AN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H11/1168/91 Received:09-DEC-91 Type:FULL

Name: Mr & Mrs S Nelson
Beech Cottage
Hurn Road
Holbeach Hurn
Spalding Lincs

Agent: Broadgate Builders Ltd
Broadgate
Weston Hills
Spalding
Lincs

Description: Extension to dwelling and erection of stable block and garage

Location : Downlands Cottage Jarvis Gate
Sutton St. James Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

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

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 The stables shall be used for a purpose incidental to the enjoyment of the dwelling house as such and shall not be used for commercial purposes.

Reason: In the interest of the amenities of the locality.

Director of Planning and Building Control Services
14-JAN-92

H11/1168/91

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.

PLANNING APPLICATION

For office use only

Application No. H20/1168/91

Date Registered 29 NOV 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs S Nelson.

Beech Cottage,

Hurn Road, Holbeach Hurn

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Broadgate Builders Ltd.

Broadgate Weston Hills,

Spalding Lincs.

Tel. No. Holbeach 380532

(Personal contact name) M. Charlton.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Downlands Cottage Jarvis Gate, Sutton St Edmunds.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Extension & alteration to house and detached garage & stable block.

Please complete

Signed .....

I attach * Four copies of all plans

*an ownership certificate (see back page)

*a fee of £66.00

If you consider no fee is payable include a written explanation instead.

Date 28 November 1991.

Previous application No:

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

This is a **full** application for change of use and/or new building works [✓] → **Now complete Parts 3, 4 and 5 and an Ownership Certificate**

or This is an **outline** application [ ]

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ]

A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [ ]

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ]

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

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

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

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: — sq. metres

B. Please state size of any new structure:- (a) max. height: ±5.00 metres
(b) max. length: 3.260 metres
(c) max. width: 6.800 metres

C. Please state type and colour of materials for facing external walls: RENDERING

D. Please state type and colour of roofing materials. SLATES.

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site. Domestic

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road ✓

or

B. There will be a new or altered access to a public road → If so, name of road:
Will there be –
Individual access(es)
New estate road

C. What provision will be made for garages or parking within the site? PART PURPOSE of application

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ✓

B. The proposal does involve the felling of one of more trees → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of Soakaway

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

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

D. Foul sewerage will be disposed of to:

Mains sewer [ ] Cesspool [ ] Septic tank [✓]

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	NO	→ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	NO	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	→ Date: Consultee(s):

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

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

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site**, complete **Certificate A**.
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed ..... ~~(Applicant~~/Agent) Date 28-11-91

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

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

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... ~~Applicant~~/Agent) Date 28-11-91

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

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

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

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

for planning permission for

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

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

IAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H11/1168/91 Type: FULL

Applicant: Mr & Mrs S Nelson
Tel:

Agent: Broadgate Builders Ltd
0406 380532

Description: Extension to dwelling and erection of stable block and garage

Location: Downlands Cottage
Jarvis Gate
Sutton St. James (Parish of Long Sutton)
Spalding Lincs

Valid date:	09-DEC-91	Terminal date:	03-FEB-92
Target dates:		Target Committee:	21-JAN-92
To case officer	14-DEC-91	Report deadline:	07-JAN-92
Inspected by	19-DEC-91		
Extra contacts	24-DEC-91	Case Officer:	
Report if not clear by	13-JAN-92	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 21.76 M2
Category: Extension/curt bldg
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Clerk to Sutton St J 0406 22161	11-DEC-91	25-DEC-91	No obj
Cllr D A Tennant	11-DEC-91	25-DEC-91	
Clerk to Long Sutton 0406 362402	17-DEC-91	31-DEC-91	
Res. Neighs.	23-12-91	6-1-92	

L.C.C - No objections as 2-1-92.

P.T.O.

IAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H20/1168/91 Type: FULL

Applicant: Mr & Mrs S Nelson
Tel:

Agent: Broadgate Builders Ltd
0406 380532

Description: Extension to dwelling and erection of stable block and garage

Location: Downlands Cottage
Jarvis Gate
Sutton St. James (PARISH OF LONG SUTTON)
Spalding Lincs

Valid date: 09-DEC-91 Terminal date: 03-FEB-92
Target dates: Target Committee: 21-JAN-92
To case officer 14-DEC-91 Report deadline: 07-JAN-92
Inspected by 19-DEC-91
Extra contacts 24-DEC-91 Case Officer:
Report if not clear by 13-JAN-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 21.76 M2
Category: Extension/curt bldg
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Long Sutton ~~St~~ J 0406 22161	11-DEC-91	25-DEC-91
Cllr D A Tennant	11-DEC-91	25-DEC-91

N.C.C - No objections JC 12/12/91

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 46...

Receipt Issued ..... No P318

Date First Received 29 NOV 1991.

REGISTRATION

REFERENCE ..H20/1168/91.....

Cross-Ref ..B20/0688/91

Date. 2/12/91

VALIDATION 9/12/91 Date. 2/12/91..

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

Site area ..... No. of dwellings ..... Floorspace ..2176.....

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

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description Extension to dwelling + erection of stable block + garage

Technical: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees: Nil fee - previous app ☐ Ref .....
- type ☐
Discounted fee ☐ Reason .....

Correct fee £ 46.. Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date..1.....1.2

Index Sheets ..26 OS Nos ..... Grid Ref 5 40090 3 7000

Ward ..NK.. Parish .....

Inside IBD N.. Inside LP Area N..

TR Rural ☐ CA ☐
TR Bypass ☐ LB ☐ Grade
Level crossing ☐ TPO ☐
Footpath ☐ Other:

Linked to site.....Ref..... Linked to property.....Ref..109077

Planning Records:
Earlier apps

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

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ **Neighbours** ✓ **Other**

Boundaries **Site Features** Open countryside location. Extensions/alterations to both sides of house. Stable block in garden. Neighbours to NE and SW. Stables will involve removal of few fruit trees. Not significant.

Inspected by:
date:

Residents notified on site visit:

Case Officer Conclusions (issues)

Bungalow to NE - Hard.
House to SW - Hard

Extension acceptable in terms of design
Stables incidental to residential use. Acceptable in design terms.
Neighbours not considered to be ~~not~~ materially affected.

Case Officer Recommendations (summary)
(details overleaf) Consent

Delegation
Recommended approvals –

Confirmed by Case Officer: DMG 10/1

Departure from policy — Yes ____ No ____

Ward member request — Yes ____ No ____

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

Other circumstances needing Committee decision — Yes ____ ☐ Flagged by Senior Officer Signed ..... No ____ [Reason:

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic. — No ____ ☐ Fee (not first Submission) ☐ Other info. viz: Signed .....

