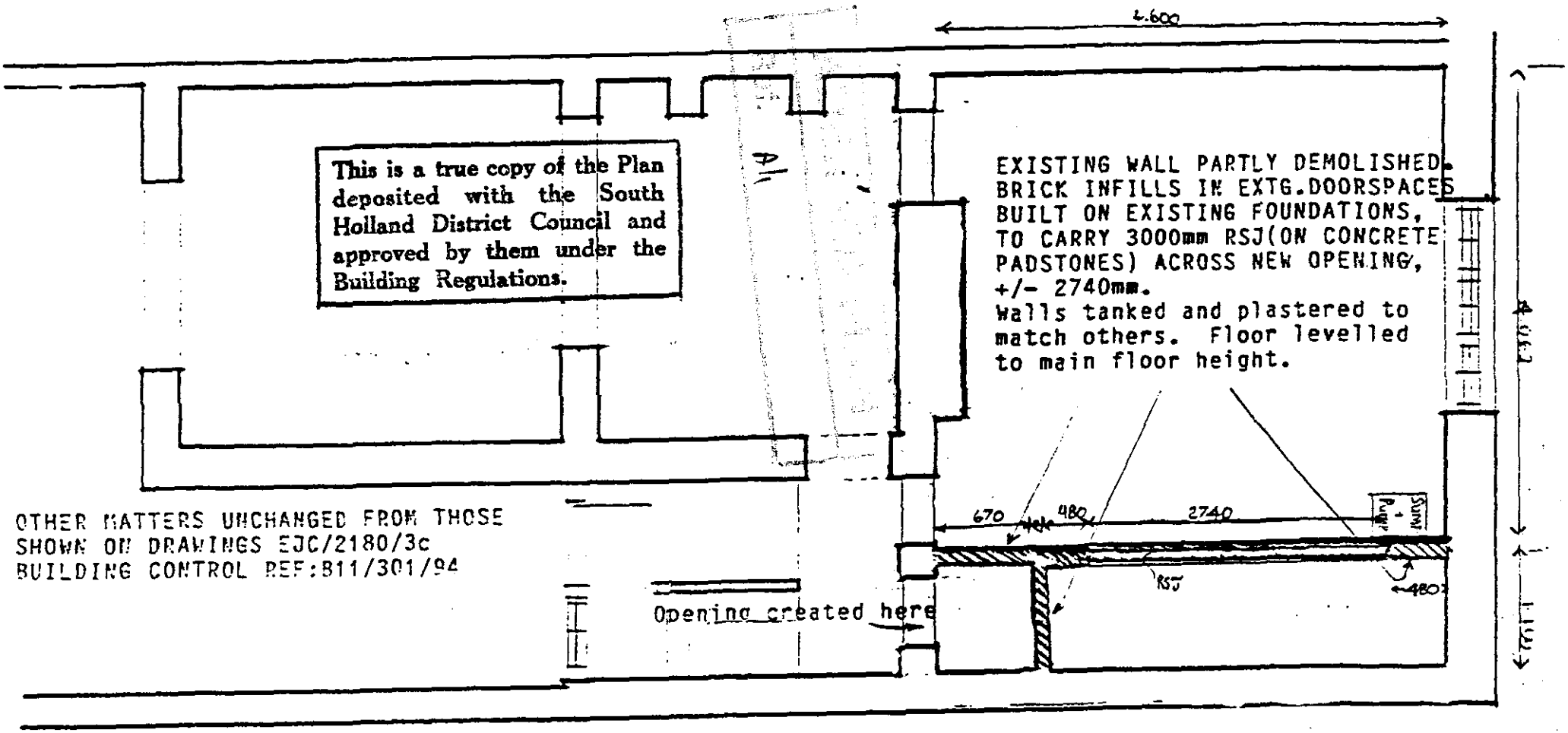
AMENDED PLAN
Ref. A/1

SOUTH HOLLAND D.C.
PLAN DEPT.
13 MAR 1995
REF....B11/301/94

PROPOSED MODIFICATION TO
LOWER GROUND FLOOR WALL.

SOUTH HOLLAND D.C.
BUILDING CONTROL
21 FEB 1995
REF B11/301/94

28 MARKET STREET,
LONG SUTTON,
LINCS.



This is a true copy of the Plan deposited with the South Holland District Council and approved by them under the Building Regulations.

EXISTING WALL PARTLY DEMOLISHED. BRICK INFILLS IN EXTG.DOORSPACES BUILT ON EXISTING FOUNDATIONS, TO CARRY 3000mm RSJ(ON CONCRETE PADSTONES) ACROSS NEW OPENING, +/- 2740mm.
Walls tanked and plastered to match others. Floor levelled to main floor height.

OTHER MATTERS UNCHANGED FROM THOSE SHOWN ON DRAWINGS EJC/2180/3c
BUILDING CONTROL REF:B11/301/94

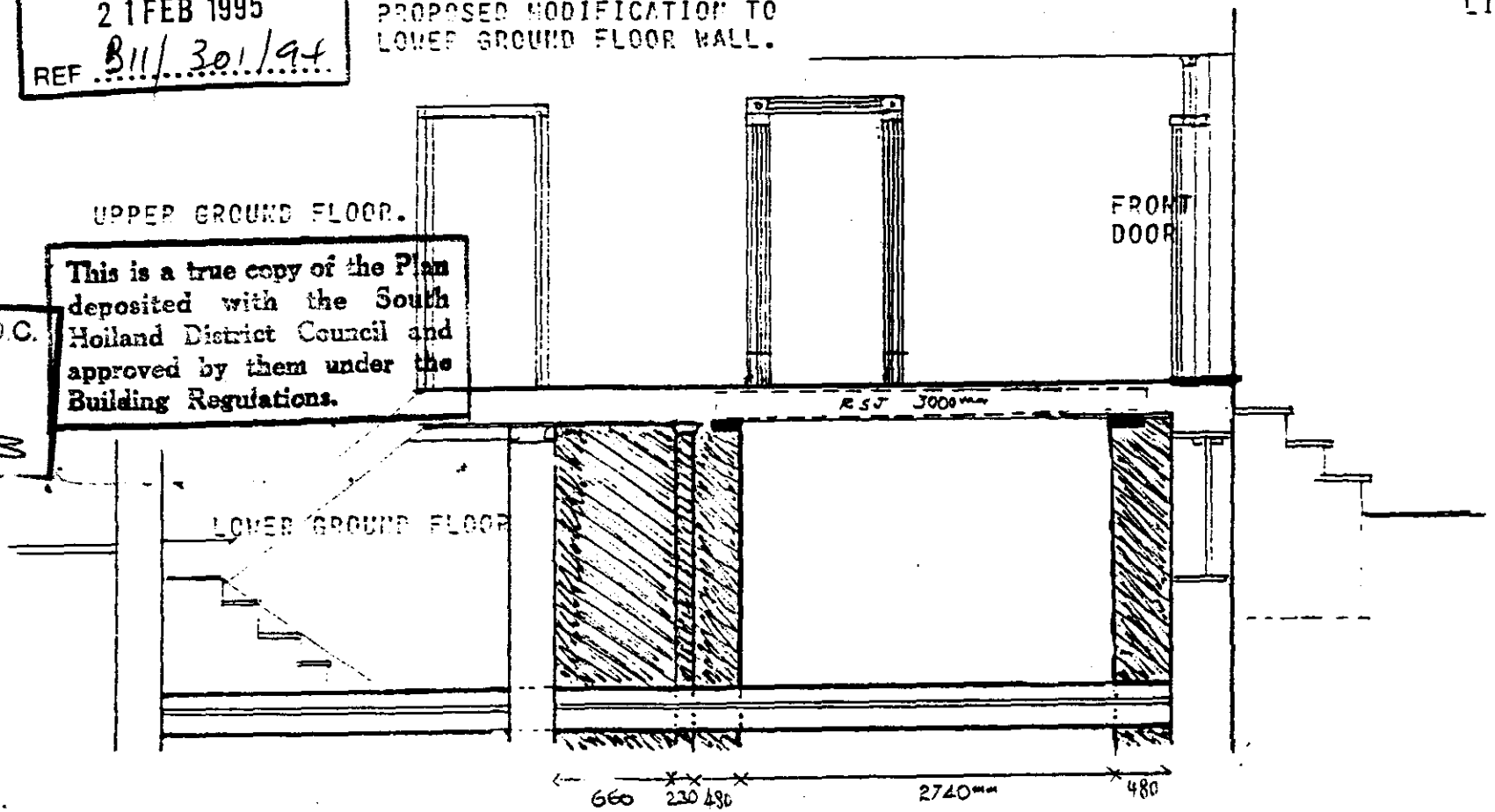
SCALE 1:50.

REF: rpd/2180/3E January 1995

SOUTH HOLLAND D.C.
BUILDING CONTROL
21 FEB 1995
REF B11/301/94

28 MARKET STREET,
LONG SUTTON,
LINCS.

PROPOSED MODIFICATION TO
LOWER GROUND FLOOR WALL.



This is a true copy of the Plan deposited with the South Holland District Council and approved by them under the Building Regulations.

SOUTH HOLLAND D.C.
PLAN
13 MAR 1995
REF 1077/93

SECTION
SCALE 1:50.

REF: rpd/2180/Se January 1995

NEW WORK SHOWN SHADED

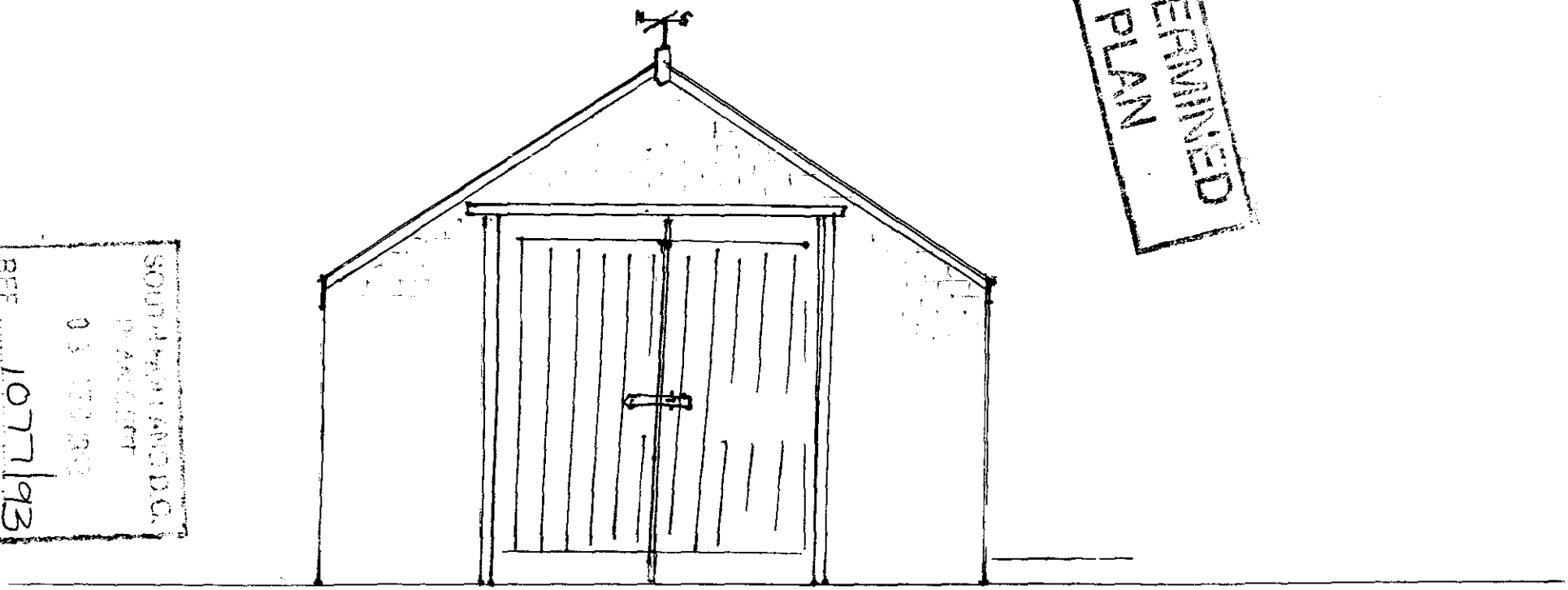
GARAGE BLOCK
28. MARKET STREET,
LONG SUTTON, LINCS.

FRONT ELEVATION.

DEMOLITION CONSENT
APPLIED FOR.
PART APPLICATION N° H/11/1077/93.

DETERMINED
PLAN

SOUTH HOLLAND D.C.
PLANNING
REF 1077/93

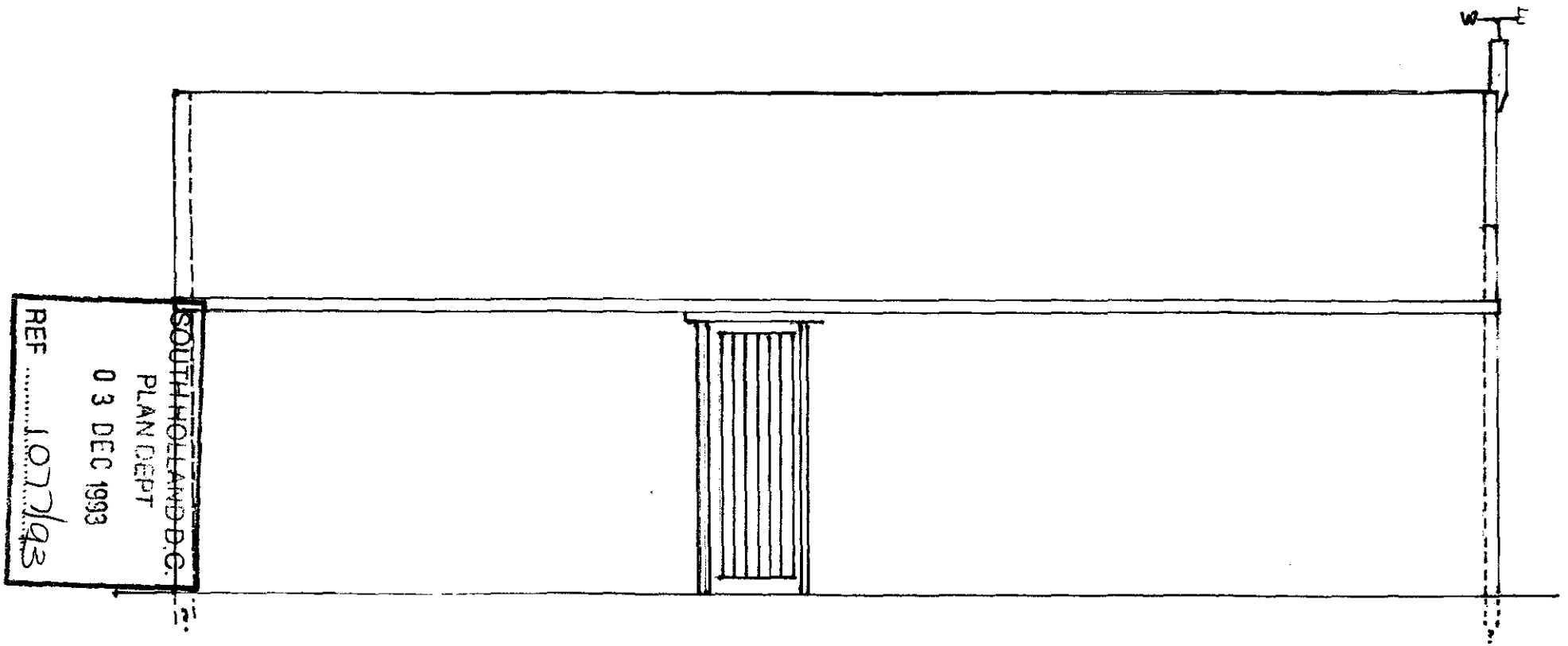


SCALE, 0 5' 1m 2m

DRAWING 7

GARAGE BLOCK,
28 MARKET STREET,
LONG SUTTON, LINCS.

