SOUTH HOLLAND DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

Listed Building Consent

Reference: H14/0095/93 Received:12-FEB-93 Type:LISTED BUILDING

Name: Mr C Pickering
Ashin Farm
Ashing Lane
Dunholme
Lincoln

Agent: Mr C Pickering
Ashin Farm
Ashing Lane
Dunholme
Lincoln

Description: General refurbishment, removal of front porch and bay window, demolition of small outbuildings
Location : The Former Five Bells Glenside North Pinchbeck Spalding

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 The stone coping used for the frontage railing shall either be the existing stone copings or natural/artificial stone copings details of which shall be submitted to and approved by the Local Planning Authority before work commences.

Reason: To protect the character of this Listed Building.

3 Details of all new windows and front door shall be submitted to and approved by the Local Planning Authority before they are installed. The plans shall be at a scale of 1:20 and show plan, elevation, sections of the timber framing, glazing bars and panels.

Reason: To protect the character of this Listed Building.

4 The bricks to be used to brick up existing window and door openings shall be bricks salvaged from the outbuildings to be demolished. If insufficient bricks are available samples of the proposed brick shall be submitted to and approved by the Local Planning Authority before work commences.

Reason: To protect the character of this Listed Building.

5 All new brickwork shall be laid in Flemish Bond, or a bond to match the existing brick coursing, and set and pointed in lime mortar which matches the existing mortar.

Reason: To protect the character of this Listed Building.

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 DISTRICT COUNCIL

6 Repointing shall be kept to a minimum and where repointing is required the existing mortar shall be carefully removed by hand (not by mechanical grouter) and the new mortar shall match the existing mortar as closely as possible in texture and colour.

Reason: To protect the character of this Listed Building.

7 Before the development commences a sample of the Alumasc guttering shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure the guttering is acceptable in terms of design and quality for use on a Listed Building.

This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on the 16 July 1993.

If Listed Building Consent has been granted for works which include whole or partial demolition of a listed building, your attention is drawn to Section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the effect of which is that demolition may not lawfully be undertaken (despite the grant of consent by the Local Planning Authority), until notice has been given to the Royal Commission on Historic Monuments, Fortress House, 23 Savile Row, London W1X 1AB, and the Commission has either been given reasonable access to the building for at least one month following the grant of consent and before the commencement of the works, for the purpose of recording it, or has stated in writing that it has completed its record of the building or that it does not wish to record it.

Director of Planning and Building Control Services
26-AUG-93 H14/0095/93

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)

H14/0095/93

08 FEB 1993

MR. C. PICKERING
ASHLEA FARM
ASHLEA LANE
DUNHOLME, LINCOLN
0673/862918

OFFICE COPY

THE FORMER FIVE BELLS, GLENSIDE NORTH, PINCHBECK, LINCOLNSHIRE

GENERAL REFURBISHMENT, NEW WINDOWS/DOORS, REPOINTING, 2 BATHROOMS, NEW KITCHEN NEW DRAINAGE, REMOVAL OF FRONT PORCH & BAY WINDOW (ALL AS INDICATED ON PLANS). DEMOLITION OF SMALL OUTBUILDINGS.

4/2/93

OWNER

4/2/93.

APPLICATION ASSESSMENT

Notes for Case Officer

M. Kerr wants to inspect internally B.Regs also – B Stuckey 18-3, no need for him to view inside.

Site Inspection

Accuracy | Neighbours | Boundaries

Site features

Other

Check B Regs aren't asking for things which could damage character

Inspected by PDU
Date 2-3

Notice posted by PDU
Date 2-3

Resident Notices required

Have photo which shows part of old door

Sent | Delivered

Case Officer Conclusions

State to front else Pantile outbuildings – poor state some rain water goods

Visited site with M Kerr + applicant 2-3 Some shortfalls to follow re front elevation

PDU PTO

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer PDU

Senior Officer .....

Case Officer Recommendation

Approve ✓ Refuse

Signed PDU 18-8.

(1) TL 3

(2) The Stone coping used for the frontage railing shall either be the existing Stone coppings or natural/artificial Stone coppings details of which shall be submitted to + approved by the L.P.A before work commences.

Conditions/Reasons (continue overleaf) SCB

(3) Details of all new windows + front door shall be submitted to and approved by the LPA before they are installed. The plans shall be at a scale of 1:20 and show plan, elevation, sections of the timber framing, ~~and~~ glazing bars and panels.

(4) ~~Samples~~ samples ~~[illegible]~~ of the bricks to be used to brick up existing window + door openings shall ~~be erected on site using a lime based mortar and laid in~~ submitted to + approved by the L.P.A before work commences. SCC

(5) All new brick work shall be laid in Flemish Bond, or a bond to match the existing brick coursing, and set + pointed in Lime mortar which matches the existing mortar.

Notes to applicant SCD

(7) SN,

	Disabled
	Outstanding RM
✓	Amended plans 16-7-93

(7) Repointing shall be kept to a minimum and where repointing is required the existing mortar shall be carefully removed by hand (not by mechanical grinder) + the new mortar shall match the existing mortar as closely as possible in texture + colour. P.T.O.

Rang Mr Pickering on 13-4-93
persuaded him that needed some sketches now.
He was thinking of doing conversion as proposed
putting in for porch/bay etc later.
I will await drawings. PJM.

Conditions Continued

Reasons: To protect the character of this listed building

Note. You're are advised that under ~~Paragraph~~ Section 8 of the T+C. Plg
listed Buildings + Conservation Areas Act 1990 that you
must give one months notice of your intention to carry
out work on this building to the Royal Commission
on Historical Monuments of England, Shelley House,
Acomb Road, York, YO24HB

8
S
A

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

PSH 17-2 Haven't got all elevations, error between Block Plan + one elevation re a window

MM/02 23/2

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....
Extra Consultations:		
Dept of Transport	.....	.....
Environmental Serv.	.....	.....
LB/Cons. Area – Local	.....	.....
– Local & National	17-2	24/2 SB
– English Heritage	.....	.....
Consultant: Name MM Hall		25/2 Order No 4/1026
Other:	.....	.....

Case Officer PH.

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt Issued

Date first Rec'd 08 FEB 1993

Registration

Reference H14|0095|93

Cross-Ref B14|0067|93

Date 09-FEB-93

Validation

TYPE LB

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app
Type

Discounted fee

Correct fee NIL

Additional
Refund

Receipt
Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 143

OS No's

Grid ref 521500 325600

Ward M

Parish PIBECK

TR Rural
TR Bypass
Level Cross
Footpath

CA —
LB YES
TPO —

Inside IBD NO

Inside LP area NO

Linked to site

Ref

Linked to property no prop ref.

Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

FILE COPY

Daltons Solicitors,
1 Barn Hill,
Stamford,
Lincs.
PE9 2AE.

Mr P Udy

PJU/JJ
H14/0095/93
H14/1110 &
1111/93
E14/2580/93
AJW/ER
6 March 1998

Dear Sir,

THE OLD FIVE BELLS, MONEY BRIDGE LANE, PINCHBECK.

I reply to your faxed letter dated the 3rd March 1998.

Listed Building Consent was granted for general refurbishment, removal of front porch and bay window, demolition of small outbuildings on the 26th August 1993. The outbuildings referred to in the description were located to the north and east of the building and were not those which front onto Money Bridge Lane. However, whilst works were being carried to the house the outbuildings which do front onto Money Bridge Lane fell down and planning permission and listed building consent for their demolition and re-erection was granted by applications ref: H14/1110/93 and H14/1111/93.

Works which were carried out to the building did not comply fully with the consents which were issued and the Local Planning Authority took legal action against the owner, Mr Pickering, which resulted in him pleading guilty to 3 charges relating to a porch which had been constructed over the front door, the demolition of the outbuildings, later covered by the applications H14/1110/93 and H14/1111/93 and windows and doors which did not comply with the approved drawings. The front porch was later amended in accordance with an Enforcement Notice which was served on Mr Pickering.

A letter was sent to Mr Pickering on the 10th October 1996 advising that there did not appear to be any outstanding matters on the above property at that date and as far as I am aware the building has not altered externally from that time.

Yours faithfully

N Midlen
Development Control Manager

Daltons
1 Barn Hill
Stamford
Lincolnshire
PE9 2AE

DX: 26002 Stamford
Phone: 01780 762526
Fax: 01780 764955

Daltons
35 Market Place
Oakham
Rutland
LE15 6DT

DX: 28331 Oakham
Phone: 01572 722002 or 724343
Fax: 01572 756384

SHDC
-3 MAR 1998
Housing & Planning
Received

DALTONS
Solicitors

Our Ref AJW\ER
Your Ref Mr Peter Udys
Date 3rd March 1998
Please reply to: STAMFORD

Development Control Department
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE

Dear Sirs

Re: McDONALD from PICKERING
The Old Five Bells, Money Bridge Lane, Pinchbeck

We refer to our telephone conversation with Mr Udys and confirm that we act for the prospective purchaser of the above property which is a Listed Building.

In or about 1994 extensive works were carried out to the property including a general refurbishment of the property, the removal of a front porch and bay window, demolition of small outbuildings, the further demolition of outbuildings and the erection of an extension. Listed Building Consent was given for this work under references H14\0095\93 and H14\1111\93. The Seller says that no planning or building regulation consent was required for these works. We understand that enforcement proceedings have been taken against the owner of the property including court proceedings. Could you please let us know the following:-

1. Whether all consents were obtained for the work including planning and building regulation consent.

2. Confirm that the Council have now accepted that the property as it now stands complies with planning and Listed Building Control.

We look forward to hearing from you as soon as possible.

Yours faithfully
DALTONS
Fax No. 01775 710772

THE NATIONAL SOLICITORS' NETWORK

Daltons is regulated by The Law Society in the conduct of investment business
P. Robson LL.B., A. J. Williams, N. C. Perry LL.B.

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Principal Planning Officer (DC)
Planning and Building
Control Services

To: Director of Environmental
Services

Our Ref: RJS/JJ H14/0095/93

Your Ref: RCW/SS/HSG

Date: 03 Feb 1994

OLD FIVE BELLS, MONEY BRIDGE LANE, PINCHBECK - GRADE II LISTED BUILDING.

I thank you for your memorandum of the 20th January concerning the above. From the Listed Building point of view there are a number of problems:-

1. None of the details required by condition relating to windows, doors and guttering have been received.

2. The windows do not seem to be precisely the right pattern.

3. The doors are the wrong pattern.

4. A soldier arch has been inserted above one window instead of a campered arch.

5. Slates have been reutilised instead of pan tiles as shown on the approved details.

6. The whole property has been repointed without Listed Building Consent, the pointing appears to be in a wrong material, and using the wrong techniques.

7. An outhouse has been demolished without permission.

8. A totally different door surround from that approved has been added.

Some of these matters would have been recommended for Listed Building Consent had they been applied for but now that they have been done without permission an offence has been committed, and similarly the demolition of the outbuilding is without doubt an offence. However, I am obviously aware that the old Five Bells was in a derelict condition when Mr Pickering took it over, and therefore, although these various matters have clearly gone wrong since the granting of Listed Building Consent, this is a factor which must be very strongly borne in mind by the Committee when deciding what action if any to take.

N Midlen
Principal Planning Officer (DC)

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 20.1.94

OUR REF: RCW/SS/HSG

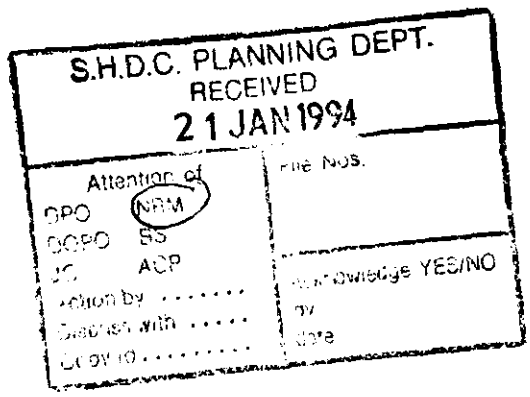
TO: DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES YOUR REF:

Old Five Bells, Money Bridge Lane, Pinchbeck

I have been advised that the renovation works to the above property have now been completed and would appreciate it if you could advise on any outstanding items that you may be dealing with.

Director of Environmental Service

c.c. Mr. B. Stuckey, Building Control Officer



Mr C Pickering
Ashlin Farm
Ashing Lane
Dunholme
Lincoln
LN2 3NN

N R Midler

NRM/SJS E14/2580/93
H14/0095/93

10 January 1994

Dear Sir

Works to old Five Bells, Money Bridge, Pinchbeck - Grade II Listed Building

I am sorry for the delay in responding to your letter in response to mine of the 18 November 1993. This has been due partly to staff illness, and also the need to consult the Council's Consultant Architect.

It is most unfortunate that it has been necessary to write to you in the terms contained in the letter of the 18 November 1993, since your intention to restore a Listed Building that had remained empty and deteriorating for many years was most welcome, and it appeared, from the discussions held prior to submission of, and during the processing of the Listed Building application, that you genuinely wished to restore the building properly, and to carry out the work in close co-operation with the Department. As you know, this Department responded by giving you extensive expert advice, both from officers, and from the Authority's Consultant Architect who met you on site.

Unfortunately, it would seem from the evidence provided to me that, once the Listed Building Consent was issued, there was a wholesale disregard of the requirements of the Listed Building legislation, and moreover, no notice was taken of the Department's earlier letter concerning the conditions of the Listed Building Consent, but work continued, including the removal of the outhouse, until the subsequent letter which, with its reference to criminal offence, at least had the effect of obtaining a response from you.

Cont/...

Cont/...

I think I should explain that this legislation in the Listed Buildings Act 1990 is extremely strict, and provides for potentially heavy penalties from any breaches of the legislation. The basic principle is that it is a criminal offence to carry out work before it is authorised by a Planning Authority, and it remains an offence, even if the work is subsequently found to be satisfactory such that permission can retrospectively be given. I feel that you would be well advised to consult a lawyer on this point, and he will also be able to explain to you why it would be the Planning Authority who would prosecute in such a case, and not the Police.

