SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/0104/94 Received:27-JAN-94 Type:FULL

Name: Mr & Mrs R Stamp
3 Birch Close
Pinchbeck
Spalding
Lincs

Agent: East Midlands Design Assoc.
Willow Lodge
Horseshoe Road
Spalding
Lincs

Description: First floor games room extension over garage

Location : 3 Birch Close Pinchbeck
Spalding Lincs

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

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

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

2 Notwithstanding the provisions of the Town and Country Planning General Development Order there shall be no additional external door or window openings above the eaves height level of the building, other than those shown on the approved plans.

Reason: To safeguard the amenities of nearby dwellings.

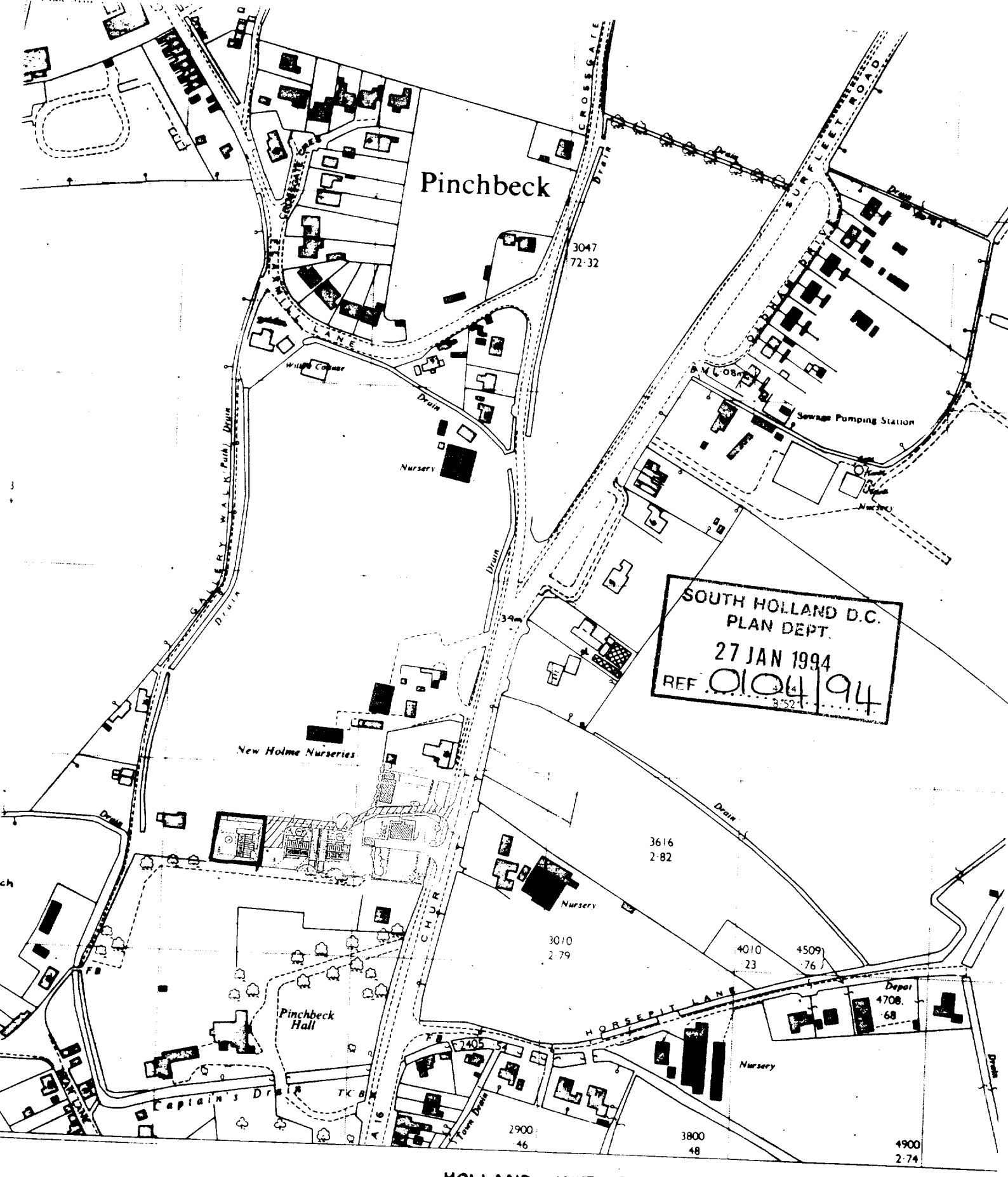
This permission is granted in accordance with the application submitted as revised by the amended plan, received by the Local Planning Authority on 18 March 1994.