NORTH WEST ELEVATION

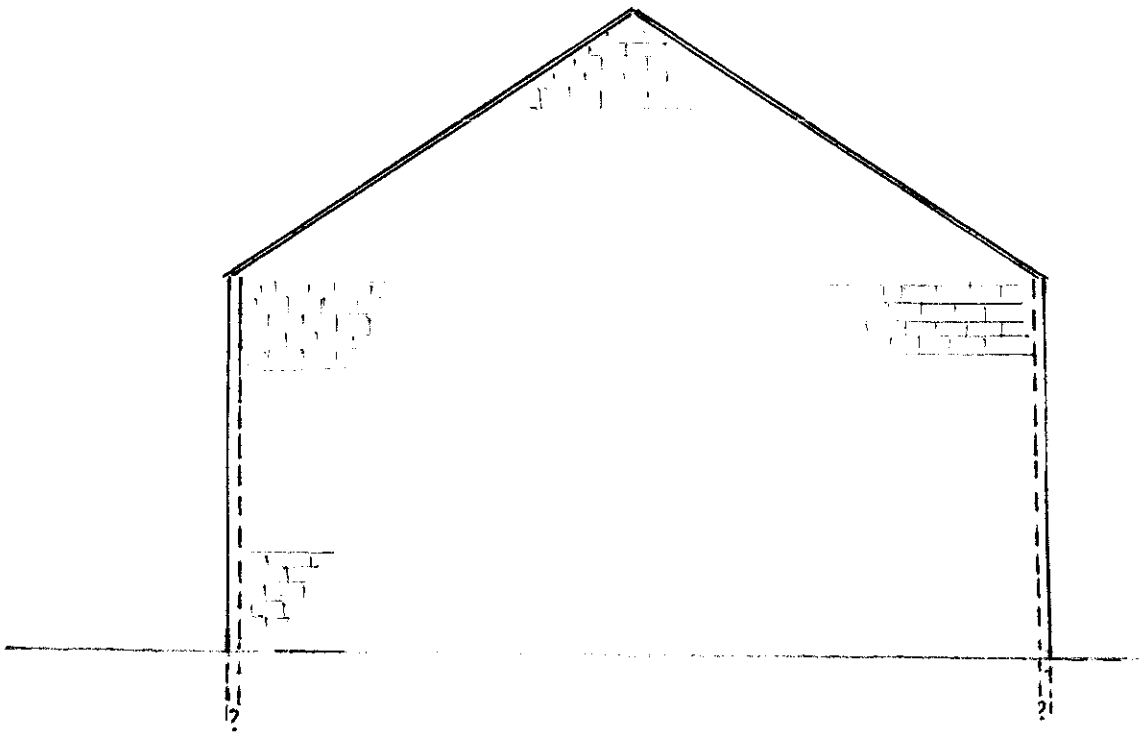


SOUTH HOLLAND D.C.
PLAN DEPT
03 DEC 1993
REF 1077/93

DRAWING Nº 8

GARAGE BLOCK,
28 MARKET STREET
LONG SUTTON, LINCS.

REAR ELEVATION

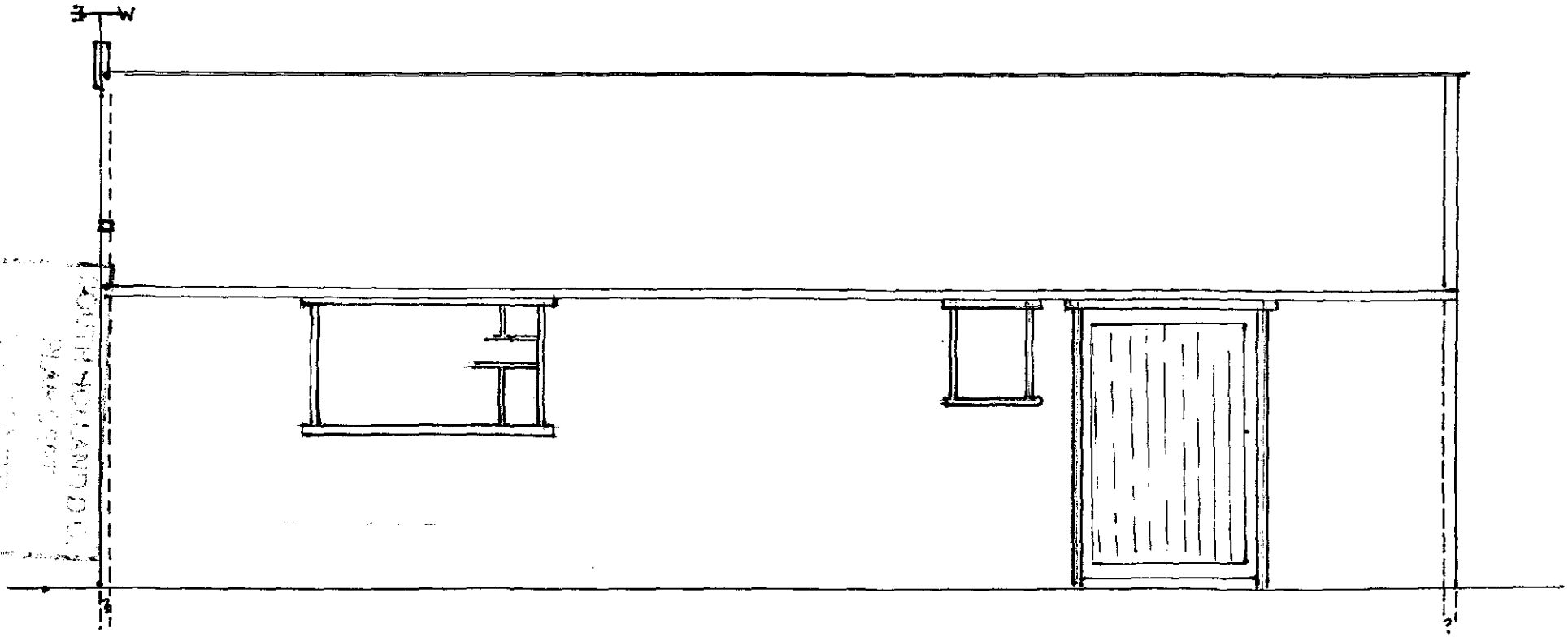


SOUTH HOLLAND D.C.
PLANNING DEPT.
03 DEC 1993
REF 1077/93

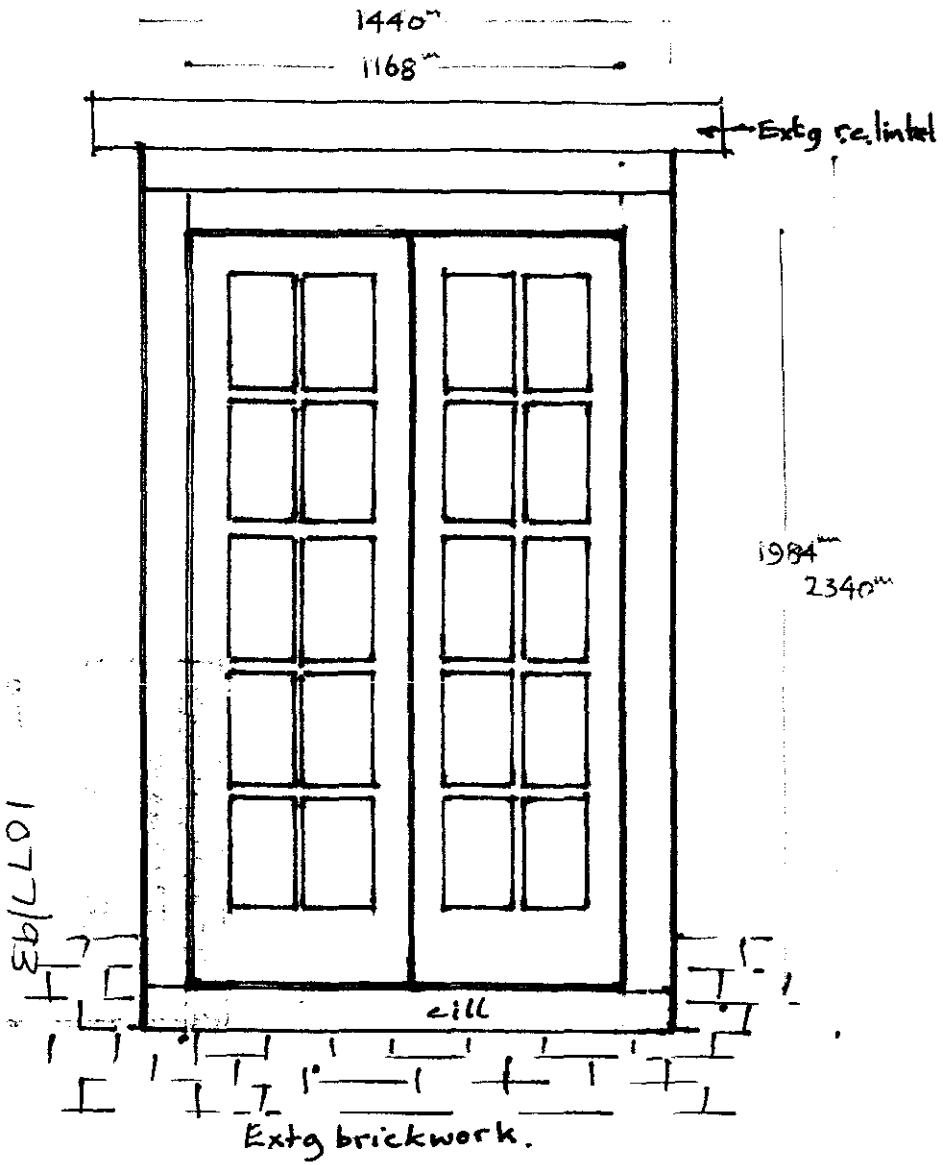
DRAWING 9

GARAGE BLOCK.
28 MARKET STREET,
LONG SUTTON, LINCS.

SOUTH EAST ELEVATION



DRAWING. 10



WINDOW DETAIL

REAR of
28 MARKET STREET,
LONG SUTTON, LINCS.

PE APPLICATION H 11/1077/93

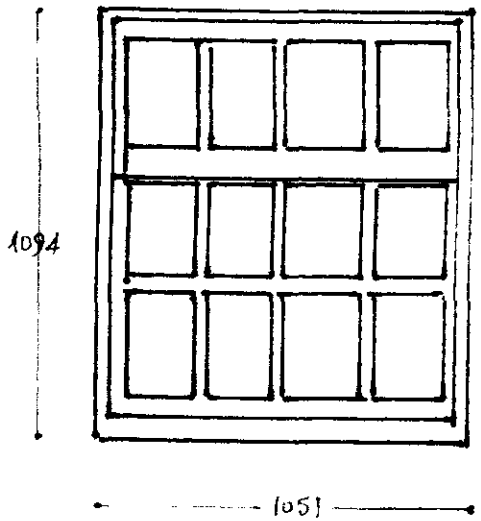
'FRENCH DOORS'
TO UPPER GND. FLOOR.

MAGNET JOINERY.
HEMLOCK. SC.
44mm doors, opening inwards
IN FRAMES 135mm x 150mm.
PAINTED GLOSS WHITE.

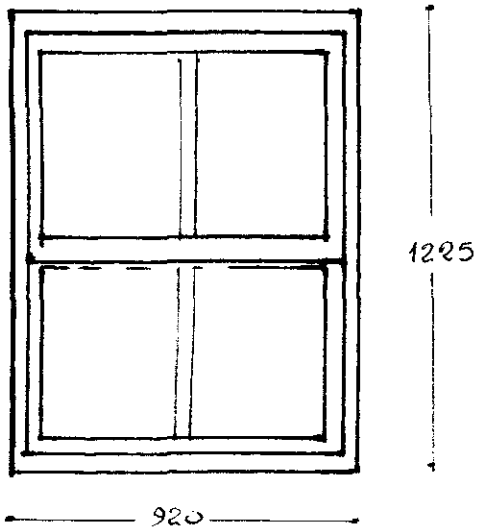
DRAWING No 11.

WINDOW DETAIL
Rear of
28 MARKET STREET
LONG SUTTON, LINCS.

APPLICATION H11/1077/93.



OR



MAGNET JOINERY
GSW3

OR

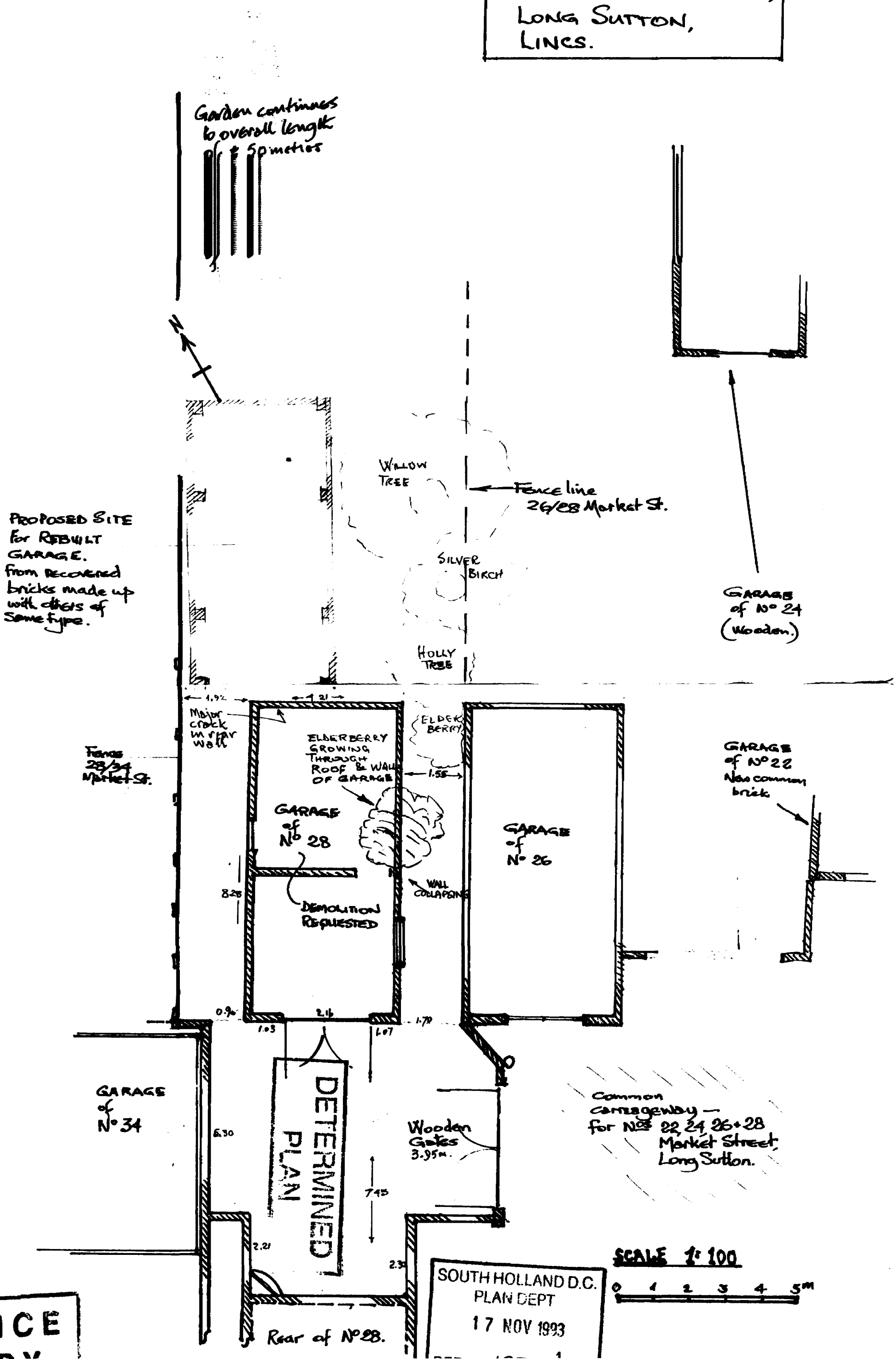
SLIDING SASH -
SS2
With or without
vertical glazing bar.
(according to Listed Building
control requirements)

To BE INSTALLED IN
SIDE WALL OF REAR
EXTENSION, Replacing
existing metal casements.

SOUTH HOLLAND D.C.
PLAN DEPT
03 DEC 1993
1077/93

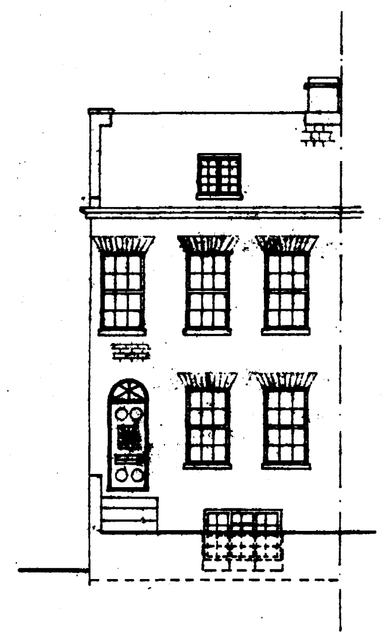
DRAWING No. 12.

THE GARAGE BLOCK.
28 MARKET STREET,
LONG SUTTON,
LINCS.