To turn now to the works that have been carried out in breach of the legislation:

(a) The demolition of the outbuilding. The Government recognise that, once a building had been demolished, it was only too easy to claim that it had either collapsed by itself, or that it was so dangerous that it had to be demolished, and in the legislation they, therefore, put the onus of proof squarely on those responsible for the demolition or collapse. It is also necessary, for such a defence to be admissible in the courts, for it to be shown that the Local Planning Authority had been notified as soon as practicable as soon as practicable of the demolition or collapse.

(b) Turning to the conditions of the planning permission, the legislation also makes it an offence to breach any condition attached to a Listed Building Consent, and you appear to be in breach at the present time of conditions 3 and 7, which require details to be submitted before the work is done, and condition 6, which requires repointing to be kept to a minimum, and match the existing in texture and colour. In fact the entire building has been repointed, which is contrary to the condition and requires Listed Building Consent, whilst the Consultant Architect has examined the repointing and advises that whilst some work appears to be in lime mortar, the remainder does not. All the pointing has been carried out very poorly with mortar smeared over the bricks etc and in no way matches the original technique used.

In addition to the above points, which have been mentioned in my previous letters, further inspection shows that the work done has not followed the approved plans, with doors remaining where shown to be bricked up, different patterns of doors being used than that shown on the plans, a soldier arch above one of the windows used instead of a splayed arch as shown, and a totally different front door surround. Also the roof covering remains slate rather than pantiles as specified.

Cont/...

Cont/...

The normal practice of the Authority is to prosecute for breaches of the Listed Building legislation, subject to only to the advice of the Council's Solicitor on the chances of successful conviction. and officers have delegated authority to institute proceedings. However, in this case, in view of the fact that the Five Bells was in a very poor state of repair and has now been made physically sound, I am prepared to put all the facts to the Planning Committee for their decision. Before I do this, I think it might be useful to you to have a meeting to discuss the matter, because there may be some extenuating circumstances that can be put forward to the Planning Committee. For example, I know that you were away for sometime whilst work was continuing, and it may be that your builders proceeded without authority. It would also be worthwhile discussing what proof you have that the building collapsed of its own accord, since, although a Court could not take account of such a defence in the absence of evidence that the Authority was notified, the Planning Committee would be able to do so.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

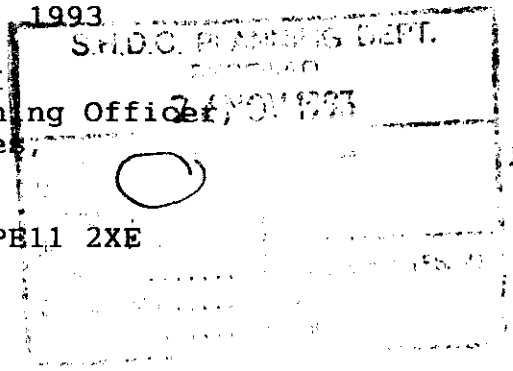
Mary E. Kerr BA., BSc., RIBA
Architect & Historic Buildings Consultant
Tel/Fax: (0529) 240415
Mobile: (0374) 275512

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

Fax Copy on E14...

YOUR Ref KBW/LAC E14/2580/93
OUR Ref SHDC 13/93

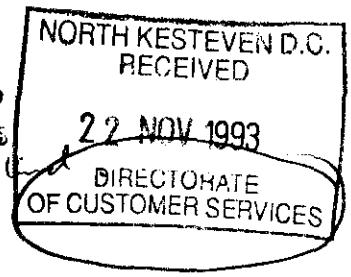
November 18th 1993



S.H.D.C. PLANNING DEPT.
RECEIVED
24 NOV 1993

NORTH KESTEVEN D.C.
RECEIVED
22 NOV 1993
DIRECTORATE
OF CUSTOMER SERVICES

JD
Send to
Earth Holland



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

Dear Mr Smith,

THE FORMER FIVE BELLS PUBLIC HOUSE, GLENSIDE NORTH, PICHBECK
LISTED BUILDING CONSENT H14/0095/93

As requested I have inspected this building. There was a joiner on site at the time so I also looked inside.

As you state in your letter of 11th November the outhouse along the road has been completely demolished. I recall when the visit was made by myself and Mr Udy that the applicant intended to retain this range, but that the condition of the walls was poor in that they were bowing out. I understood that he intended to make a listed building application for that work which was to have been carried out later. It is clearly unsatisfactory that it has been taken down without prior consent.

I agree that the pointing of the brickwork is poor and it is disappointing as I spent sone time explaining to the applicant how to achieve the right sort of finish. A sample area in advance of the main work would have sorted all this out. On the roadside gable end a large area has been repointed in a smooth cement rich mortar. Elsewhere a sandier mortar, which probably contains lime has been used, however it has been smeared over the brickwork and in some cases mortar patches have been created. It should have been carefully pressed into the joints and brushed back to just expose the brick arrises. The present effect is both disfiguring and bad for the building because it will encourage the entrapment of water behind the feather edges, leading to further decay of the brickwork. Unfortunately the building has now been completely repointed and without damaging the brickwork it is not possible to remedy this.

Some concern has been expressed over the replacement windows for which detailed drawings should have been submitted. They have been installed correctly as recessed sashes. Although my slide taken of the building at the time of listing shows that the frames were slightly less exposed than now, they are partially recessed. Fine glazing bars have been used, but they are standard run moulding and not true lambs tongues. The front windows are in my view acceptable although a finer detail could have been achieved had drawings been submitted.

On the east gable an additional window has appeared with a flat soldier course over. This is not acceptable.

I am concerned about the doors which do differ in all cases from the approved drawings. The front door is half glazed with three lower panels. It was shown to be a traditional 6 panel door with glazing to the upper panels. The protruding brick surround is certainly not shown on any drawing and I am not at all happy about this element. The rear door was shown as a half glazed door as supplied, but it was to have had an overlight which has been omitted. The opening adjacent was to have been blocked up but has received a door frame. The door in the west gable is also half glazed but was shown to have been panelled.

The front guttering would seem to be the original cast iron lions mask ogee restored. The moulding to the fascia beneath is not a taurus moulding and is rather bulky.

Internally doors have been kept as required. Deep skirtings have been installed although they are not an exact match with the original form. New brick fireplaces have been installed, but these were indicated on the plans.

It would seem that a meeting with the applicant should be organised as soon as possible to establish exactly what is going on, and to sort out the door details in particular.

Other authorities have succesfully taken legal action where repointing has been unsatisfactory. It is a pity in this context that a sample panel, as suggested in my letter of August 5th was not conditioned.

Yours Sincerely,

MARY E. KERR BA BSc RIBA

BRIAN SMITH Dip TP MRTPI
Di 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

H14/0095/93
LISTED BUILDING

Applicant: Mr C Pickering
Tel: 0673/862918

Agent: Mr C Pickering
0673/862918

Description: General refurbishment, removal of front porch and bay window, demolition of small out buildngs
Location: The Former Five Bells
Glenside North
Pinchbeck
Spalding

Valid date: 12-FEB-93
Target dates:
To case officer 19-FEB-93
Inspected by 26-FEB-93
Extra contacts 05-MAR-93
Report if not clear by 19-MAR-93

Terminal date: 09-APR-93
Target Committee: 31-MAR-93
Report deadline: 17-MAR-93

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Alteration
Listed building: GRADE II
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Pinchbeck P	0775 723838	24-FEB-93	10-MAR-93
Cllr T Bray	0775 723794 (Of	24-FEB-93	10-MAR-93
Cllr Mrs P J Buffham		24-FEB-93	10-MAR-93
Mrs M E Kerr	0529 240713	24-FEB-93	10-MAR-93
Lincs/Sth Humb HB Jo		24-FEB-93	10-MAR-93
Ancient Monuments So		24-FEB-93	10-MAR-93
Council for Brit Arc		24-FEB-93	10-MAR-93
The Georgian Group		24-FEB-93	10-MAR-93
Soc for Prot of Anci		24-FEB-93	10-MAR-93
The Victorian Societ		24-FEB-93	10-MAR-93
Royal Commission		24-FEB-93	10-MAR-93
Site/Press Advert LBC		0~~2~~5-MAR-93	~~[illegible]~~ 26-MAR-93

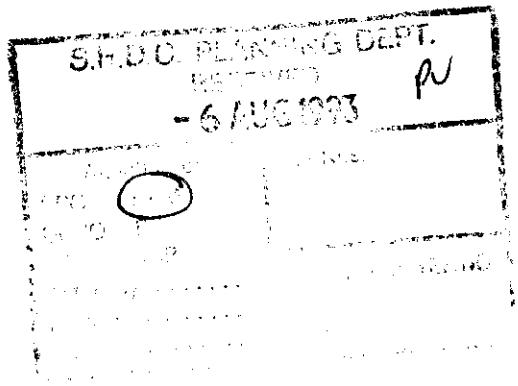
App

LCC - No objections JC 4/3/93

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 H14/0095/93
OUR Ref SHDC 13/93



August 5th 1993

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

Dear Mr Smith,

THE FORMER FIVE BELLS, GLENSIDE NORTH, PINCHBECK

I am pleased to see the proposed reinstatement of the railings to the front of this property. The stone coping used should either be natural or artificial stone, not just precast concrete.

The porch chosen is not quite as I had anticipated, but it does provide a link between the railings and the house, and serves the purpose of giving some modelling to the facade. It also rather has the look of a pub or hotel entrance and so on balance I feel that it is acceptable.

Details of the recessed sashes, the brick type to be used, pointing style and mix all need to be sorted out before work is commenced. Samples and sample areas should be considered.

All the other details shown and indicated are in my view appropriate for this building.

Yours Sincerely,

MARY E. KERR BA BSc RIBA

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 H14/0095/93
OUR Ref SHDC 13/93

August 5th 1993

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

Dear Mr Smith,

THE FORMER FIVE BELLS, GLENSIDE NORTH, PINCHBECK

I am pleased to see the proposed reinstatement of the railings to the front of this property. The stone coping used should either be natural or artificial stone, not just precast concrete.

The porch chosen is not quite as I had anticipated, but it does provide a link between the railings and the house, and serves the purpose of giving some modelling to the facade. It also rather has the look of a pub or hotel entrance and so on balance I feel that it is acceptable.

Details of the recessed sashes, the brick type to be used, pointing style and mix all need to be sorted out before work is commenced. Samples and sample areas should be considered.

All the other details shown and indicated are in my view appropriate for this building.

Yours Sincerely,

MARY E. KERR BA BSc RIBA

Mrs M Kerr
The Manor House
Sparby
Sleaford
Lincs
NG34 0RB

Mr P J Udy

PJU/LAB
H14/0095/93

22 July 1993

Dear Mrs Kerr

General Refurbishment To The Former Five Bells, Glenside North, Pinchbeck.

I enclose copies of amended plans received in relation to the above application.

I would appreciate your comments as soon as possible.

Yours sincerely

N R Madlen
Principal Planning Officer
Development Control

Enc

PLANNING AMENDMENT

For office use only

Application No. H14/0095/93

Date registered 16 JUL 1993

Case Officer PD

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Tel. No.

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

Please complete

EARLIER APPLICATION No.

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

Building Regulation reference relating to same development.

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.
State whether amendment has been requested by the Council ☐

Has a similar amendment been submitted under Builcing Regulations? Yes / No

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.

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

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As NOW PROPOSED, if different

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

State drawing no's of the current submission

State Officer dealing with the application, if known.

Description of original development

Mr King: porch in Washingboro, thought it was timber Xd lattice work. He will look around Washingboro
Also suggested wrought ironwork replaced - suitably detailed
PM 30-6

P J Udy

PJU/SAH H14/0095/93

Mr C Pickering
Ashlin Farm
Ashing Lane
Dunholme
Lincoln LN2 3NN

3 June 1993

Dear Sir

Refurbishment of Former Five Bells, Glenside North, Pinchbeck

I refer to your letter received on the 27 May 1993 and the attached letter to Mrs Mary Kerr.

I regret that I am unable to forward your letter to Mrs Kerr because she has been employed by this Council to advise on this application and therefore to act as your adviser as well would place her in a difficult position.

At our site meeting it was suggested that a timber porch would be appropriate and Mrs Kerr sited examples found in Washingborough near Lincoln, and in Gedney near Holbeach. She has also advised me that she thinks there is a company called "Ollerton Gazebbos" which made such porches. To reinstate the wrought-iron work along the frontage of this property would also help add interest to the front elevation, subject to it being appropriately designed.

I therefore advise that a design for the front porch is submitted along with details of the wrought-iron work along the front elevation and these details may result in no further alterations being required to the front elevation once the existing porch and bay window have been removed.

I will be grateful for your comments and plans as soon as possible.

Yours faithfully

N R Midlen
Principal Planning Officer (Development Control)

Outlestan Gazebbos

Wasningboro L

Gedney Main Street

C. T. Pickering

95/93

S.H.D.C. PLANNING DEPT.
RECEIVED
27 MAY 1993
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Sign to with .....
Copy to .....
File Nos.
Acknowledge YES/NO

Ashlin Farm
Ashing Lane
Dunholme
Lincoln
LN2 3NN
Tel. Welton 0673 62918

20/5/93

N.R. Midlen Esq.
Planning & Building Control
Spalding.

Dear Mr. Midlen,

Thank you for your letter of 18th May, regarding the Four Five Bells, Pinchbeck.

It was my preference to carry out the renovation & removal of the porch before reaching a decision as to whether the property would be improved by the addition of a porch. However, as this is not acceptable to your department, I feel the least intrusive addition would be the wrought-iron structure around the front door, as suggested by Mrs. Mary Kerr at our site meeting.