Director of Planning and Building Control Services
21-APR-94 H14/0104/94

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)



HOLLAND WITH BOSTON CO CONST

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14/0104/94

Date Registered 27 JAN 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. & MRS R. STENT
4 BIRCH CLOSE
PINCHBECK
SPALDING
Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)
EAST MIDLANDS DESIGN ASSOC
WILLOW LODGE
HORSESHOE ROAD, SPALDING, LINCS
Tel. No. 767968
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

3 BIRCH CLOSE, PINCHBECK, SPALDING. LINCS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

FIRST FLOOR GAMES ROOM EXTENSION OVER GARAGE

Please complete

Signed ..... Date 26-01-94

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £70.00 If you consider no fee is payable include a written explanation instead.

Previous application No.

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

2. **TYPE OF APPLICATION**

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

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

Please state Site Area [ ] (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

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

A. Please state reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

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

A. Please state Reference Number of pervious permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

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

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

4. A. Please state site area (in all cases)		hectares
B. If building works are proposed, please state extra floor space to be created:		sq. metres
C. Please state size of any new structure:- (a) max. height:	7.80	metres
(b) max. length:	7.80	metres
(c) max. width:	8.00	metres
D. Please state type and colour of materials for facing external walls:	FACING BRICK TO MATCH EXTG	
E. Please state type and colour of roofing materials.	EXTG PLAIN TILES RE-USED.	
F. Has a survey of the site been undertaken? State Yes or No		

5. GENERAL INFORMATION Please complete each section

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

DOMESTIC

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

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

or

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

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

EXTG UNAFFECTED

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of — EXTG

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

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

D. Foul sewerage will be disposed of to:

Mains sewer ☐ Cesspool ☐ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

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

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

Owner

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed ..... (~~Applicant~~ / ~~Agent~~) Date 2-01-94

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

Signed ..... ~~(Applicant~~ / Agent) Date 2-01-94

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

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

DC INSTRUCTION SHEET

APPLICATION REF: H14/0104/94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

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

Revalidation after Direction

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

Valid date:

Amended description

Superseded plans indicated ☐

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

Precise details:

Extra Consultations/Publicity Required

☑ None identified initially POU 1-2

RECONSULTS (revalidated) ☐

	Publicity: >>	Consultations:	
Departure	.....	County	.....
Setting of LB	.....	E Heritage	.....
Public Right of Way	.....	Societies	..... G ROW
Discretionary	.....		

All

Press
PC
WM
Residents

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

Transport TRA	D/Transp A15	..... G* T15	
	D/Transp A18	.....	
	B Rail	.....	
Environment/ Drainage WAT	Env Services	.....	
	NRA	.....	
	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation LB	LB Demolish	..... G* DEM	
	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer: POU

Senior Officer Confirmed POU PP DOR Date 1-2 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : YES TO REAR
Boundaries :
Site Features :

Inspected by PM
Date 4-2

Site Notice posted by PM
Date 4-2
Expiry Fence

29 Gallery Walk
Prinsbeck

Individual Resident Notices required:

Addresses to be sent to –
delivered by (Feb) PM 2-9

Addresses delivered to –
✓ 8/28

Telephone/Visitor Record

Date	Conversation with	Conclusion
11/3/94.	Spoke to Mrs Stamp: left copy of plan Both agreed. That proposal was too Big: left & would contact Agent	

Case Officer Conclusions

Single garage with room to side. Pitch roof - Faces down drive.
bungalow to rear. Two windows face site, well away
no windows except front elevation. 5 foot fence to rear boundary

ADMIN RECORD SHEET

Initi

Submitted Fee £70·

Receipt No P3802

Date first Rec'd 27 JAN 1994

Registration

Reference H14/0104/94

Cross-Ref B14/0055/94

Date 28-JAN-94 JAC

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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

Description to be recorded

Invalid
Site plans ☐
Certificate ☐

Fee ☐
Fee (not free) ☐

Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees
Correct fee £70·

Nil fee ☐
Discounted ☐

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 193 OS Plots
Grid ref 524170 336160

Ward NN Parish P'BECK

Inside IBD NO Inside LP area YES

Constraints:

CA Cons Area
LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres

Hazards –
HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Linked to site Ref

Linked to property Ref 0136367

Dist Bound

Other:

Planning Records:
Earlier apps

370/90
550/53
694/84

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

ECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve ✓ (or equiv) Refuse (or adverse)

Signed PM Date 4-3

Notes:

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

CONDITIONS/REASONS:

lition monitoring:

