SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H12/0287/94 Received:23-MAR-94 Type:FULL

Name: Mr R Harris
9 Lutton Bank
Lutton
Spalding
Lincs

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Extension and re-roofing/ new vehicular access

Location : 9 Lutton Bank Lutton
Spalding

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 materials to be used for the construction of the proposed extension shall match, as closely as possible, those used for the construction of the existing dwelling.

Reason: In the interests of visual amenity.

3 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

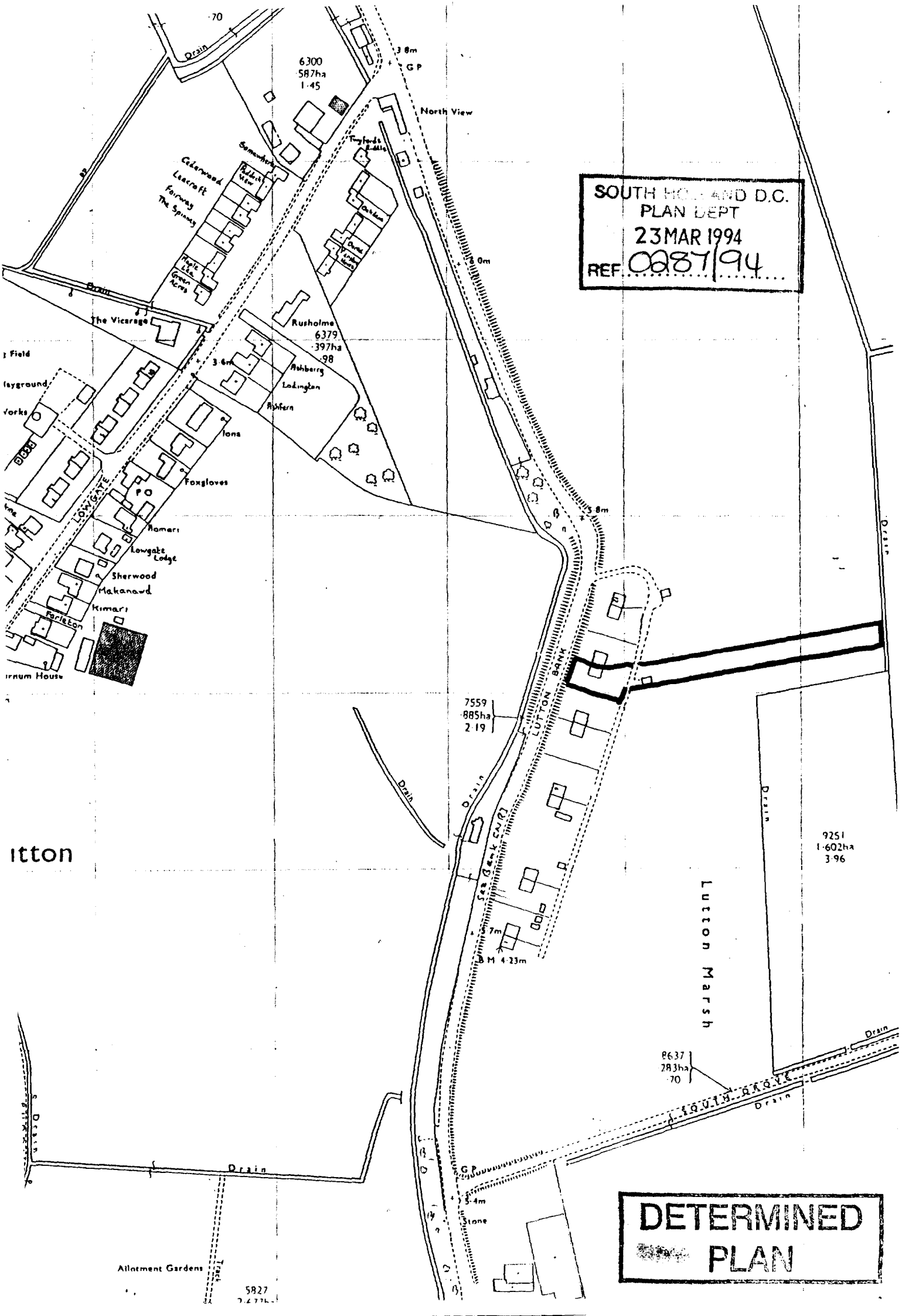
Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

Director of Planning and Building Control Services
27-APR-94 H12/0287/94

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)


SOUTH HOLLAND D.C.
PLAN DEPT
23 MAR 1994
REF 0287/94
DETERMINED
PLAN
North View
The Vicarage
Rushholme
6379
·397ha
·98
Ashberry
Lodington
Ashfern
Foxgloves
Lowgate
PO
Romari
Lowgate Lodge
Sherwood
Makanaud
Kimari
Forleton
Lutton Bank
Sea Bank End
Lutton Marsh
South Drove
Drain
6300
587ha
1·45
7559
·885ha
2·19
9251
1·602ha
3·96
8637
283ha
·70
Allotment Gardens
Stone
GP
itton

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H12/0287/94

Date Registered 23 MAR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR R. HARRIS,
C/S LUTTON BANK,
LUTTON, NR SPALDING,
LINCS.

Tel. No.

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

L. A. BUILDING DESIGN
55, HANNAM BOULEVARD
SPALDING. PE11 1LB
TEL: 0775 711437

Tel. No.
(Personal contact name) PETER LITHGOW

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

EXTENSION & RE ROOFING / NEW VEHICULAR ACCESS

Please complete

Signed. P Lithgow Date 23/3/94

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £70:00 If you consider no fee is payable include a written explanation instead.

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 Certificates**

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 pervious 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 Dwellings		If so, how many:
(ii) Other new building(s)		
(iii) Alterations or extension	✓	
(iv) Change of use		

4. A. If building works are proposed, please state extra floor space to be created: 81.20 sq. metres

B. Please state size of any new structure:- (a) max. height: 8.00 metres
(b) max. length: 10.80 metres
(c) max. width: 10.40 metres

C. Please state type and colour of materials for facing external walls: TO MATCH EXTG / SEE DRG.

D. Please state type and colour of roofing materials. MARLEY LANDEN RED/BROWN TO MATCH ADJOINING DWELLING

E. Has a survey of the site been undertaken? State Yes or No YES

5. GENERAL INFORMATION Please complete each section

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

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: LUTTON BANK
Will there be—
Individual access(es) ✓
New estate road

C. What provision will be made for garages or parking within the site? SEE DRG.

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 or more trees ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of TO SOAKAWAYS

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

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

D. Foul sewerage will be disposed of to:
Mains sewer ☐ Cesspool ☐ Septic tank ✓ EXTG.

PLEASE COMPLETE IN ALL CASES

	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 right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial 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)
Is this application related to a previous submission?	NO	➡ Application No.