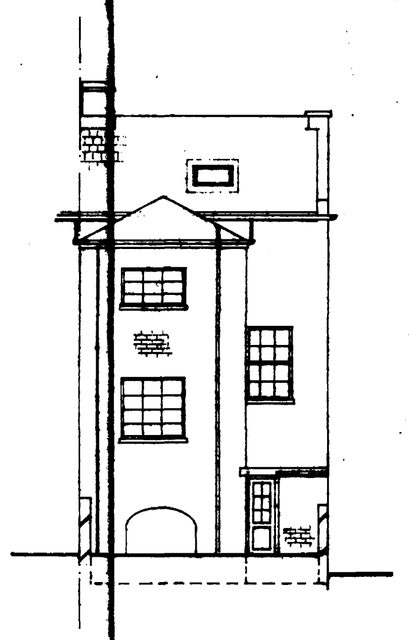


OFFICE COPY

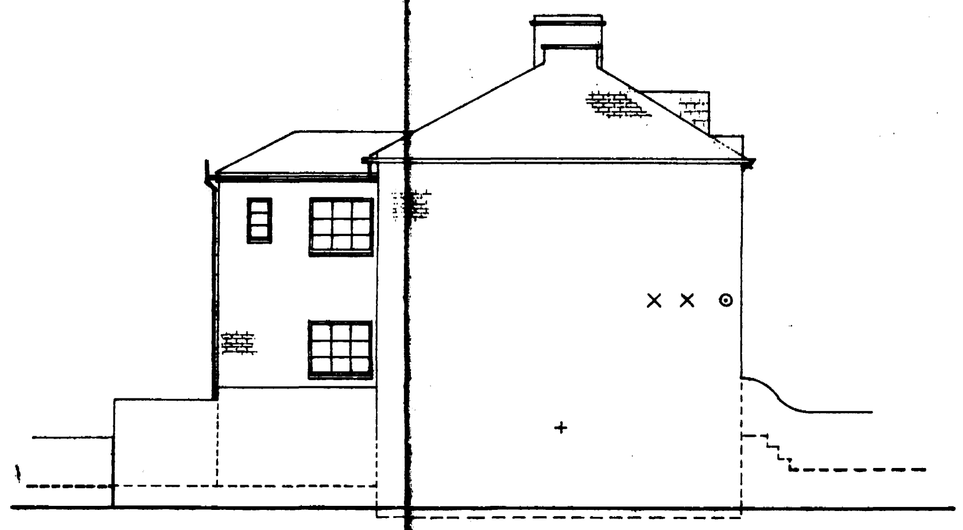
SOUTH HOLLAND D.C.
PLAN DEPT
17 NOV 1993



FRONT

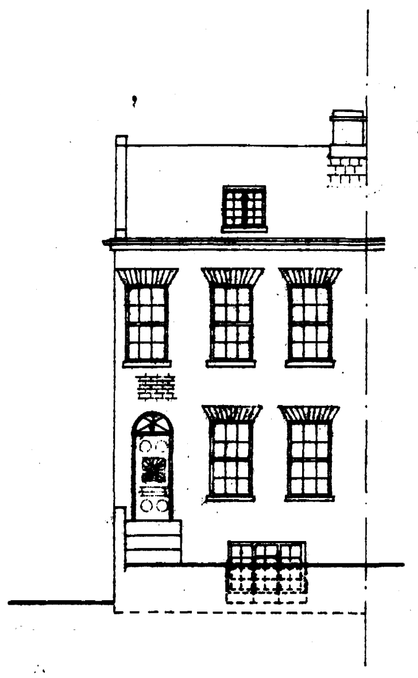


REAR

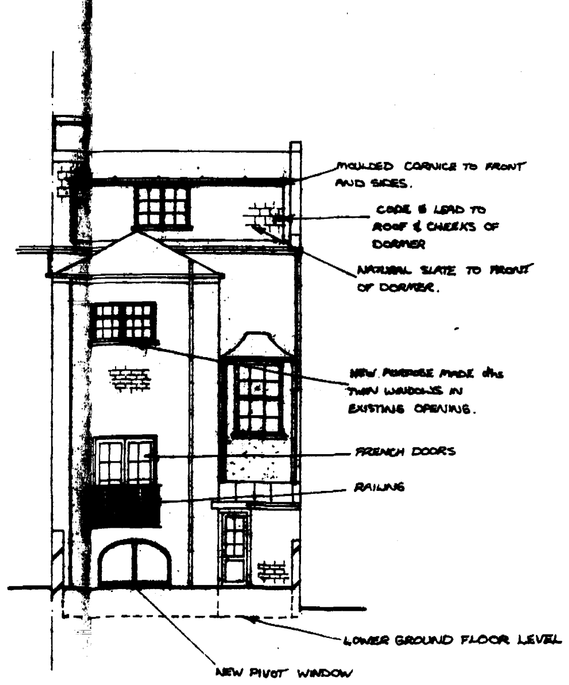


SIDE

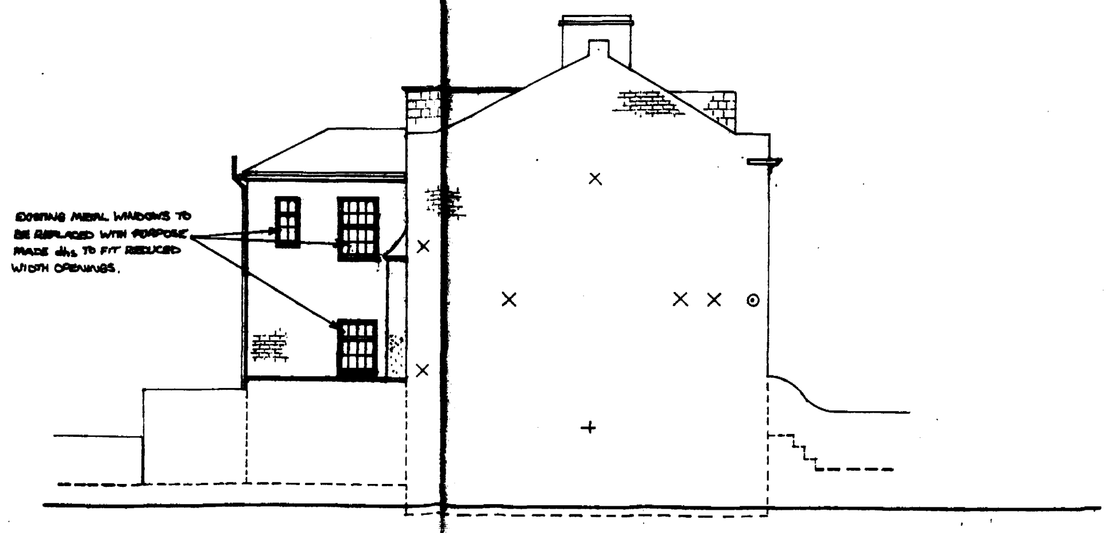
EXISTING



FRONT

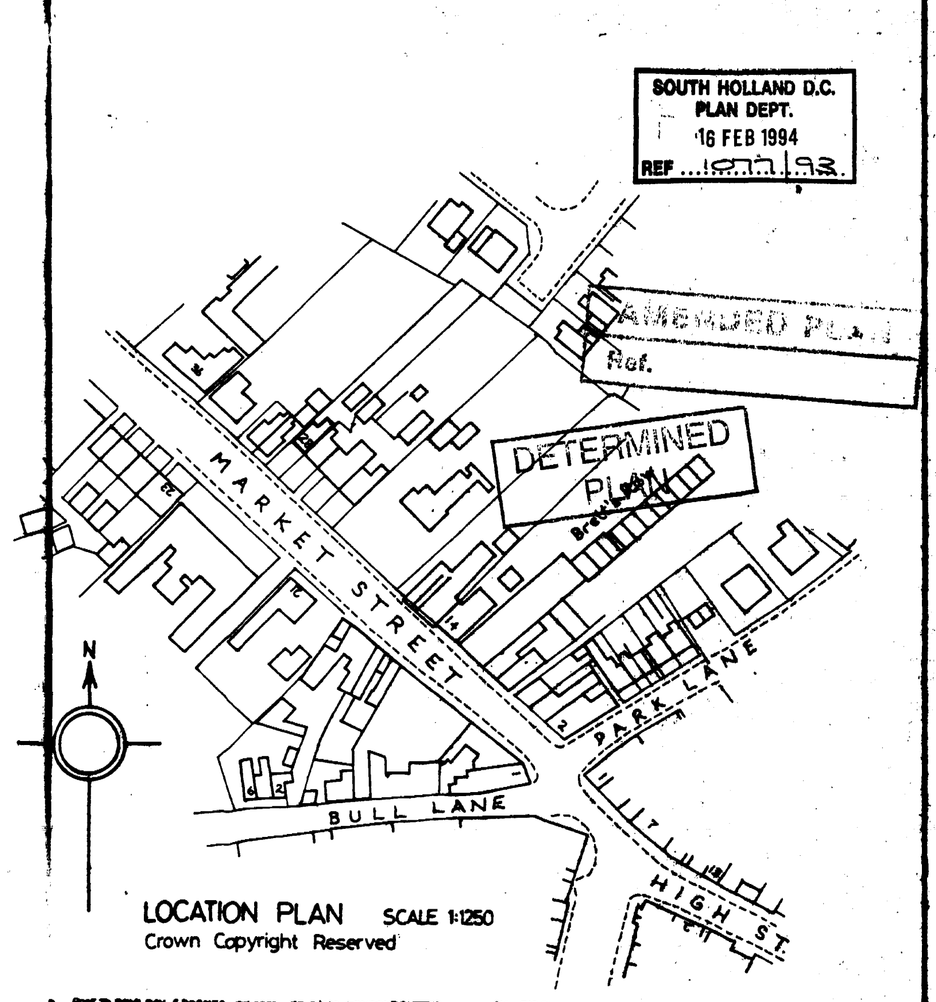


REAR



SIDE

PROPOSED



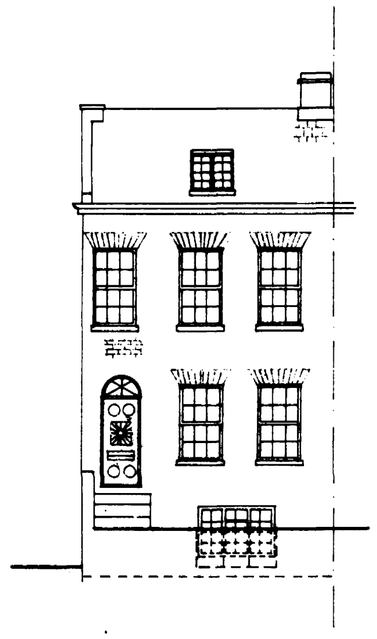
LOCATION PLAN SCALE 1:1250
Crown Copyright Reserved

B. ROOF TO REAR BAY & DORMER REVISED, FF BLIND WINDOWS DELETED, &C. FEB 94.
A. REAR BAY REVISED. METAL WINDOWS REPLACED. &C. NOV 93.

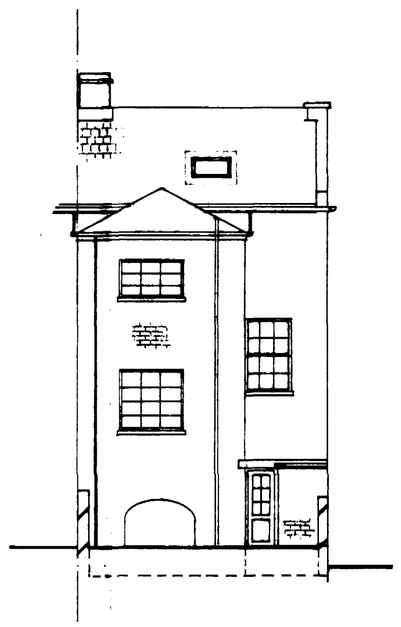
SCALE 1:100
SEPT 93
EJC/2180/1a

28 MARKET STREET
LONG SUTTON, LINCS.
ELEVATIONS

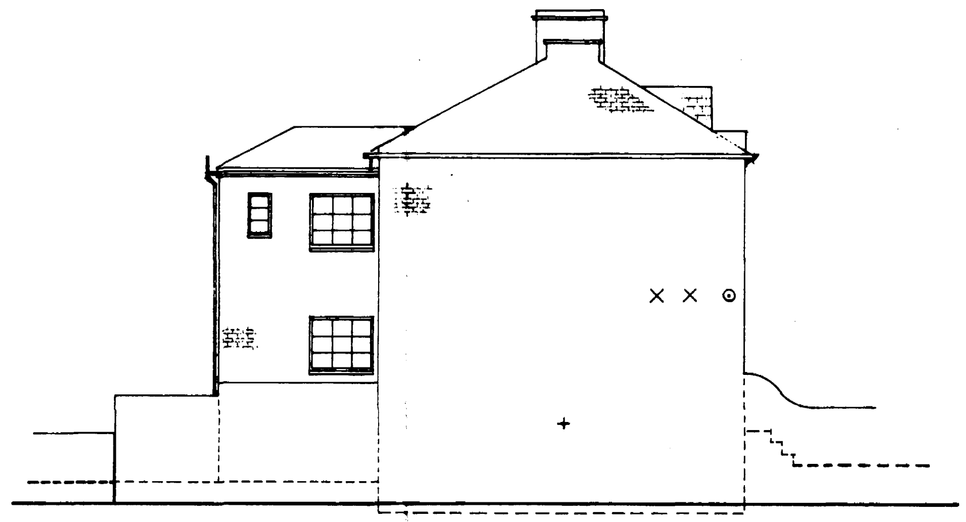
EDWIN J CATO Chartered Surveyors 49 THE AVENUE POTTERS BAR HERTS



FRONT

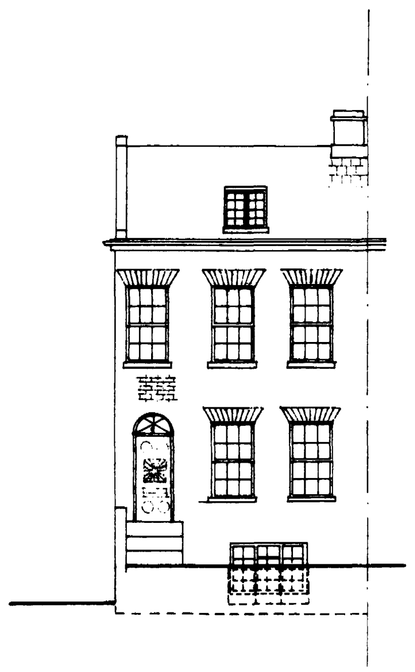


REAR

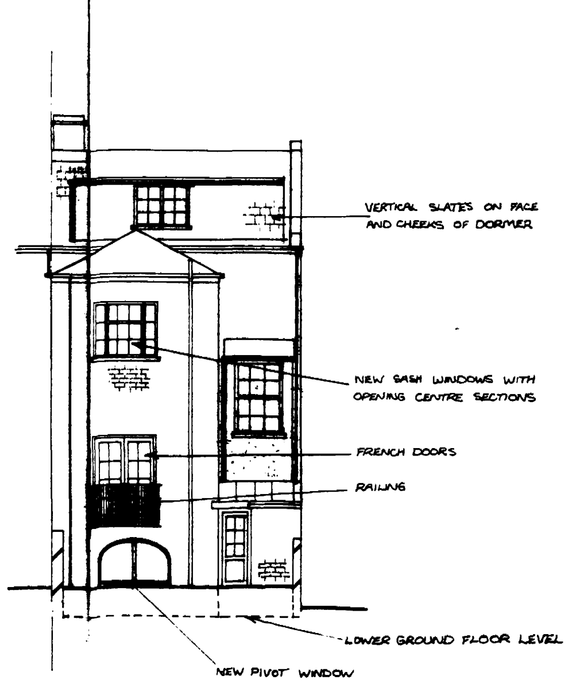


SIDE

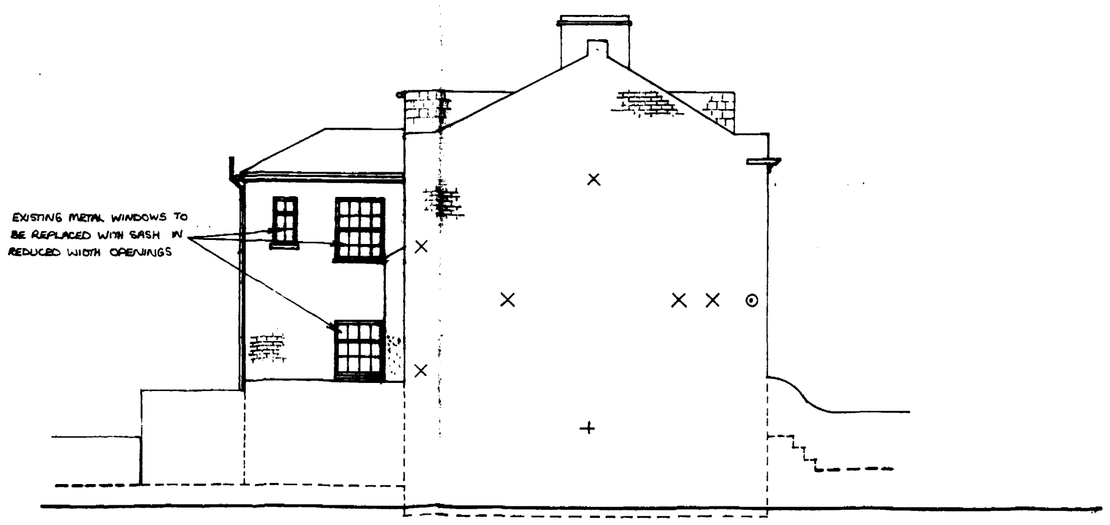
EXISTING



FRONT



REAR

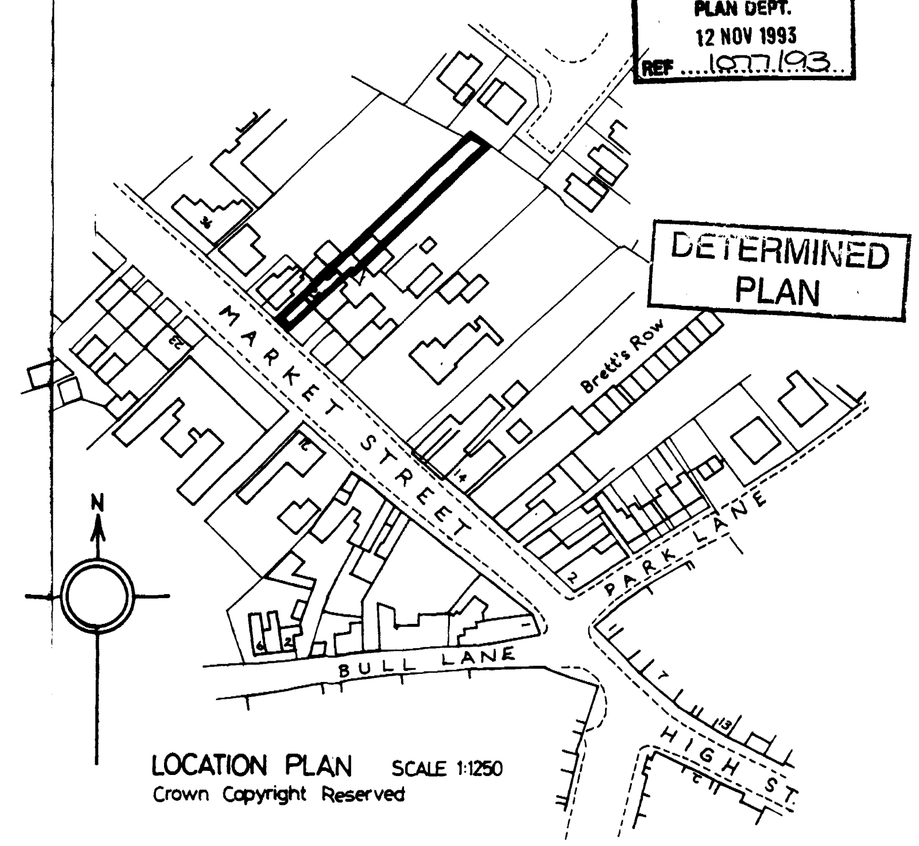


SIDE

PROPOSED

SOUTH HOLLAND D.C.
PLAN DEPT.
12 NOV 1993
REF ....1977/93..

