

FILE COPY



Application no: H13/0544/92

Applicant: Mr J Brooks
7 River Lane
Moulton
Spalding
Lincs

Agent: Miss M Stainsby
Main Road
Deeping St Nicholas
Spalding
Lincs

Description: Alterations/Renovations
to property

Location: 7 River Lane
Moulton
Spalding

Type: FULL

Date received: 15-MAY-92

22-JUN-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT) ORDER 1988

NOTICE OF PERMITTED DEVELOPMENT

It appears that by virtue of the above Order the proposed development is deemed to be permitted and further planning permission is not therefore required. No further action will therefore be taken on your application and any fee paid will be refunded as soon as possible.

You should be aware however that approval under the Building Regulations may still be required.

Yours faithfully

Director of Planning and Building Control Services

PLANNING APPLICATION

For office use only

Application No. H13/0544/92

Date Registered

15 MAY 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR J BROOKS
7 RIVER LANE
MOULTON
SPALDING
LINCOLNSHIRE

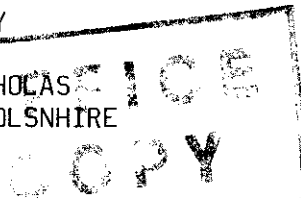
Tel. No. HOLBEACH 371617

NAME AND ADDRESS OF AGENT

(if form completed by agent)

MISS M STAINSBY
MAIN ROAD
DEEPING ST NICHOLAS
SPALDING, LINCOLNSHIRE

Tel. No. 077588 568
(Personal contact name)



Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ALTERATIONS/RENOVATIONS ^{to} ~~UP GRADING~~ PROPERTY

Please complete

I attach * Four copies of all plans

*an ownership certificate (see back page)

*a fee of 55.00

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

Signed

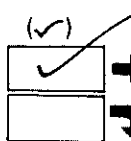
Date

15/5/92

Previous application No:

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

2. TYPE OF APPLICATION

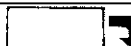
This is a **full** application for change of use and/or new building worksor This is an **outline** application

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

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

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE
SECTIONS.

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

1. APPLICANT'S INTEREST

Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER.

2. OWNERSHIP OF THE SITE

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

If the applicant is the **sole owner of the whole site**, complete **Certificate A**.

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

Certificate A

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

Signed

M. Steiny

(Applicant/Agent)

Date

15/5/92

Certificate B

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

State Name and address of owner:

State Date notice served:

Signed

(Applicant/Agent)

Date

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use, complete Certificate 1.

If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1

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

Signed

M. Steiny

(Applicant/Agent)

Date

15/5/92

Certificate 2

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

State Name and address of tenant:

State Date notice served:

Signed

(Applicant/Agent)

Date

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

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.

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

Signed

Date

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ☒

Neighbours YES

Other

Boundaries

Site Features Terraced House

Inspected by: K.W.

date: 27.5.92

Bathroom & Kitchen on ground floor in poor state - to be demolished & replaced - same dimensions as existing

Case Officer Conclusions (issues)

Existing Kitchen is wood & asbestos lean-to

Bathroom Brick with corrugated asbestos roof - to be replaced with flat roof.

Case Officer Recommendations (summary) (details overleaf)

~~REFUSE~~ ☒ GRANT

Permitted Development

Recommended approvals -

Departure from policy

Yes

No

Ward member request

Yes

No

Recommend approval against material objection

Yes

Any objection received?	No ☐
If yes, is any obj. material?	No ☐
Yes	No ☐

No

[Reason:

Other circumstances needing Committee decision

Yes

Flagged by Senior Officer
Signed

No

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first applic.

No

Nil fees (not first submission)	Yes ☐
Other info. viz:	
Signed	

Yes

ANY ONE OF ABOVE

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

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM Checklist: Previous
Current
Required

Siting Design Ext App Access Lands

Reg 4

Scale drawing Highway S/W Agric appraisal

[Indicate
if other
Regs]

Precise details,
for non-standard
direction:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

No: 509
River Lane

Residents (Delivery):

Consults : Dept of Transport
Env Health

Conservation consults : Local

Local & National

English Heritage

LBC I, II*

Setting I, II*

Major CA

Consultant : Name
Order No:

Other :

*get precise details
of path to walk
if this is correct -
+ check P.D.*

REVALIDATION AFTER DIRECTION

Information satisfactory/unsatisfactory

Signed

Further direction:

Precise details

Amended description:

Reconsultations required -

Parish Council

Ward Members

Residents

Advertise

Other

New valid date

Re-Registered

Ack/Reception

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 55

Receipt Issued No. P116R

Date First Received 15 MAY 1992

REGISTRATION

REFERENCE H13/0544/92

Cross-ref R 304/92

Date 18/5/92

VALIDATION

Date 15/5/92

Type Full Earliest permission date (Cert B)

Site area No. of dwellings Floorspace

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

Earlier permission ref

EM:- Sitting Design Ext app Access Lands

Previous					
Current					

Description

Technical:-

Certificates
Site plans
Description

Accuracy
Incomplete form

S63 Advert required ☐

Expiry date

Fees:-

Nil fee - previous app
- type
Discounted fee

Ref

Reason

J.W. Brooks

Correct fee £ 55

Additional £

Receipt no.

Refund £

55

Issued

Aug 92 A

CONSTRAINTS

Date 19/5/92

Index Sheets 1671 OS Yes

Grid Ref 531130 104150

Card H Parish WILTON

12 Rural

CA

Grade

Inside ED NO Inside 12 Area NO

12 Bypass

Level crossing

Footpath

Other:

Linked to site Ref

Linked to property

Ref 0130483

Planning Records:

Earlier apps

3 Reg Records:

Already submitted Ref

Requested

Inputs completed.....