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST** Please state interest in site (e.g. owner, prosp. purchaser) *(Please remember to indicate on the location plan any other land under your control).*	OWNER

2. OWNERSHIP OF THE SITE

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

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.**
(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 R S Withgott ~~(Applicant~~ / Agent) Date 23/3/94

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.
Owner's Name:
Address of owner at which notice was served: 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 farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. 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 R S Withgott ~~(Applicant~~ / Agent) Date 23/3/94

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.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

DC INSTRUCTION SHEET

APPLICATION REF: H12/0287/94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Other.....

Details needed: (Non-std only)

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

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		.....		

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		..... Specify:	

Press
PC
WM
Residents

Case Officer: David Gedney

Senior Officer Confirmed ..... Date..... 29/6/94

Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : Site lower than road by approx 2m.
Neighbours :
Boundaries : Ex Local Authority house. Slate roof.
Site Features : Adj houses have been refurbished.
Spacious plots.
Semi to south. Open to rear.

Inspected by DMF
Date 30/3

Site Notice posted by DMF
Date 30/3
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions DMF 22/4

Considered acceptable in terms of design/appearance.
Neighbours not materially affected.
County Highways raise no objections on highway grounds.
Re-roofing "pd" in any case.

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 .....

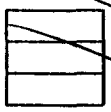
DELEGATED DECISION

Case Officer

Approve (or equiv) Refuse (or adverse)

Signed ..... Date 22/4

Notes:



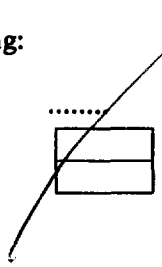
Disabled
Prev conditions
Amended plans –
Dwg no:
Received:

CONDITIONS/~~REASONS~~:

1 TL1
2 SC80 Reason Standard
3 B22 Reason B21

Condition monitoring:

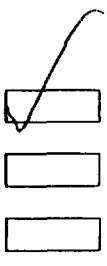
non-std expiry .....
prior submission
prior siteworks



Determined plans indicated

Departure approval confirmed

Flag for on-site review



ADMIN RECORD SHEET

Initial

Submitted Fee £70 .

Receipt No P4055

Date first Rec'd 23 MAR 1994

Registration

Reference H12|0287|94

Cross-Ref B12|0176|94

Date 24-MAR-94 LAC

Validation

TYPE FULL.

Site area 0
No of dwellings
Floorspace 81.38

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

Description to be recorded

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

Fees
Correct fee £70 .
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 154 OS Plots
Grid ref 543780 329600

Ward K Parish CUTTON

Inside IBD NO Inside LP area NO

Constraints:

CA Cons Area ☐
LB Listed – Grade: ☐
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 4
AIR Safeguard ☐
LIN Elect ☐
PIP Pipe ☐
CON Waste/contamin ☐

Linked to site Ref

Linked to property Ref
0121551

Dist Bound ☐
Other: ☐

Planning Records:
Earlier apps

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

B J 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

H12/0287/94
FULL

Applicant: Mr R Harris
Tel:

Agent: L A Building Design
0775 711437

Description: Extension and re-roofing/
new vehicular access

Location: 9 Lutton Bank
Lutton
Spalding

Valid date:	23-MAR-94	Terminal date:	18-MAY-94
Target dates:		Target Committee:	11-MAY-94
To case officer	30-MAR-94	Report deadline:	27-APR-94
Inspected by	06-APR-94	Agreed TD Ext:	
Extra contacts	13-APR-94	Case Officer:	
Report if not clear by 27-APR-94		D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints: AIR

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		30-MAR-94	20-APR-94 ✓
Clerk to Lutton PC	0775 724941	29-MAR-94	12-APR-94
Cllr D A Tennant		29-MAR-94	05-APR-94
Cllr E J Clarey	0406 363141	29-MAR-94	05-APR-94
Cllr M D Booth	0406 350034	29-MAR-94	05-APR-94

L.C.C. – Obs Attached fr CB 31/3/94

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H12/0287/94

Form of notification by the County Director of Highways and Planning for
DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

9 Luttons Bank, Luttons.

3. Name, classification and number of road

U/C

4. Date application referred 31-3-94

5. State whether outline, detailed application etc.

Full.

6. Description of proposed development/change of use including access details

Extensions & New Access

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. ~~Does not wish to restrict the grant of permission.~~

(b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. ~~Requests that the local planning authority refuse the application~~ (reason overleaf).

d. ~~Requests the local planning authority to complete~~ Form T.R. 108 para 10b as shown overleaf.

Date: 31/3/94 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(i) B22.

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(i) B21.

Note:— use continuation sheet(s) as necessary.

Our Ref: GT/94/1/SH/0101

19 April 1994

NRA

National Rivers Authority
Anglian Region

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

Dear Sir

PLANNING APPLICATION NO. H12/0287/94
PROPOSAL: EXTENSION AND RE-ROOFING/NEW VEHICULAR ACCESS
APPLICANT: MR R HARRIS

I refer to your consultation received on 8 april 1994.

This Authority has no objection to the proposed development, as submitted.

Yours faithfully

pp

MERVYN PETTIFOR
Planning Manager

S.H.D.C. PLANNING DEPT.
RECEIVED
22 APR 1994 DG

DES

GRAINGER DAVIES, B.Sc., C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4055
Date received : 23-MAR-94

Received from

Mr R Harris

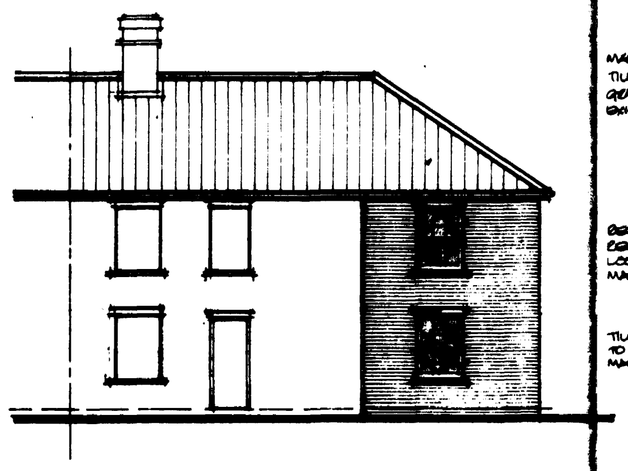
Address

9 Lutton Bank
Lutton
Spalding

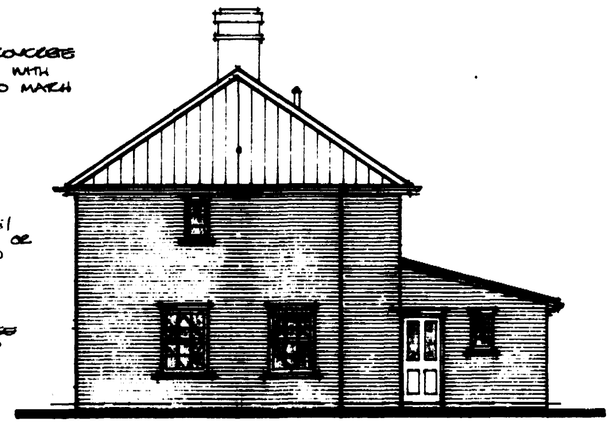
Fee paid	£	70.00
VAT	£	0.00
Total received	£	70.00