I should therefore be very grateful if you could pass the enclosed letter to Mrs. Kerr, so that I may seek her assistance.

Many thanks.

Yours sincerely,
Charles Pickering

C. T. Pickering

Mrs Mary Kerr.

Ashlin Farm
Ashing Lane
Dunholme
Lincoln
LN2 3NN
Tel. Welton 0673 62918

20/1/93.

Dear Mrs. Kerr,

Fair Bells, Pinchbeck, Spalding.

Thank you very much for your most informed comments + advice at our site meeting of the above.

Your suggestion of an iron-work open porch around the front door is much preferred to a central bay window on the front elevation.

As the Plning Dept. wish me to make an addition before they feel able to agree the renovation, I should be most grateful if you would be kind enough to supply sketches of such a wrought-iron structure.

I will of course be happy to settle your appropriate fee for this work.

Many thanks.

Yours sincerely

Charles Pickering

VAT Reg. No. 310 6534 96

Mr C Pickering
Ashlar Farm
Ashing Lane
Dunholme
Lincoln

Mr P J Udy

PJU/JP/H14/0095/93

18 May, 1993

Dear Sir

Refurbishment of the Former Five Bells, Glenside North, Pinchbeck

I refer to the above planning application and write further to your site meeting with my Planning Assistant and the Council's Consultant Architect, Mrs Mary Kerr, on 24 March, 1993. At that meeting, after discussion on alterations to the front elevation, it was suggested that some sketches should be submitted for consideration. On 13 April, 1993, my Planning Assistant phoned and after a short discussion, suggested that these sketches should be submitted as part of the current application rather than at a later date after this application had been determined, as was your original intention.

I would be grateful if you would write and inform me on the current situation in relation to these drawings, since I am keen to bring this application to a conclusion as soon as possible and I am unable to do that until I have received the necessary amended front elevation plans.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

LINCOLNSHIRE AND SOUTH HUMBERSIDE HISTORIC BUILDINGS JOINT COMMITTEE

Chairman:
Mr R. Pilling BArch (Hons) RIBA
94 West Parade
Lincoln
LN1 1JZ
Tel: Lincoln (0522) 538544

Secretary:
Mrs C.T. Waby
94 West Parade
Lincoln
LN1 1JZ
Tel: Lincoln (0522) 538544

S.H.D.C. PLANNING DEPT.
RECEIVED
31 MAR 1993

31st March, 1993

B. Smith Esq.,
Director of Planning & Building Control Services,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincs., PE11 2XE.

Dear Sir,

The Former Five Bells, Glenside North, Pinchbeck. H14/0095/93

The building is in poor condition but the works proposed if carried out in good, matching materials could be satisfactory, but the site is severely restricted and lies at the north east junction of Money Bridge crossroads with poor visibility.

There is some difficulty in interpreting the actual amount of work to be undertaken and the details shown may require to be cleared before any permissions are granted

Points to be watched are:

(a) Roof covering (replacing slate with pantiles)
(b) Making good where Porch and Bay are removed.
(c) Bulging brickwork
(d) Visibility at junction
(e) Areas requiring pointing and possibility of rebuilding brickwork where necessary

The drawings provided are difficult to interpretate.

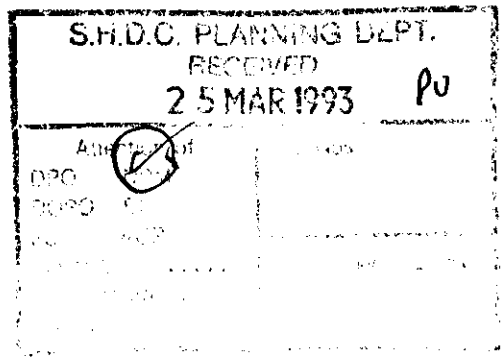
Yours faithfully,

For and on behalf of
L. & S. H. H. B. J. C.

Organisations Represented:
Lincolnshire Society of Architects — Society for Lincolnshire History and Archaeology
Council for British Archaeology Group 14 — Council for the Protection of Rural England
Lincolnshire Museums (Museum of Lincolnshire Life)

ROYAL COMMISSION ON THE HISTORICAL MONUMENTS OF ENGLAND
Shelley House, Acomb Road, YORK, YO2 4HB
Telephone: 0904 784411

LISTED BUILDINGS AND CONSERVATION AREAS ACT, 1990



Date : Mon Mar 22 1993

Your ref: H14/0095/93

Our ref: 19949/01/03/A

Re:
MONEY BRIDGE PUBLIC HOUSE
GLENSIDE NORTH
PINCHBECK

Thank you for your letter informing us of an application for Listed Building Consent concerning the above. We are interested in this building and may wish to record it before any work of demolition or alteration commences. For this reason please can you ensure that applicants receiving Listed Building Consent are reminded of their obligations under paragraph 8 of the Listed Buildings and Conservation Areas Act, 1990, to give this Commission one month's notice of their intention to carry out work. Please can you let us know the outcome of any decision made on this application.

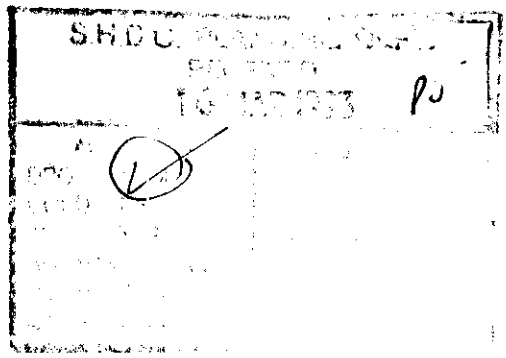
Thank you for your co-operation.

CHIEF PLANNING OFFICER
SOUTH HOLLAND DC
COUNCIL OFFICES,CHATTERTON TOWER
WINFREY AVENUE
SPALDING
LINCOLNSHIRE
PE11 1DA

Mary E. K[illegible]r BA., BSc., RIBA
Architect & Historic Buildings Consultant

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

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



YOUR Ref H14/0095/93
OUR Ref SHDC 13/93

15th March 1993

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

Dear Mr Smith,

GENERAL REFURBISHMENT, REMOVAL OF FRONT PORCH AND BAY WINDOW, DEMOLITION OF SMALL OUT BUILDINGS
THE FORMER FIVE BELLS, GLENSIDE NORTH, PINCHBECK

It is excellent to see a proposal for this derelict building, and one which appears to be reasonably sympathetic. I would certainly wish to do everything possible to encourage a new owner to a successful restoration of this building.

It is not really possible to comment in detail without a look at the interior of the building as well, and it may be a sensible idea for a meeting on site to be arranged with the owner so that this can be achieved.

The removal of the later porch and bay window, which are clearly becoming detached from the building voluntarily, is acceptable in my view. I would however suggest that the existing door in the porch is if possible repaired, or if not, copied, as it is an example of an early C19 Greek design with roundels. I would also suggest that consideration could be given to putting a canted bay back on the Living Room, to give some modelling to what would otherwise be a rather flat elevation, unless there is clear evidence that there was orignally a segmental arched headed sash window in that ground floor location.

The details of the recessed box sash windows need to be sorted out, and also the brick type, mortar and flemish bond to match existing. I cannot see any objection to the replacement of slates with clay tiles as both are found in this area, provided it does not mean any alteration to the raised gables in order to ahieve abutment flashings.

Yours Sincerely,

MARY E. KERR BA BSc RIBA

App free M.W. ths of next week (22, 24, 25)
Penny M.K left message to advise of date pon 18-3

ANCIENT MONUMENTS SOCIETY

Founded in 1924 for the Study and Conservation of Ancient Monuments, Historic Buildings, and Fine Old Craftsmanship

ST. ANN'S VESTRY HALL, 2 CHURCH ENTRY, LONDON EC4V 5HB

Tel: 071-236-3934

Patron: HIS ROYAL HIGHNESS THE PRINCE OF WALES

Your ref: H14/0095/93

10.3.93

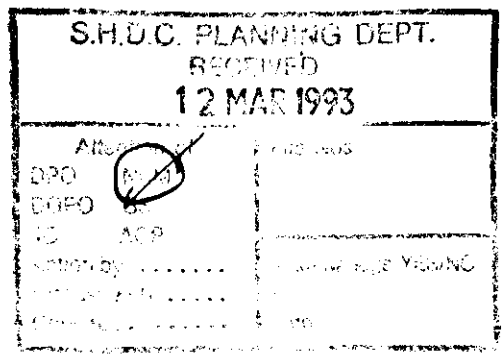
Dear Sir,

FORMER FIVE BELLS P.H. PINCHBECK

Thank you for your consultation. We have studied the papers supplied with interest and have no adverse observations to offer in principle. However, we would make the following points:

1. Whilst having no objection to the removal of the later porch and bay window, we trust that guarantees will be offered that the making good will be as self effacing as possible

2. Is the guttering to be in cast iron or aluminium ?



Yours faithfully,

Matthew Saunders
Secretary

President: DAME JENNIFER JENKINS, M.A., HON.F.R.I.B.A., HON.R.I.C.S.
Chairman: DR. R.W. BRUNSKILL, O.B.E., M.A., F.S.A.
Hon. Secretary: CHRISTOPHER F. STELL, O.B.E., M.A., B.Arch., A.R.I.B.A., F.S.A.
Hon. Editor: PROF. G.I. MEIRION-JONES, B.Sc., M.PHIL., PH.D., F.S.A.
Secretary: MATTHEW SAUNDERS, M.A., F.S.A.
Hon. Treasurer: LESLIE DU CANE, B.Sc., A.C.A.
Assistant Secretary: Mrs. TESS POWELL, B.Sc.

NEW ADDRESS : PLEASE NOTE



Banister Fletcher & Son's Architects, 1905.

THE VESTRY HALL, ST. ANN, BLACKFRIARS.

WEST FRONT TO CHURCH ENTRY.

ANCIENT MONUMENTS SOCIETY

ST. ANN'S VESTRY HALL, 2 CHURCH ENTRY,
LONDON EC4V 5HB.

Telephone:
071-236 3934

BRIA MITH 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: H14/0095/93

Applicant: Mr C Pickering
Ashin Farm
Ashing Lane
Dunholme
Lincoln

Agent: Mr C Pickering
Ashin Farm
Ashing Lane
Dunholme
Lincoln

Description: General refurbishment, removal of front porch and bay window, demolition of small out buildngs

Location: The Former Five Bells Glenside North
Pinchbeck Spalding

Type: LISTED BUILDING

Date received: 12-FEB-93

24-FEB-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 11-MAR-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 P J UDY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Pinchbeck PC
17 Rotten Row
Pinchbeck
Spalding Lincs
PE11 3RQ

S.H.D.C. PLANNING DEPT.
RECEIVED
10 MAR 1993
PJ

FOR PARISH COUNCIL USE ONLY

Comments:

Recommend approval

Signed:

M.H. [illegible]

(c) mitigation of any adverse effects which the existence or use of the new highway will have on the surroundings.

A copy of the Order and of the accompanying map may be seen at all reasonable hours at County Offices, Lincoln, and at The Post Office, High Road, Weston and The Post Office, High Street, Moulton, Lincolnshire and the offices of South Holland District Council, Council Offices, Priory Road, Spalding, Lincolnshire, and may be seen there at all reasonable hours.

Any objection to the Order must be made in writing to the Secretary of State for Transport, Northern Regional Office, Local Authority Orders Section, Wellbar House, Gallowgate, Newcastle Upon Tyne NE1 4TD, before the 16th day of April, 1993 and should state the title of the Order and the grounds of objection.

DESCRIPTION OF THE LAND

(a) Land to be purchased compulsorily containing 46,971 square metres.

(b) Land over which rights are to be acquired *compulsorily containing 24,250 square* metres; and

(c) Land to be purchased compulsorily to mitigate adverse effects containing 7,250 square metres

All situate to the north-west of the A151 High Road at Weston in the County of Lincoln between the Waterworks on the north side of High Road to the west of Weston the new road to run north-east to rejoin the existing High Road at junction with Stone Gate and then on the north-east side of the High Road to Moulton Mere Drain all in the Parishes of Weston and Moulton in the District of South Holland in the County of Lincoln.

Dated February 23, 1993.

Dr J. EMMERSON
Director of Highways and Planning
County Offices, Lincoln.

8s¢WVN 3448 187/508 SG5-3

PLANNING APPLICATIONS

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:

The following proposals do not accord with the provisions of the relevant Development Plan.

H02/0107/93 Wheatley Homes Ltd FULL
Extension of period for submission of Reserved Matters and commencement (Planning Ref H02/1010/86 dated 12.06.87)
West: Peterborough Road, Crowland, Peterborough, Cambs

H16/0091/93 Mr and Mrs D. Ball FULL
Erection of bungalow
Horseshoe Road, Spalding, Lincs

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.

H11/0136/93 P. R. Worts Esq FULL
Erection of four-bedroomed annexe to rear *(single storey)*
Rear: 46 Market Place, Long Sutton, Spalding, Lincs

H14/0095/93 Mr C. Pickering LISTED BUILDING
General refurbishment, removal of front *porch and bay window, demolition of small* outbuildings
The Former Five Bells, Glenside North, *Pinchbeck, Spalding, Lincs*

H13/0109/93 J. T. Biggadike OUTLINE
Erection of four dwellings, including details of means of access
The Mill, High Street, Moulton, Spalding, Lincs

H13/0110/93 J. T. Biggadike LISTED BUILDING
Demolition of buildings within the boundary *of The Mill*
The Mill, High Street, Moulton, 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
March 5th, 1993
3s3842 ¢WVN

BLACK SLUICE INTERNAL DRAINAGE BOARD

WEED CONTROL 1993

NOTICE IS HEREBY GIVEN that drains within the Board's area will be treated with Casoran "G". The work is due to commence on Monday, March 22, 1993.