Yes ____

ANY ONE OF ABOVE

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

Delegation confirmed by Senior Officer
..... DMG 10/1

Recommendation/draft report produced ..... **Amended/confirmed** .....

Conditions/Reasons

(1) SC29 --- The stables shall ---

Reason

(1) In the interest of the amenities of the locality.

Notes to applicant

Disabled access .....

Outstanding EH .....

Amended plans ..... via

Other

INVALID

BEECH COTTAGE
MAIN ROAD
HOLBEACH HURN
SPALDING
LINCS

4th DECEMBER 1991

YOUR REF H20/1168/91

Dear Sir/Madam,

This letter is to confirm that the Stables, if built will be for our own private use & not a Commercial enterprise.

Yours
Sincerely

P.S my agent is dealing with the Site location plans.

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING DEPARTMENT

B. SMITH, M.R.T.P.I., DISTRICT PLANNING OFFICER
COUNCIL OFFICES, CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCS. PE11 1DB. Tel. SPALDING 761161

APPLICATION REFERENCE: H20/1168/91

DATE RECEIVED: 29 11 91

APPLICANT: Mr & Mrs S Nelson
Beech Cottage
Hurn Road
Holbeach Hurn
Spalding
LINCS

AGENT: Broadgate Builders
Broadgate
Weston Hills
Spalding
LINCS

DESCRIPTION OF DEVELOPMENT : Extension and alteration to house and detached garage and stable block.

LOCATION: Downland Cottage, Jarvis Gate, Sutton St James

9th.
~~2nd~~ December 1991

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE THAT APPLICATION IS INVALID

I have to inform you that your planning application is invalid and requires amendment before I am able to deal with it.

SOUTH HOLLAND D.C.
PLAN DEPT
09 DEC 1991
REF .....

The requirements are as follows:

Four copies of a 1:2500 site location plan are required, showing the site clearly outlined in red, and any other land in the applicants ownership outlined in blue. (Copies can be purchased from this office if you call in to identify the site). Those submitted are inadequate.

Confirmation that the stables are not to be used as a commercial enterprise. NOT Commercial - confirmed by telephone 9.12.91 - letter to follow

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 received will be reimbursed.

Yours faithfully

pp Director of Planning &
Building Control Services

Please return the copy of this letter with your reply. If you need to write separately, please quote the above application number. If telephoning, please ask for Mrs Maxwell.

RIAN SMITH *Dip TP MRTPI* District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H11/1168/91

Applicant: Mr & Mrs S Nelson
Beech Cottage
Hurn Road
Holbeach Hurn
Spalding Lincs

Agent: Broadgate Builders Ltd
Broadgate
Weston Hills
Spalding
Lincs

Description: Extension to dwelling and erection of stable block and garage

Location: Downlands Cottage Jarvis Gate
Sutton St. James Spalding Lincs

Type: FULL

Date received: 09-DEC-91

17-DEC-91

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 01-JAN-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

FOR PARISH COUNCIL USE ONLY

Comments:

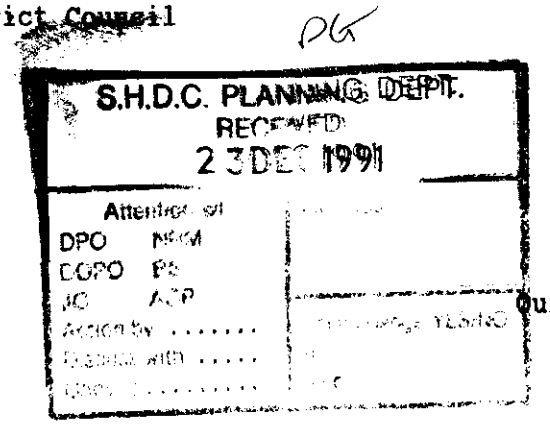
No objections

Signed: M. Batchelor

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3 JAN 1992

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

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



NRA

National Rivers Authority
Anglian Region

18 December 1991

Our Ref: GT/91/1/SH/0284

Dear Sir

PLANNING APPLICATION NO. N20/1168/91
PROPOSED EXTENSION TO DWELLING & ERECT STABLE BLOCK AT JARVIS GATE, SUTTON ST JAMES, FOR MR & MRS NELSON

With regard to the above-mentioned application received on 16 December 1991, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

If there is no sewer available in the area to serve the proposed development it is likely that the Developer would install a septic tank to dispose of the foul sewage from the proposal.

The NRA would not approve the discharge of septic tank effluent direct to a watercourse.

We have no objection to the use of a septic tank(s) at this location provided that:

a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.

b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.

c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.

d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.

The applicant should be made aware that the site is below retained flood level in the fluvial system and could be at risk from flooding from breach or overtopping of the defences.

/contd...

DR KEVIN BOND
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

2. /contd...

NRA

GT/91/1/SH/0284

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

Liquid and solid animal/vegetable wastes and associated contaminated waters should be stored and disposed of in a manner that will not lead to pollution of surface or underground waters.

Site operators should ensure there is no possibility of contaminated water entering and polluting surfaces or underground waters.

All drums and small containers used for oils and other chemicals should be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway. These areas should preferably be under cover.

Yours faithfully

R F Morgan
Planning Engineer

cc. Broadgate Builders Ltd, Broadgate, Weston Hills, Spalding, Lincs - Agent

DES

SOUTH HOLLAND
Internal Drainage Board

OK.

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

S.H.D.C. PLANNING DEPT.
RECEIVED
20 DEC 1991
Attention of: DPO NRM JAMO BS JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-H/1168/91/JAMO **Your Ref.**

Date 12 December 1991

Dear Sirs,

FULL PLANNING APPLICATION - MR & MRS. S. NELSON
"DOWNLANDS COTTAGE", JARVIS GATE, SUTTON ST. JAMES

Thank you for the plan No. E12091-AB3 showing your above clients proposed extension and stable block etc. Although the proposal does not directly affect my Board's interests, I set out below general advice for your clients attention.

Prior to the installation of septic tank and roof water soakaway systems for which the consent of the National Rivers Authority may be required, I would suggest that appropriate tests are undertaken to ensure the subsoil conditions are suitable and that such systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off from creating embarrassment. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

Any watercourses adjoining the site are maintained by the riparian owners whose consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. You are advised at this stage that should a direct storm water outfall be intended, my Board reserve the right to seek a single once and for all time contribution towards future improvements of the Board's system to ensure adequate capacity for increasing flows from continuing developments.

The contribution rate is currently £6,600 per acre of new impermeable surface drained via a direct outfall and subject to 10% engineering fees and V.A.T., although this figure is subject to periodic review.