Cash/Cheque : Cash

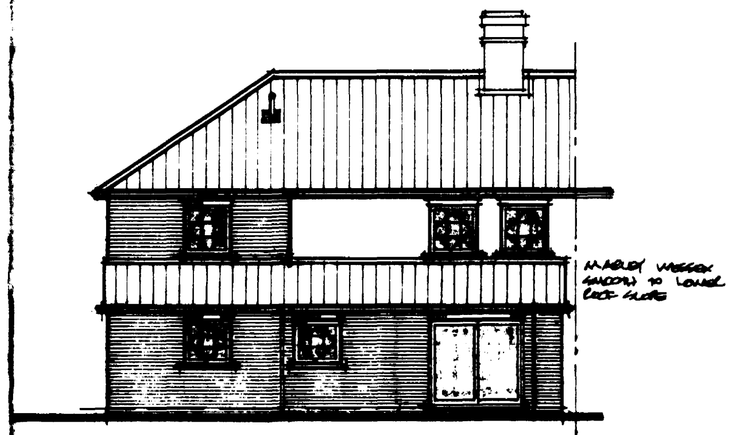
Signed.....K. Lowe...
(Authorised Collector)



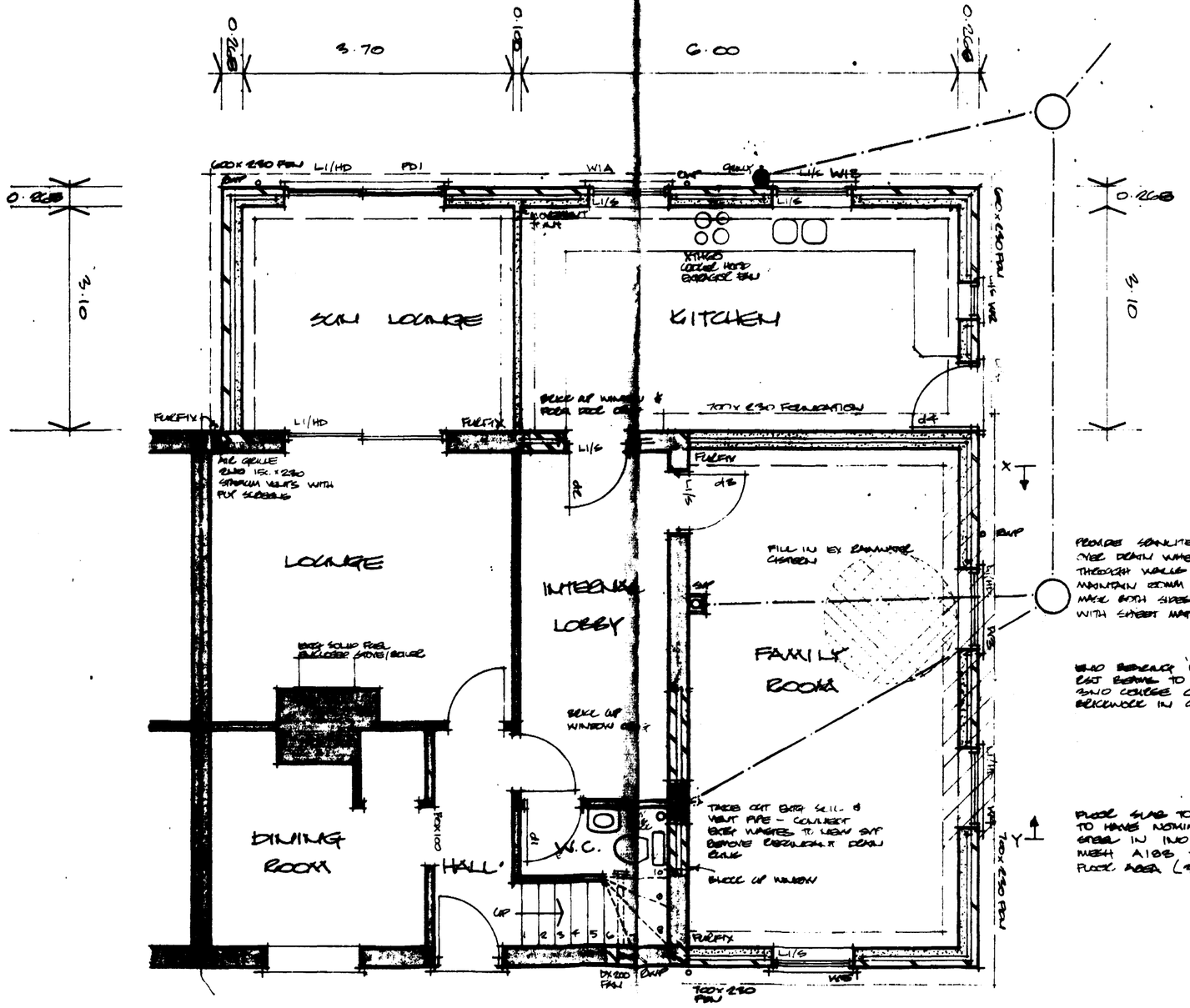
FRONT ELEVATION



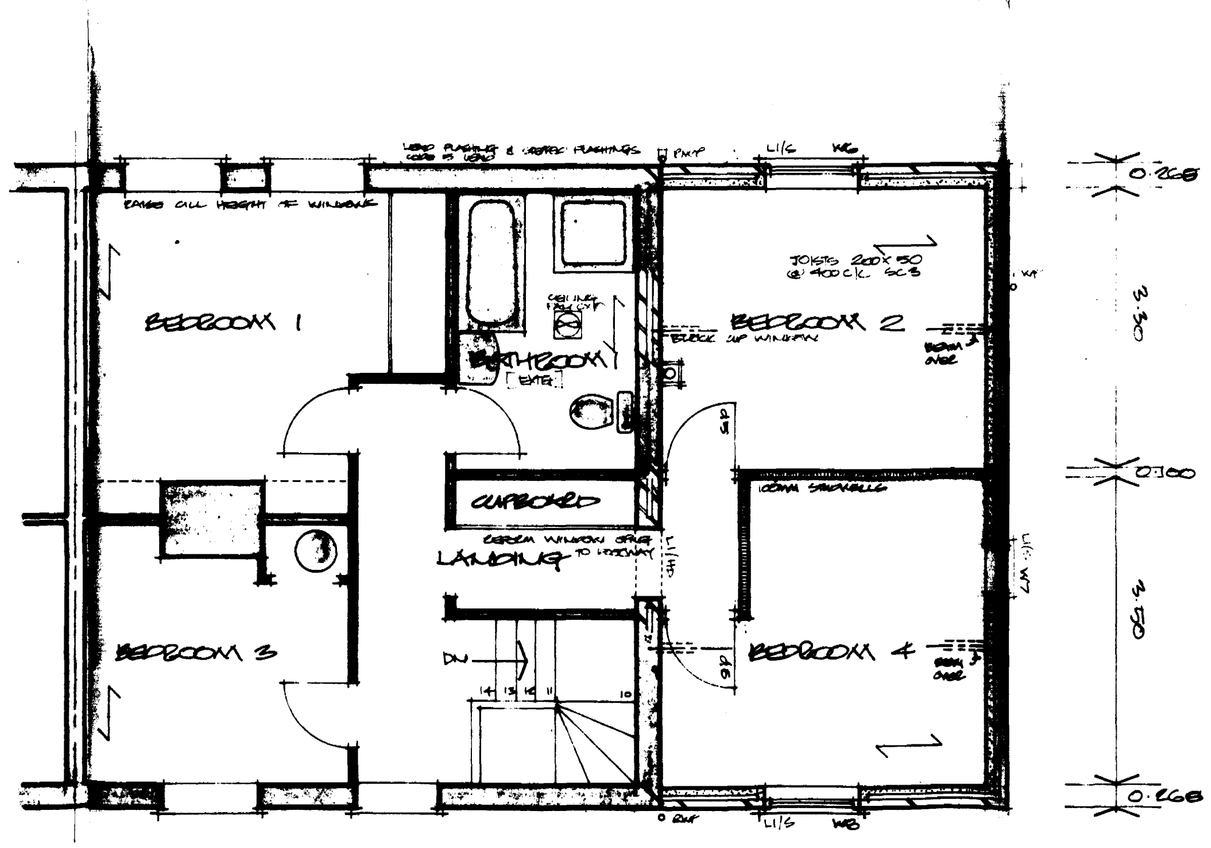
SIDE ELEVATION



REAR ELEVATION

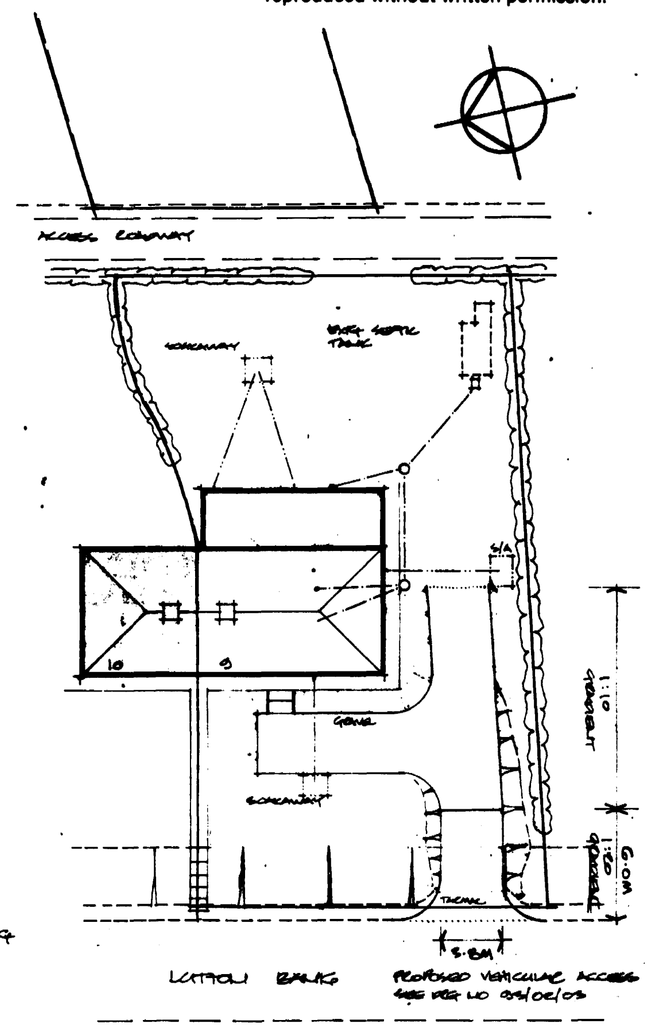


GROUND FLOOR PLAN



FIRST FLOOR PLAN

1. Builder to check all dimensions on site before work commences.
2. This drawing is the copyright of L A Building Design and shall not be copied or reproduced without written permission.



BLOCK PLAN 1:250

SOUTH HOLLAND D.C.
PLAN DEPT
23 MAR 1994
REF. 0287/94

B ALTER LAYOUT & ELEVATIONS AS PER REF 93