DETERMINED PLAN



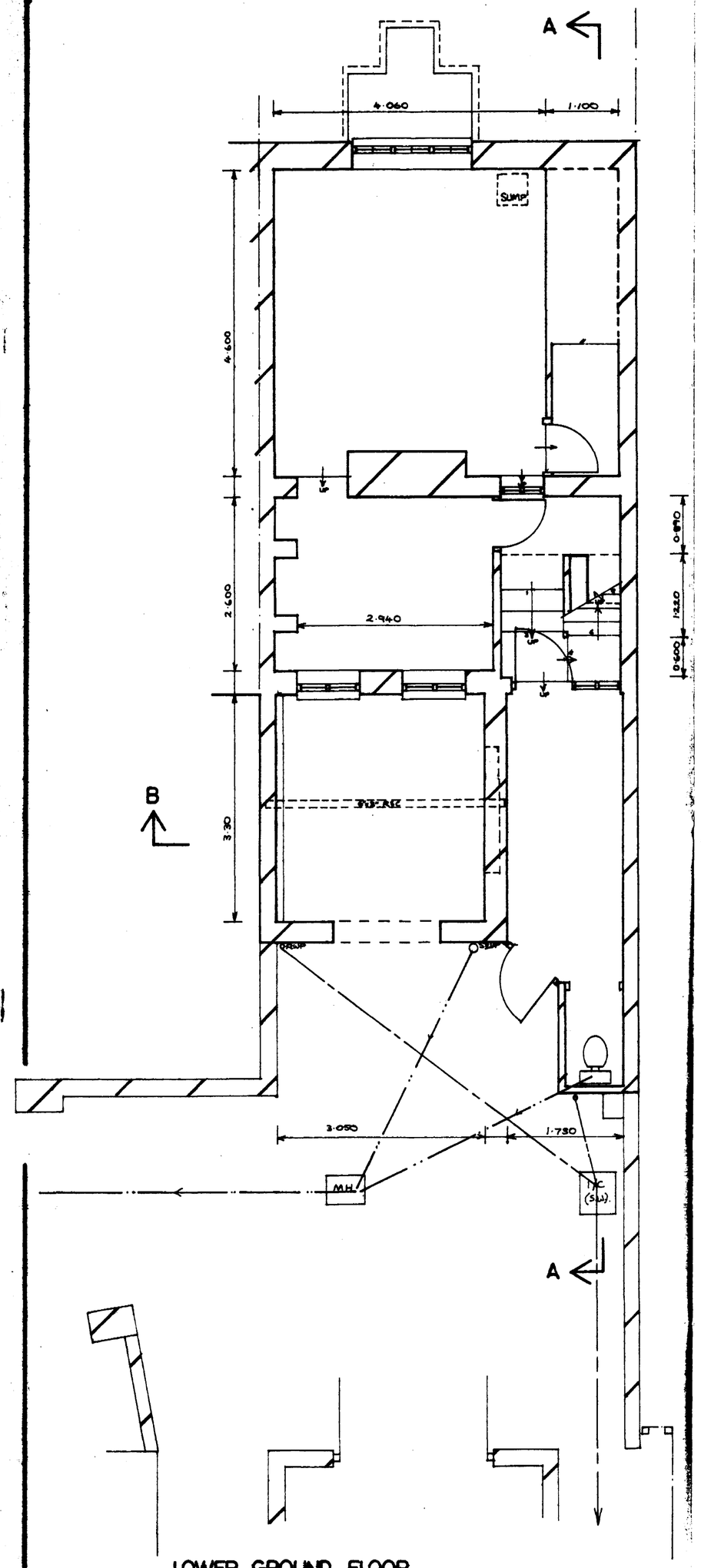
LOCATION PLAN SCALE 1:1250
Crown Copyright Reserved

A. REAR BAY REVISED. METAL WINDOWS REPLACED. ER MAR 94.

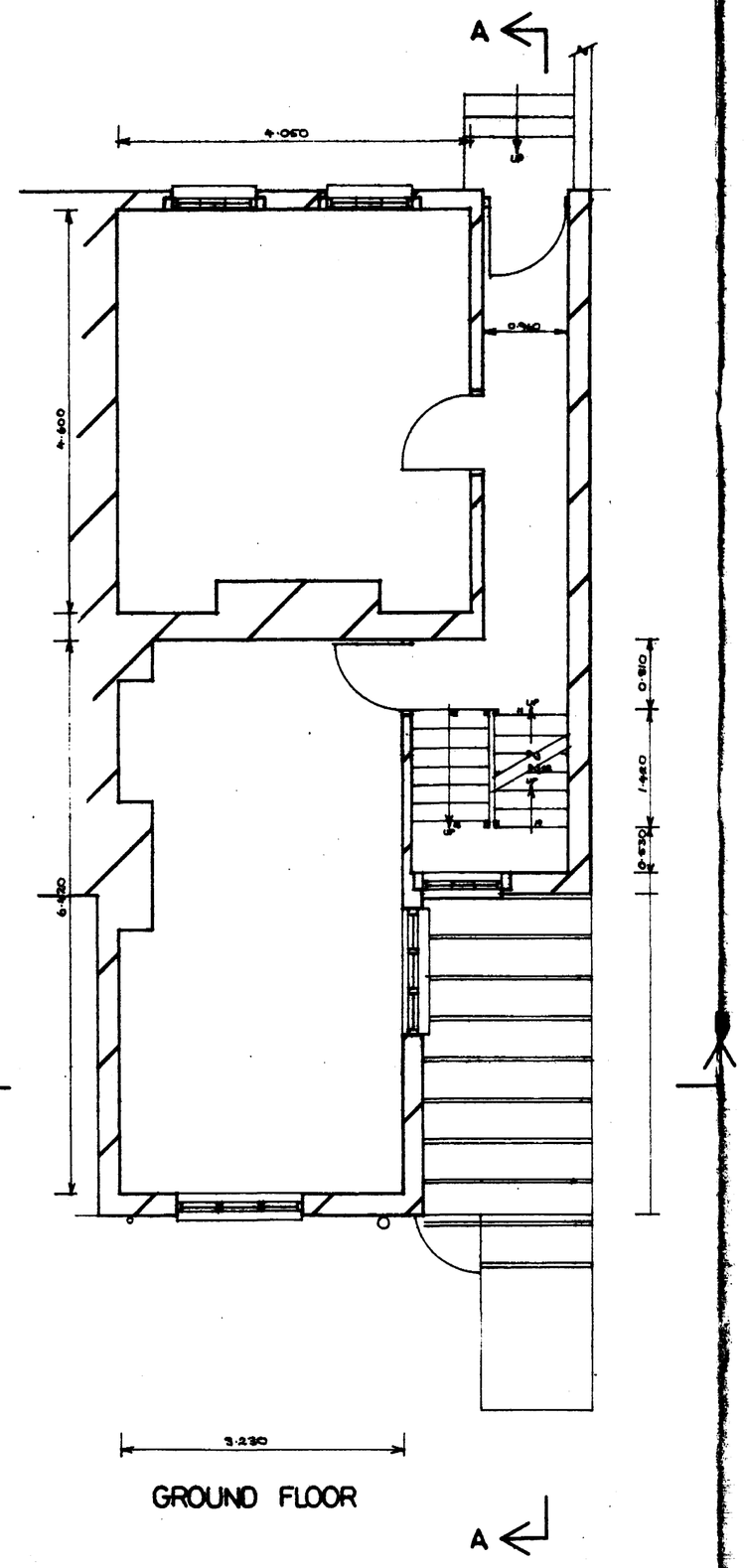
SCALE 1:100
SEPT 93
EJC/2180/1A

28 MARKET STREET
LONG SUTTON, LINCS.
ELEVATIONS

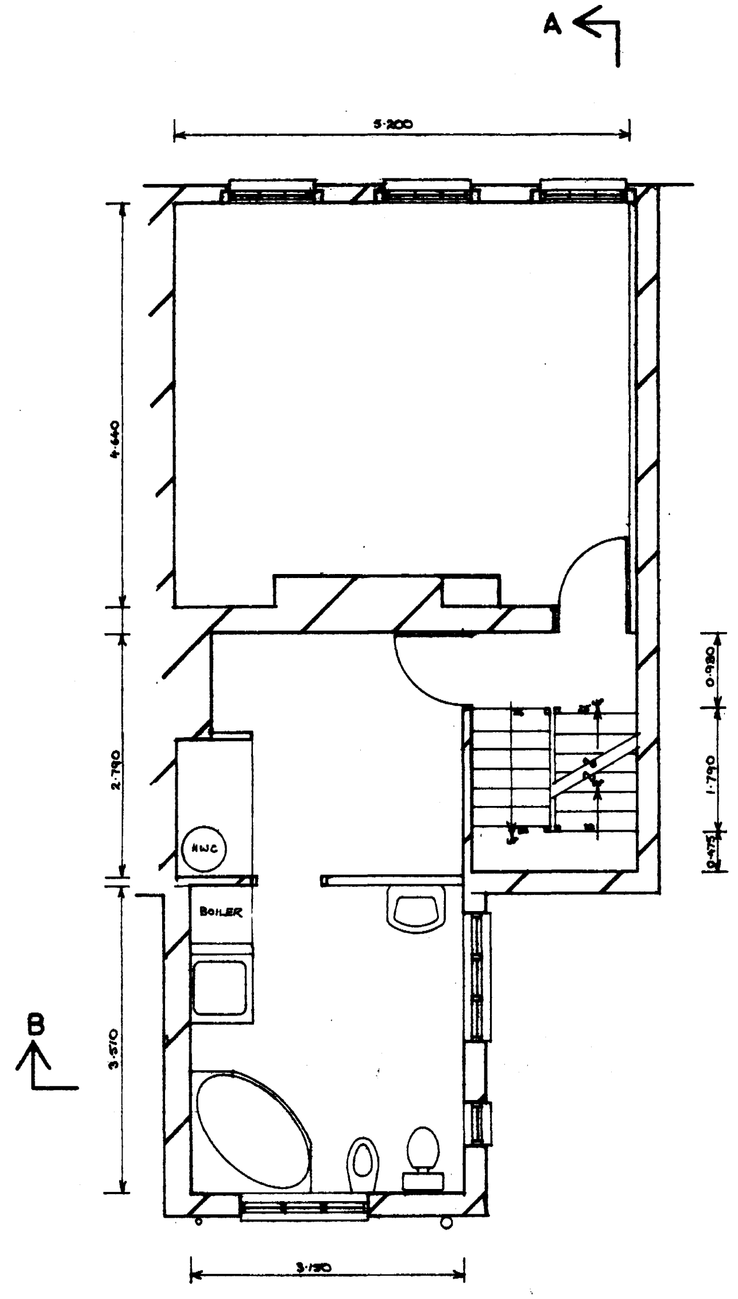
EDWIN J CATO Chartered Surveyors 49 THE AVENUE POTTERS BAR HERTS



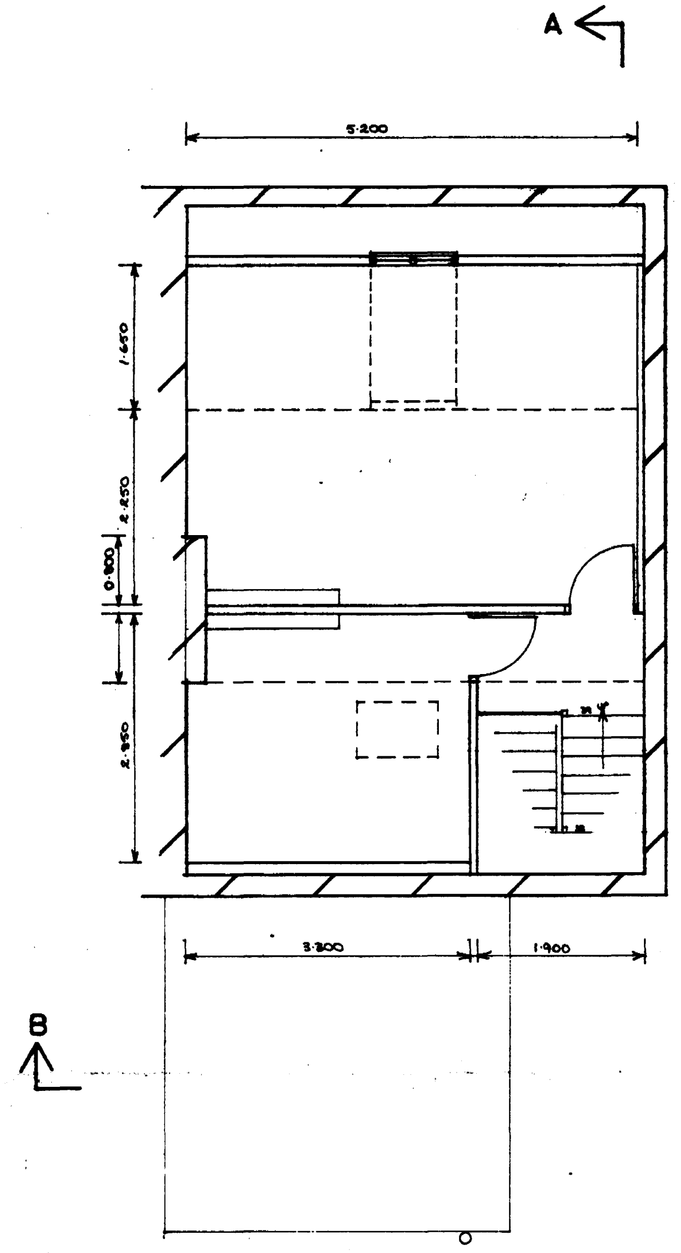
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SOUTH HOLLAND D.C.
PLAN DEPT.
12 NOV 1993
REF. H/0111/93