Brian Smith Dip TP MRTPI
Licensor of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



Application no: H13/0544/92

Type: FULL

Applicant: Mr J Brooks
Tel: 0406 371617

Agent: Miss M Stainsby
077588 568

Description: Alterations/Renovations
to property

Location: 7 River Lane
Moulton
Spalding

Valid date: 15-MAY-92

Terminal date: 10-JUL-92

Target dates:

Target Committee: 24-JUN-92

To case officer 20-MAY-92

Report deadline: 10-JUN-92

Inspected by 25-MAY-92

Extra contacts 30-MAY-92

Case Officer:

Report if not clear by 19-JUN-92

K B WOODS

DEVELOPMENT/CONSTRAINTS

Size:

Category: Alteration

Listed building:

Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Moulton PC 0733 210404	20-MAY-92	03-JUN-92
Cllr J Clark 0406 370785	20-MAY-92	03-JUN-92
Cllr A E Naylor 0406 370323	20-MAY-92	03-JUN-92
Owner/Occupier 5 River Lane	03-JUN-92	17-JUN-92
Owner/Occupier 9 River Lane	03-JUN-92	17-JUN-92

L.C.C. - No objection for 21/5/92

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
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Case Officer:

D M CRODNEY KW

DEVELOPMENT/CONSTRAINTS

Size:

Category: Alteration

Listed building:

Conservation Area:

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Cllr J Clark	0406 370785	20-MAY-92	03-JUN-92
Cllr A E Naylor	0406 370323	20-MAY-92	03-JUN-92

L.C.C. - No objections JCB 21/5/92

B. I. 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
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Spalding

Type: FULL

Date received: 15-MAY-92

20-MAY-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 04-JUN-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 Moulton PC
75 Postland Road
Crowland
Peterborough
PE6 0JB

FOR PARISH COUNCIL USE ONLY

Comments:

The Council supports the application.

Signed: *[Signature]*
[Signature]
[Signature]

S.H.D.C. PLANNING DEPT.	
RECEIVED	
15 JUN 1992 <i>KW</i>	
Attention of DPO NRM DPO BS ACP	File Nos.
Acknowledge YES/NO	
by	
date	

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:

N.A.

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

N.A.

B. Please state size of any new structure:- (a) max. height:

3.0 MAX

sq. metres

(b) max. length:

5.5

metres

(c) max. width:

2.6

metres

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

BRICKWORK & RENDERED BLOCK & PAINT.

D. Please state type and colour of roofing materials.

FLAT ROOF (BUILT UP FELT)

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:

Will there be -- Individual access(es)

New estate road

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

AS EXISTING

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

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

TO EXISTING.

NA

NO.

TO EXISTING

Mains sewer

☐

Cesspool

☐

Septic tank

☐

OTHER MATTERS Please complete

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public footpath

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices or shopping purposes

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.

Is this application related to a previous submission

State Yes or No

NO

→ If so, please give details in Part 6

NO

NO

NO

NO

→ If so, please complete Part 7

NA

→ Date:

Consultee(s):

NA

→ Application No.:

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application. Continue on separate sheet if necessary.

Notes:

NEIGHBOURS TO BE CONSULTED RE-
GARDING ANY WORKS LIKELY TO
AFFECT THEIR PROPERTY.

ROOF - to new kitchen/bathroom area
to be flat felt roof of warm deck
construction. Timber joists size
50 x 150 mm SC3 at 400 mm centres
provide tapered firrings to joists
to allow for fall. Flat roof to
meet requirement of 'u' value
0.25 W/m K achieved by layer of
chippings in bitumen 3 layers built
up felt roofing 75 mm coolag boards
porideck plus underlay and roofing
felt plywood min 12.5mm thick.

WALLS - existing kitchen wall (ex-
ternal) is sub-standard requiring
total removal by specialist and
new wall with footing to be con-
structed to meet requirement of
'u' value 0.45 W/m K achieved by
brick/block outer skin - if block
to be rendered 20mm thick in two
coats. 50 mm cavity insulation
such as oritherm batts and 100
mm celcon inner leaf. Wall ties
to be provided at 500mm centres
throughout. External walls verti-
cally to BS 1243 1978. Wall ties
provided at every course to jamba.
D.p.c to walls min. 150 mm above
ground level.

Internal walls timber studwork
50 x 75 mm vertical studs at 400
mm centres, 50 x 75 mm sole plate
fixed to sub-structure. F. F. requires
insulation and 9.5 mm plasterboard.

Existing separating wall between
applicant and neighbours property
to be exposed to ascertain suitabi-
lity to take new flat roof and
be upgraded, improved, built up
as required.

FLOORS - new damp proof ground floors to
appropriate level. 50 mm sand/cement screed
on 100 mm thick concrete min. grade c10p
on insulation such as 'combat floorshield'
to manufacturer's instructions. Provide
isolating membrane and 1000 mm gauge (min.)
d.p.m on 125mm hardcore.

Existing first floor joists in main house
to be inspected and improve/upgrade reail-
ience as required.