A ALTER ROOF TO 5/6 PITCH FROM HIP END TO GABLE ETC. SEP 93

L A BUILDING DESIGN
55 Hannam Boulevard
Spalding
Lincolnshire PE11 1LB
Tel: Spalding (0775) 711437

project
PROPOSED EXTENSION ETC AT 3 LUTTON BANK, LUTTON, NR LONG SUTTON, SPALDING, LINCOLNSHIRE.

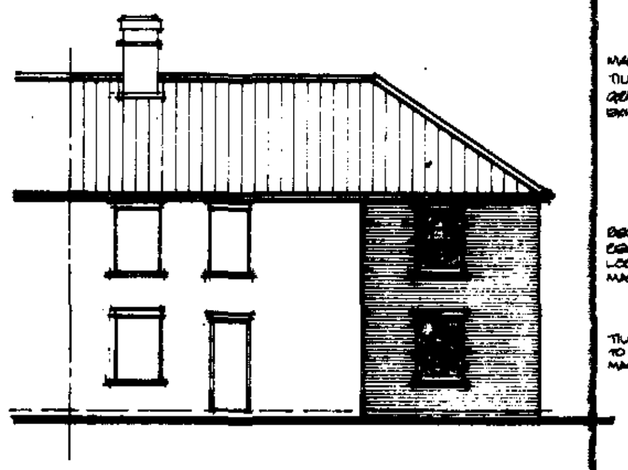
client
MR R. HARRIS

drawing
PLANS, ELEVATIONS AND BLOCK PLAN

date	scale(s)
FEB 93	1:50 1:100 1:250
job no	drg no
93/02	01/B

DETERMINED

1. Builder to check all dimensions on site before work commences.
2. This drawing is the copyright of L A Building Design and shall not be copied or reproduced without written permission.