DETERMINED
PLAN

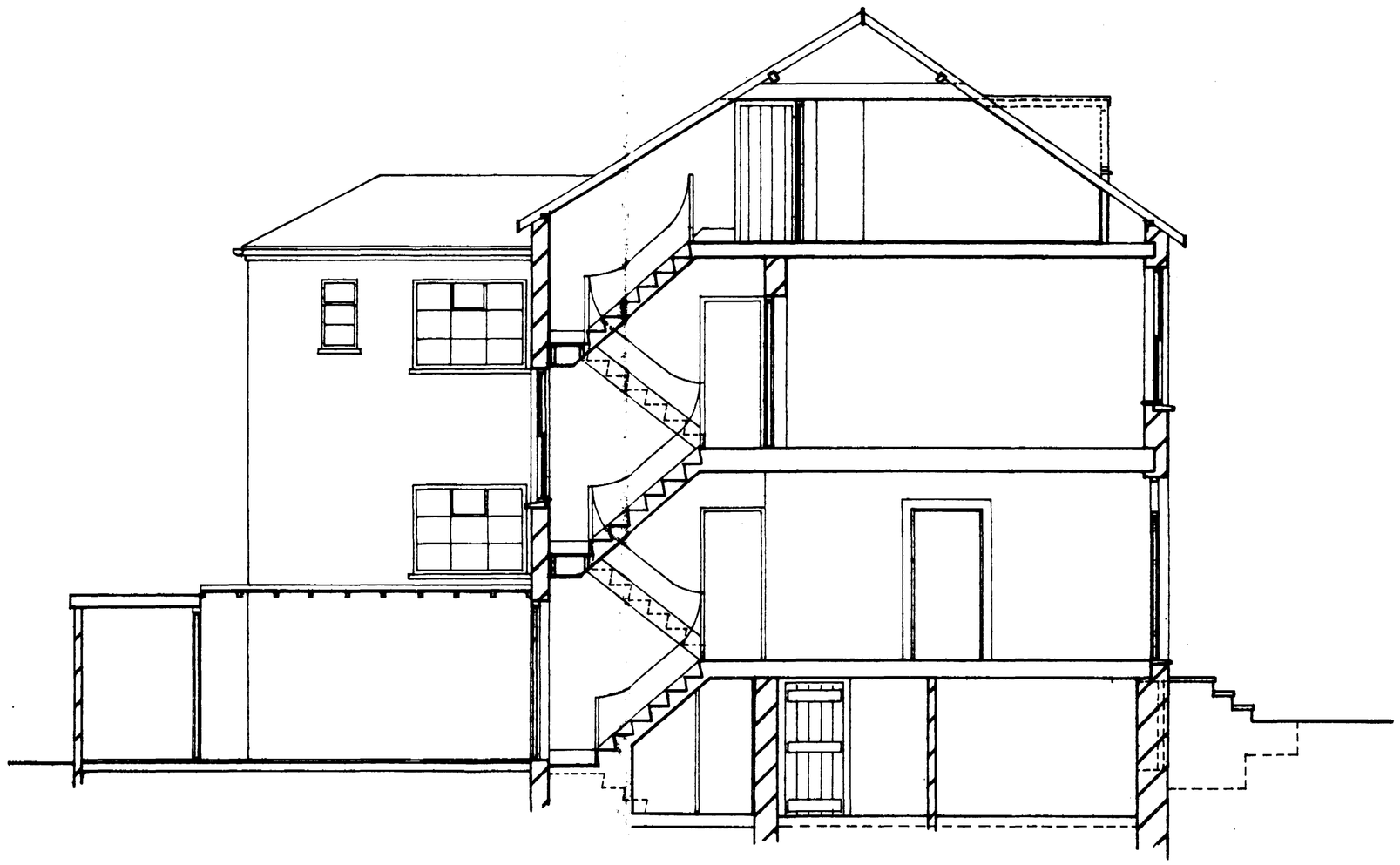
SCALE 1:50
SEPT 93
EJC/2180/2

28 MARKET STREET
LONG SUTTON, LINCS.

EXISTING PLANS

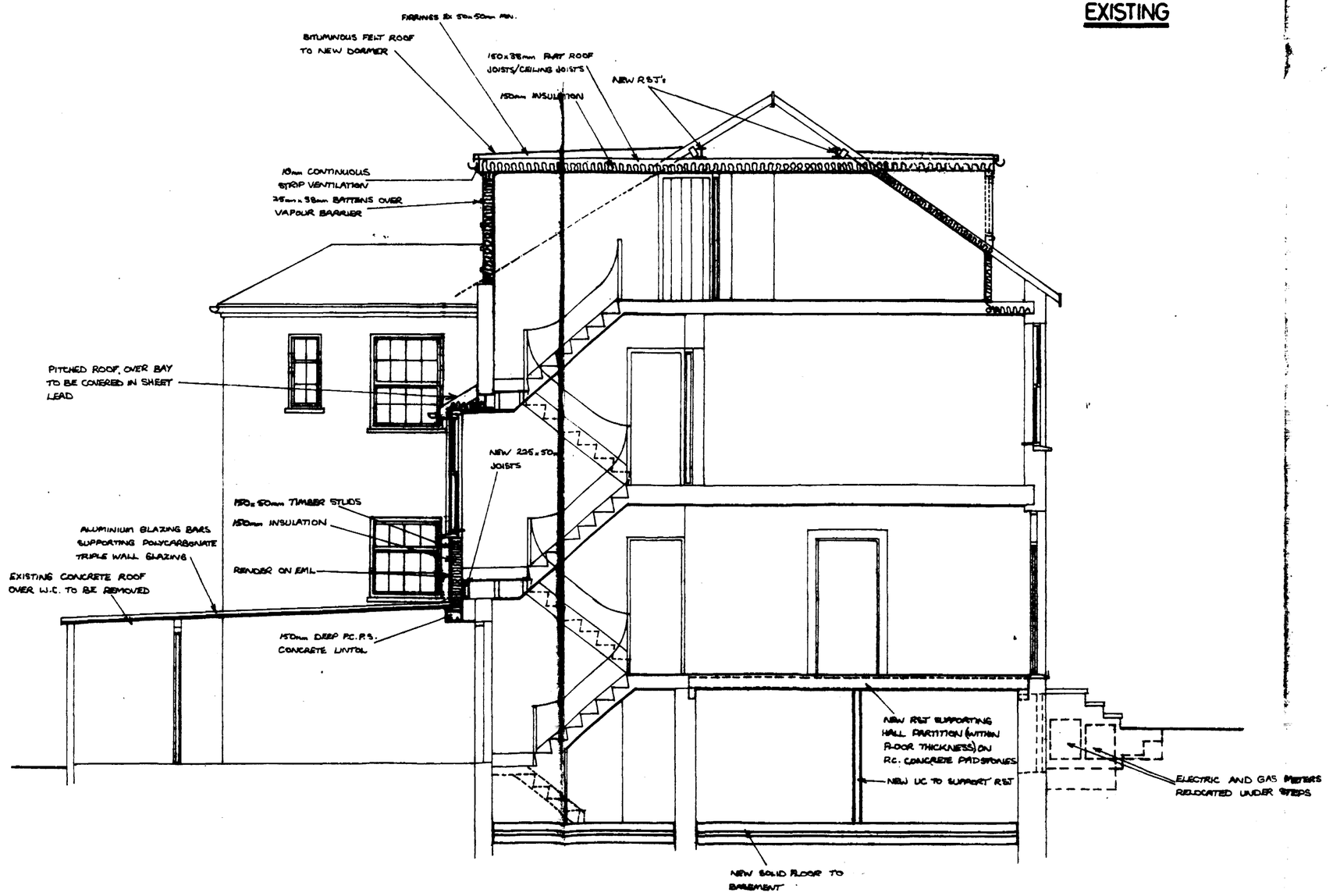
EDWIN J CADD Chartered Surveyors 49 THE AVENUE POTTERS BAR HERTS