-std expiry .....
submission ☐
siteworks ☐

's/we attached ✓

Determined plans indicated ☑

Departure approval confirmed ☐

Flag for on-site review ☐

BRIAN SMITH Dip TP MRTPI
tor 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

H14/0104/94

FULL

Applicant: Mr & Mrs R Stamp
Tel:

Agent: East Midlands Design Assoc
0775 767968

Description: First floor games room extension over garage

Location: 3 Birch Close
Pinchbeck
Spalding
Lincs

Valid date:	27-JAN-94	Terminal date:	24-MAR-94
Target dates:		Target Committee:	08-MAR-94
To case officer	03-FEB-94	Report deadline:	22-FEB-94
Inspected by	10-FEB-94	Agreed TD Ext:	13-MAY-94
Extra contacts	17-FEB-94	Case Officer:	
Report if not clear by	03-MAR-94		P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
The Owner/Occupier, 29 Gallery Walk,	24-MAR-94	14-APR-94 (amended plans)
Site/Press Advert MIN	03-FEB-94	24-FEB-94
Clerk to Pinchbeck P 0775 723838	24-MAR-94	07-APR-94 (amended plans)
Cllr T Bray 0775 723794 (Of	24-MAR-94	31-MAR-94 " "
Cllr Mrs P J Buffham	24-MAR-94	31-MAR-94 " "

L.C.C – No objections fr cs

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

Telephone: (0775) 761161
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SOUTH HOLLAND DISTRICT COUNCIL

H14/0104/94
FULL

Applicant: Mr & Mrs R Stamp
Tel:

Agent: East Midlands Design Assoc
0775 767968

Description: First floor games room extension over garage

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Pinchbeck
Spalding
Lincs

13 May 94

Valid date:	27-JAN-94	Terminal date:	~~24-MAR~~-94
Target dates:		Target Committee:	08-MAR-94
To case officer	03-FEB-94	Report deadline:	22-FEB-94
Inspected by	10-FEB-94	Agreed TD Ext:	
Extra contacts	17-FEB-94	Case Officer:	
Report if not clear by	03-MAR-94	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Owner/Occupier, 29 Gallery Walk	08-FEB-94	02-MAR-94	HAND DELIVER.
Site/Press Advert MIN	04-FEB-94	25-FEB-94	
Clerk to Pinchbeck P 0775 723838	02-FEB-94	16-FEB-94	OK
Cllr T Bray 0775 723794 (Of	02-FEB-94	09-FEB-94	
Cllr Mrs P J Buffham	02-FEB-94	09-FEB-94	

L.C.C - No objections [illegible]

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

Telephone: (0775) 761161
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SOUTH HOLLAND DISTRICT COUNCIL

H14/0104/94

FULL

Applicant: Mr & Mrs R Stamp
Tel:

Agent: East Midlands Design Assoc
0775 767968

Description: First floor games room extension over garage

Location: 3 Birch Close
Pinchbeck
Spalding
Lincs

Valid date:	27-JAN-94	Terminal date:	24-MAR-94
Target dates:		Target Committee:	08-MAR-94
To case officer	03-FEB-94	Report deadline:	22-FEB-94
Inspected by	10-FEB-94	Agreed TD Ext:	
Extra contacts	17-FEB-94	Case Officer:	
Report if not clear by	03-MAR-94		P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	04-FEB-94	25-FEB-94
Clerk to Pinchbeck P 0775 723838	02-FEB-94	16-FEB-94
Cllr T Bray 0775 723794 (Of	02-FEB-94	09-FEB-94
Cllr Mrs P J Buffham	02-FEB-94	09-FEB-94

L.C.C - No objections to CD 3/2/94

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

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

4

SOUTH HOLLAND DISTRICT COUNCIL

S.H.D.C. PLANNING DEPT.
RECEIVED
29 MAR 1994 PJ
File Nos.

Application no: H14/0104/94

Applicant: Mr & Mrs R Stamp
3 Birch Close
Pinchbeck
Spalding
Lincs

Agent: East Midlands Design Assoc.
Willow Lodge
Horseshoe Road
Spalding
Lincs

Description: First floor games room extension over garage

Location: 3 Birch Close Pinchbeck
Spalding Lincs

Type: FULL

Date received: 27-JAN-94

24-MAR-94

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 07-APR-94. 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

FOR PARISH COUNCIL USE ONLY

Comments:

Recommend approval

Signed:

MRB

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0104/94

Applicant: Mr & Mrs R Stamp
3 Birch Close
Pinchbeck
Spalding
Lincs

Agent: East Midlands Design Assoc.
Willow Lodge
Horseshoe Road
Spalding
Lincs

Description: First floor games room extension over garage

Location: 3 Birch Close
Pinchbeck
Spalding
Lincs

Amendment: Details of roof style and construction submitted (drawing number 94/11/01/A)

24-MAR-94

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above proposal. These have been incorporated into the application which will now only be considered in its amended form.