While this chemical will not adversely affect stock, fish or other aquatic fauna, it is recommended that water for spray irrigation purposes or crop spraying should not be taken from the drain for a period of four weeks after application. The Board will accept no liability for any damage to crops sprayed using water from *these drains.*

J. A. MARSHALL,
Clerk of the Board.
72 Carlton Road, Boston,
Lincs PE21 8PB.

3s¢WVN 7235 187/507 SG5-3

NOTICE OF APPLICATION FOR A STOPPING-UP ORDER

LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS ACT 1980

Proposal to stop-up part of the public highway at Fen End Lane in the Town of Spalding, Lincolnshire.

NOTICE IS HEREBY GIVEN that in accordance with Section 116 of the Highways Act 1980 application will be made to the Justice of the Peace of the Petty Sessional Division of Spalding on the 23rd day of April, 1993 at 10 am at Sessions House, Spalding, Lincolnshire for an Order stopping-up part of the public highway known as Fen End Road, in the Town of Spalding in the County of Lincoln and containing an area of approximately One thousand nine hundred and fifty square metres. The land to be stopped-up is shown coloured pink on a plan being drawing No D/10195/81.

The Order sought is for stopping-up the said area of land for the purposes of all traffic on the ground that it is unnecessary.

NOTICE IS ALSO HEREBY GIVEN by virtue of Section 116(4) of the Highways Act, 1980 that if the Court are satisfied that the Stopping-up Order should be so made then it will be moved to further Order that public footpath and public bridleway rights shall be reserved for the benefit of the public over the full width of the highway for the length of highway shown coloured pink on the said plan.

COPIES of this Notice and the plan referred to above may be inspected free of charge at all reasonable times at the offices of Lincolnshire County Council, County Offices, Newland, Lincoln (County Legal Services), and South Holland District Council, Council Offices, Priory Road, Spalding, Lincolnshire.

Dated the 18th day of February, 1993.

P. J. BURNS,
Chief Solicitor.
Lincolnshire County Council,
County Offices,
Newland, Lincoln.

3s¢WVN 7235 187/507 SG5-3

LINCOLNSHIRE COUNTY COUNCIL

ROAD TRAFFIC REGULATION ACT 1984
TEMPORARY CLOSURE TO TRAFFIC
HOLBEACH — ROMAN BANK

NOTICE IS HEREBY GIVEN that owing to the roadworks the Lincolnshire County Council intends to make an Order, under Section 14 of the Road Traffic Regulation Act 1984, as amended, the effect of which will be to prohibit *traffic from proceeding on Roman Bank*, Holbeach commencing on March 15, 1993 for a period of one month or the completion of the works.

This closure may be extended for a further period.

The alternative route for traffic is via Clough *Road, Old Washway Road, Peartree House* Road and vice-versa.

J. EMMERSON
Director of Highways and Planning
Lincolnshire County Council

8s¢WVN 3849 187/507 SG5-3

I CAN make your lovely Bridesmaid Dresses, very reasonable prices. Fabric samples / patterns: photographs to show. Tel for details: Mrs Kitching 0775 724585.

ous service. For prices etc. Phone Boston 352855.

WEDDING Photography service throughout South Lincs. Les Prudden, 10-11 Frances Street, Spalding. Phone 725188, Fax 769017.

ELDIS Wr *double* fridge, v (0775) 76 **EX-HOLD** tial homes or tempor *modation* £250. Tel **TOYOTA** *Hiace*, "7 with awn cooker, water, etc, in awnin good con MoT. Tel

Things getting a little crowded at home?
Why not sell your unwanted items *with an ad in The Classifieds*
Telephone 0775 725484

Farm and Garden

FARMERS have you got a problem with pigeons this Spring? If so phone Pinchbeck Bars 612, after 6 pm.

MERRY *Tiller* Rotovator with Honda, 4-5 hp engine, good condition, offers. 0775 766536, after 6.30 pm.

SHED Sale: 6 x 4 was £155, now £139; 8 x 6 was £235, now £199, including delivery. All Shiplap, T&G. Other sizes available. Summer houses. Tel now (0406) 25032.

PANSIES READY NOW
All colours
POTS 25p
SIX PACKS £1.00
All Bedding available *when inseason*
For more details call in at:
D. TWELVETREES
8 Mallard Road, Low Fulney, Spalding
Tel: 0775 724608
TRADE WELCOME
10s3257 ¢WVN

COLUMN STOCK PLANTS
Order now for spring Planting under glass
D. W. PANTER & SON
Tel: 0406 370212
5f¢WVN 4032

COLUMN STOCK PLANTS
Mid-Jan onwards
£20 per 1,000
P de LEEUW
Tel: 0775 725189
4s4252¢WVN

Ord being 199 Indoor an Brass Also a sele plants and HILLGA Terrings Tel: (0

SH PI IN TEN FOR CU D. W. PA Tel: 3 5h3000

R. Delamore c

VAST RANGE OF TOP QUAL YOUNG PLANTS AVAILAB
NOW AND THROUGHOUT THE SI
Cash 'n' Carry or Grown to Or
- Chrysanthemums
- Ivy Geranium
- Pinks
- Pot Gerani
- Fuchsias
- Bedding
- Garden 'Mums
- Patio

88 SUTTON ROAD, WISBE
Tel/Fax: 0945 584091

GROOM SHEDS There's to bec

DIRECT TO YOU AT FACTORY F
Built at our Spalding factory and manufactured f quality imported timber. Exterior shiplap claddi models. We have a full range of sizes and de display.

SHEDS GREENHOUSES FENCING
SUMMERI POTTING DOG KE

OPEN FIVE DAYS A WEEK
Monday-Friday
8 am to 4.30 pm



GROOM (SPALDING) LTD
Benner Road, Wardentree Lane, Pinchbeck, nr Spalding, Lincs PE11 3UG
Tel: Spalding (0775) 768555
6b8326¢WVN

8pG 5/3/93.

PLANNING APPLICATION

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

LISTED BUILDING

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.

Reference No: H14/0095/93
Description: General refurbishment, removal of front porch and bay window, demolition of small out buildngs
Location: The Former Five Bells
Glenside North
Pinchbeck
Spalding

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 23-MAR-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

02-MAR-93

SOUTH HOLLAND DISTRICT COUNCIL

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: N R Midlen
Principal Planning Officer
(Development Control)

TO: P Udy
Planning Officer
(Development Control)

REF: NRM/JP/H14/0095/93

REF:

DATE: 26 February, 1993

SUBJECT: Application Ref. No: H14/0095/93 - Refurbishment of the Former Five Bells, Money Bridge, Glenside North, Pinchbeck, Grade II Listed Building

Peter, I spoke to the applicant about the time his agent was submitting this application and he showed me the plans. I told him (1) we would be unlikely to favour a change on the existing slate and pantile, (2) we would need a detail and cross-section of the windows, thickness of glazing bars, rails, etc, a crucial (I now note that most are drawn, notwithstanding the note regarding sash windows, as top or mid-opening casements), (3) I doubted whether we would agree to the removal of the porch and bay. The facade is not symmetrical, and the bay balances the pair of sashes to the left. Replacement of the porch by a simple door removes emphasis that is usual on 18th Century buildings. A property such as this would almost certainly have had an ornamental door surround to make the doorway a feature (note: the proportions of the panels on the proposed new door are not drawn right, and the door is not centralised with the upper window). Noted that our photograph showed existing good quality, original door. *Thought this should be retained unless it had been stolen. We would consult Mrs Kerr, however, on these matters.

The applicant had no objection in principle to any of my criticisms.

On closer look, there are no details of the treatment to the rear roof, are existing pantiles to remain? This would be preferable, or the use of new clay pantiles with a closer profile to the original, i.e. William Blythe tiles. Cast iron gutters and downpipes should be used, at least on the public elevations (unless already substituted for plastic, etc). If the gable parapets need replacement, we need to be certain that their detailed traditionally, and particularly that appropriate brick is used. It is often suggested that engineering bricks are necessary to survive weather conditions. Whilst it is true that standard bricks do not last indefinitely (200 years, or thereabouts), better to treat them as sacrificial.

N R MIDLEN
Principal Planning Officer (DC)

* NB: Still exists behind boarding.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: N R Midlen
Principal Planning Officer
(Development Control)

TO: P Ody
Planning Officer
(Development Control)

REF: NRM/JP/H14/0095/93

REF:

DATE: 26 February, 1993

SUBJECT: Application Ref. No: H14/0095/93 - Refurbishment of the Former Five Bells, Money Bridge, Glenside North, Pinchbeck, Grade II Listed Building

Peter, I spoke to the applicant about the time his agent was submitting this application and he showed me the plans. I told him (1) we would be unlikely to favour a change on the existing slate and pantile, (2) we would need a detail and cross-section of the windows, thickness of glazing bars, rails, etc, a crucial (I now note that most are drawn, notwithstanding the note regarding sash windows, as top or mid-opening casements), (3) I doubted whether we would agree to the removal of the porch and bay. The facade is not symmetrical, and the bay balances the pair of sashes to the left. Replacement of the porch by a simple door removes emphasis that is usual on 18th Century buildings. A property such as this would almost certainly have had an ornamental door surround to make the doorway a feature (note: the proportions of the panels on the proposed new door are not drawn right, and the door is not centralised with the upper window). Noted that our photograph showed existing good quality, original door. *Thought this should be retained unless it had been stolen. We would consult Mrs Kerr however, on these matters.

The applicant had no objection in principle to any of my criticisms.

On closer look, there are no details of the treatment to the rear roof, are existing pantiles to remain? This would be preferable, or the use of new clay pantiles with a closer profile to the original, i.e. William Blythe tiles. Cast iron gutters and downpipes should be used, at least on the public elevations (unless already substituted for plastic, etc). If the gable parapets need replacement, we need to be certain that their detailed traditionally, and particularly that appropriate brick is used. It is often suggested that engineering bricks are necessary to survive weather conditions. Whilst it is true that standard bricks do not last indefinitely (200 years, or thereabouts), better to treat these as sacrificial.

N R MIDLEN
Principal Planning Officer (DC)

NB: Still exists behind boarding.

1. I have spoken to applicant about his proposal (about the time it was having formally submitted.

2. Told him.
   1. Would not favour change from state to Pantile
   2. Need a detail or cross section of windows. Thickness of sections crucial (I note that most are drawn, notwithstanding the not re sash windows, as top opening or middle opening casement).

   3. Doubted whether we would agree to removal of porch or bay. Facade not symmetrical, bay balances the pair of sashes to left. Replacement of porch

BF 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: H14/95/93

Applicant: Mr C Pickering
Ashin Farm
Ashing Lane
Dunholme
Lincoln

Agent: Mr C Pickering
Ashin Farm
Ashing Lane
Dunholme
Lincoln

Description: General refurbishment, removal of front porch and bay window, demolition of small out buildngs

Location: The Former Five Bells
Glenside North
Pinchbeck
Spalding

Type: LISTED BUILDING

Date received: 08-FEB-93

09-FEB-93

Dear Sir/Madam

REF

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:

The site needs to be outlined in red on the enclosed 1:500 block plans. Three plans returned for your use.

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 Maxwell quoting the above reference.

Yours faithfully

Principal Administrative Officer

B[illegible] 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
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/95/93

Applicant: Mr C Pickering
Ashin Farm
Ashing Lane
Dunholme
Lincoln

Agent: Mr C Pickering
Ashin Farm
Ashing Lane
Dunholme
Lincoln

SOUTH HOLLAND D.C.
PLAN DEPT
12 FEB 1993
REF .....

Description: General refurbishment, removal of front porch and bay window, demolition of small out buildngs

Location: The Former Five Bells
Glenside North
Pinchbeck
Spalding

Type: LISTED BUILDING

Date received: 08-FEB-93

09-FEB-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:

The site needs to be outlined in red on the enclosed 1:500 block plans. Three plans returned for your use.

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 Maxwell quoting the above reference.

Yours faithfully

Principal Administrative Officer

Mr C Pickering
Ashlin Farm
Ashing Lane
Dunholme
Lincoln
LN2 3NN

N R Midlen

NRM/SJS E14/2580/93
H14/0095/93

10 January 1994

Dear Sir

Works to old Five Bells, Money Bridge, Pinchbeck
- Grade II Listed Building

I am sorry for the delay in responding to your letter in response to mine of the 18 November 1993. This has been due partly to staff illness, and also the need to consult the Council's Consultant Architect.

It is most unfortunate that it has been necessary to write to you in the terms contained in the letter of the 18 November 1993, since your intention to restore a Listed Building that had remained empty and deteriorating for many years was most welcome, and it appeared, from the discussions held prior to submission of, and during the processing of the Listed Building application, that you genuinely wished to restore the building properly, and to carry out the work in close co-operation with the Department. As you know, this Department responded by giving you extensive expert advice, both from officers, and from the Authority's Consultant Architect who met you on site.

Unfortunately, it would seem from the evidence provided to me that, once the Listed Building Consent was issued, there was a wholesale disregard of the requirements of the Listed Building legislation, and moreover, no notice was taken of the Department's earlier letter concerning the conditions of the Listed Building Consent, but work continued, including the removal of the outhouse, until the subsequent letter which, with its reference to criminal offence, at least had the effect of obtaining a response from you.

Cont/...

Cont/...

I think I should explain that this legislation in the Listed Buildings Act 1990 is extremely strict, and provides for potentially heavy penalties from any breaches of the legislation. The basic principle is that it is a criminal offence to carry out work before it is authorised by a Planning Authority, and it remains an offence, even if the work is subsequently found to be satisfactory such that permission can retrospectively be given. I feel that you would be well advised to consult a lawyer on this point, and he will also be able to explain to you why it would be the Planning Authority who would prosecute in such a case, and not the Police.