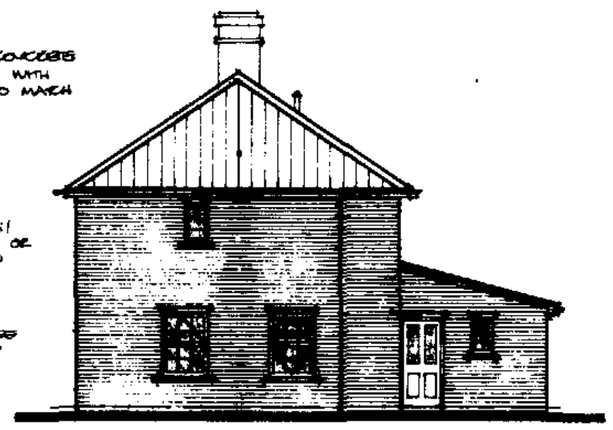


FRONT ELEVATION

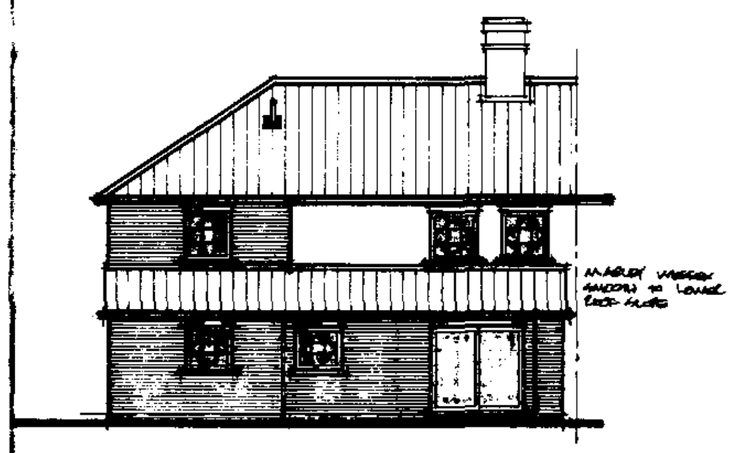
MARLEY LUDLOW CONCRETE TILES RED/BROWN WITH ORNAMENTAL FINIAL TO MATCH EXISTING

RED/BROWN ORANGE/RED FACE STOCK BRICKS OR LOCAL COMMONS TO MATCH EXIST.

TIMBER CILLS & LOUVRES TO MATCH EXISTING TO MATCH EXIST.



SIDE ELEVATION



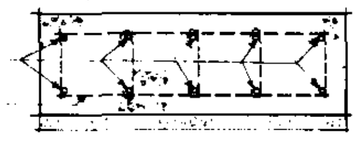
MARLEY WESSEX HANGING TO MATCH EXIST. TILES

REAR ELEVATION

EXISTING GARAGE GARDEN PUMP OUT AND CLEAN OUT ALL RUBBISH ETC. BREAK OUT TOP OF CHIMNEY FILL & COMPACT W 150MM LAYERS WITH 75MM DOWN WALL GRADED CRUSHED STONE TO THE UNDERSIDE OF FOUNDATION FORMATION LEVEL COMPACT THROUGHOUT WITH MECHANICAL COMPACTOR. EXCAVATE FOUNDATION FROM POINT X TO POINT Y AS INDICATED ON PLAN WITH 5NO 10MM DIA MILD STEEL BARS TOP & BOTTOM WITH HORIZONTAL 6MM DIA LINKS (WHERE BARS) AT 170MM PITCH (C/C) MINIMUM MIN 50MM COVER TO REINFORCING BARS - SEE SKETCH SECTION.

5NO 10MM Ø M.S. BARS TOP & BOTTOM

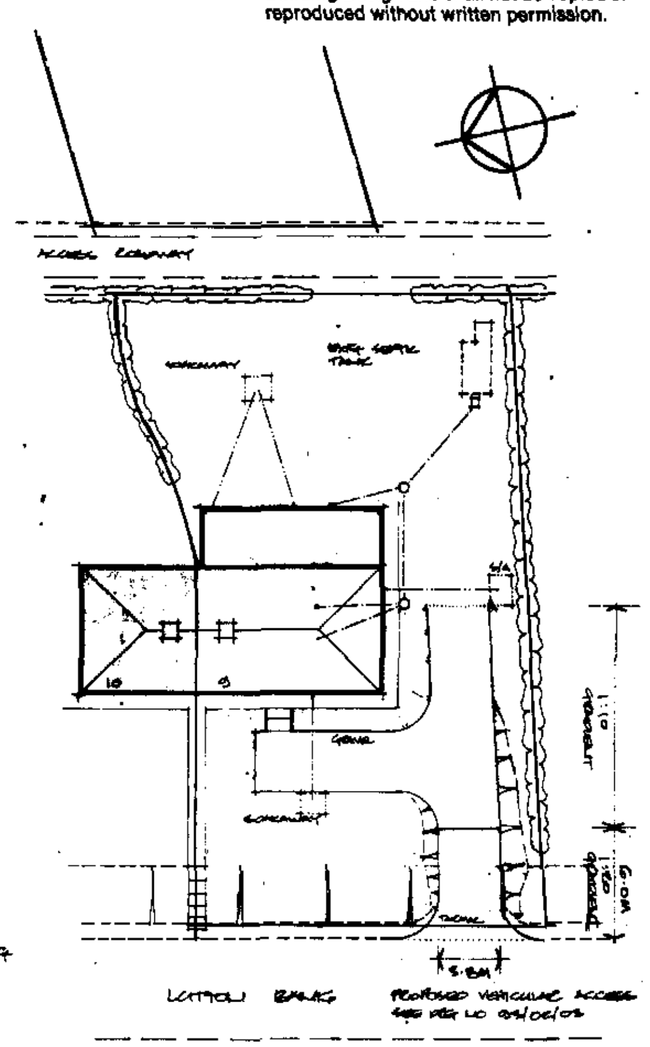
6MM Ø M.S. STIRRUP/LINK BARS AT 170MM C/C (LINKS/STIRRUPS BARS)