The terminal date for dealing with the application has now been extended to 13-MAY-94, based on the date of receipt of the amendment, and your rights of appeal remain as explained on the original acknowledgement.

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully

B Smith

Director of Planning and Building Control Services

AMENDMENT RECORD SHEET – LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ✓ KL

Registered .....

Terminal date/committee updated ✓ 24/3

DC Procedural Assessment

Is the information given correct? Yes/No (If No, state above what details are needed)

Has this amendment been requested? Yes/No *
If Yes, is it what was asked for? Yes/No *

Who do you need to reconsult as a result of this amendment?
PC ✓
WM ✓
Press
Residents ✓
Other –
None ☐

Is it an amendment in principle? Yes/No

Is it the same character/description for fee purposes? Yes/No (Refer to Admin ?)

If No, but Yes to (*) requested :–

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment – new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: DR 25/3

Superseded details removed ☐

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

Acceptance issued:
Public register updated: ✓ 24/3

DC Professional Assessment

NOTES:

PLANNING AMENDMENT

For office use only

Application No. H14/0104/94

Date Registered 18 MAR 1994

Case Officer PJ

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR + MRS. R. STARR
3 BIRCH CLOSE
PINCHBECK

Tel. No.

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

E.M.D.A.
WILLOKI LODGE. HORSHOE RD
SPALDING

Tel. No. 767968 (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

3 BIRCH CLOSE, PINCHBECK, SPALDING. LINCS

Please complete

APPLICATION No.

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

H14/0104/94.

Building Regulation reference relating to same development (if any)

2. Please tick **one** box only

A — Amendment is proposed where permission already granted. If yes, submit two forms and two plans. [ ]

or

B — Amendment is to a proposal currently being considered. If yes, submit four forms and four plans. [✓]

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed ..... Date 17-03-94

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

FIRST FLOOR GABLED BOAS EXTENSION.

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

ROOF STYLE - CONSTRUCTION

State drawing no's of the current submission

94/11/01/4.

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

YES / ~~NO~~ MR. D. ROBERTS

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

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

East Midlands Design Associates,
Willow Lodge,
Horseshoe Road,
Spalding,
Lincs.
PE11 3JA.

Mr D Roberts

DJR/JJ H14/0104/94

14 Mar 1994

Dear Sir,

EXTENSION TO FORM GAMES ROOM 3 BIRCH CLOSE, PINCHBECK.

I have recently discussed the application with Mrs Stamp. She and I were both concerned over the size and height of the resultant building. It was suggested that a lower roofline, incorporating dormer windows would result in a more appropriate development.

I would request therefore that you discuss this with the applicants with a view to submitting revised details an early response is requested in order that the determination of the application is not unduly delayed.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

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

Telephone: (0775) 761161
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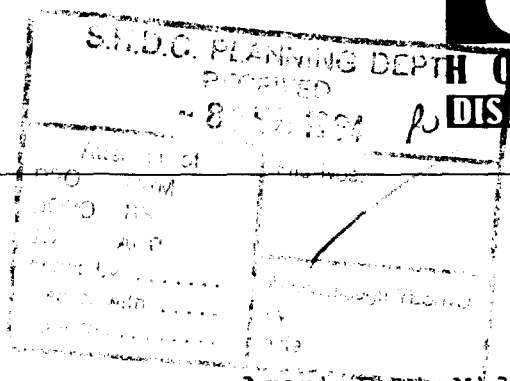
SOUTH HOLLAND DISTRICT COUNCIL



Application no: H14/0104/94

Applicant: Mr & Mrs R Stamp
3 Birch Close
Pinchbeck
Spalding
Lincs

Agent: East Midlands Design Assoc.
Willow Lodge
Horseshoe Road
Spalding
Lincs

Description: First floor games room extension over garage

Location: 3 Birch Close Pinchbeck
Spalding Lincs

Type: FULL

Date received: 27-JAN-94

02-FEB-94

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 16-FEB-94. 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

FOR PARISH COUNCIL USE ONLY

Comments:

Recommend approval

Signed:

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

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SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3802
Date received : 28-JAN-94