Should your project involve the filling of a dyke alongside a highway, the prior approval and specification of the South Holland District Council's Technical Services Department must be obtained.

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

Broadgate Builders Ltd.,
Broadgate House,
Broadgate,
Weston Hills,
Spalding, Lincs.

JJ Elsey

ENGINEER TO THE BOARD

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 30.12.91

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING AND BUILDING CONTROL YOUR REF:

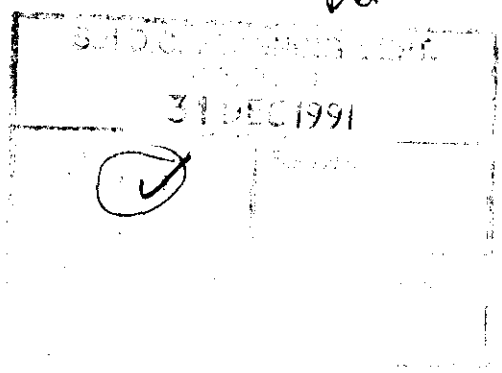
Planning Application H20/1168/91
House extension and stable block, Jarvis Gate

This is a relatively isolated dwelling and with the stable block in this location, providing there is effective site management I would not envisage any problems.

Chapman

Director of Environmental Services

OK.



Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

Our Ref: E12091

District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs

11th December 1991

For the attention of Mrs Maxwell

Dear Madam,

Re: Extension and alteration to house and detached garage and stable block, Dawnland Cottage, Jarvis Gate, Sutton St James

With reference to the above and your invalid notice Ref: H20-1168-91 we hereby confirm that the stables are not to be used as a commercial enterprise.

If any further information is required please do not hesitate to contact the undersigned.

Yours faithfully,

MICHAEL CHARLTON

S.H.D.C. PLANNING DEPT.
RECEIVED
12 11 DEC 1991
Attention of
DPO NRM
DOPO PS
SC ACP
Action BY .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
By
date

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

29 NOV 1991
REF 1168/91

Our Ref: E12091

District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs

28th November 1991

Dear Sirs,

Re: Alteration and extension to Downlands Cottage, Jarvis Gate Sutton St James

We wish to make an application for full planning permission and building regulation in respect of the above.

Planning Application:

Four copies of planning application form
Four copies of drawing numbered E12091-AB3, AB2 & ST1
One cheque for the value of £46.00

Building Regulation Application:

One copy of building regulation application form
Two copies of drawing numbered E12091-AB1, AB2 & AB3
One cheque for the value of £71.68

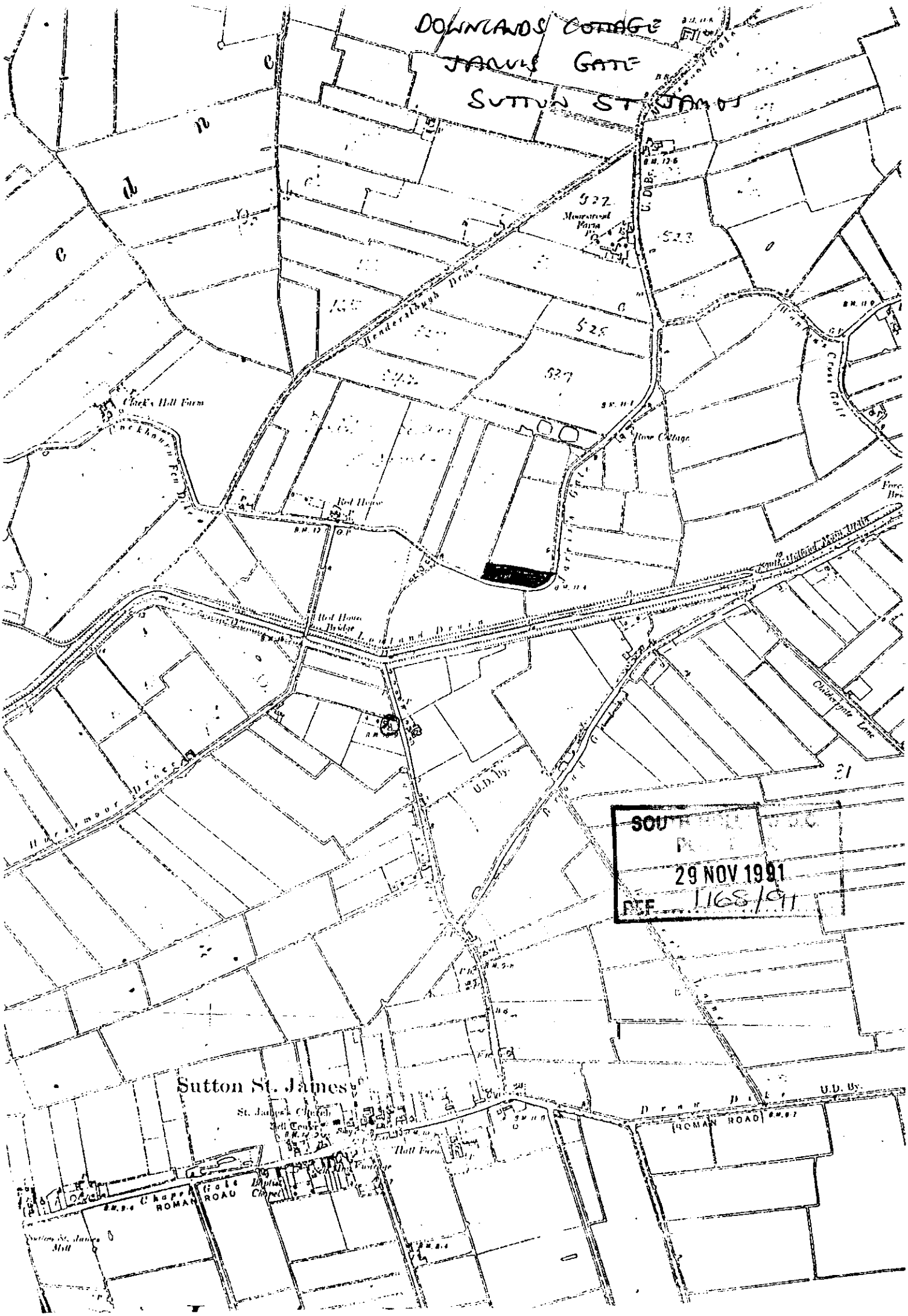
Our cheque enclosed is for £117.68 to cover both of the above fees.