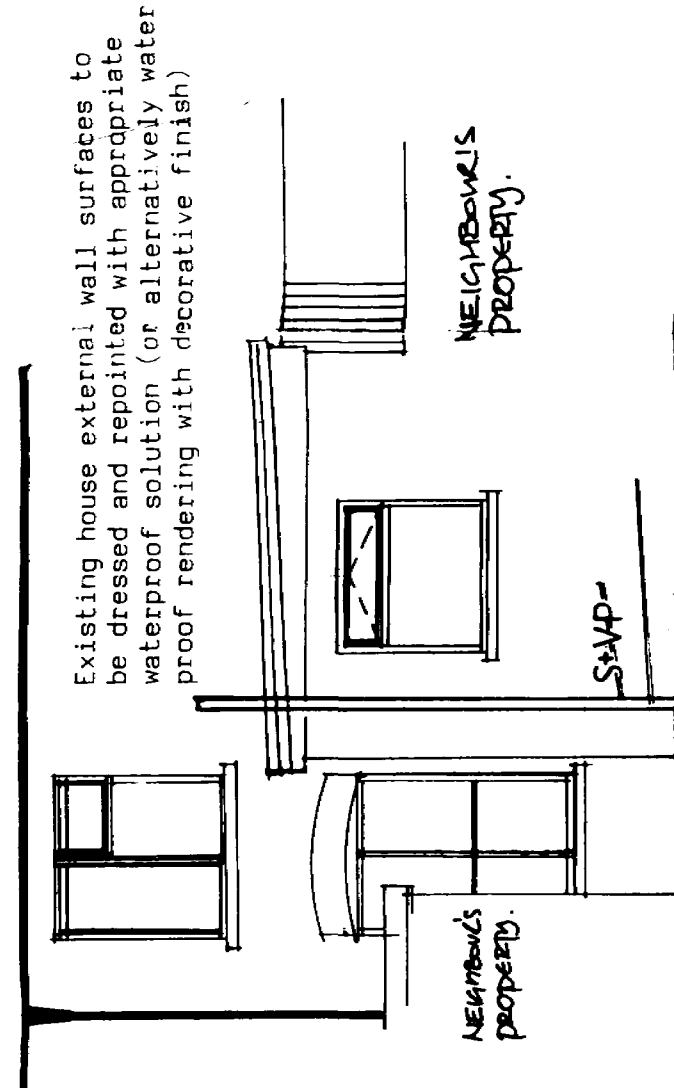
FOUNDATIONS - where new external trenches
these should be 600 mm wide x 225 mm depth
of foundations to be agreed on site with
local authority inspector. Concrete bio cks
to ground level with facing bricks or blocks
above ground level. Cavity filled to ground
level with lean-mix concrete. Strip founde-
to be min. grade c15p. Internal foundation
trenches to be back filled with clean well
consolidated hardcore.

ALL DIMENSIONS TO BE CHECKED PRIOR
TO WORK COMMENCING

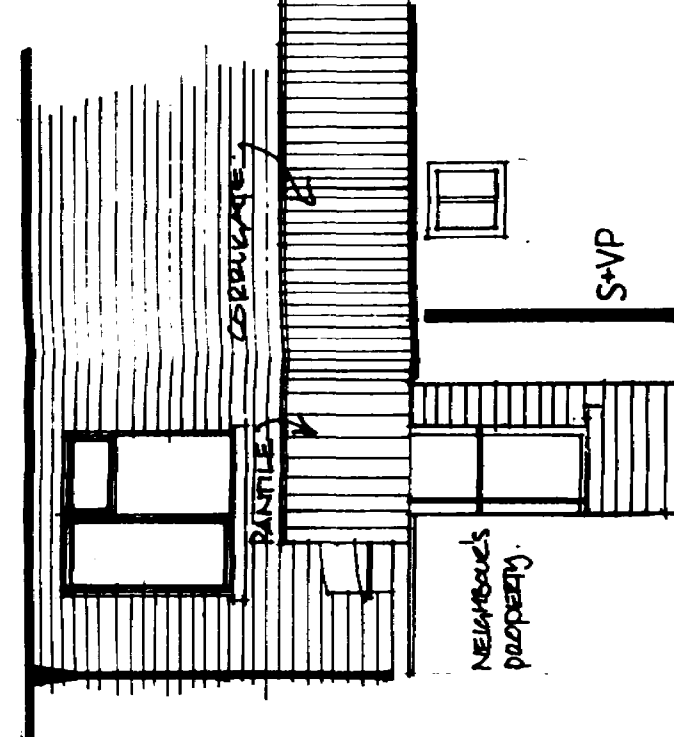
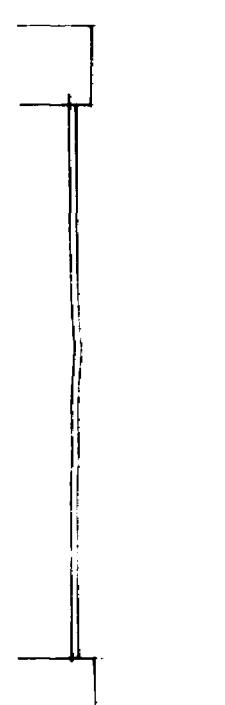
CLIENT	Mr J Brooks
SITE	7 River Lane Moulton, Spalding Lincolnshire
JOB	Alterations & renov- ations
DATE	19 March 1992
SCALE	As indicated
DWG NO	BRK-03-92-01
DRAWN BY	Mel Stainsby
BY	Main Road Deeping-St-Nicholas Spalding, Lincs. PE11 3EN Tel (077588) 568 or Tel: (0529) 60944

House walls to be provided with damp course
to the recommendations and specification
of appointed specialist.

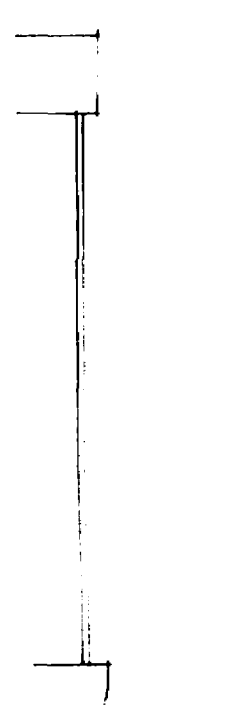
Defective woodwork to be repaired and sash
windows overhauled.