6



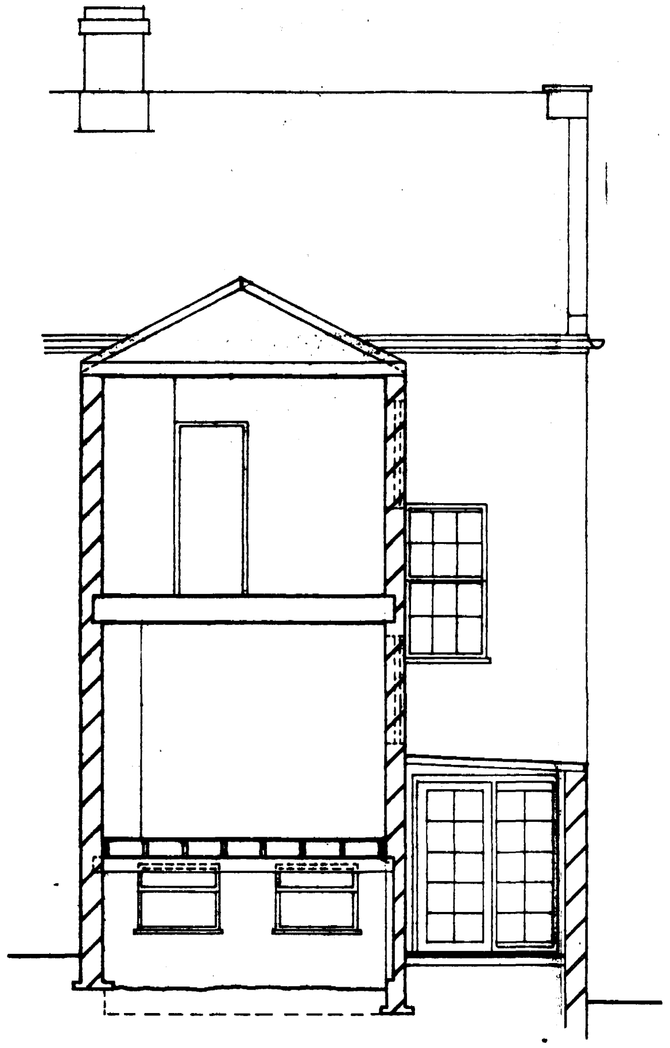
SECTION A-A

EXISTING

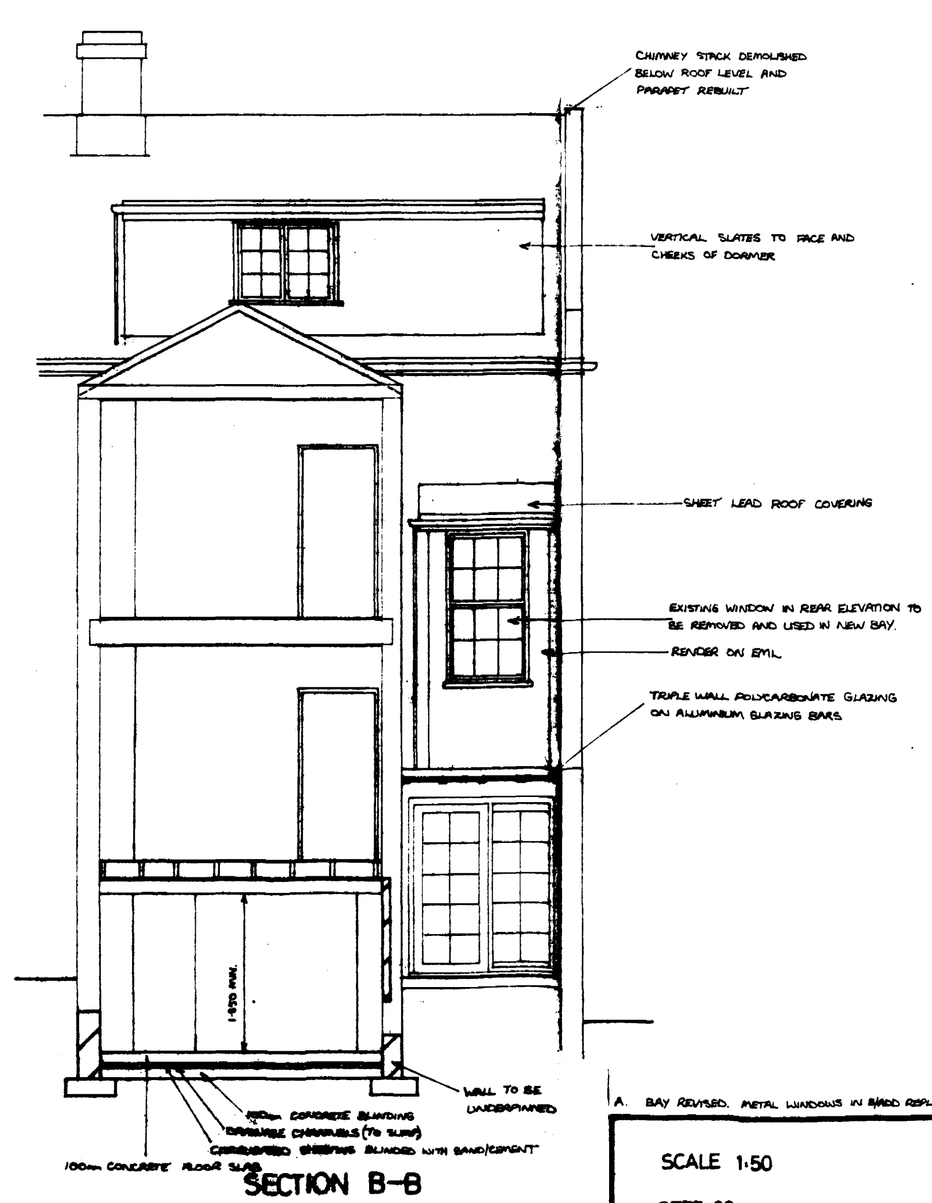


SECTION A-A

PROPOSED



SECTION B-B



SECTION B-B

SOUTH HOLLAND D.C.
PLAN DEPT.
12 NOV 1993
REF 1077/93

SUPERSEDED

A. BAY REVISED. METAL WINDOWS IN BAND REPLACED WITH TIMBER SASH 29 OCT 93 EJC.

SCALE 1:50

SEPT 93

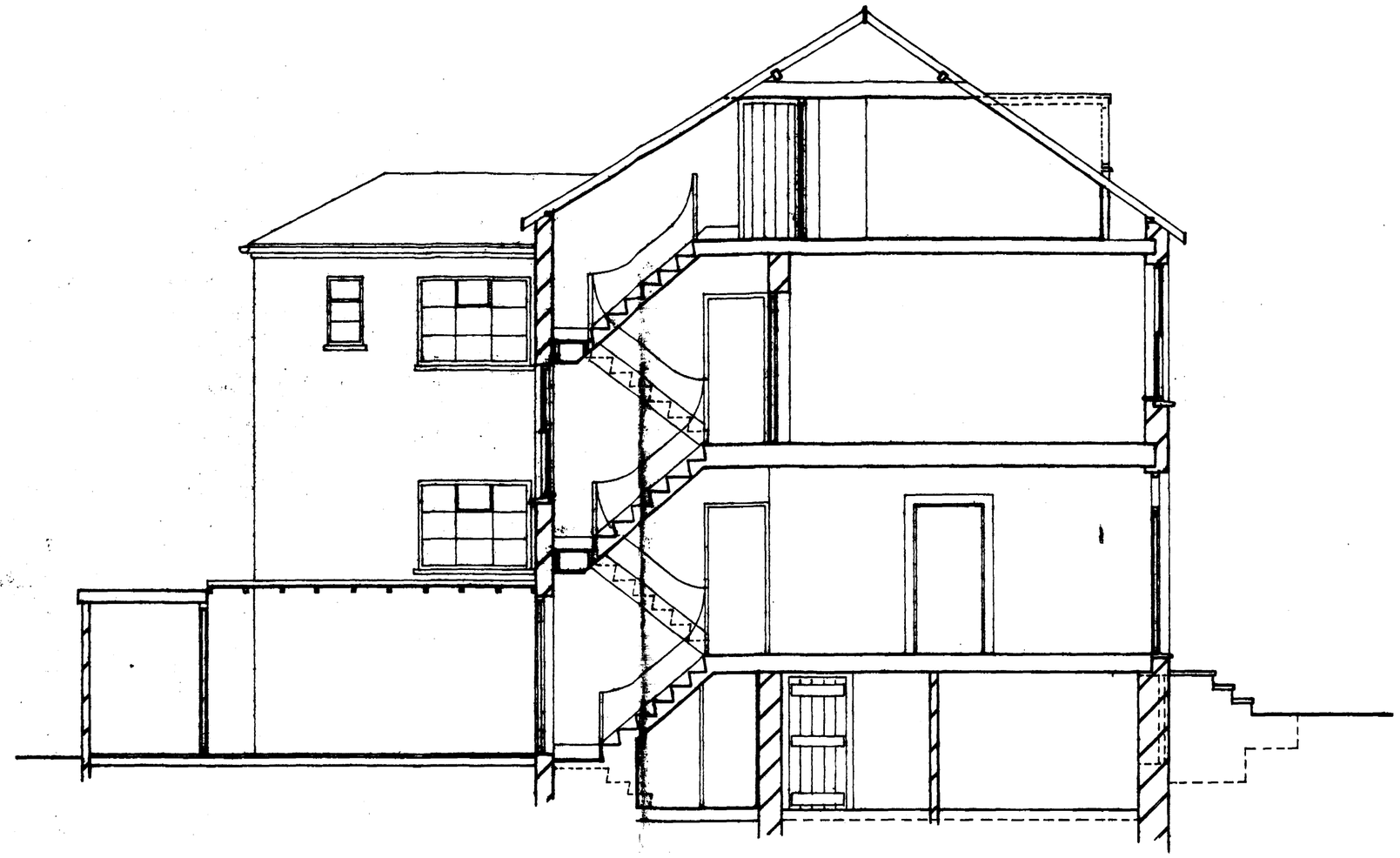
EJC/2180/4 A

28 MARKET STREET
LONG SUTTON LINCS

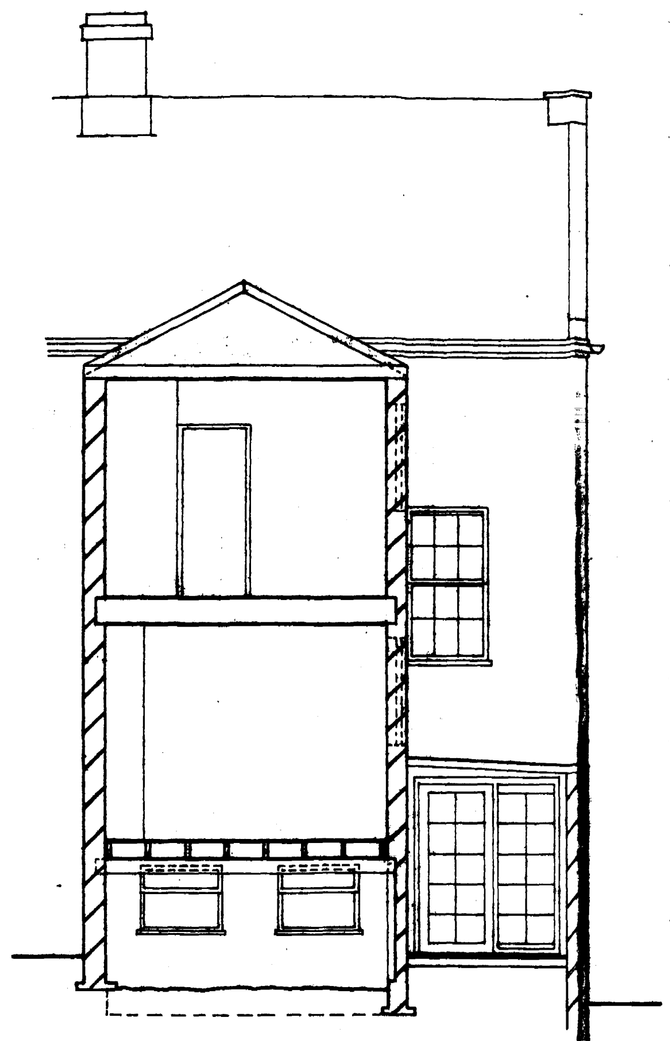
SECTIONS

EDWIN J CATO Chartered Surveyors 49 THE AVENUE POTTERS BAR HERTS

6

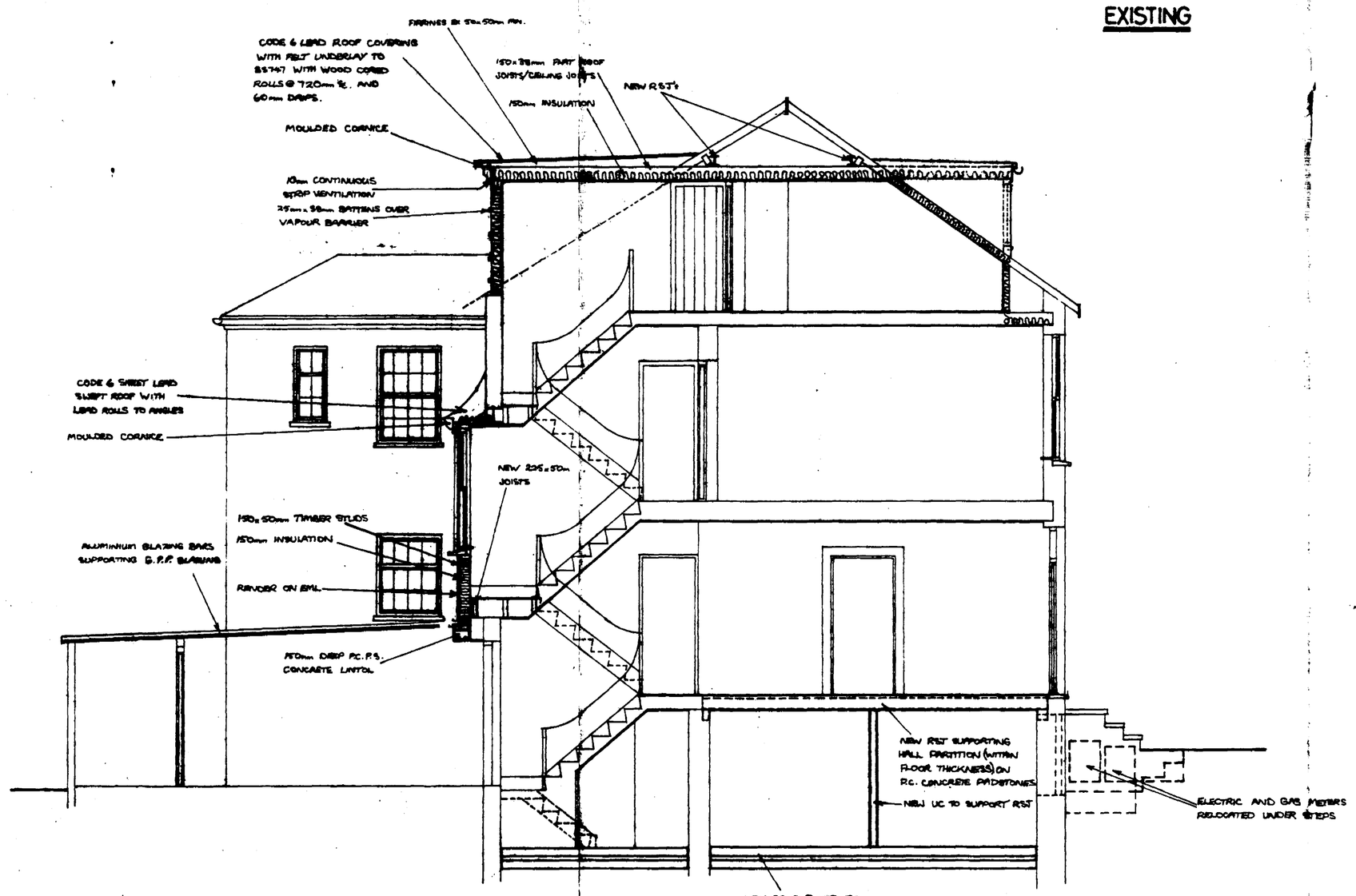


SECTION A-A



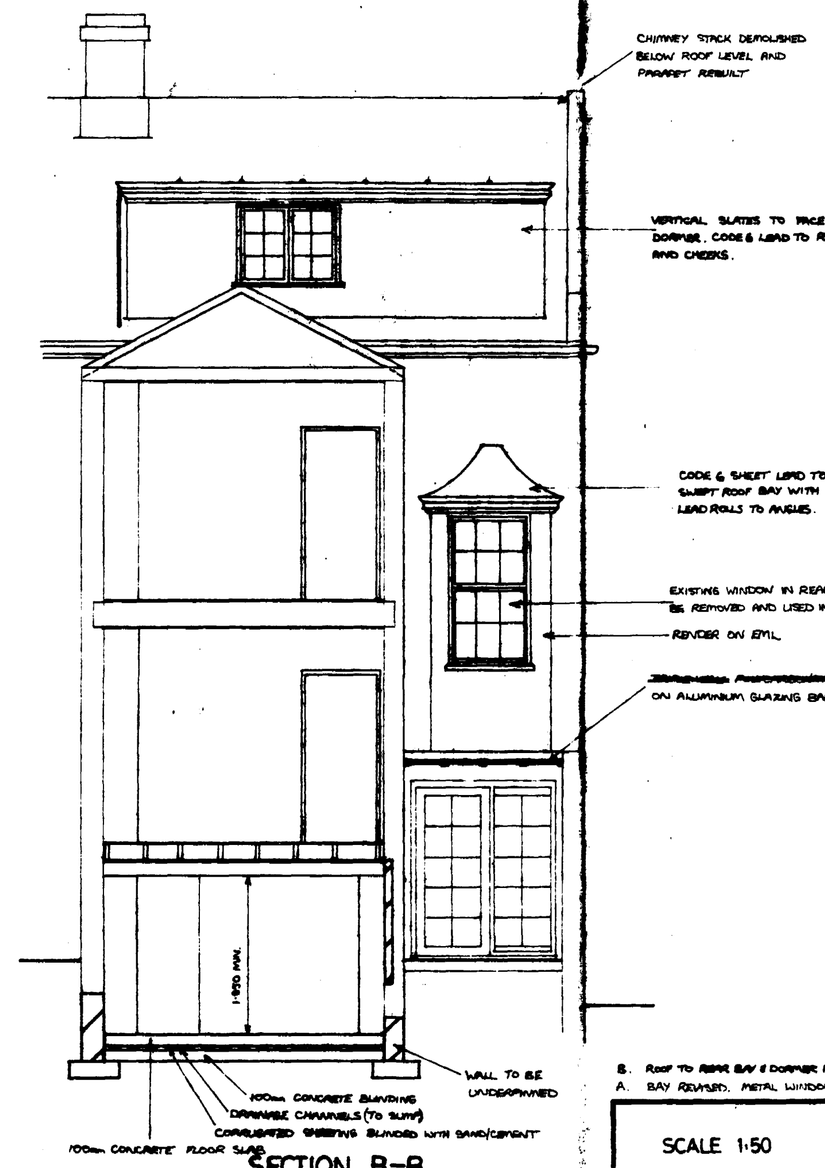
SECTION B-B

EXISTING



SECTION A-A

PROPOSED



SECTION B-B

AMENDED PLAN

Ref.

DETERMINED PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
16 FEB 1994
REF H977/93

B. Roof to rear bay & dormer revised, 17 steps lowering altered. As rec'd 19.
A. Bay revised, metal windows in lieu replaced with timber sash 29 OCT 93 ℄.

SCALE 1:50

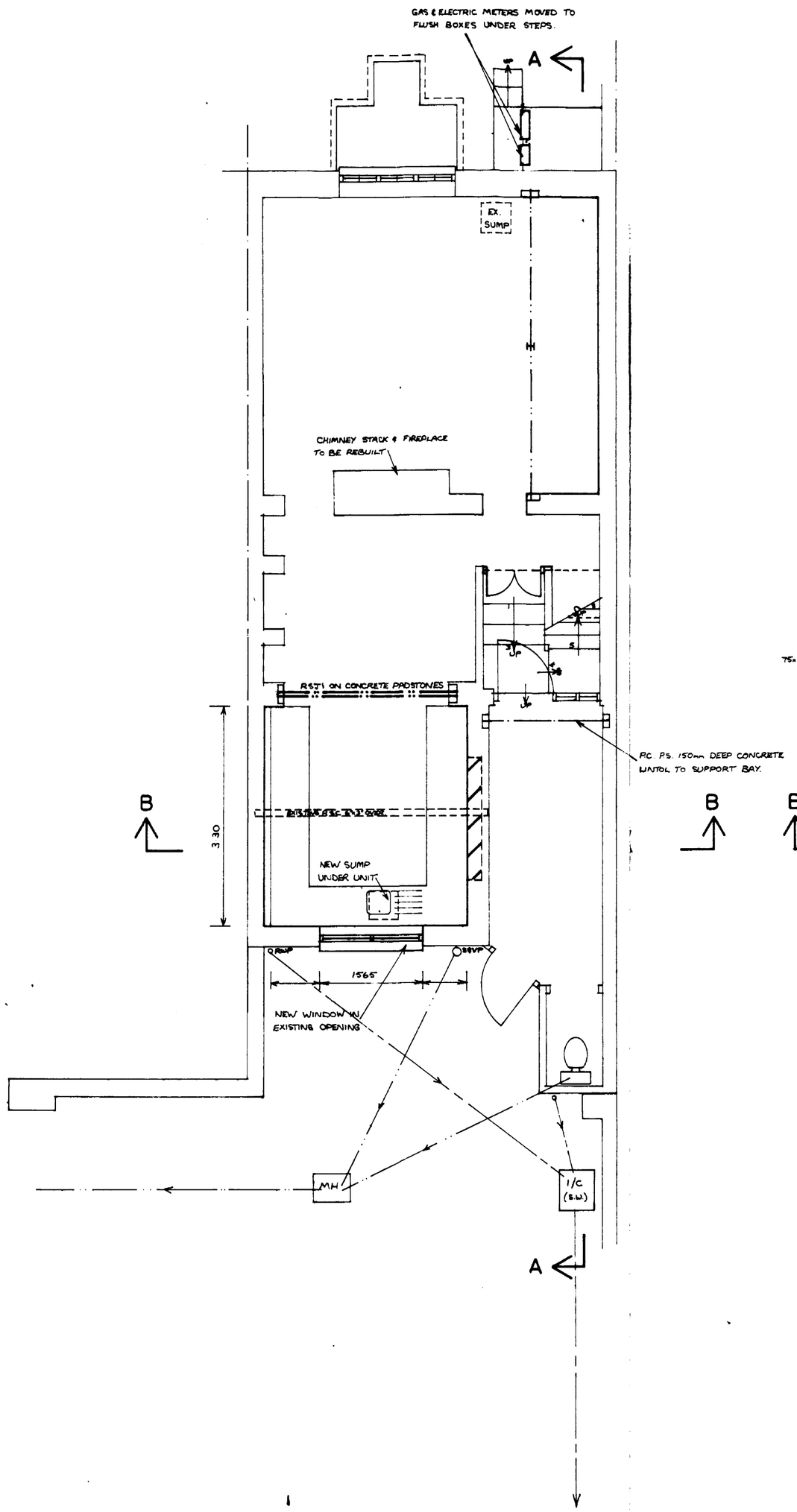
SEPT 93

EJC/2180/4 a

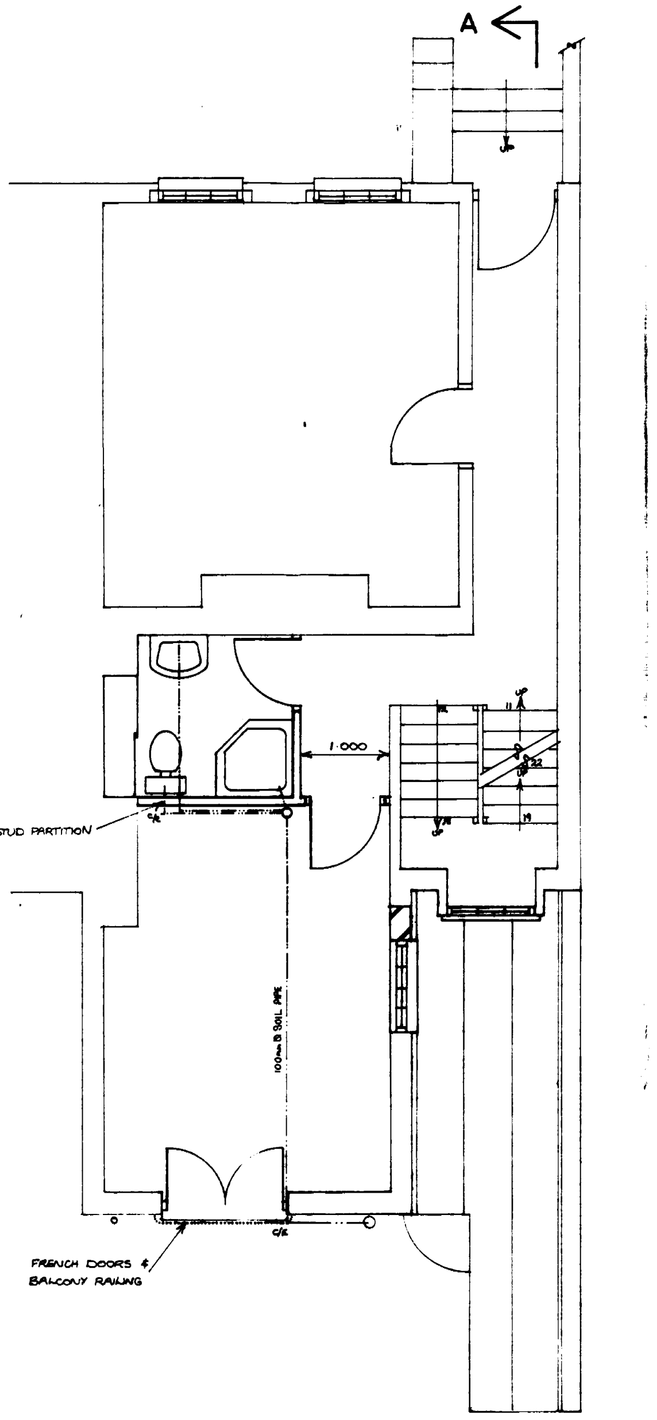
28 MARKET STREET
LONG SUTTON LINCS

SECTIONS

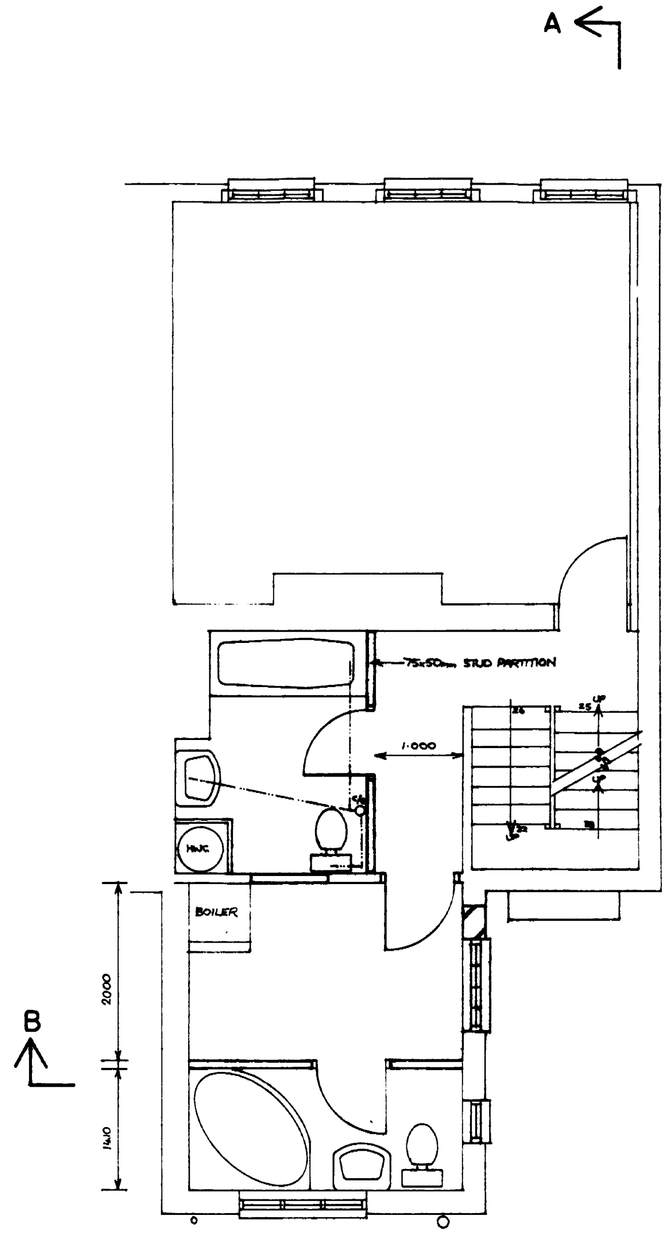
EDWIN J CATO Chartered Surveyors 49 THE AVENUE POTTERS BAR HERTS