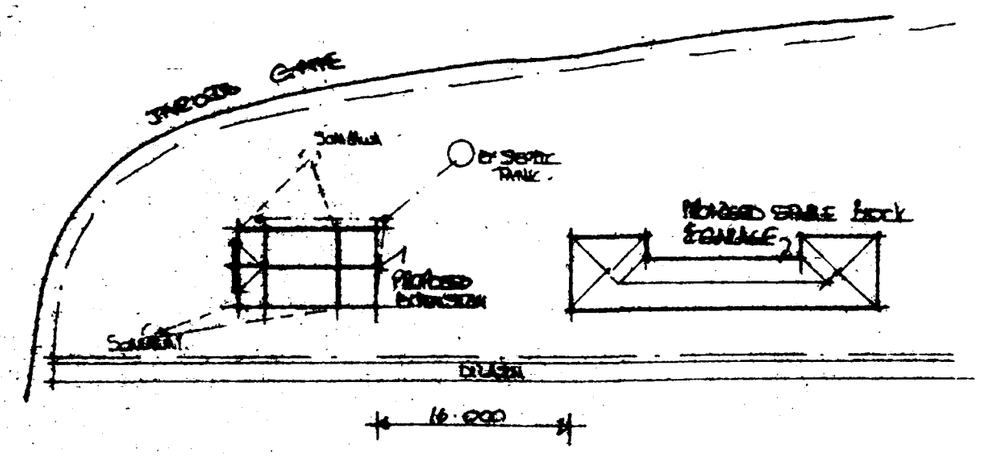
We trust that this is in order. However, if you do have any queries please do not hesitate to contact us.

Yours faithfully
BROADGATE BUILDERS (SPALDING) LIMITED

MICHAEL CHARLTON
EXTENSIONS DIVISION

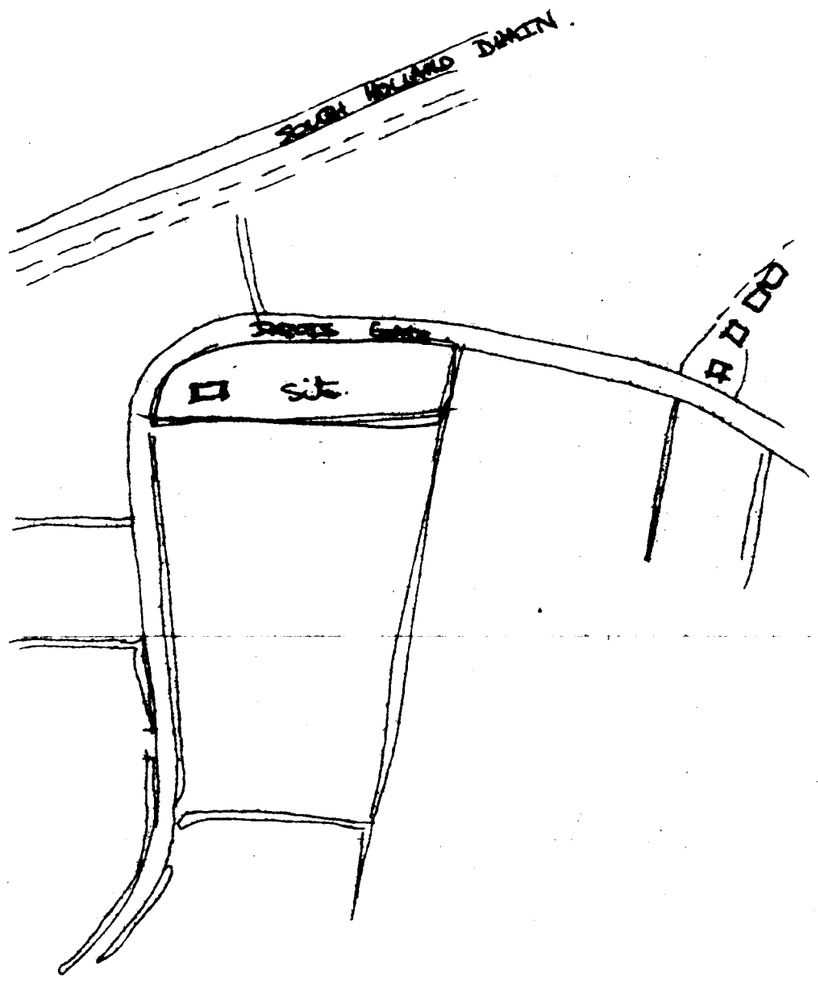
Directors: D.D. Bissett-Clarke (Managing) N.J. Rayner ACMA (Financial) Mrs. W. A. Rayner (Company Secretary)
Registered Office as above. Registered in England No. 1242542


DOWNLANDS COTTAGE
JAGUE GATE
SUTTON ST JAMES
Clack's Hall Farm
Red House
Red House Bridge
Sutton St. James
St. James's Church
ROMAN ROAD
U.D. By.
Henderskyds Drive
Clubsgate Lane
522
523
525
527
SOU
29 NOV 1991
REF 1165/91

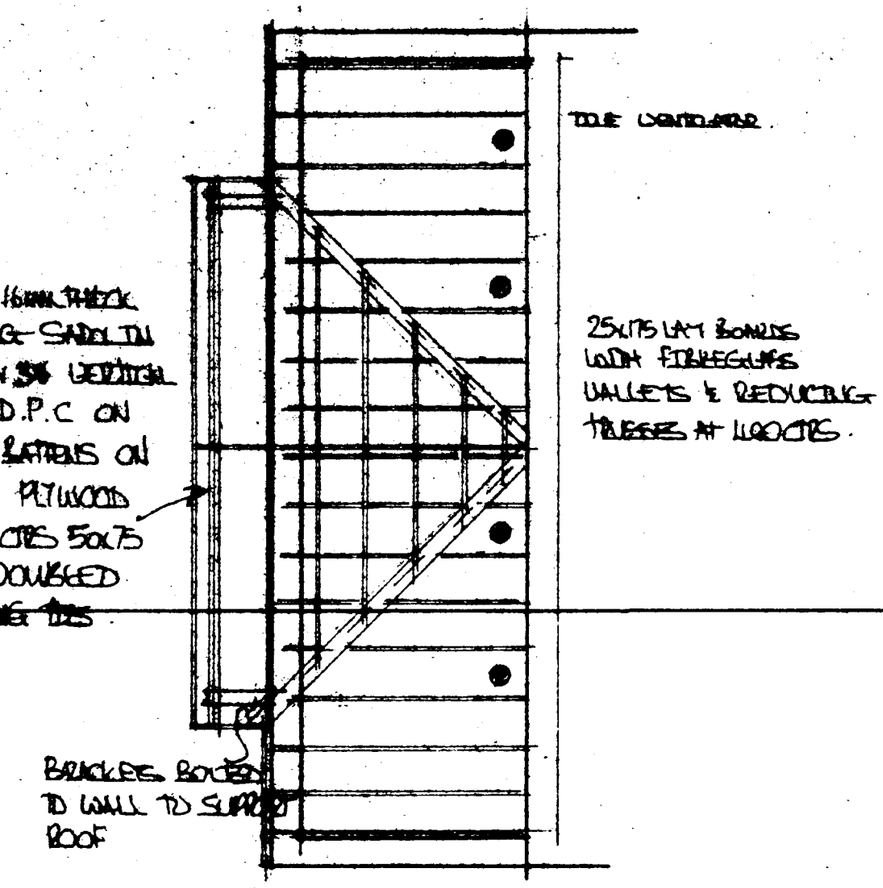


site layout

SCALE 1:500



location plan.



roof plan

(porch only)

SOUTH
PL
29 NOV 1991
1168/91

superseded
9/12/91

Broadgate Builders

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380532.