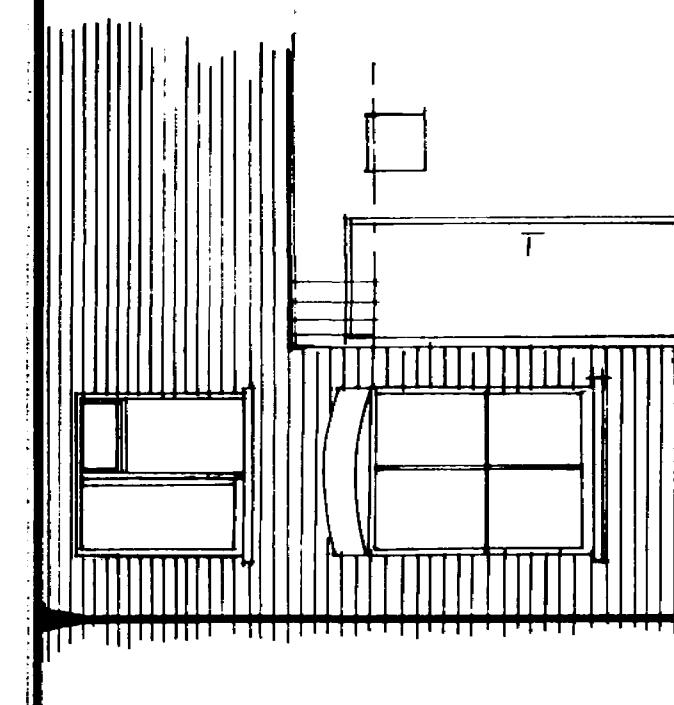
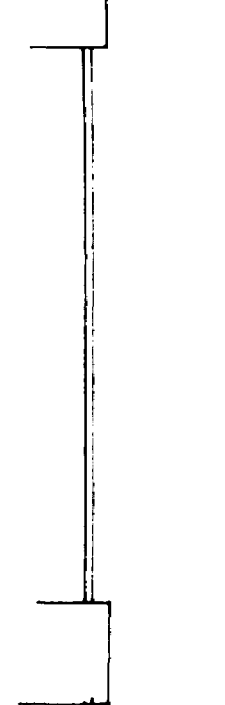
PROPOSED REAR ELEVATION B-B 1:50