To turn now to the works that have been carried out in breach of the legislation:

(a) The demolition of the outbuilding. The Government recognise that, once a building had been demolished, it was only too easy to claim that it had either collapsed by itself, or that it was so dangerous that it had to be demolished, and in the legislation they, therefore, put the onus of proof squarely on those responsible for the demolition or collapse. It is also necessary, for such a defence to be admissible in the courts, for it to be shown that the Local Planning Authority had been notified as soon as practicable as soon as practicable of the demolition or collapse.

(b) Turning to the conditions of the planning permission, the legislation also makes it an offence to breach any condition attached to a Listed Building Consent, and you appear to be in breach at the present time of conditions 3 and 7, which require details to be submitted before the work is done, and condition 6, which requires repointing to be kept to a minimum, and match the existing in texture and colour. In fact the entire building has been repointed, which is contrary to the condition and requires Listed Building Consent, whilst the Consultant Architect has examined the repointing and advises that whilst some work appears to be in lime mortar, the remainder does not. All the pointing has been carried out very poorly with mortar smeared over the bricks etc and in no way matches the original technique used.

In addition to the above points, which have been mentioned in my previous letters, further inspection shows that the work done has not followed the approved plans, with doors remaining where shown to be bricked up, different patterns of doors being used than that shown on the plans, a soldier arch above one of the windows used instead of a splayed arch as shown, and a totally different front door surround. Also the roof covering remains slate rather than pantiles as specified.

Cont/...

Cont/...

The normal practice of the Authority is to prosecute for breaches of the Listed Building legislation, subject to only to the advice of the Council's Solicitor on the chances of successful conviction, and officers have delegated authority to institute proceedings. However, in this case, in view of the fact that the Five Bells was in a very poor state of repair and has now been made physically sound, I am prepared to put all the facts to the Planning Committee for their decision. Before I do this, I think it might be useful to you to have a meeting to discuss the matter, because there may be some extenuating circumstances that can be put forward to the Planning Committee. For example, I know that you were away for sometime whilst work was continuing, and it may be that your builders proceeded without authority. It would also be worthwhile discussing what proof you have that the building collapsed of its own accord, since, although a Court could not take account of such a defence in the absence of evidence that the Authority was notified, the Planning Committee would be able to do so.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

Cast columns can be supplied in various grades of iron a
to suit specified loading and conditions for wh
calculations could be provided at design stag

Head and base details can be modified on the p
or fabricated from steel, to give a solution to most fixin
Some columns can also be modified to give corner or ang

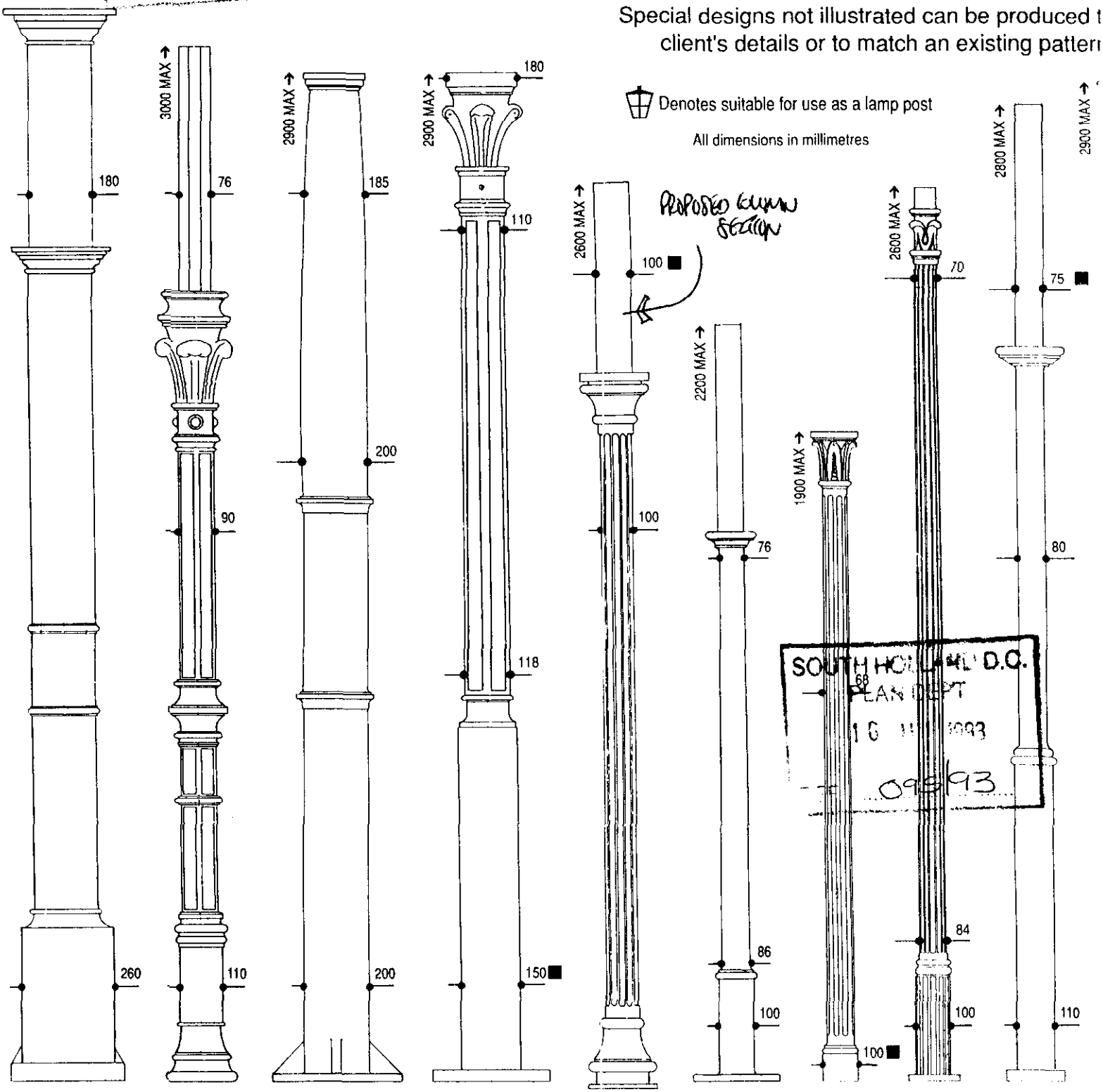
Components can be supplied in primer finish c
or fully painted with highlighting if required.

Special designs not illustrated can be produced t
client's details or to match an existing patter

AMENDED PLAN
Ref.

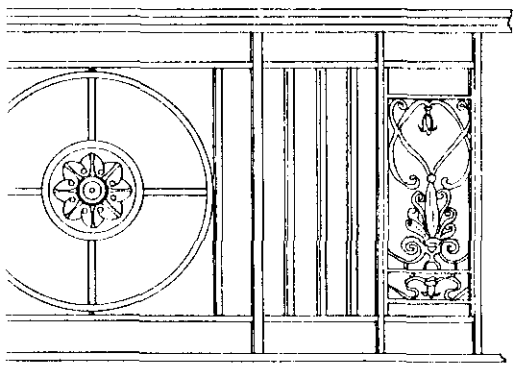
Denotes suitable for use as a lamp post

All dimensions in millimetres

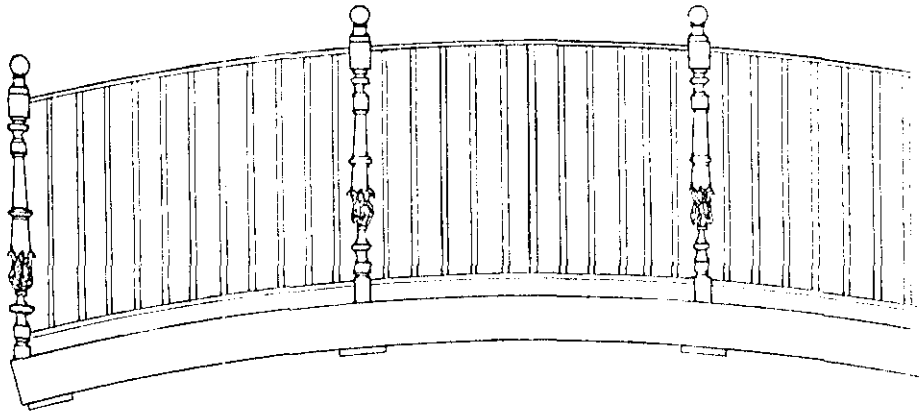


SOUTH HOLLAND D.C.
PLANNING DEPT
09/93

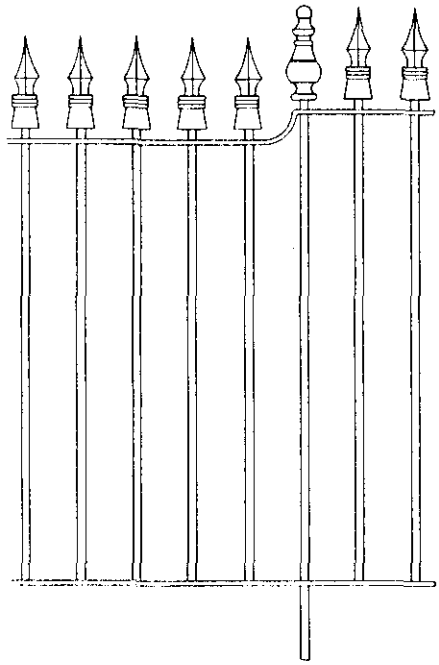
16.69 16.05 16.53 16.14 16.34 16.22 16.10 16.27 16.90



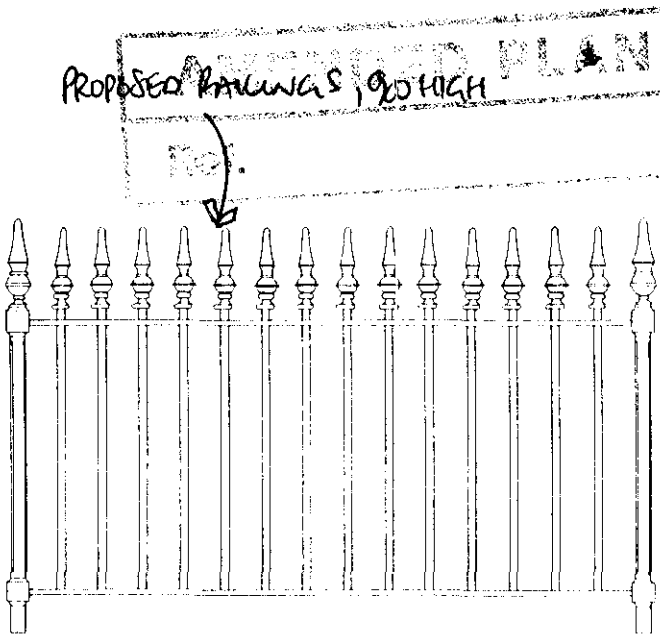
teel railings with decorative



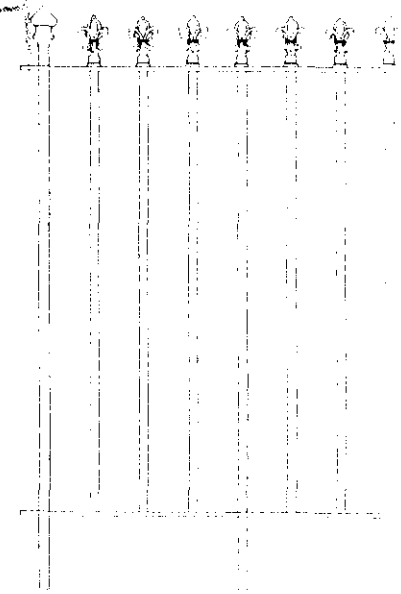
Footbridge parapet railings using simple steel sections and handrail and 15:53 cast



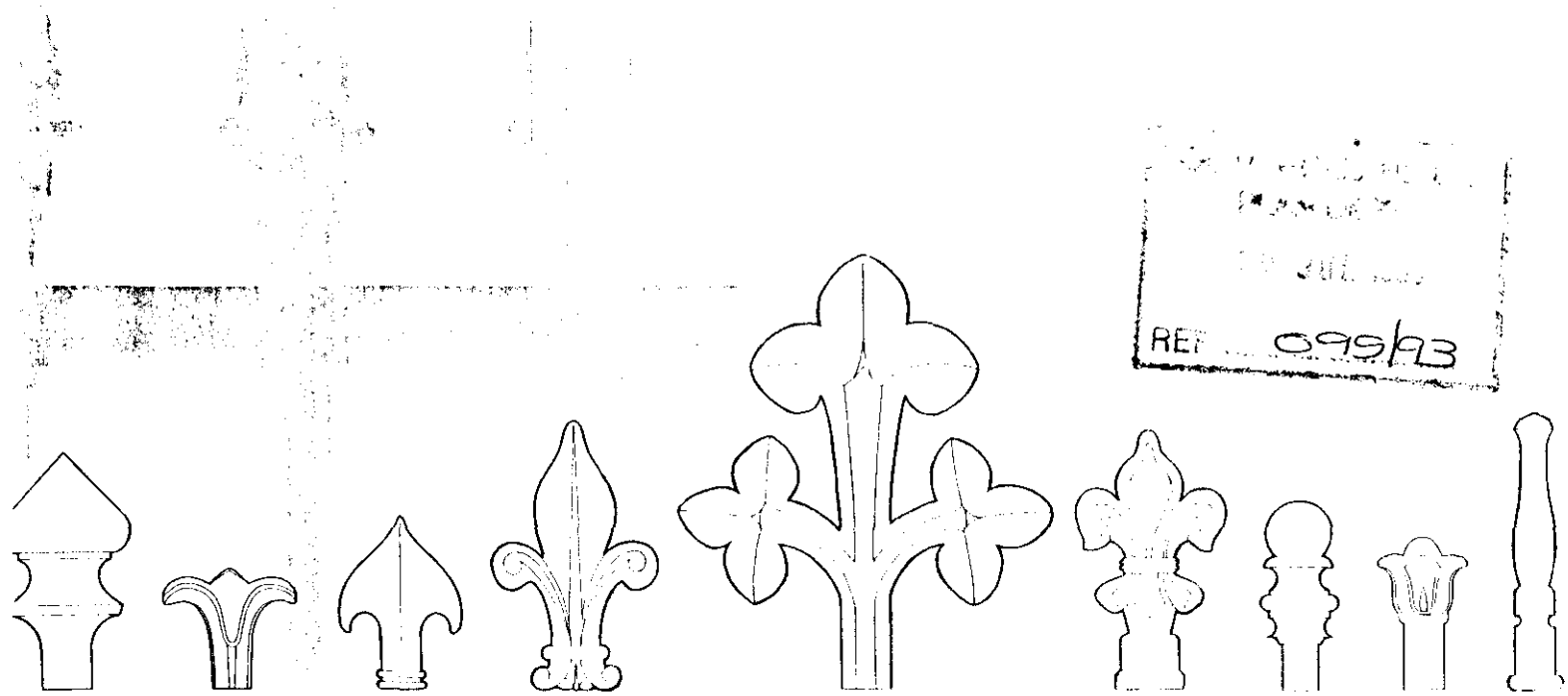
› rail



15:57 cast iron posts, round bar steel uprights with 11:71 finials and flat bar horizontal rails.