TITLE

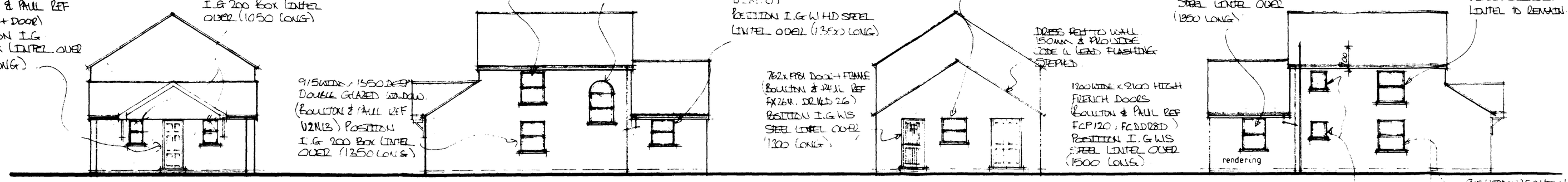
proposed alteration and extension to Downlands Cottage Jarvis Gate Sutton St James

DATE November 1991	DRAWN M. CHARLTON
DRWG. No. E/1091-863	SCALE 1:50

REVISIONS	DES.	DATE	SIGN

PLANNING	BUILDING REGS.
CHECK BY	

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front elevation. side elevation. rear elevation. side elevation

ventilation provision
ALL WINDOWS TO BE DOUBLE GLAZED. ALL ROOMS TO BE SERVED BY WINDOWS INCORPORATING VENT OPENING NOT LESS THAN 1/20th FLOOR AREA.
all habitable rooms TO HAVE PROPRIETARY TRICKLE VENTS INSTALLED TO WINDOW FRAME AT HIGH LEVEL. VENT AREA TO BE NOT LESS THAN 4,000 mm².
kitchen TO HAVE MECHANICAL EXTRACTOR CAPABLE OF EXTRACTING NOT LESS THAN 60 LITRES PER SECOND IN ADDITION TO TRICKLE VENT AS SPECIFIED ABOVE. EXTRACTOR DUCTED TO EXTERNAL AIR.
bathroom TO HAVE MECHANICAL EXTRACTOR CAPABLE OF EXTRACTING NOT LESS THAN 15 LITRES PER SECOND WHICH MAY BE OPERATED INTERMITTENTLY AND DUCTED TO EXTERNAL AIR.

injected d.p.c.
APPLY INJECTED D.P.C. TO ALL INTERNAL AND EXTERNAL WALLS HACK OF PLASTER INTERNALLY TO A HEIGHT OF 1.000m.
PROVIDE & INSTALL SILICON INJECTED D.P.C IN STRICT ACCORDANCE WITH MATERIAL SPECIFICATION. WORK CARRIED OUT BY SPECIALIST CONTRACTOR. CONTRACTOR TO SUBMIT GUARANTEE ON COMPETION OF THIS WORK.
RE-PLASTER WALLS WITH SUITABLE PLASTER PRIOR TO PLASTERING. TREAT WALLS WITH NEUTRALIZING SALT SOLUTION.

external wall treatment
TO ALL EXISTING EXTERNAL WALLS APPLY 25mm SAND CEMENT RENDERING INC WATERPROOFING AGENT & DECORATIVE FINISH.

ground floor
RE-MODEL ALL EXISTING GROUND FLOORS & CAST A-WAY
PROVIDE NEW FLOORS AS FOLLOWS
150m BLINDED AND CONSOLIDATED. HARDCORE BASE
1000 GAUGE P.D.C. D.P.M.
WP FLOOR D.P.M. INTO WALL D.P.C 50mm MIN
100mm OBDISIDE CONCRETE (1:2:4MIX)
50mm SAND CEMENT SCREED