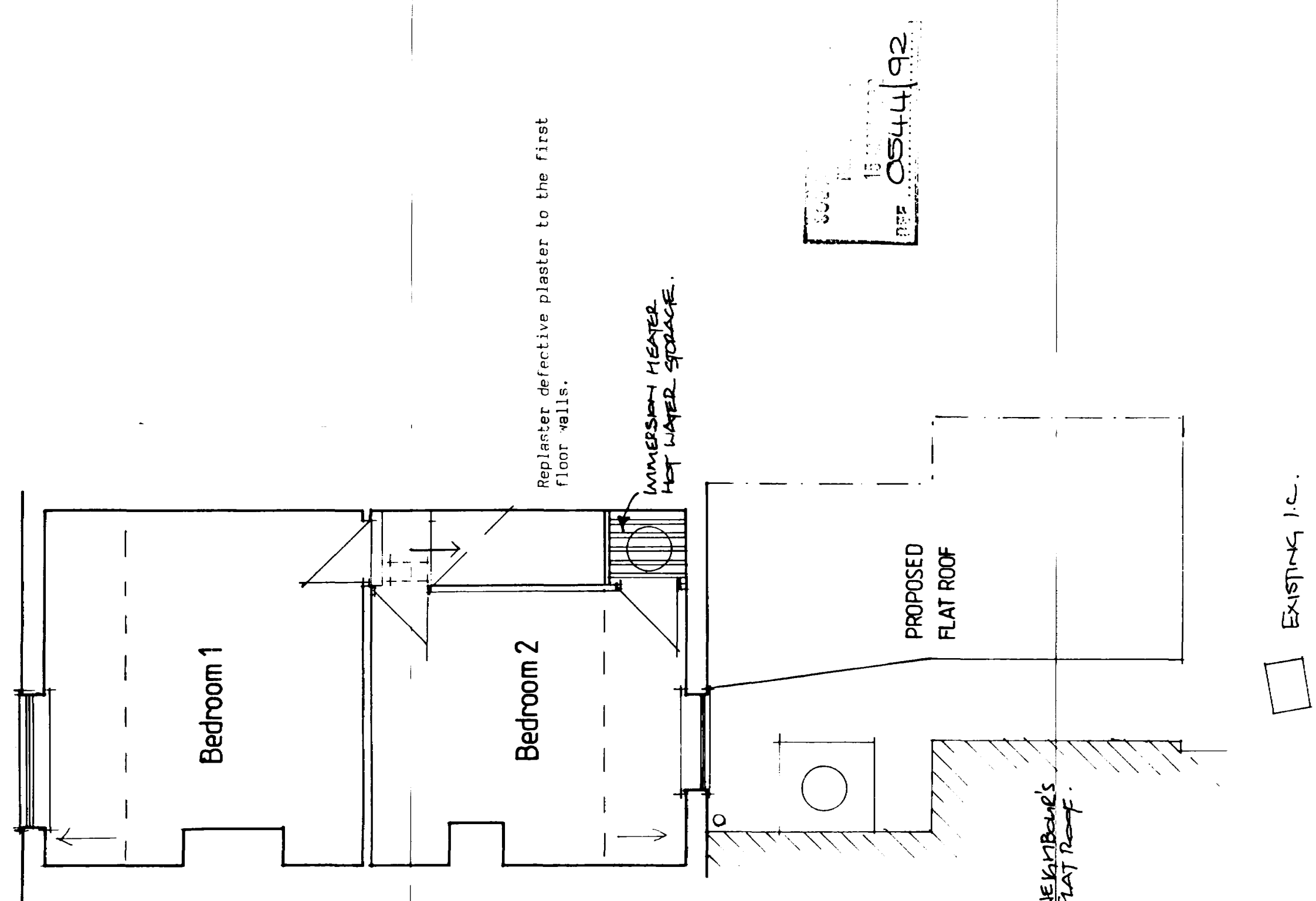
EXISTING REAR ELEVATION B-B 1:50



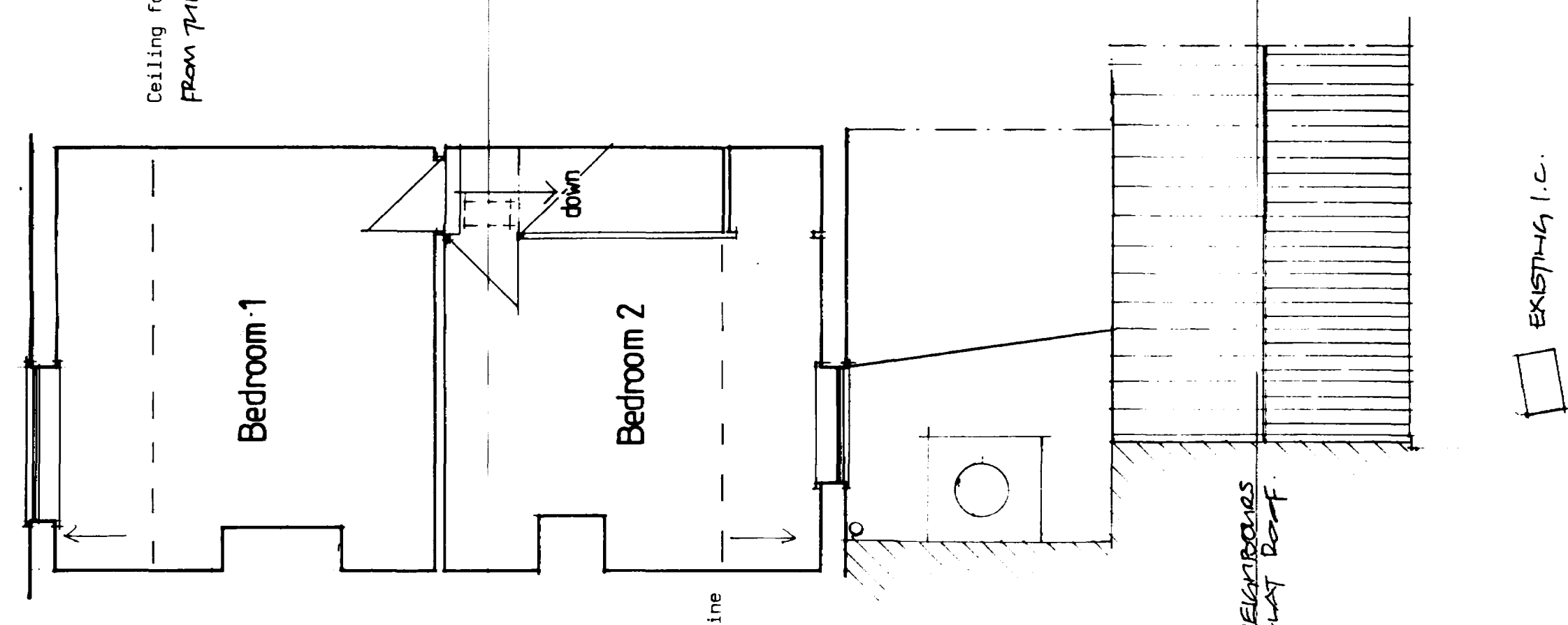
PROPOSED SECTION A-A 1:50



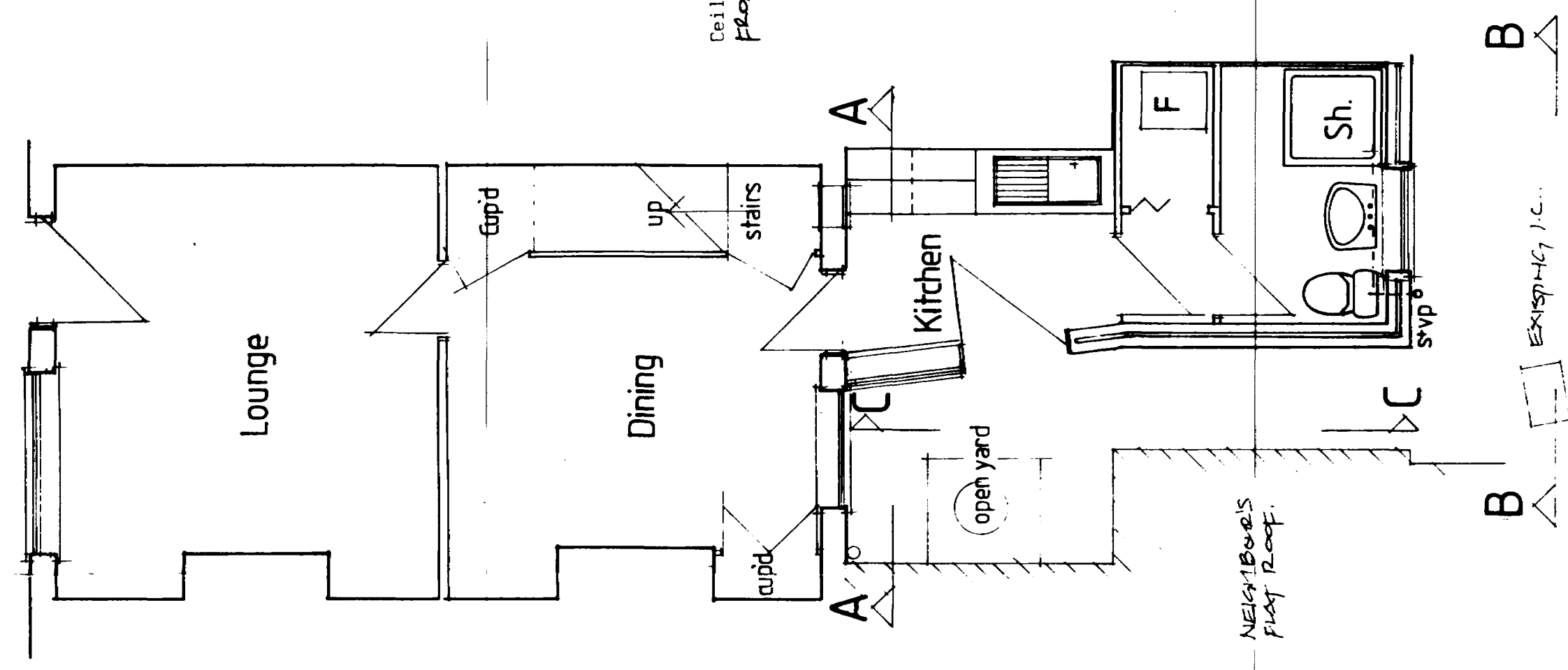
EXISTING SECTION A-A 1:50



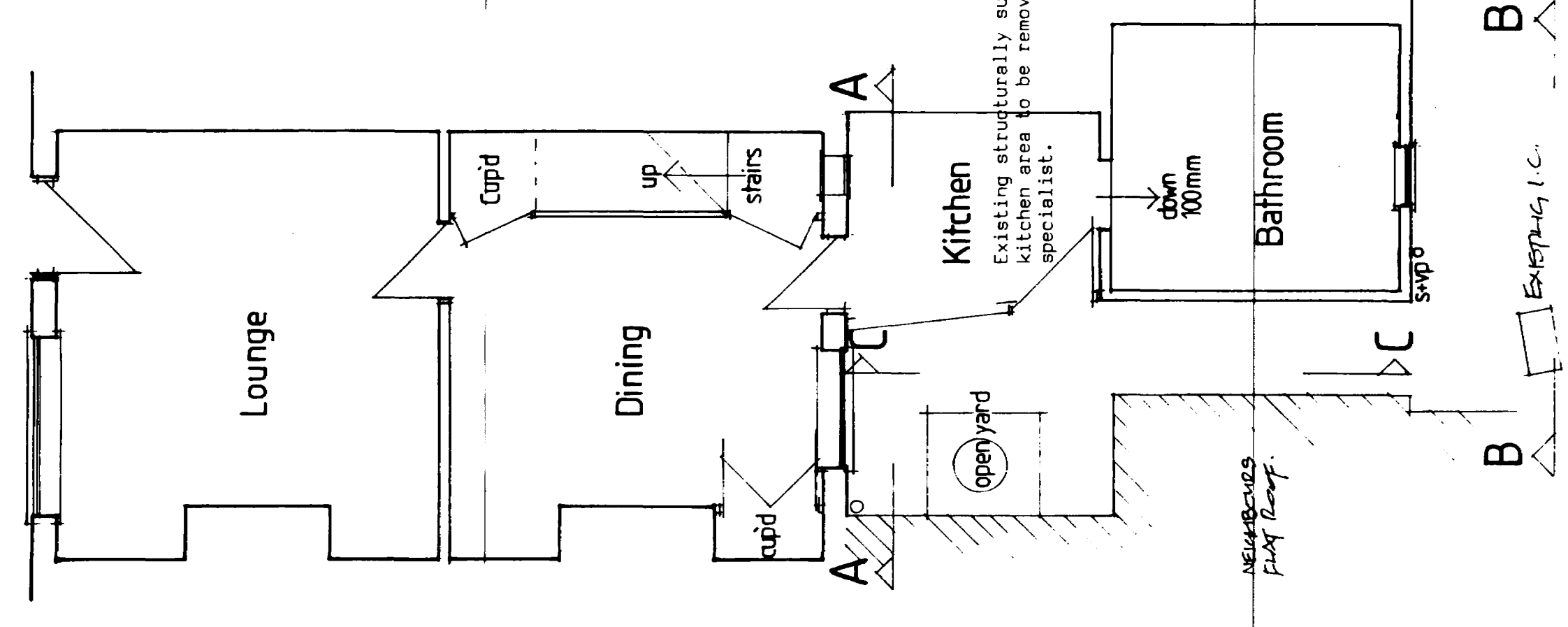
PROPOSED FIRST FLOOR PLAN 1:50



EXISTING FIRST FLOOR PLAN 1:50



PROPOSED GROUND FLOOR PLAN 1:50



EXISTING GROUND FLOOR PLAN 1:50

NEIGHBOURS TO BE CONSULTED REGARDING ANY WORKS LIKELY TO AFFECT THEIR PROPERTY.

Provide thermabate or polystyrene equivalent insulation to openings to meet requirement of U value 1.2 W/mK
Cavities at heads, gills and reveals of all openings with d.p.c.

SURFACE WATER - Extension to have 100 mm half round guttering to 63 mm diam. rainwater down pipe to existing or new soakaway min. 5 m from the building.

Existing guttering to be inspected and upgraded/repaired as necessary.