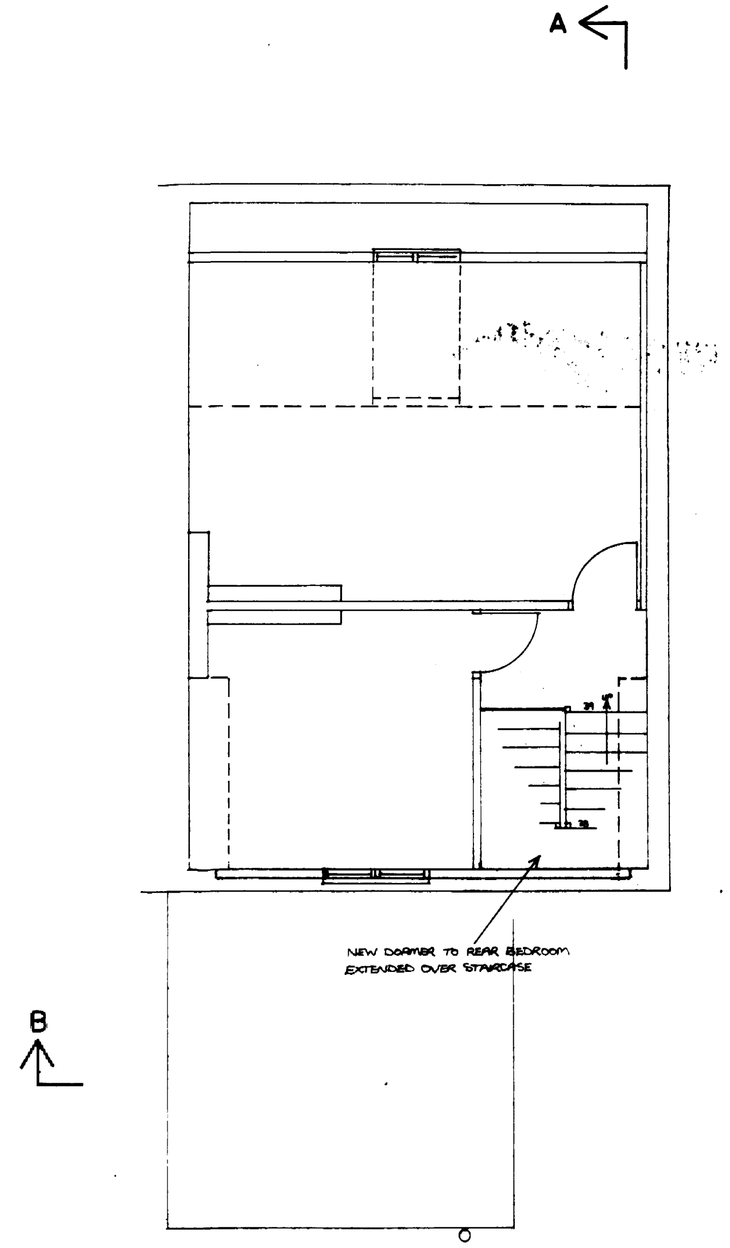
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SOUTH HOLLAND D.C.
PLAN DEPT.
12 NOV 1993
REF ...H/7.1.93..

DETERMINED PLAN

A BAY REVISED. METAL WINDOWS IN B'AGD REPLACED WITH TIMBER SASH. BC 24 00793

SCALE 1:50
SEPT 93
EJC/2180/3 A

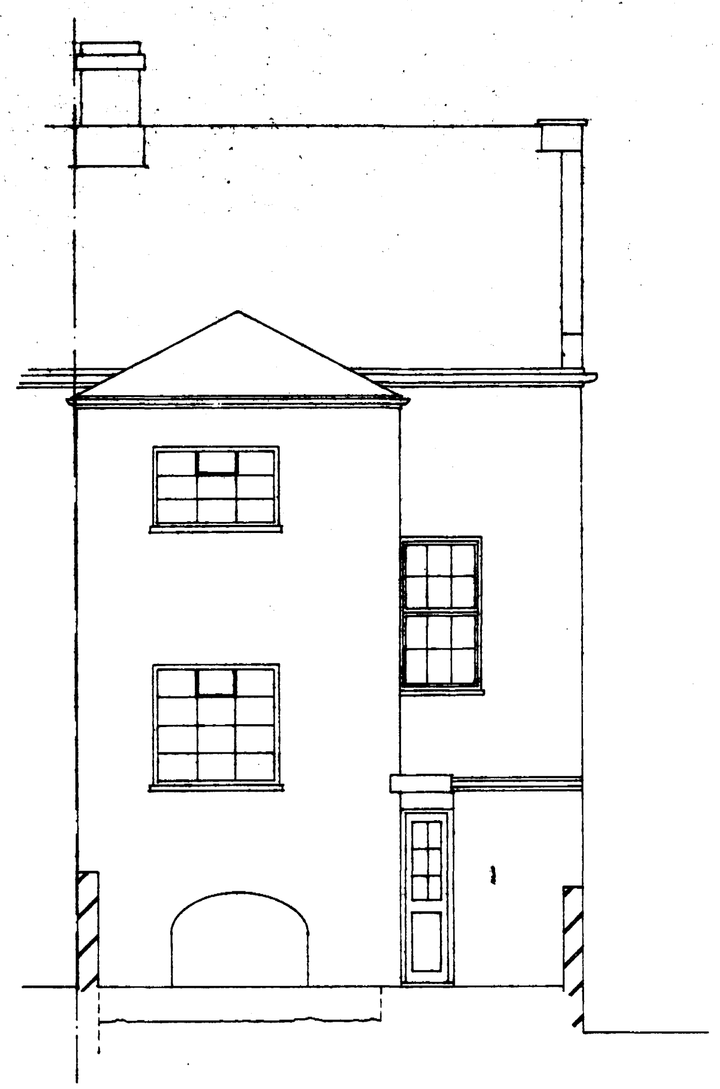
28 MARKET STREET
LONG SUTTON, LINCS

PROPOSED PLANS

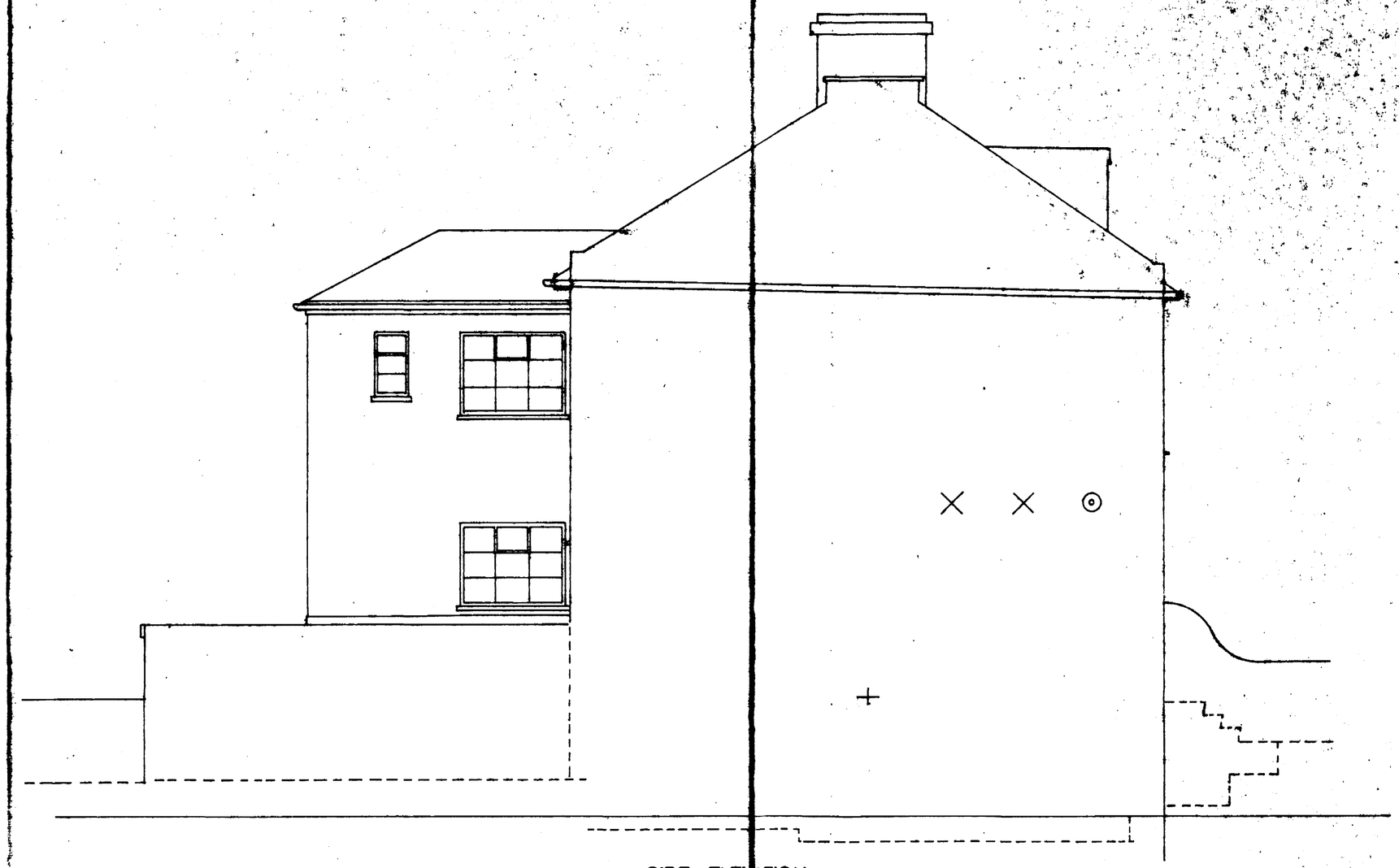
EDWIN J CATO Chartered Surveyors 49 THE AVENUE POTTERS BAR HERTS EN6 1ED



FRONT ELEVATION



REAR ELEVATION

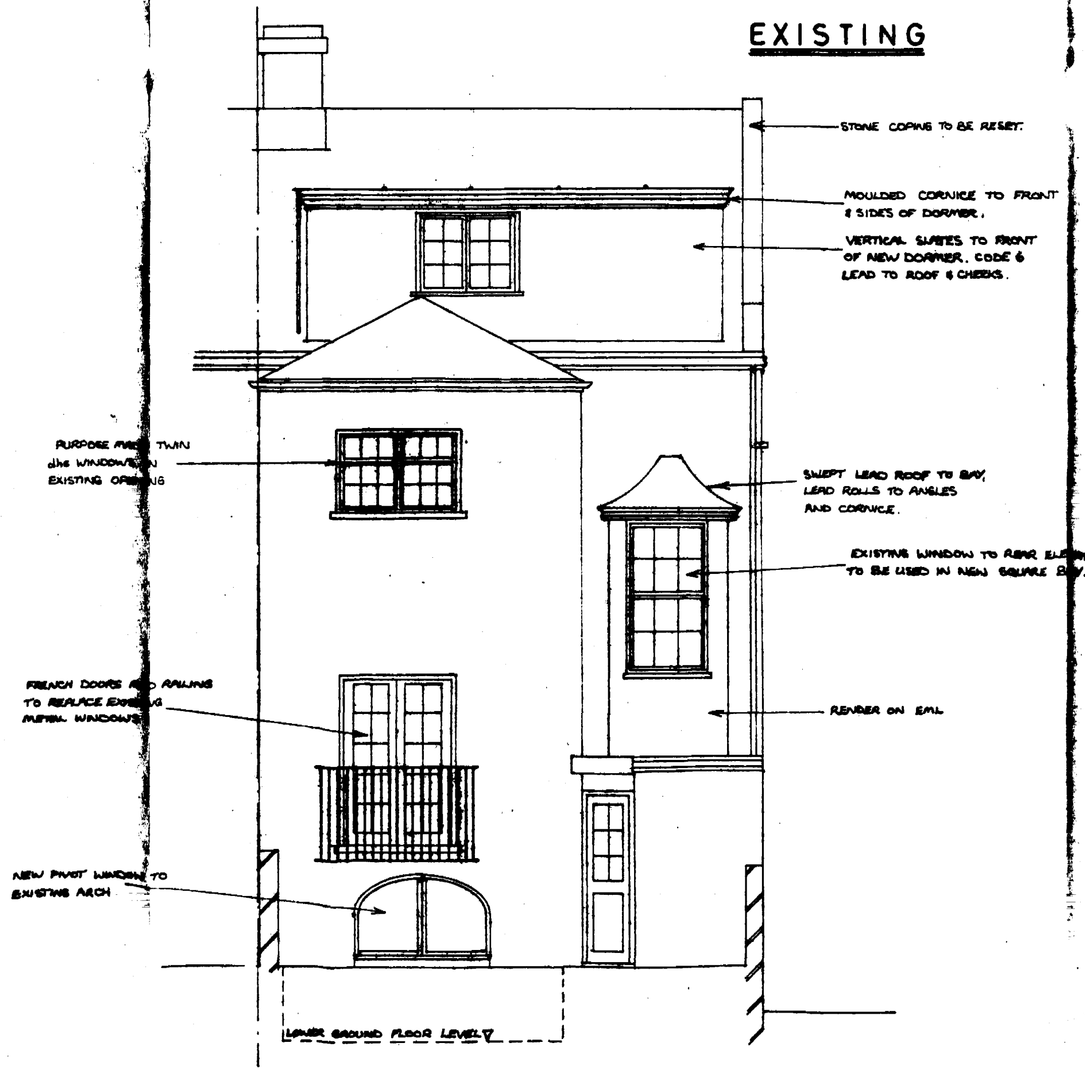


SIDE ELEVATION

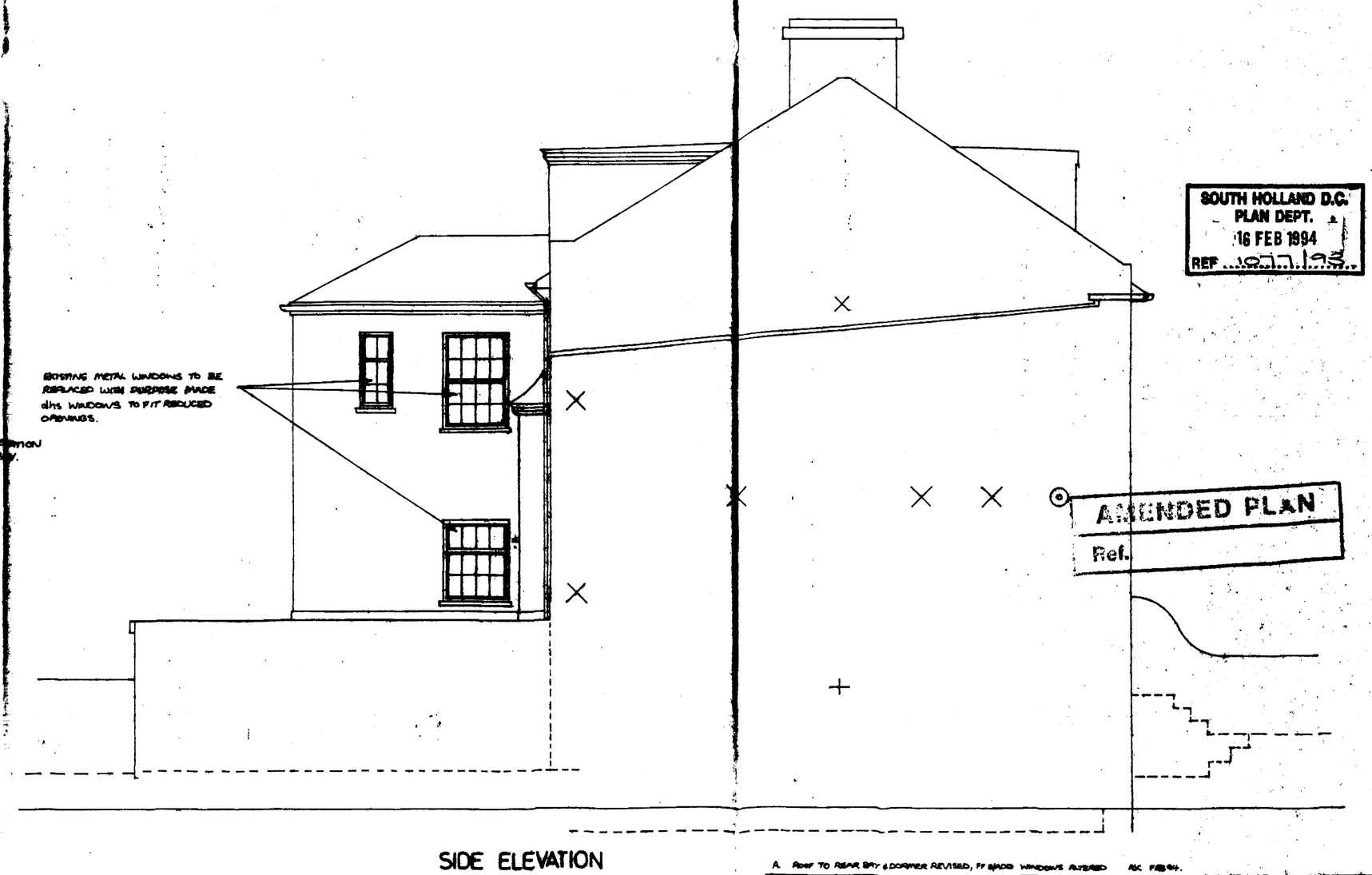


FRONT ELEVATION

EXISTING



REAR ELEVATION



SIDE ELEVATION

PROPOSED

SOUTH HOLLAND D.C.
PLAN DEPT.
16 FEB 1994
REF ...0077/93...