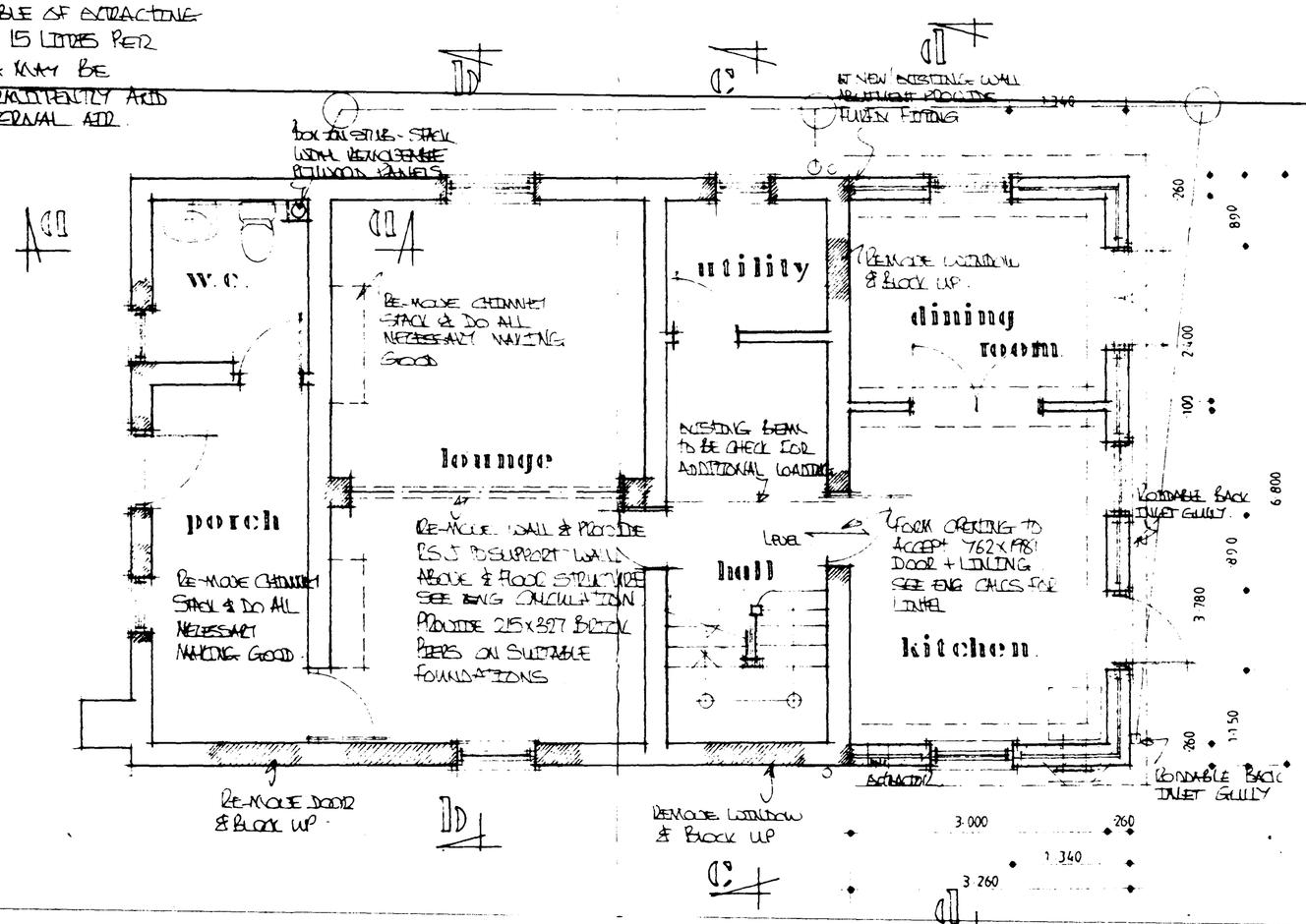
timber treatment
TREAT ALL ROOF AND FLOOR TIMBERS AGAINST INSECT AND FUNGAL DECAY. CONTRACTOR TO SUBMIT GUARANTEE ON COMPLETION OF THIS WORK.

kitchen
PROVIDE A MINIMUM OF THE FOLLOWING HYGIENE WORKTOPS AND FOOD STORAGE FACILITIES
2NO 1000 BASE UNITS
1NO 1000 SINK BASE UNIT
1NO SINGLE BOWL SINGLE DRAINER SINK UNIT AND WORKTOPS & CORNER BASE UNIT

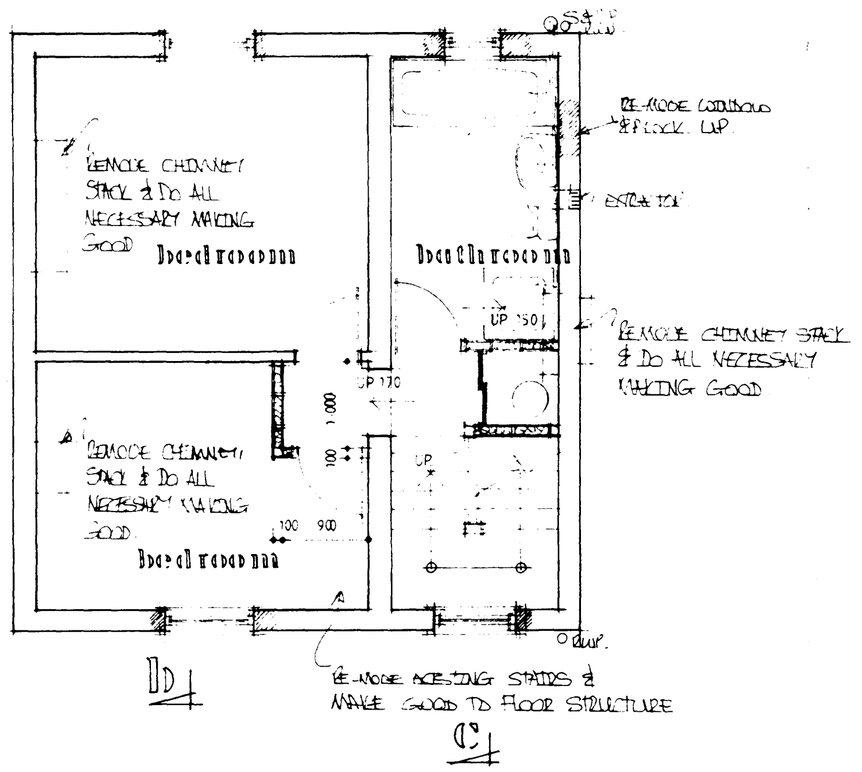
boiler
PROVIDE OIL FIRED BALANCE FLUE BOILER OF REQ'D RATING. FLOOR MOUNTED ON CONCRETE HEARTH WITH 50mm PROTECTION AROUND BOILER PROVIDE DURABLE GUARD OVER OUTLET

note: THE SPACE & WATER HEATING SYSTEM TO BE FITTED WITH SUITABLE MEANS OF CONTROLLING THE TEMPERATURE

cylinder
NEW 30 GALLON COPPER CYLINDER COMPLETE WITH 3KW IMMERSION HEATER (THERMOSTAT CONTROLLED) & INSULATION JACKET.



ground floor plan proppased



first floor plan proppased

29 NOV 1991
REF 1168/91

NOTES

electricts
ELECTRICAL CONTRACTOR TO PROVIDE A CERTIFICATE RELATING TO THE CONDITION OF EXISTING WIRING PRIORITY TO HAVE A DECLAIME AND SAFE PROVISION THROUGHOUT FOR ARTIFICAL LIGHTING AND HAVE SUFFICIENT SOCKET OUTLETS FOR THE SAFE & PROPER FUNCTION OF DOMESTIC APPLIANCES.
ALL WIRING TO SOCKET OUTLET TO BE CHASED IN AND not SURFACE MOUNTED
THE FOLLOWING IS THE MINIMUM STANDARD.
TWO WAY LIGHTING TO STAIRCASE, LANDING, HALLWAY AND TO ANY ROOM HAVING AN EXTERNAL ENTRANCE.
SINGLE SWITCHED LIGHTING TO ALL OTHER ROOMS
TWO SINGLE SOCKES TO BEDROOM.
SINGLE SOCKET TO HALL AND LANDING.
ONE DOUBLE AND TWO SINGLE SOCKETS TO EACH LIVING ROOM, KITCHEN AND UTILITY.
ELECTRICAL CONTRACTOR TO PROVIDE CERTIFICATE ON COMPLETION OF WORK.