WINDOWS - new windows openings as indicated to meet requirement of 1/10th floor area for light and 1/20th floor area for ventilation. Trickle ventilators to be provided equivalent area 4000 square millimetres.

LINELS - to be I.G Steel for cavity construction.

MECHANICAL VENTILATION - In addition to the opening lights indicated the kitchen and bathroom provided with mechanical extract fans. Extracting at a rate not less than 60 litres per second (or incorporated in a cooker hood 30 litres per second)
Bathroom (showerroom) provide mechanical ventilation capable of extracting at a rate not less than 15 litres per second which may be operated intermittently.

DRAINAGE - all appliances to be fitted with rodding eyes.
Provide 32 pvc diam. waste to basin
Provide 50 pvc diam. waste to sink
Provide 40 pvc diam. waste to shower
Provide 125mm deep steel traps and new 100 mm dia. and vent pipe to terminate at 800 mm above ground level. shower tray to be placed directly to allow for inspection. All above ground drainage to be installed to BS 5572 1975. To connect to existing system.

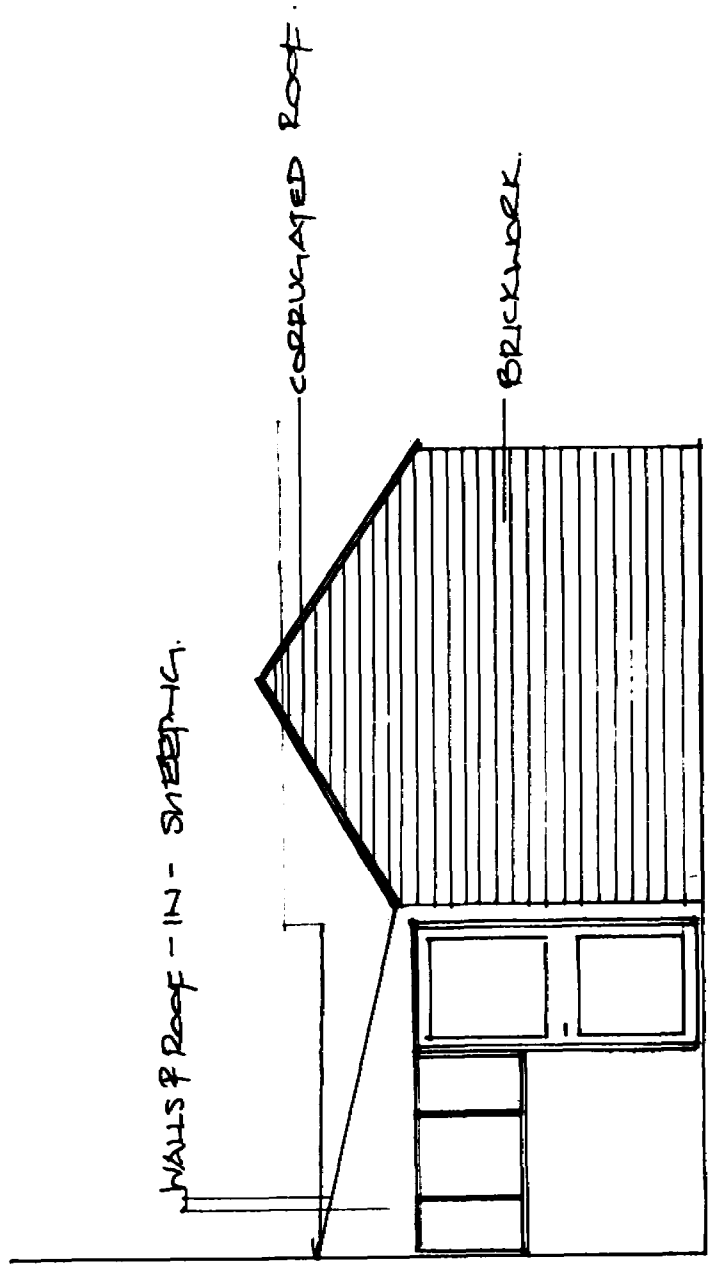
HEATING - independent electric heaters to be provided to the kitchen and bath. areas.

ELECTRICAL - by appointed specialist to comply with current I.E.E. regs.