AMENDED PLAN
Ref.

A. ROOF TO REAR BAY & DORMER REVISED, FF&GD WINDOWS ADDED. JJC FEB 94.

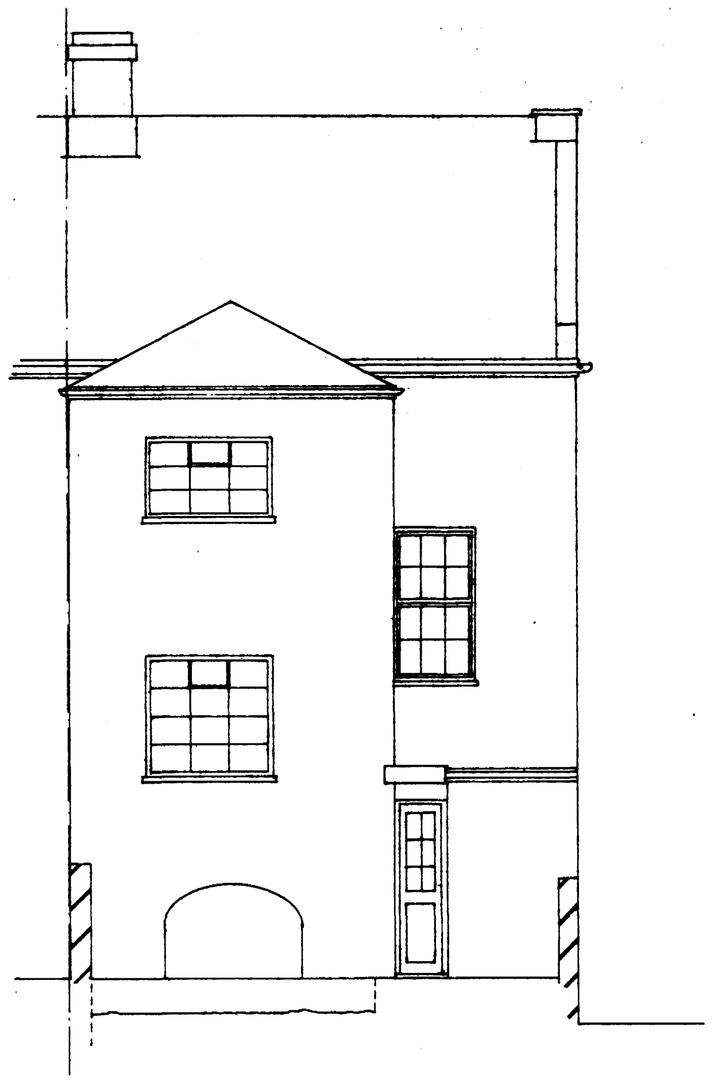
SCALE 1:50
OCT 93
EJC/2180/5A

28 MARKET STREET
LONG SUTTON, LINCS.
ELEVATIONS 2

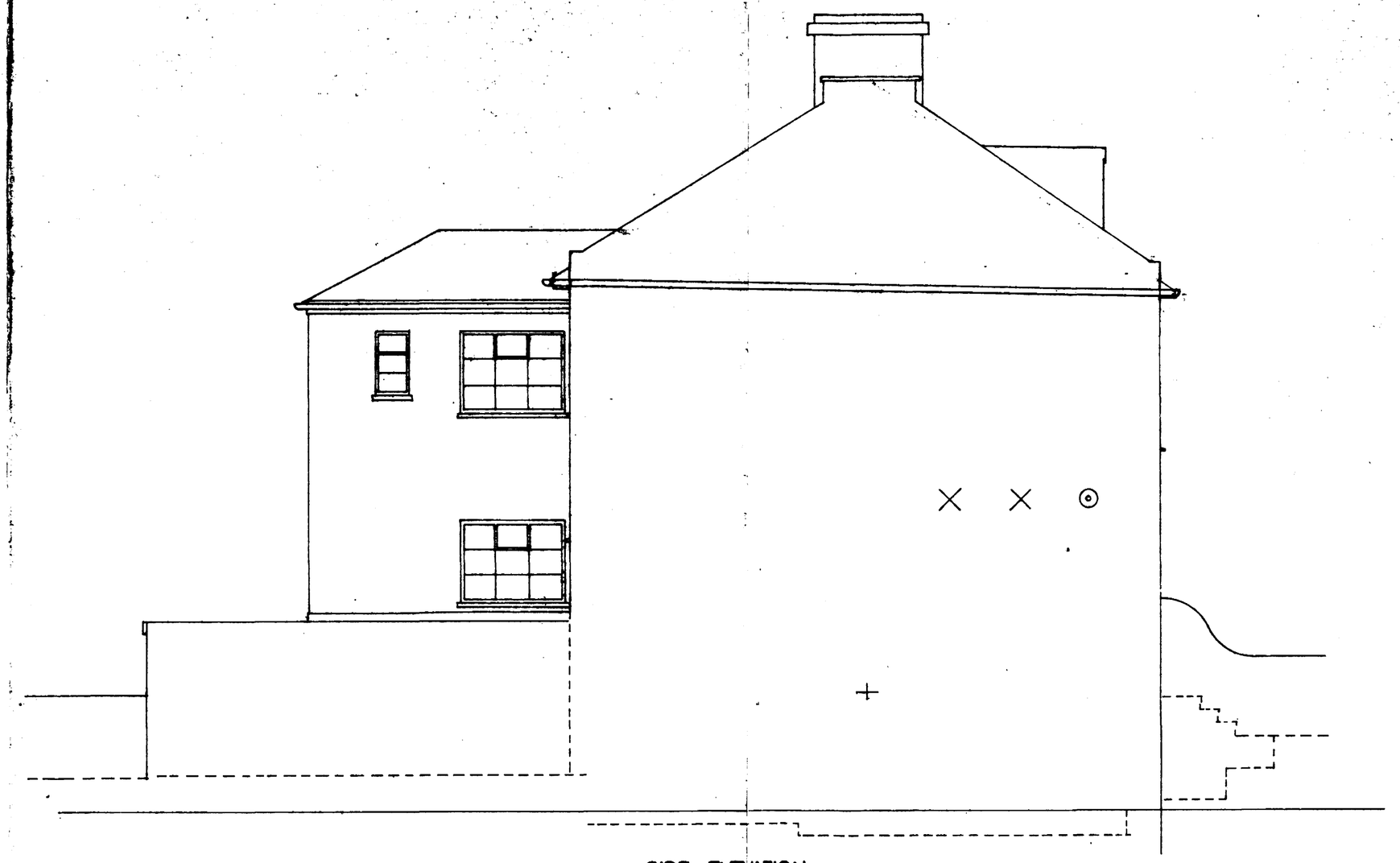
EDWIN J CATO Chartered Surveyors 49 THE AVENUE POTTERS BAR HERTS EN6 1ED



FRONT ELEVATION



REAR ELEVATION

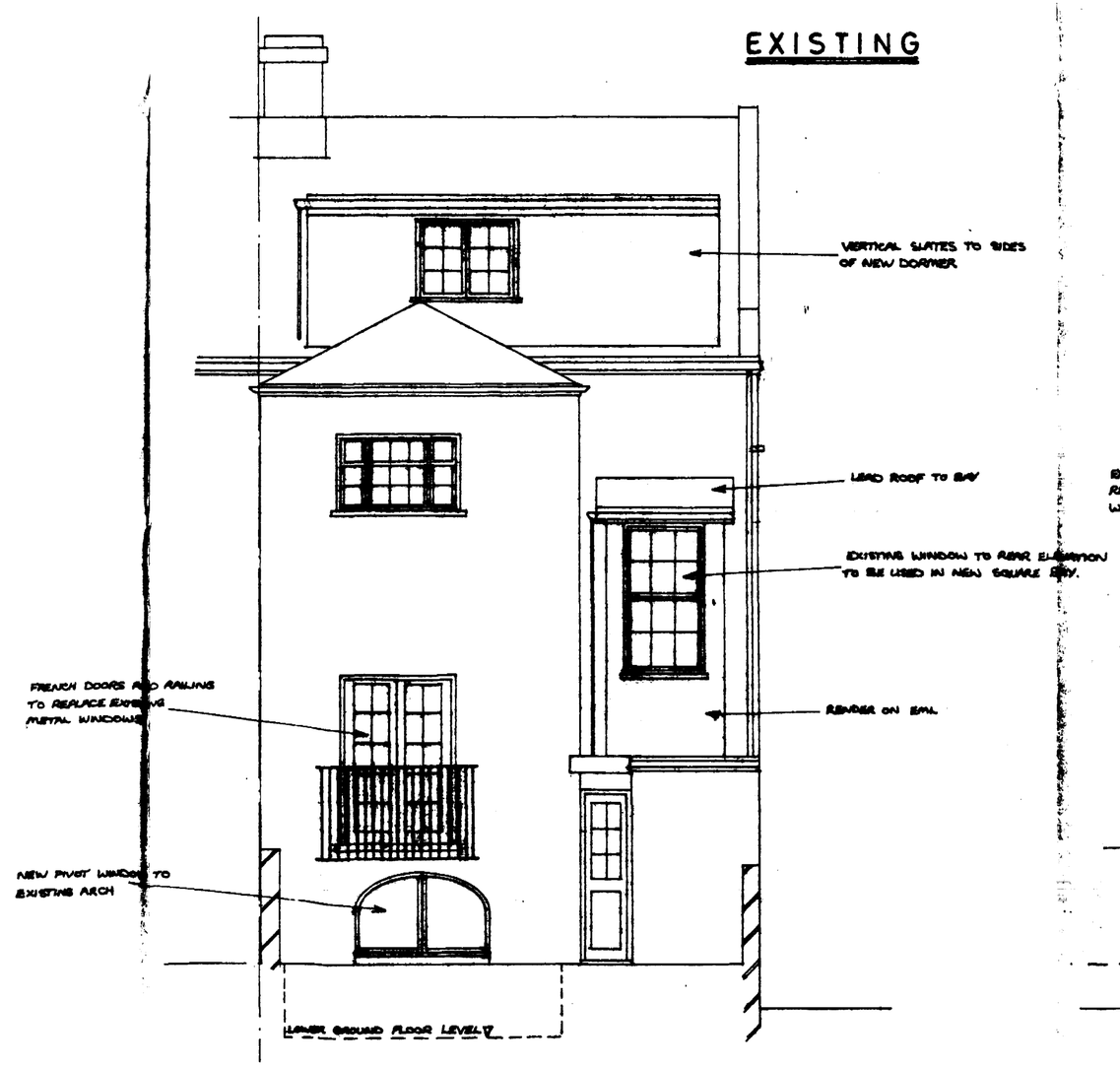


SIDE ELEVATION



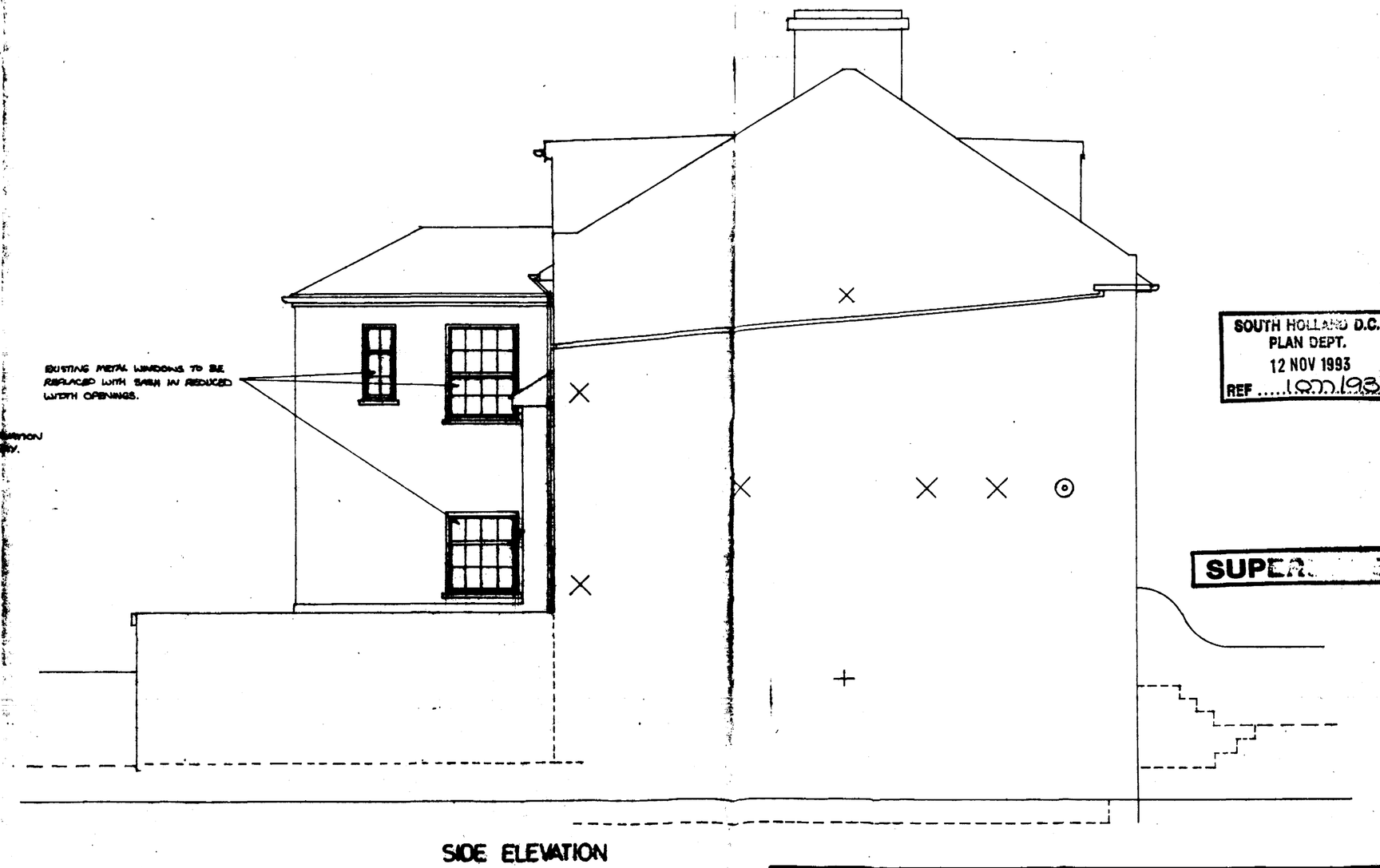
FRONT ELEVATION

EXISTING



REAR ELEVATION

PROPOSED



SIDE ELEVATION

SOUTH HOLLAND D.C.
PLAN DEPT.
12 NOV 1993
REF ....lgm.198..

SUPER... D

SCALE 1:50
OCT 93
EJC/ 2180 /5

28 MARKET STREET
LONG SUTTON, LINCS.
ELEVATIONS 2

EDWIN J CATO Chartered Surveyors 49 THE AVENUE POTTERS BAR HERTS EN6 1ED