stairs
TOTAL RISE 2200 (TO BE CHECKED ON SITE)
11 RISERS 200mm
10 GOINGS 225mm
TIMBER HANDRAIL TO STAIRS 840mm ABOVE PITCH LINE MEASURED VERTICALLY
TIMBER BALLUSTRADE TO STAIRS 900mm ABOVE FIRST FLOOR LEVEL MEASURED VERTICALLY
200mm MIN NOGGING TO STAIRS ABOVE WITH LOWE MEASURED VERTICALLY
CLEAR WIDTH OF STAIRS 850mm
NO OPENING IN BALLUSTRADE GREATHER THAN 99mm AND ALL BALLUSTRADE POSITION VERTICALLY

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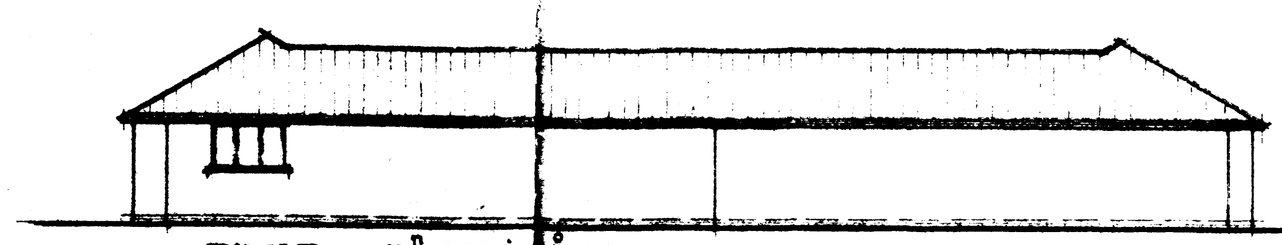
TITLE
proposed alteration and extension to Downlands Cottage Jarvis Gate Sutton st James for Mr & Mrs S NELSON

DATE November 1991	DRAWN M. CHARLTON
DRWG. No. E120791-AB1	SCALE 1:50, 1:100

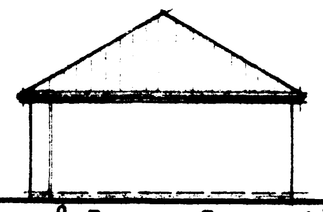
REVISIONS	DES.	DATE	SIGN

PLANNING	BUILDING REGS.
CHECK BY	

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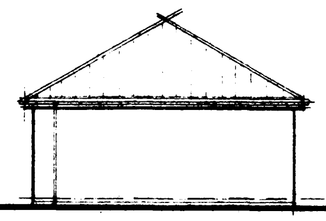
rear elevation



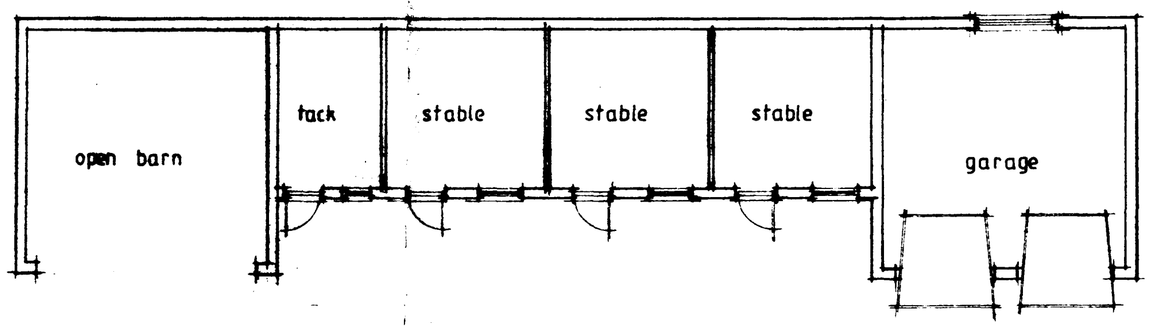
side elevation.



front elevation.



side elevation.



ground floor plan.

NOTES

SOUTH
F
29 NOV 1991
REF 1168/91

Broadgate Builders

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TITLE

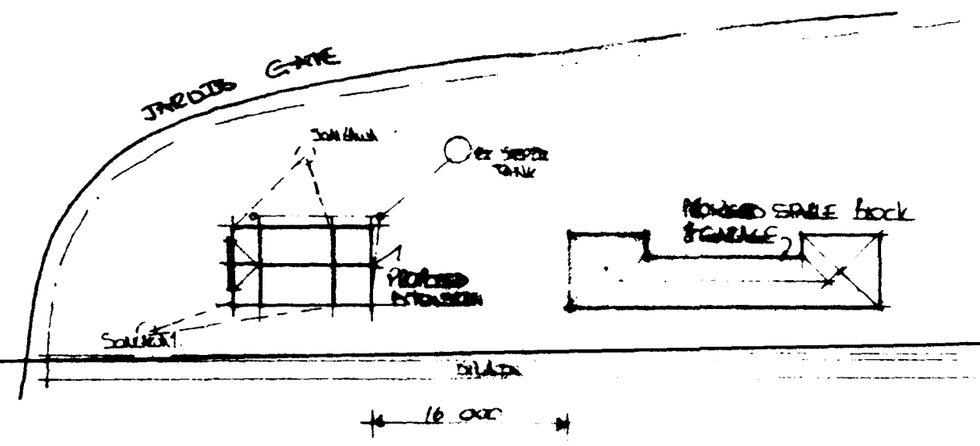
proposed stable block
Downlands Cottage
Jarvis Gate Sutton St James
for Mr & Mrs S. NELSON