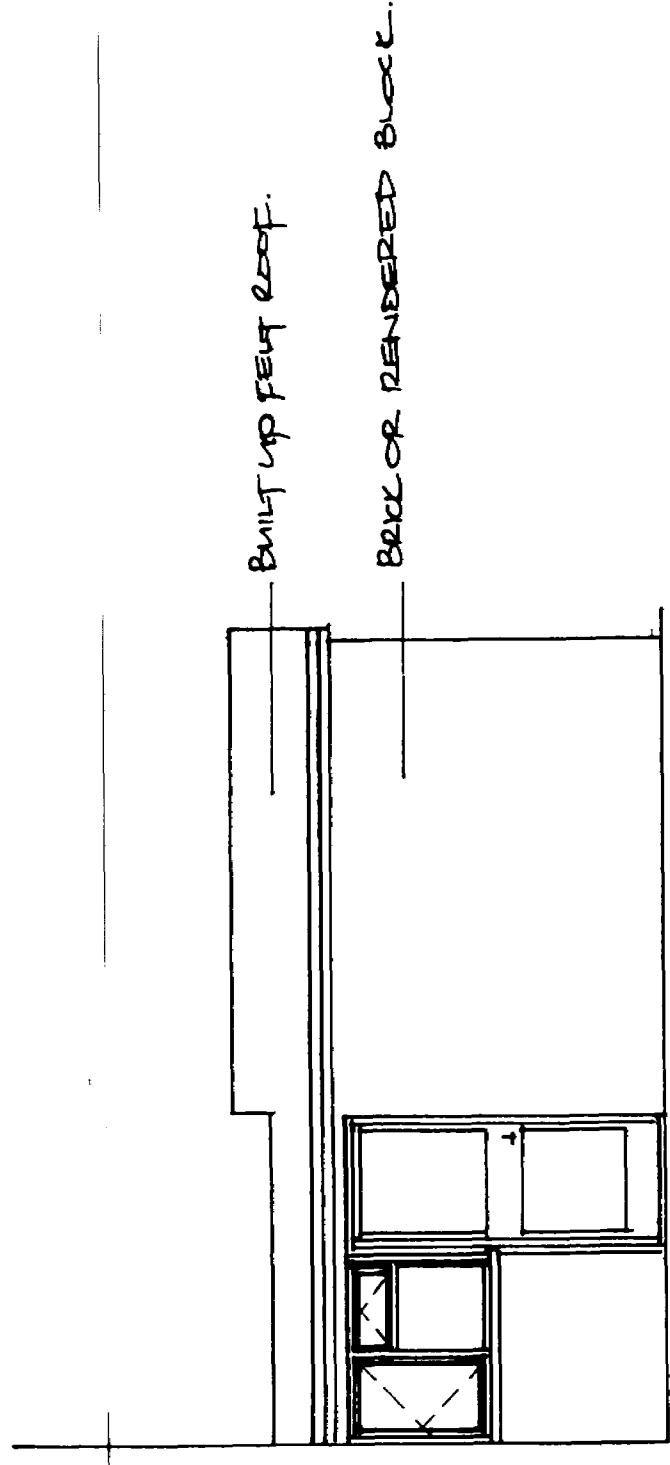
SCOUTS
PLAN
15 MAY 1992
REF. 05/44/92

ALL DIMENSIONS TO BE CHECKED PRIOR TO WORK COMMENCING

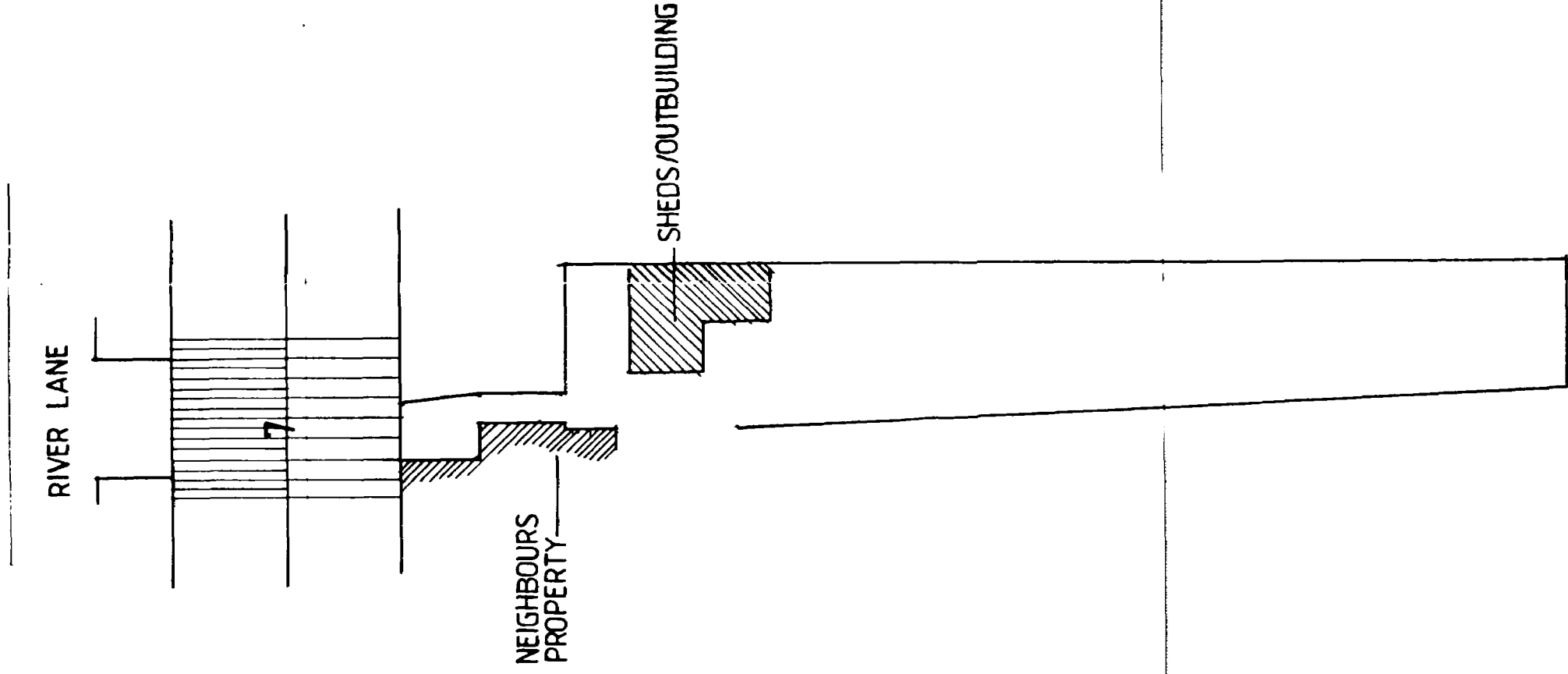
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DATE	19 March 1992
SCALE	As indicated
DWG NO.	BRK-03-92-02
DWN BY	Mel Stainsby Main Road Deeping St Nicholas Spalding, Lincs. PE11 3EN
	Tel (077588) 568



EXISTING ELEVATION 1:50 C-C



PROPOSED ELEVATION 1:50 C-C



BLOCK PLAN 1:200