Received from

R Stamp

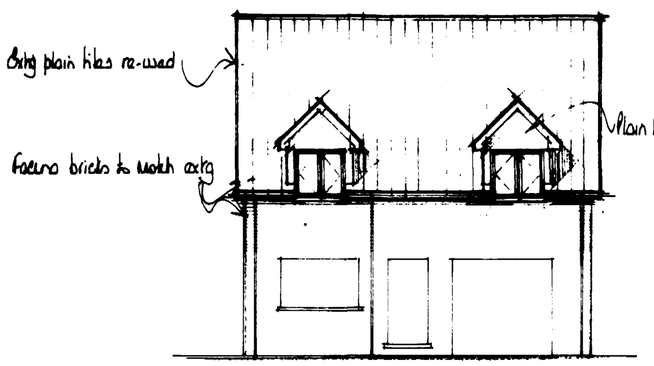
Address

4 Birch Close
Pinchbeck
Spalding

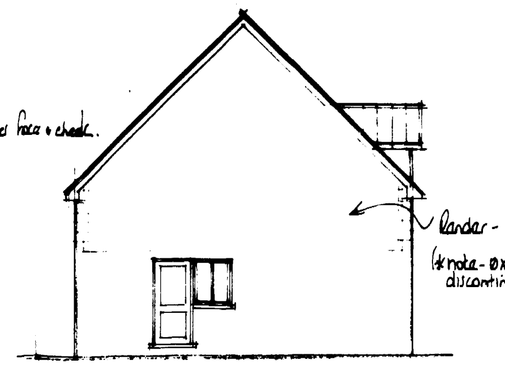
Fee paid	£	70.00
VAT	£	0.00
Total received	£	70.00

Cash/Cheque : Cheque

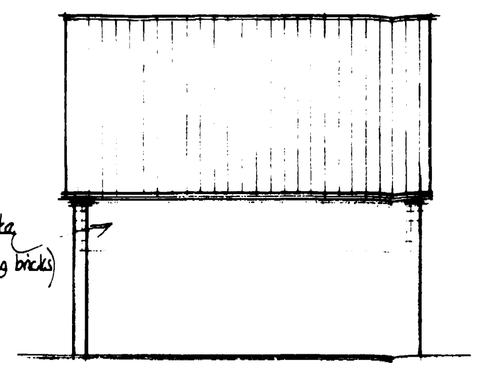
Signed.....K. Lowe...
(Authorised Collector)



east



south



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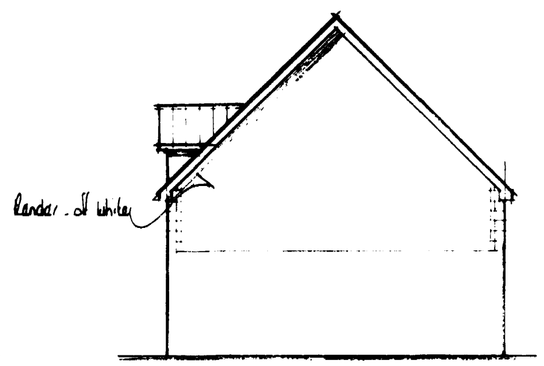
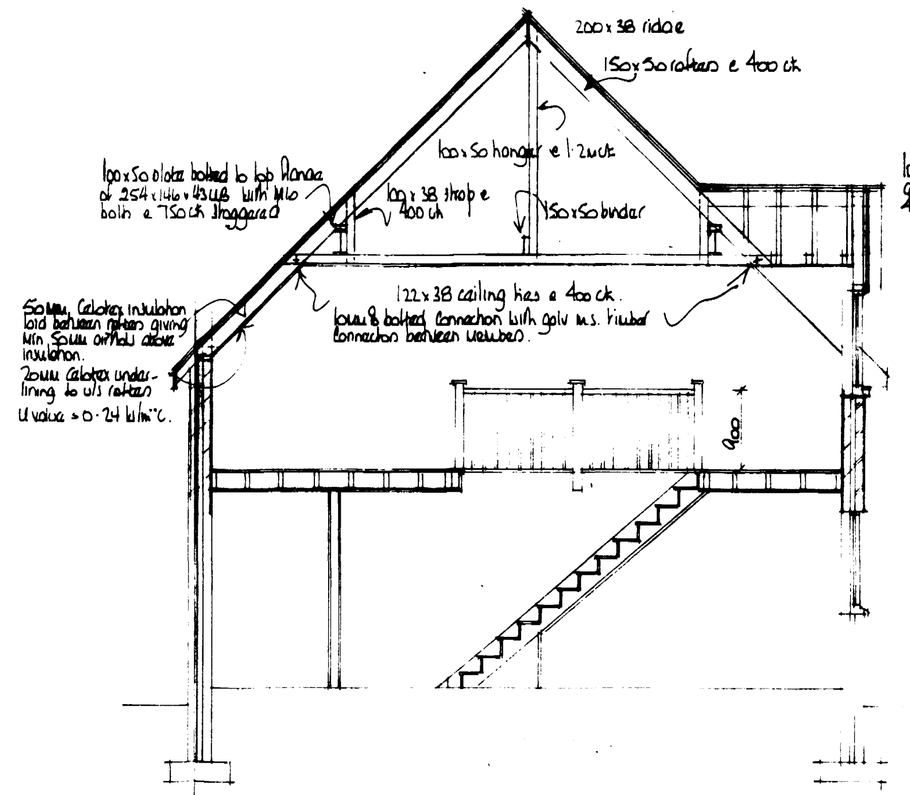