Square steel posts with 11:115 finials, uprights with 11:46 finials and flat bar horizontal rails.



11:115 11:88 11:117 11:110 11:54 11:64 11:114 11:89 11:122

ILLUSTRATED SYSTEM: BLACKPOOL TYPE CANOPY IN INTEGRAL CAST COMPONENTS

A range of interchangeable castings which can be combined to provide attractive and durable canopies and colonnades for shops, offices, hotels and any public areas where weather protection is required. Considerable further variations in design can be carried out to order.

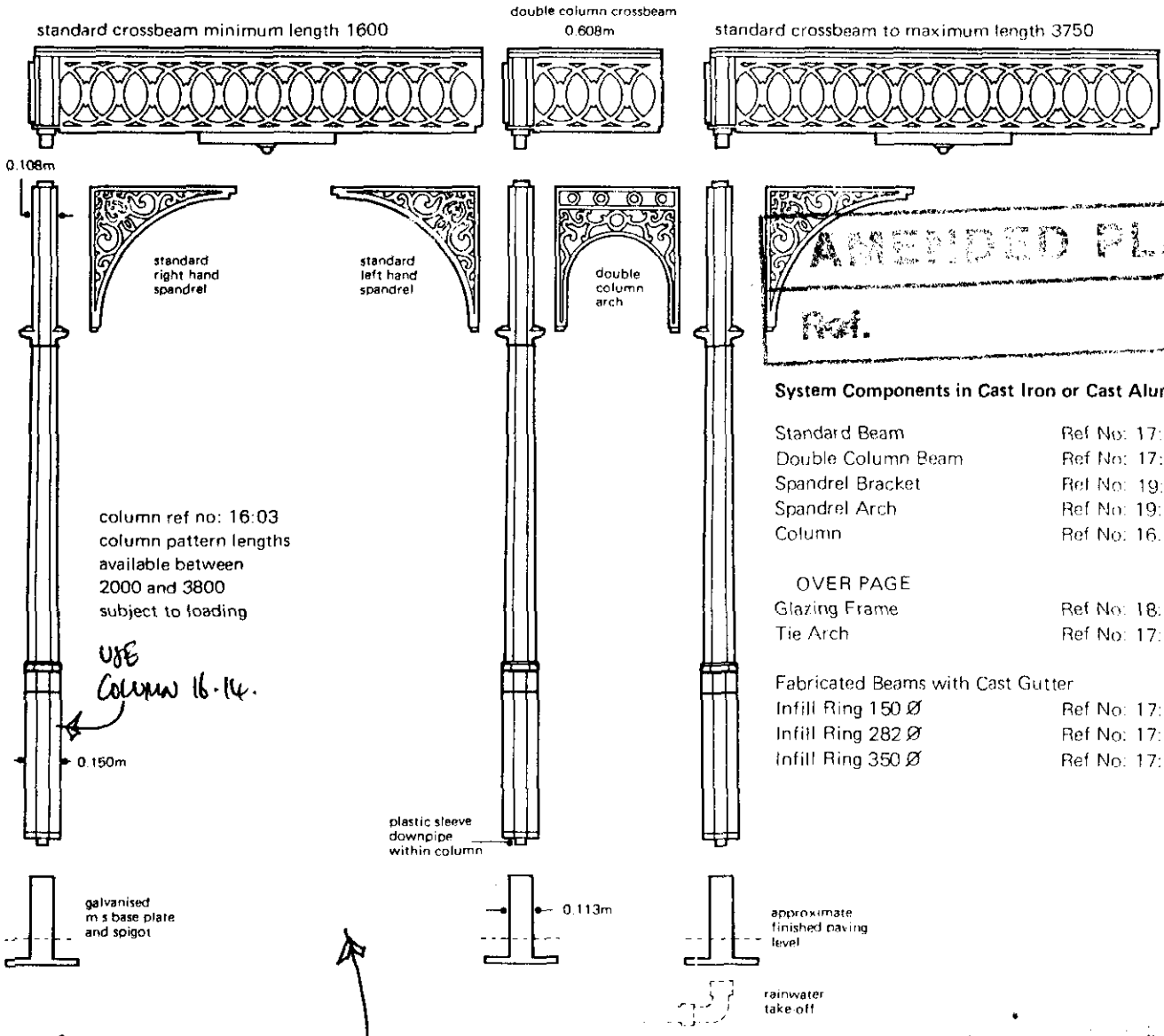
The integral cast components are durable and can be varied to suit most dimensions and layouts required. The designs illustrated for columns, beams and brackets are interchangeable with other Dorothea patterns. However you should consult our design staff prior to incorporating other components and check detailed drawings.

Several other canopy systems – both column-supported and cantilevered – are also available. Please ask for details.

Many other canopy components are available from the Dorothea Pattern Range. Ranges cover modern and traditional decorative designs for column supported, cantilevered and free standing canopies.

Detailed drawings are available for all our components.

A video is available from our Sales Office showing several canopy schemes.



AMENDED PLAN
Ref.

System Components in Cast Iron or Cast Aluminium

Standard Beam	Ref No: 17:12
Double Column Beam	Ref No: 17:14
Spandrel Bracket	Ref No: 19:05
Spandrel Arch	Ref No: 19:07
Column	Ref No: 16.03
OVER PAGE	
Glazing Frame	Ref No: 18.17
Tie Arch	Ref No: 17:15
Fabricated Beams with Cast Gutter	
Infill Ring 150 Ø	Ref No: 17:49
Infill Ring 282 Ø	Ref No: 17:12
Infill Ring 350 Ø	Ref No: 17:30