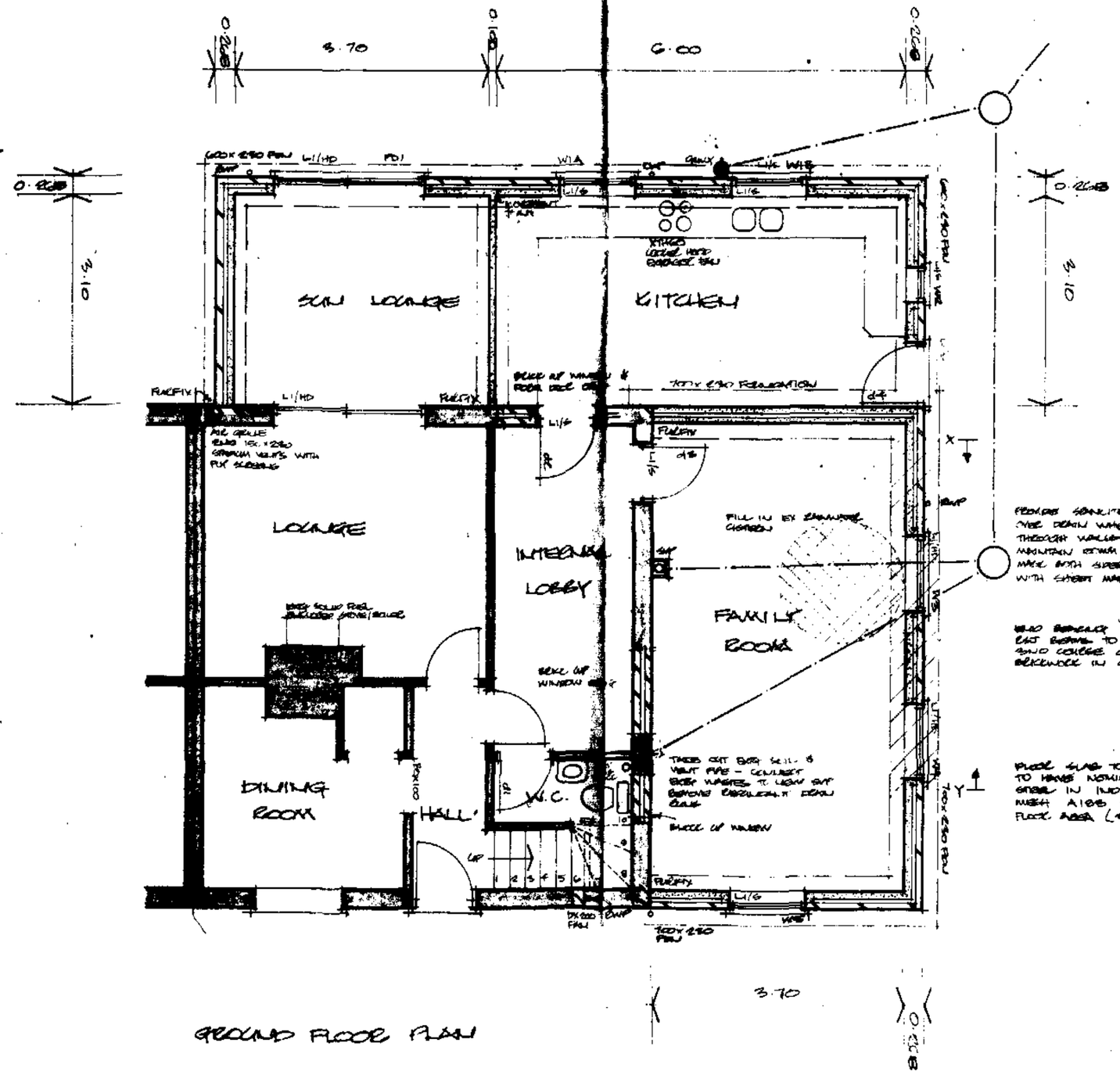
CONCRETE MIN GROUP (1:2:4 MIX) MIN CEMENT CONTENT 300KG/M³