north



a - a

First Floor Construction

18mm Weyroc floor panels.
220 x 50mm SC3 grade tanal floor joists @ 400mm cts max. with min. 1 row herringbone strut midspan.
12.7mm plasterboard, fixed in accordance with manuf. instructions with all necessary noggins, etc., and finish with artex/skim finish in accord. with client's instructions.

WALL CONSTRUCTION

Cavity Walls
To be 265mm overall constructed as follows:-
100mm facing brick.
65mm mineral wool insulation, i.e. Dritherm.
100mm load-bearing insulation blocks, i.e. Hemelite.

All to be tied together using stainless steel wall ties positioned at distances not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skim finish to give a max. 'U' value of 0.45W/m²ºc.

Stud Partitions
To be constructed as follows:-
100 x 50mm head and sole plates.
100 x 50mm studs @ 400mm cts with min. 2 rows of
100 x 50mm noggins equally spaced.
100mm g/f insulation within framework.
Face both sides with 12.7mm plasterboard, scrim and tape joints and skim finish.

Stud partitions to be constructed off doubled up floor joists (bolted together at 1.0m cts) at first floor level when running parallel to joists and off 100 x 50 sole plate, with solid blocking between joists when running perpendicular to joists.

DPC in Walls
To be a min. 150mm above finished ground level.
An insulating vertical dpc, i.e. Damcor, is to be provided to all cavity closures.
A dpc cavity tray is to be built into the cavity walls, stepped as applicable, immediately above an abutment.

LINTELS
Lintels to cavity walls to be IG., to have a min. end bearing of 150mm and be installed in strict accordance with manuf. instructions with a dpc cavity tray over

Lintels to be protected with either a min. 13mm gypsum plaster or clad with 12mm tacboard to achieve a min. ½hr fire resistance.

WINDOWS/DOORS
To be Boulton & Paul, or similar, to be double glazed with sealed units and weatherstripped.
Each window to incorporate a controllable trickle vent of 4000m².
Glazing to windows less than 800mm and doors less than 1500mm above floor level is to be laminated or toughened glass in accordance with BS6206:1981.

VENTILATION
All habitable rooms to contain opening vents equal to 1/20th floor area.

Kitchen to be mechanically ventilated, direct to the external air, having an extraction capacity of 60 l/sec (30 l/sec if in cookerhood).

All bath/shower rooms to be mechanically ventilated, direct to the external air, having an extraction capacity of 15 l/sec.

STAIRCASE
To be min. 800mm clear width.
To have 13No. rises of 197.23mm.
To have 12No. treads of 223mm.
Pitch not to exceed 42°.

Handrail ht. to be 900mm measured vertically above pitch line.
Balustrade ht. to be 900mm measured vertically above finished floor level.

Balusters to handrail and balustrade to be at cts to prevent the passage of 100mm dia. sphere.

Min. head ht. to stairs to be 2.0m measured vertically above pitch line.

Roof Specification

TILES
The roof is to be covered with 265mm x 165mm Marley Plain tiles laid to a gauge of 100mm giving a lap of 65mm. All tiles at eaves, verges and top courses, and each tile in every 5th course to be nailed with 38mm x 2.65mm aluminium nails

UNDERLAY
Approved reinforced roofing felt is to be laid over rafters lapped 100mm horizontally and 150mm vertically, carried well into gutters and secured with clout nails. The underlay should allow drainage of water and should extend over fascia board and into the eaves gutter. Water traps behind the fascia board should be avoided. If necessary a continuous fillet to support the underlay should be provided

BATTENS
Approved quality softwood tiling battens mm x mm (dependent on rafter spacing) are to be laid to a maximum gauge of 100mm and secured to the rafters with wire nails

Battens should be at least 1.2m in length and should be of sufficient length to be supported at each end and intermediately by a total of at least 3 rafters, trusses or walls. Butt joints over intermediate supports should be staggered and the ends must be sawn