DATE November 1991	DRAWN M. CARDWELL
DRWG. No. E/2091/ST 1	SCALE 1:100

REVISIONS	BY	DATE	CHKD

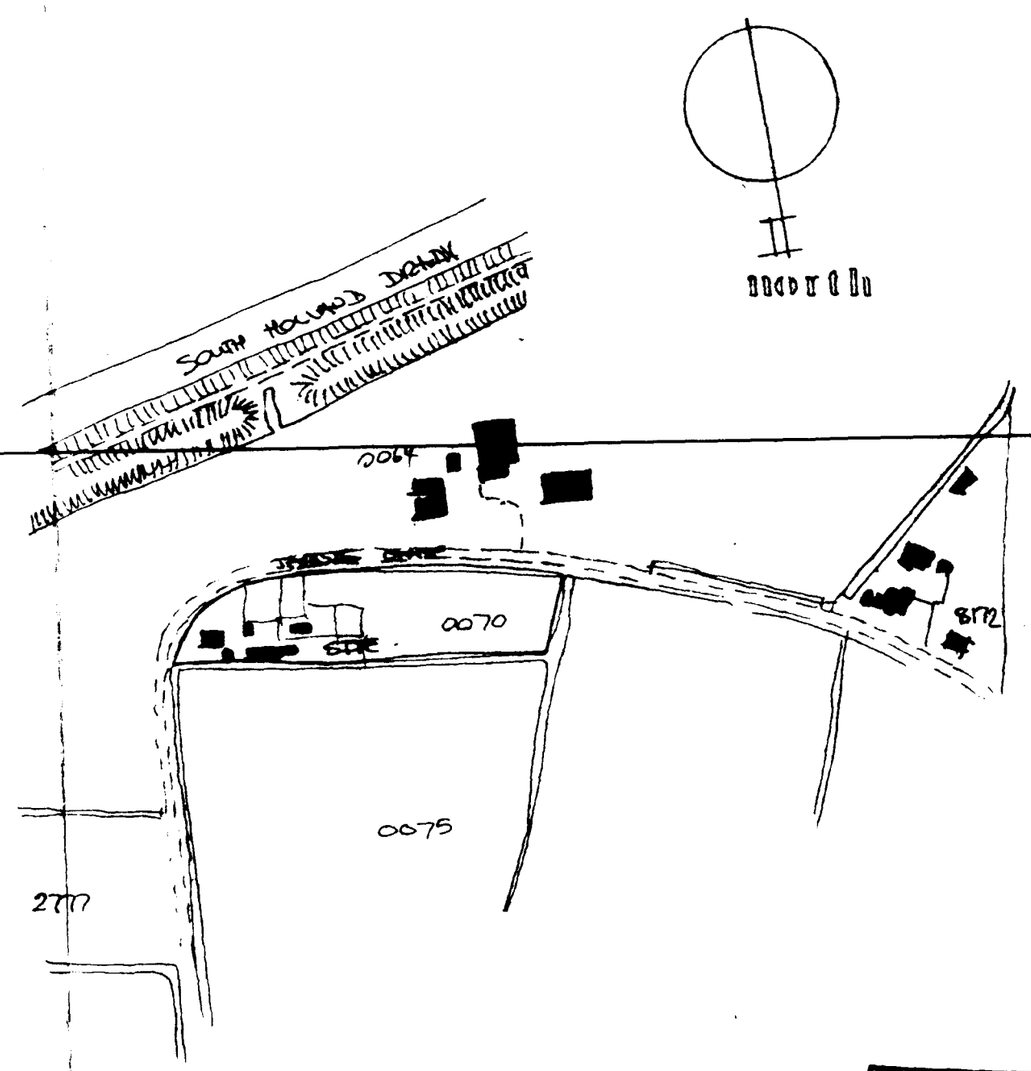
PLANNING	BUILDING REGS.
CHECK BY	

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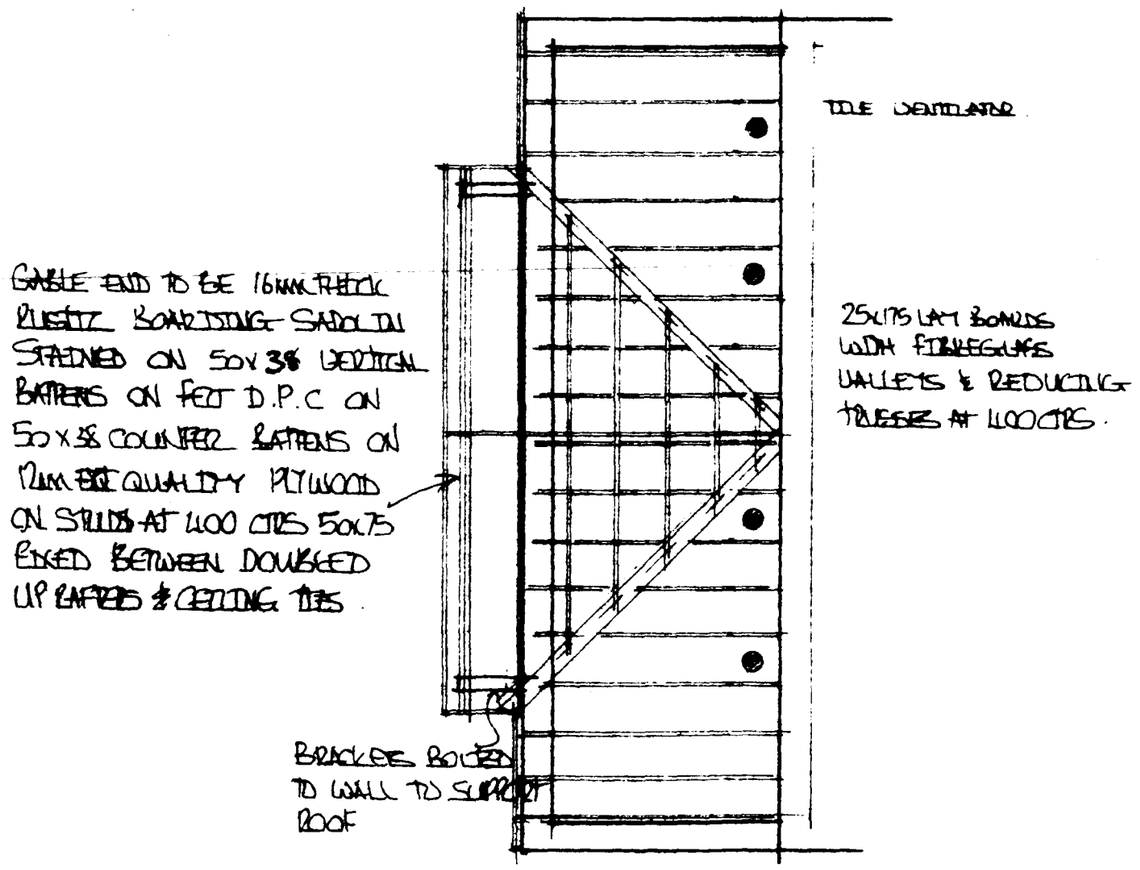
site layout

SCALE 1:500



location plan

SCALE 1:2500



roof plan

(porch only)

SOUTH HOLLAND D.C.
PLANNING DEPT
09 DEC 1991
REF 1162/91

Broadgate Builders

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Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532.

TITLE

proposed alteration and extension to Downlands Cottage

Jarvis Gate Sutton st James

DATE November 1991	DRAWN M. CHARLTON
DRWG. No. E/2091-A&3	SCALE 1:50

REVISIONS	DES.	DATE	SIGN

PLANNING	BUILDING REGS.
CHECK BY	

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SUMMIT