095/93

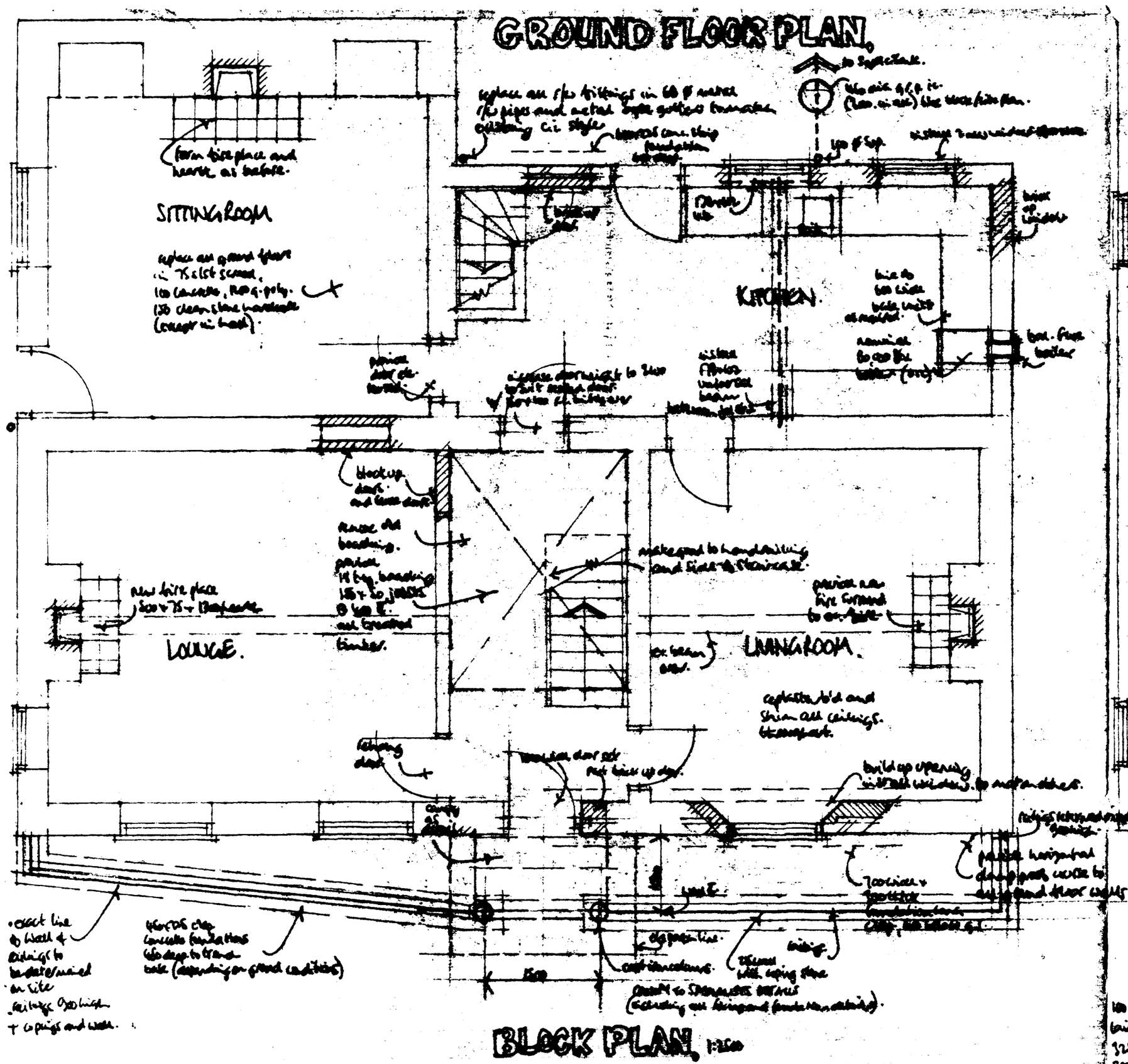


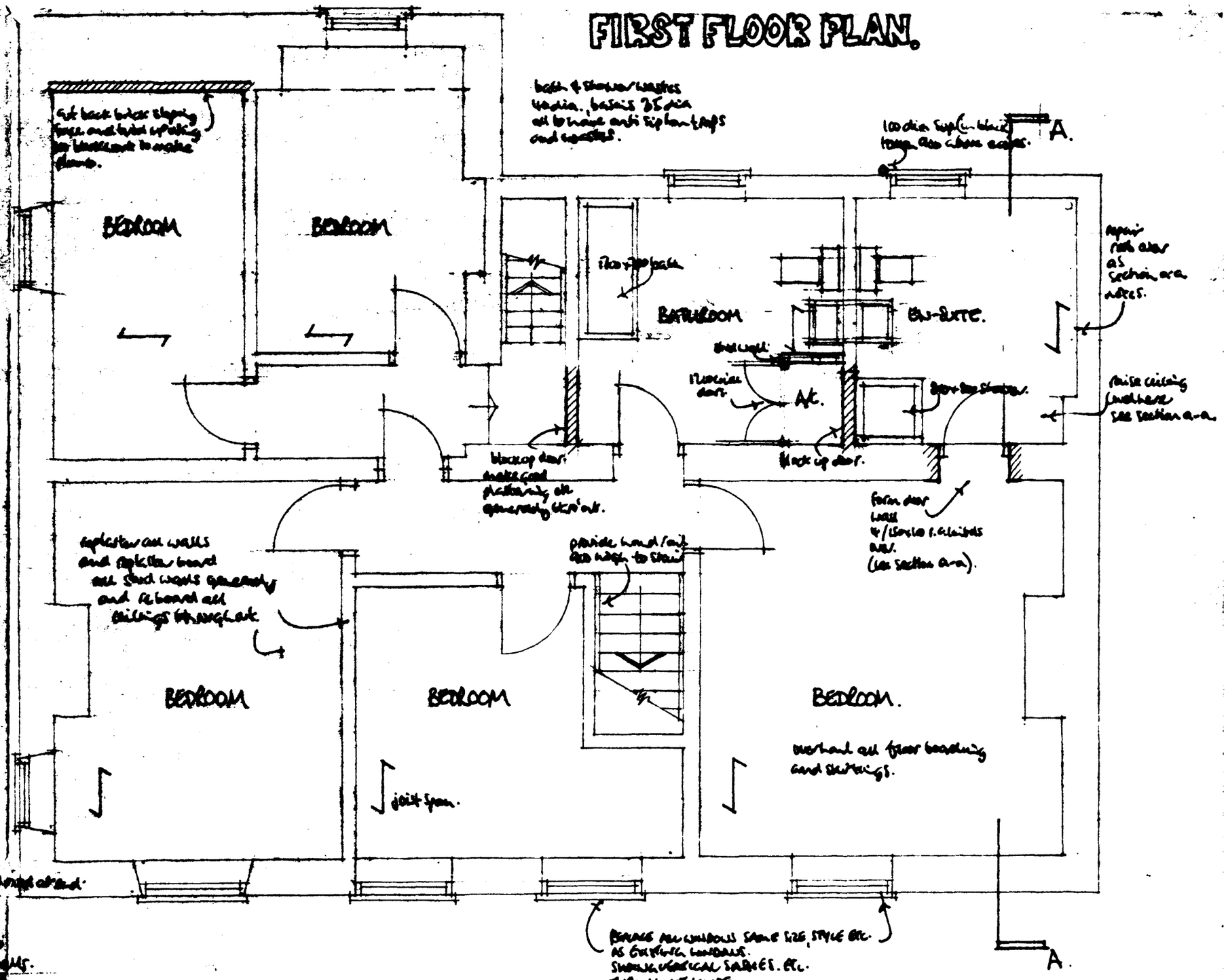
CANOPY ENTRANCE
DETAIL AS
PHOTOGRAPH

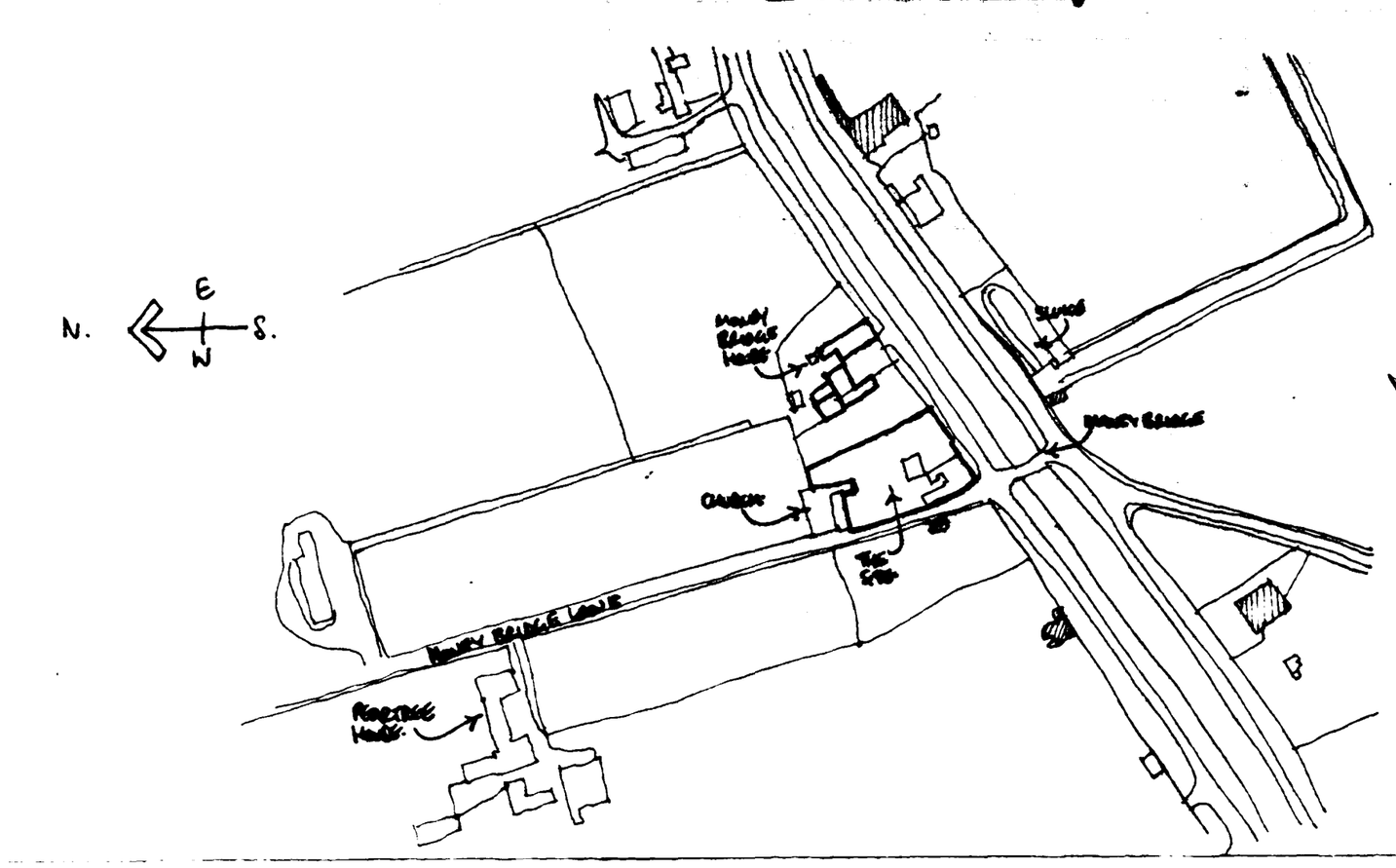
AMENDED PLAN

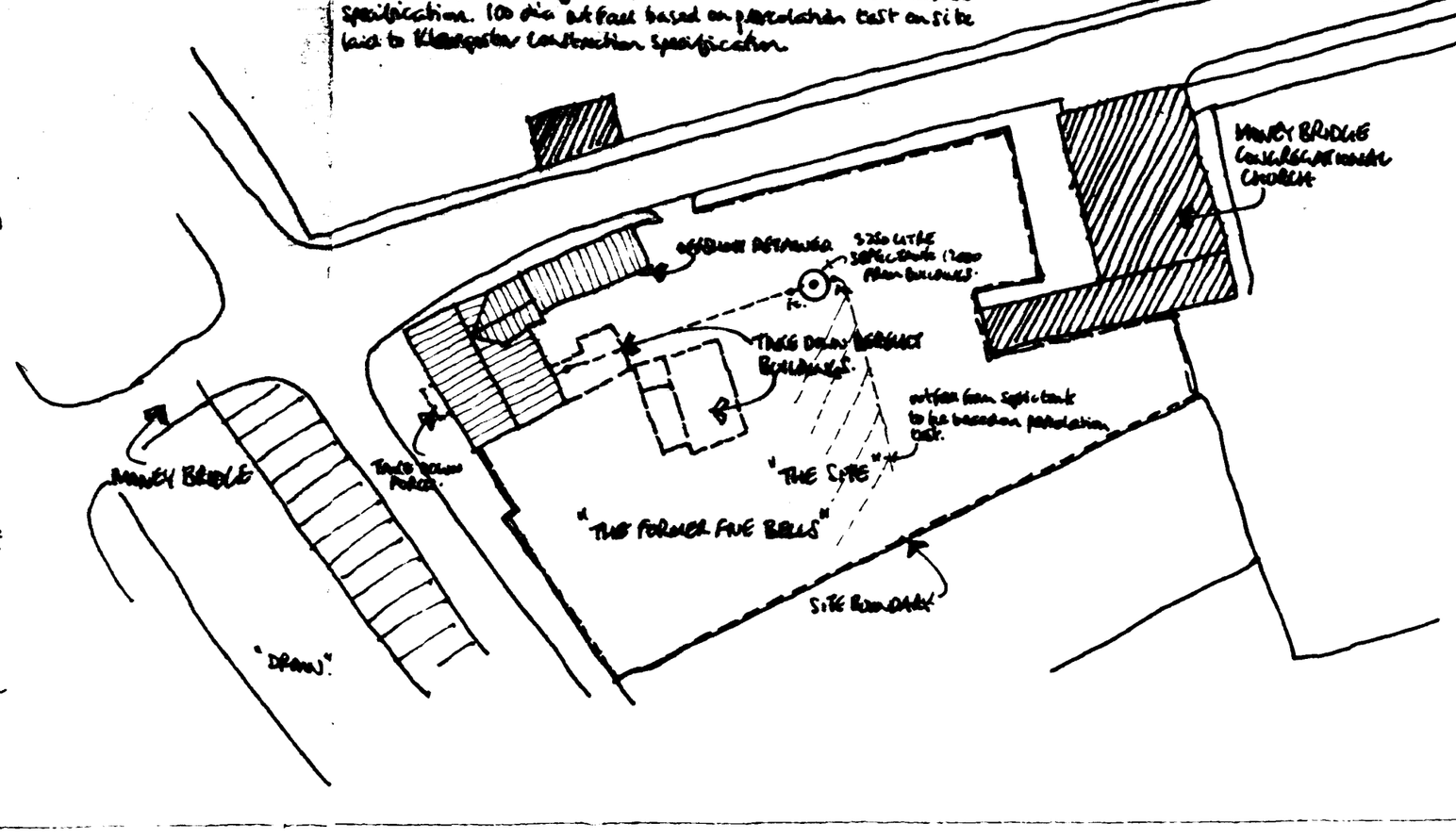
099/93











AMENDED PLA

Ref.

SOUTH HOLLAND D.C.
PLAN DEPT
16 JUL 1993
REF 095/93

MR. C. PICKERING.

THE FORMER FIVE BELLS

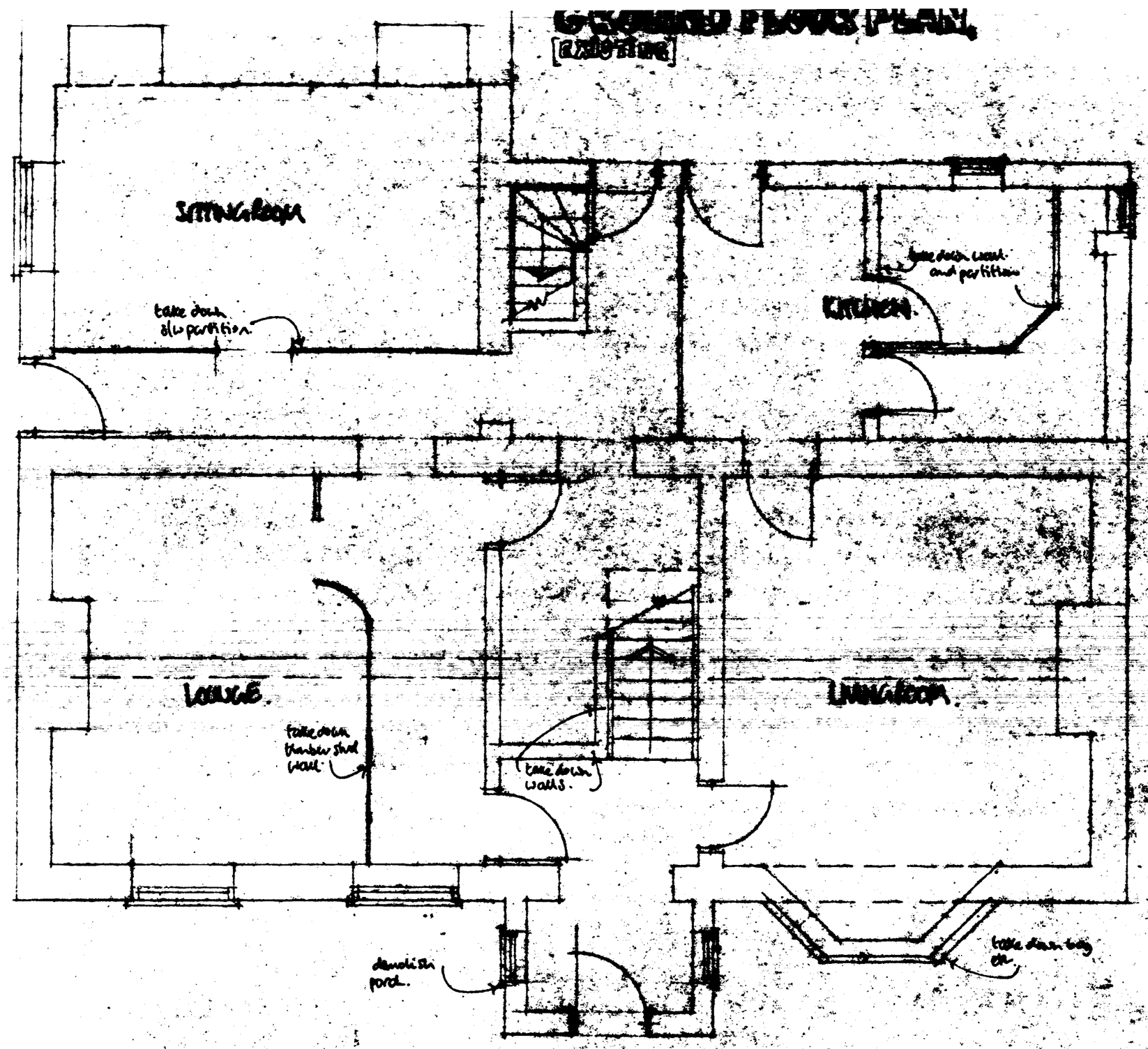
PINCHBECK, LINCOLNSHIRE.