EAVES
Eaves are to have double courses throughout their length using purpose-made eave tiles for the undercourse. Both courses must be nailed. The eave course tiles should overhang the fascia board by an amount sufficient to ensure that water discharges into the centre of the gutter

TOP COURSES
The top course can be tiled using either
(a) Single course with 225mm long tops tile twice nailed to battens
(b) Single course with 193mm long eaves/tops tile mechanically fixed with special clips

VERGES
Verges to be laid broken-bond with full tiles and tile-and-a-half in alternate courses, bedded onto an undercloak of Plain tiles laid with the shorter edge showing face side down projecting approximately 50mm over the gable walls or bargeboard. The bedding mortar should be struck off and neatly pointed in one operation. Alternatively the tiles may be bedded onto a 150mm wide asbestos or fibre reinforced cement undercloak

RIDGE
The Ridge is to be covered with Marley Segmental Ridge tiles of similar colour and texture to that of the main roof tiles. ~~edge~~ fixed using proprietary ventilated dry ridge system

Mortar
All bedding mortar is to consist of 3 parts sharp sand to 1 part Portland cement and should be struck off to give a smooth face and pointed in one operation.

Trusses
Gangnail trusses, pitch as specified on section, at 400mm cts to be designed, fixed and braced in accord. with BS5268 pt 3:1985 and secured with proprietary s.s. clips to wall plates.

Insulation
To be min. 150mm glassfibre.

Ceilings
12.7mm foil backed plasterboard, fixed in accordance with manuf. instructions with all necessary noggins, and finish with artex/skim finish in accord. with client's instructions.

Ventilation
Provide a 25mm continuous gap covered with insect proof gauze, to the soffit to provide cross ventilation to the roof space.

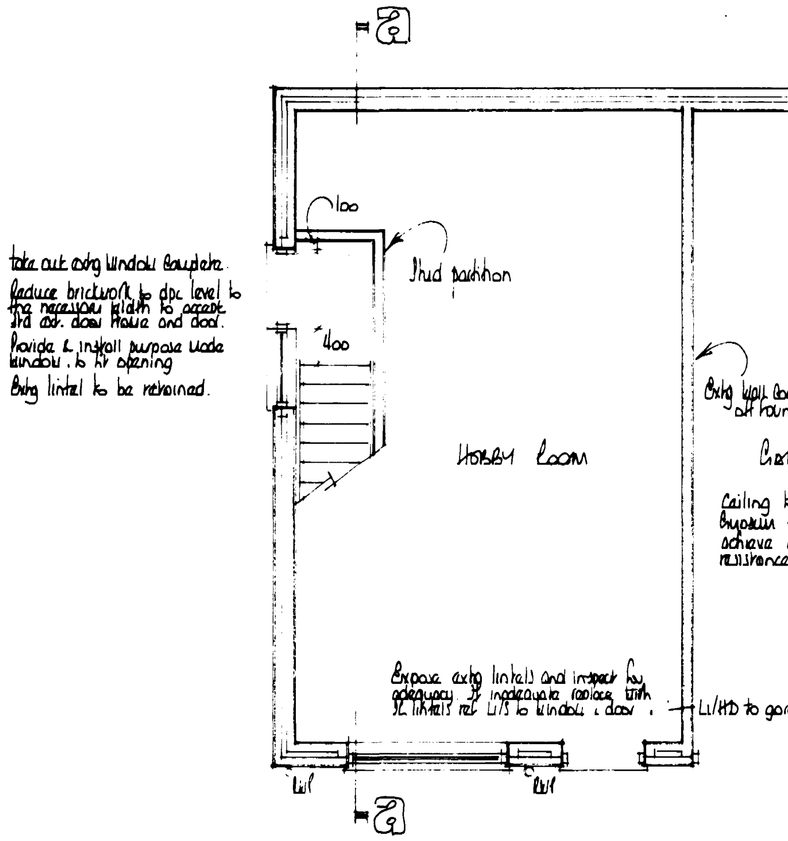
Rainwater Goods
Supply and fix 103mm PVC gutters to fascia with all necessary brackets, stop ends, outlets, etc..

Supply and fix 64mm PVC downpipes securely clipped to walls @ 1800mm cts with all necessary offsets, swannecks, adaptors, etc. and taken into 100mm dia. upturned bend at base.