MIN 150MM CONC. COVER TO STEEL

150MM 1:15 LEAN MIX BLINDING TO UNDERSIDE OF TRENCH BOTTOM



BLOCK PLAN 1:250

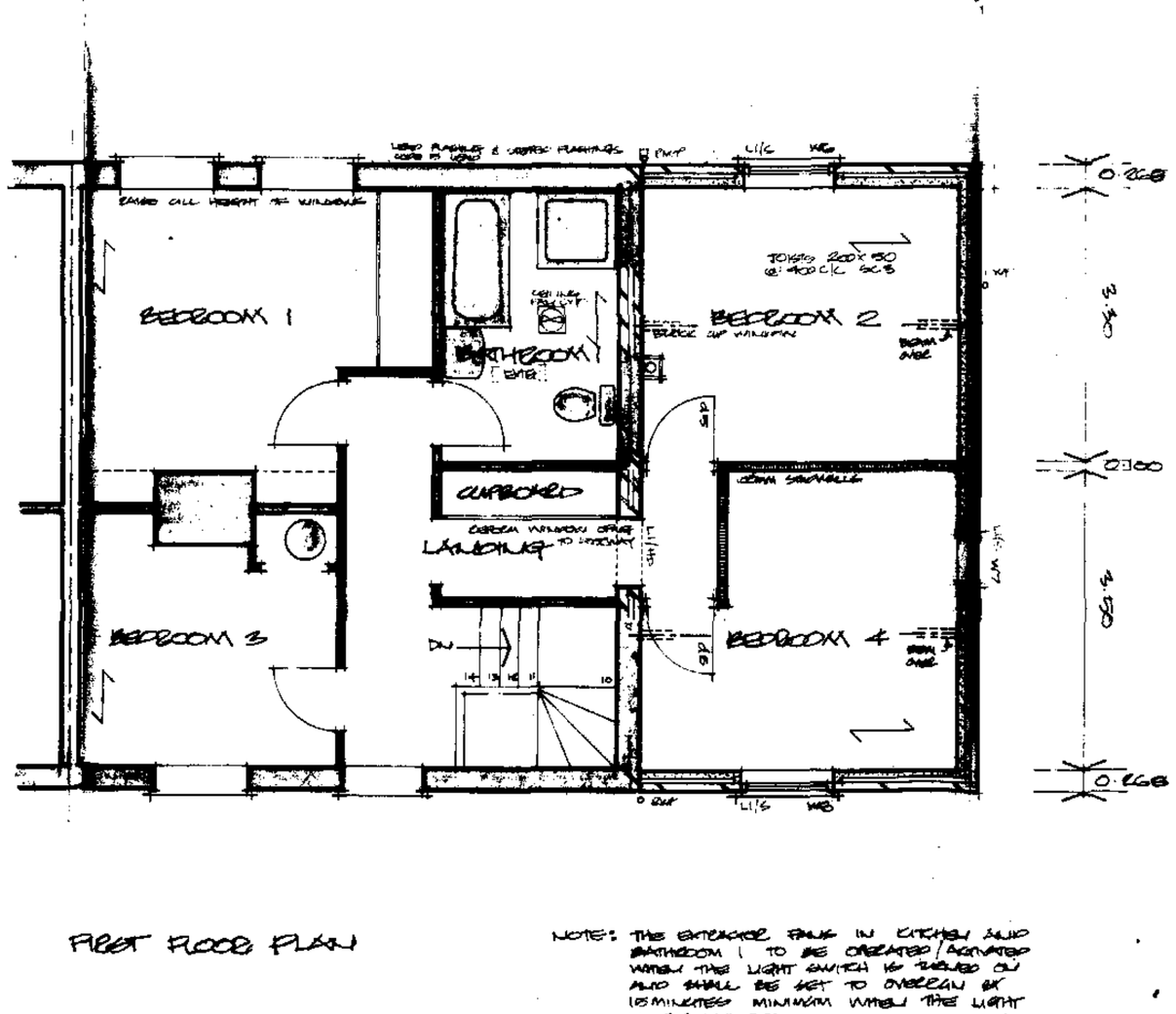


PROVIDE SOLDITE P.C. LINTELS OVER DOOR WINDOW MASS BLK THROUGH WALLS MINIMUM 150MM CLEARANCE & MAKE GOOD SIDES OF OPENING WITH EXPERT MATERIAL.

SOLID BRICKWORK PROVIDED TO EAST ELEVATION TO BE 440MM WIDE AND COURSE WITH REINFORCEMENT BRICKWORK IN CEMENT MORTAR 1:3

FLOOR SLAB TO FAMILY ROOM TO HAVE NOMINAL ANTI-CRACK MESH IN TOP LAYER OF SLAB MESH A193 TO WHOLE OF FLOOR AREA (5.7M x 6.8M)

GROUND FLOOR PLAN



FIRST FLOOR PLAN

NOTE: THE EXTRACTOR FANS IN KITCHEN AND BATHROOM 1 TO BE OPERATED / ACTIVATED WITH THE LIGHT SWITCH TO WHICH IT IS WIRED TO AND SHALL BE SET TO OVERRUN BY 15 MINUTES MINIMUM WHEN THE LIGHT IS TURNED OFF. [INCLUDING W.C. COMPARTMENT]

SOUTH HOLLAND D.C.
PLAN DEPT
23 MAR 1994
REF. 0087/94

B ALTER LAYOUT & ELEVATIONS AS PER DEC 93
A ALTER ROOF TO S/S PORCH FROM HIP END TO GABLES ETC. SEP 93

L A BUILDING DESIGN
55 Hannam Boulevard
Spalding
Lincolnshire PE11 1LB
Tel: Spalding (0775) 711437

project
PROPOSED EXTENSION ETC AT 9 LUTTON BANK, LUTTON, NR LONG SUTTON, SPALDING, LINCOLNSHIRE.