PROPOSED ALTERATIONS

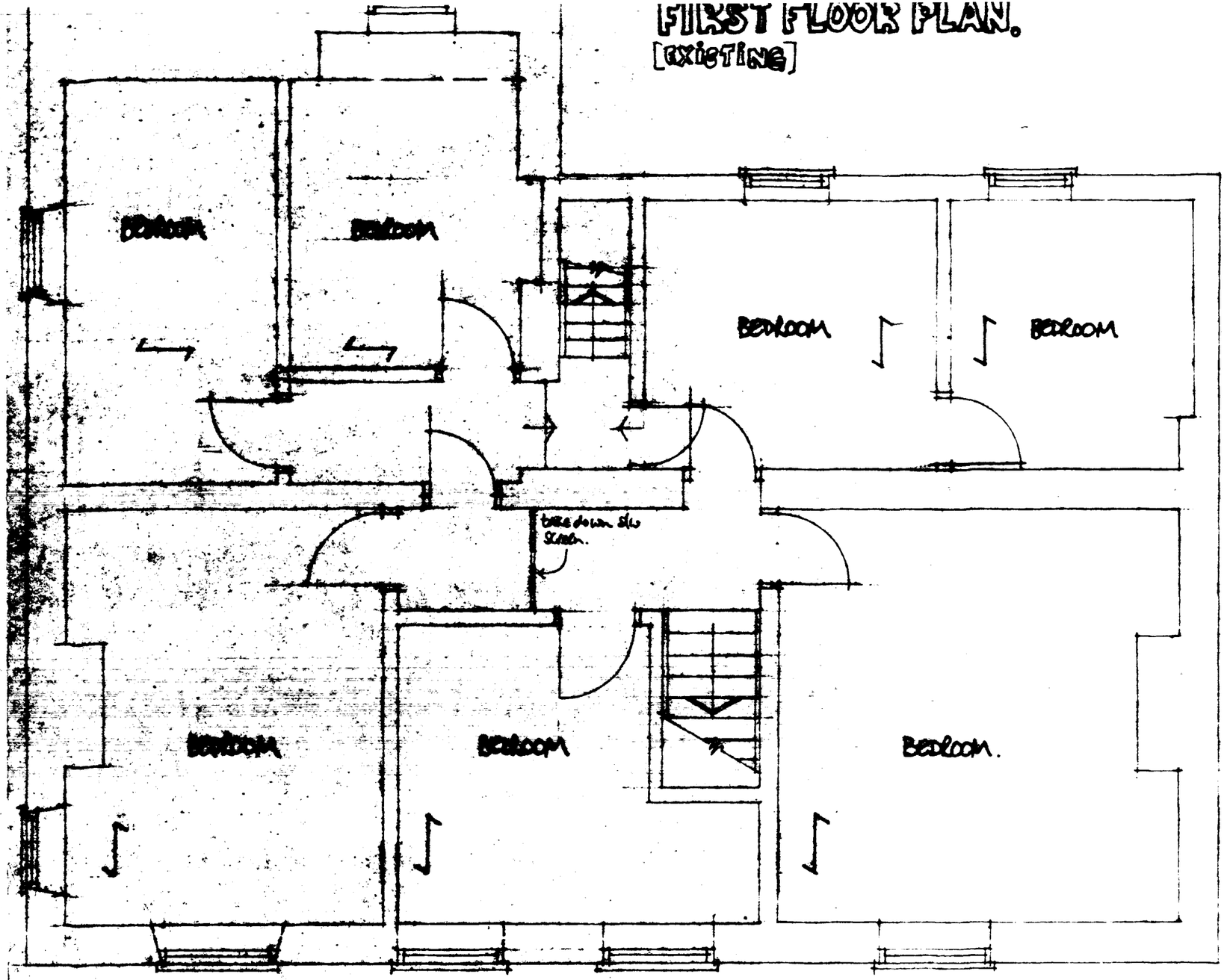
AND REFURBISHMENT.

SCALES 1:50, 1:2500, 1:500. 1/93.

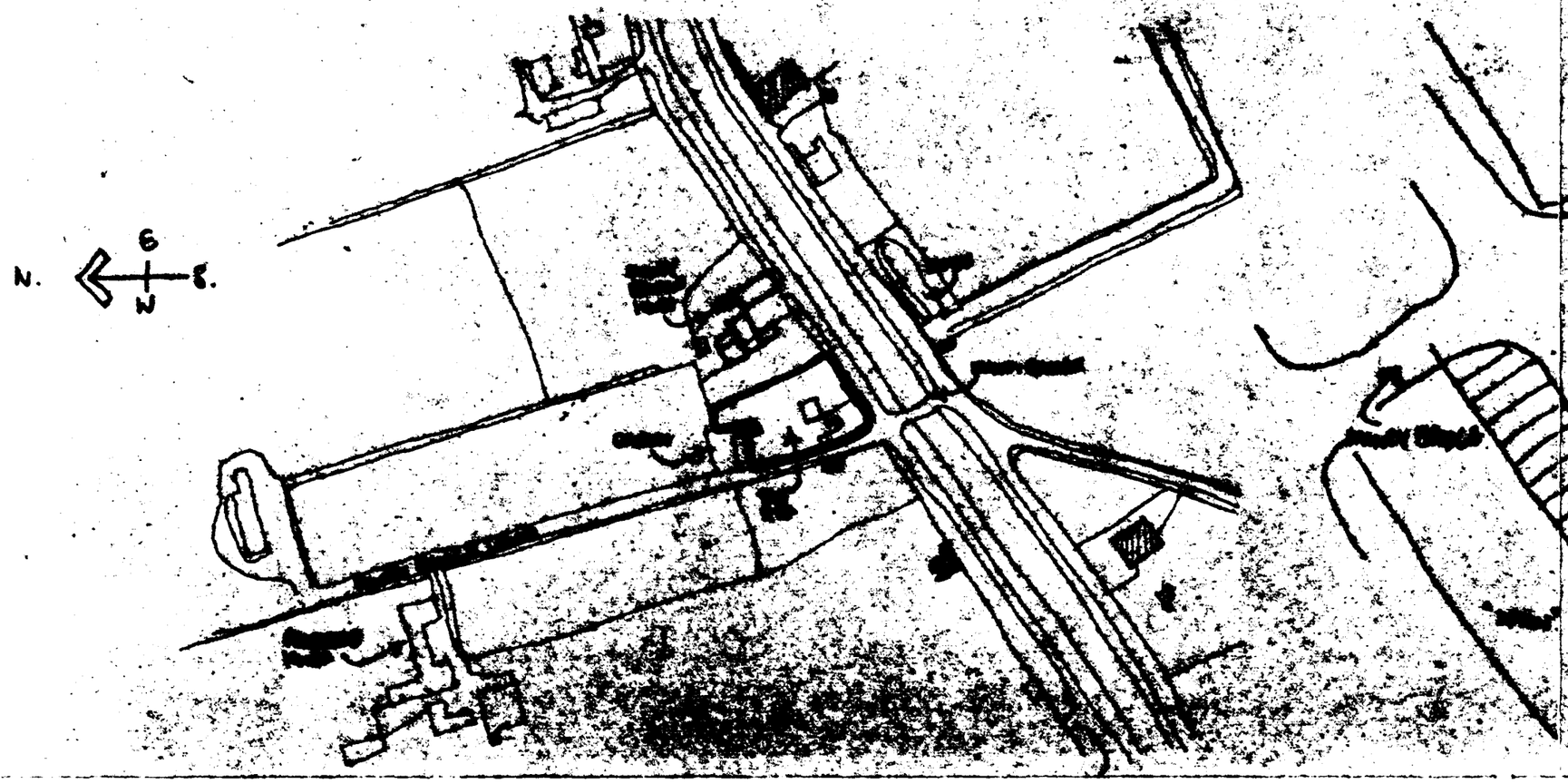
GROUND FLOOR PLAN.
[EXISTING]



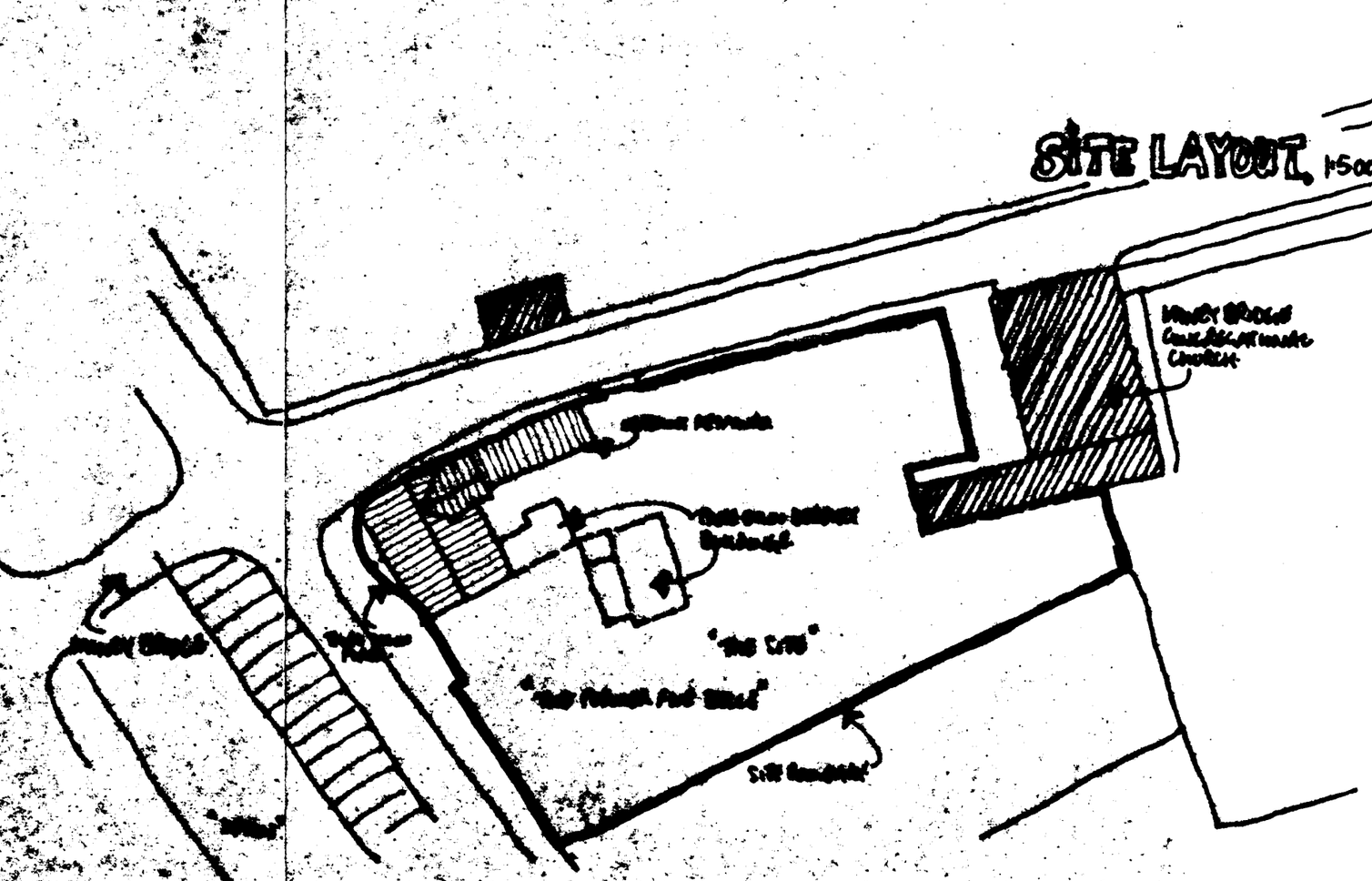
FIRST FLOOR PLAN.
[existing]



BLOCK PLAN, 1:500



SITE LAYOUT, 1:500



RECEIVED
06 FEB 1993
0095/93

MR. C. PICKERING.

THE FORMER FIVE BELLS
PINCHBECK, LINCOLNSHIRE.

PROPOSED ALTERATIONS
AND REFURBISHMENT.

SCALES 1:50, 1:2500, 1:500. 1/93.

EAST ELEVATION.

South

repoint and stitch. repair lead flashings

repair all brickwork and reconstruct as original parapet.

new Cornish Old English Pantiles.

new lead & leading.

take off old slates.

provide new Aluminasc guttering and down pipes to match existing style. replace fascia using 175x25 tonic board ing

vertical sliding sash windows.

make good to rendered parts or remove and repair brickwork.

metal railings spooning above coping stone. (See detailed sheets)

P.C.C. coping stone or reused stone. Capping from site

coursed red reclaimed brick.

25 wall on 450x225 conc. foundation, 450 below G.L.

WEST ELEVATION.

part brick up opening in matching materials and provide new front door with brick arch over to match windows. construct metal panel framework by specialist supplier with cast iron columns or similar again as separate sheets. Column bolted into base brickwall. open top canopy (no glazing).

remove all windows and provide single glazed vertical sliding sash windows purpose made in stained to suit openings provide 75 deep stone cills to all windows.

take down and rebuild stack complete with liners etc. in reused materials.

remove old fittings and make good wall

link to outbuildings "retained"

new almasc rwp. + hopper.

block up door

1000 x 1050

1000 x 1050

EXT FFL 29

SECTION A-A.

Check over all roof timbers and replace and strengthen as necessary. Take off old slates to front slope and provide new Cornish Old English pantiles, 38x25 tanalised battens, if felt etc. lead & lead flashings to all stacks and parapet walls

Remove Old Pantiles and use Cornish old english tiles. (as front)

inspect roof timbers to rear roof and replace as necessary.

generally retain roof structure as existing except for above notes.

lay 150 fibre glass quilt insulation to roof space. provide 600x450 loft hatch to landing ceiling.

raise ceiling tie to give 2300 headroom. install 100x50 joists @ 600 c/c, 150 p.g. w.s.

treat all timber work throughout house (by knotkil or similar instalment).

renew fascia, leave 25 airspace for roof ventilation using gridwool strip.

12.5 plasterboard plastex insulation 25x50 battens to u/s rafters to allow for circulation and 50 airspace

12.5 plaster 6'd and skim to soil ceilings.

25 airspace to fascia using gridwool strip.

obt c.l. lead.

install 4/150x100 r.s.l. across new door opening.

take out joints and repoint brickwork to all elevations remove all perished and fractured brick work.

2400

2210

treat floor joists as roof notes.

existing floor / boards repaired as necessary.

12.5 plaster 6'd and skim all ceilings

new floor as noted.

units as required

replaster all walls internally

provide horizontal dpc to all ground floor walls.

G.L.

excavate all g. f. floors and lay 75 blct. screed, 100 concrete, 1200g. polythene dpm (linked into wall dpc), 150 clean stone compacted hardcore.

SOUTH ELEVATION

West

SOUTH HOLLAND D.C.
PLAN DEPT
16 JUL 1993
REF 095/93

WORKS TO BE DONE ON BUILDING NOTICE PROCEDURE AND SUPERVISED ON SITE BY BUILDING INSPECTOR.

MR. C. PICKERING

THE FORMER FIVE BELLS
PINCHBECK, LINCOLNSHIRE.

PROPOSED ALTERATIONS AND REFURBISHMENT.

SCALE 1:50, 1:100 2/93.

REVISED 12/7/93 - PORCH CANOPY & RAINWATER MOVED