client
MR R. HARRIS

drawing
PLANS, ELEVATIONS AND BLOCK PLAN

date	scale(s)
FEB 93	1:50 1:100 1:250

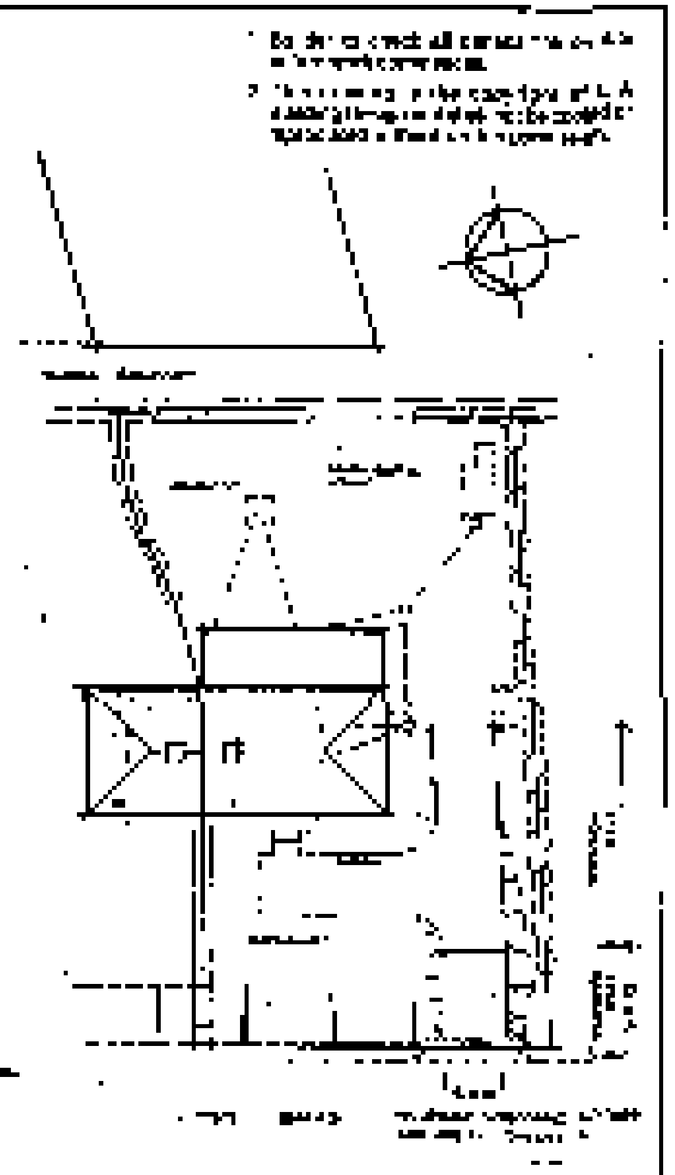
job no	drg no
93/02	01/B

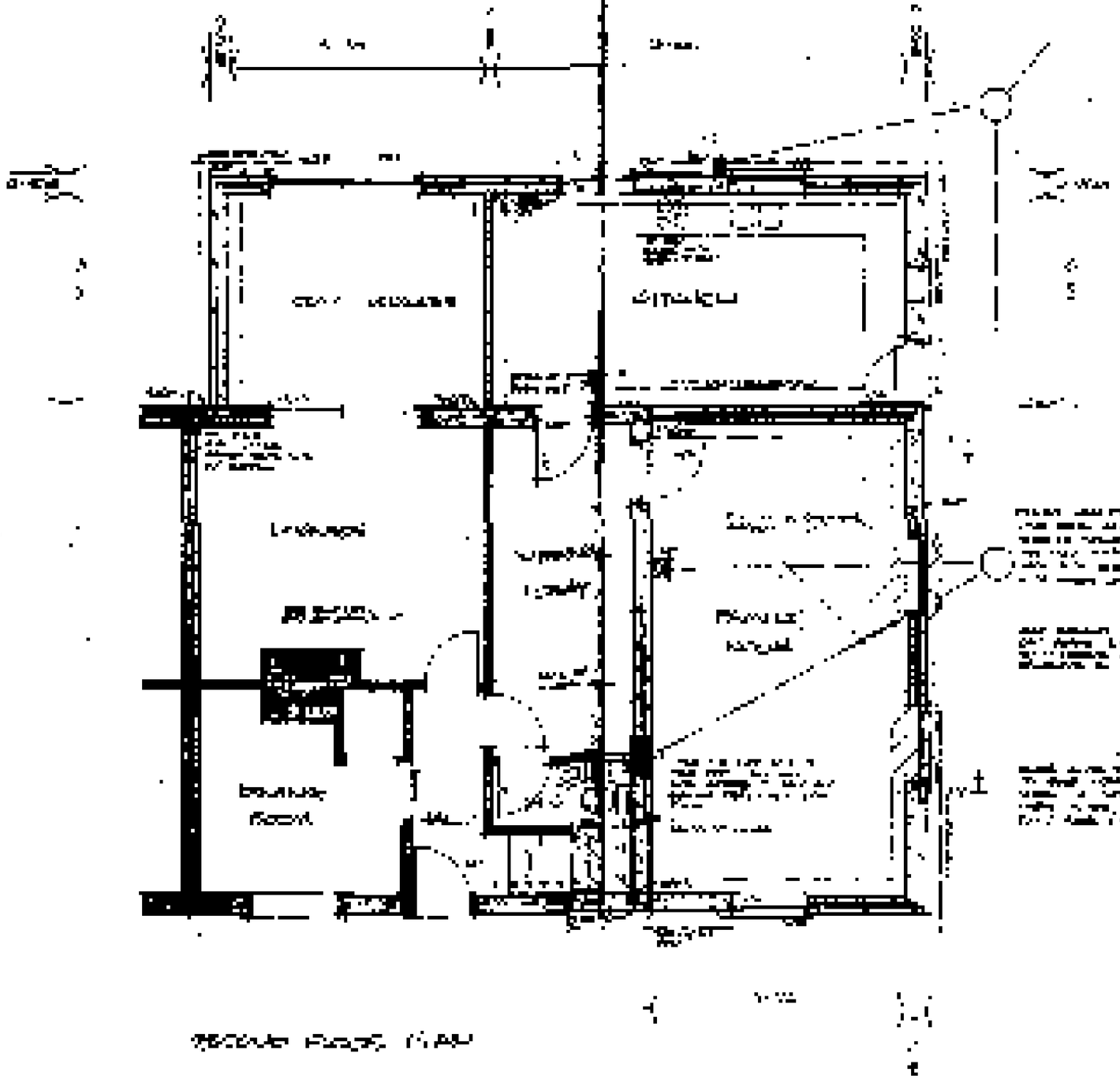
DETERMINED

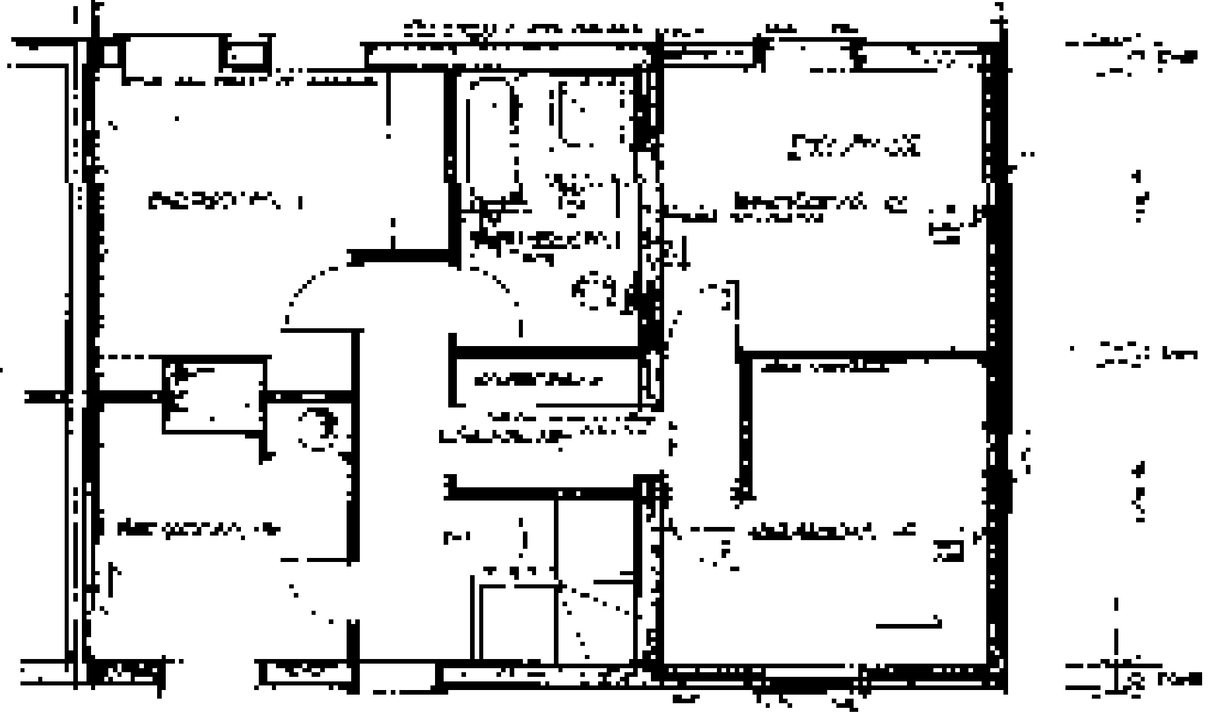














L.A. BUILDING DESIGN
[illegible] Boulevard
Spalding
[illegible]
Tel: Spalding (0775) 762427

[illegible]
[illegible]
[illegible]
[illegible]

[illegible]
[illegible]

[illegible]
[illegible]