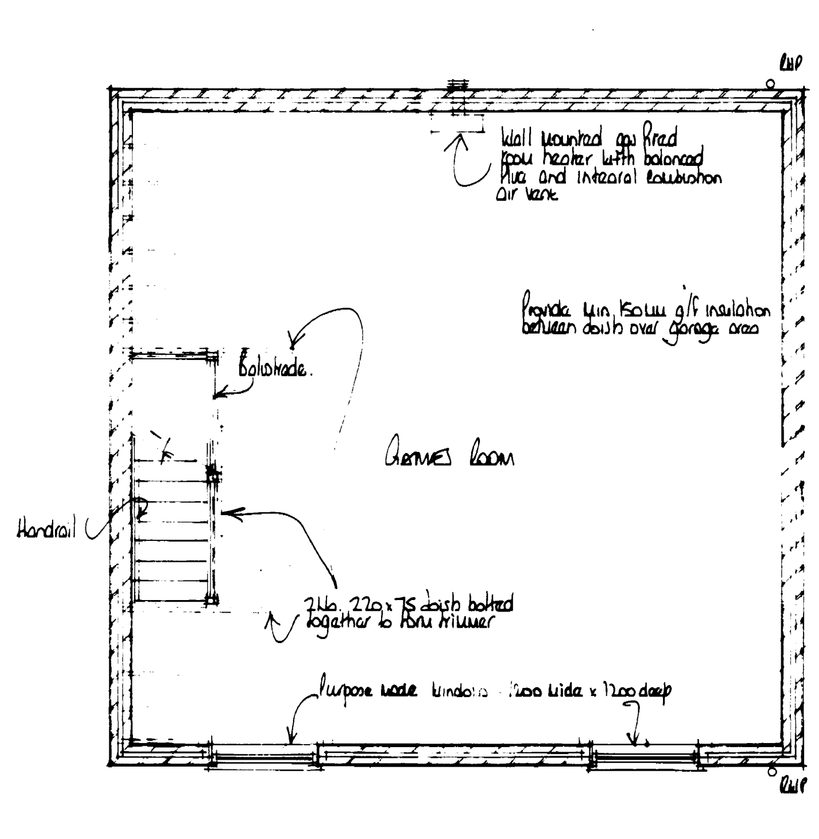
STRAPPING
Where rafters, ceiling and floor joists run parallel to walls they are to be strapped at 1800mm cts. Straps to be fixed to a min. 3No. rafters, etc., having nogged between beforehand, and hooked into the cavity a min. 150mm. Similar straps to be used at 1800mm cts to hold down the wall plate.
Straps to be 30 x 6mm galv m.s.

Dormer cheek & face construction

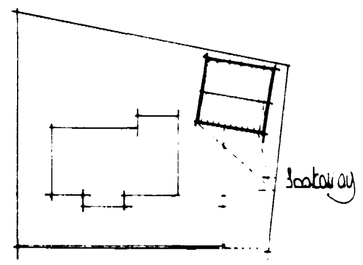
Plain tile hanging in accordance with manuf. instructions
25 x 19 mm tanal battens @ cts to suit tiles
25 x 19 mm tanal vertical battens @ 400 ctr
Building paper vapour barrier
12mm Jablite grade plywood
100 x 50 mm s/w rough cut studs @ 400 ctr
Cs g/f insulation within framework
Building paper vapour barrier
12.7mm plasterboard skim finish



ground floor



first floor



block plan

DETERMINE PLAN

AMENDED PLAN
Ref.

SOUTH HOLLAND D.C.
PLANNING
18 MAR 1994
REF. S/H/94/914

A	Mar 94	Roof style, construction amended
	Date	Revisions

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East Midlands Design Associates
"Willow Lodge"
Horseshoe Road
Spalding
Lincs. PE11 3JA
Tel Spalding (0775) 767968

Client
Mr. & Mrs R. Stark

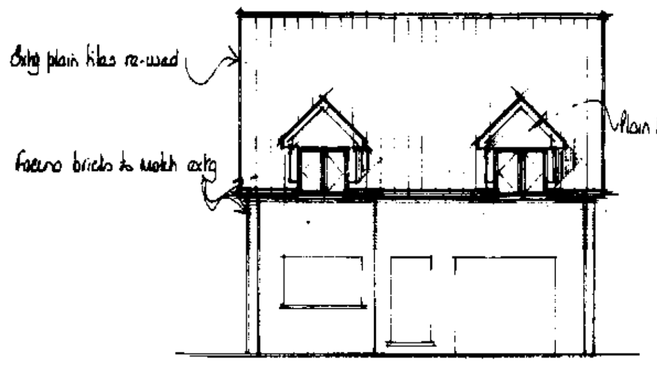
Job Title
First floor raised roof extension over existing garage at 4 Birch Close Pinchbeck

Drawing Title
Plans
Section
Elevations

Scale 1:50 & 1:100

Date Jan 94 | Drawn by AL

Drg No 94/11/01 | Rev A



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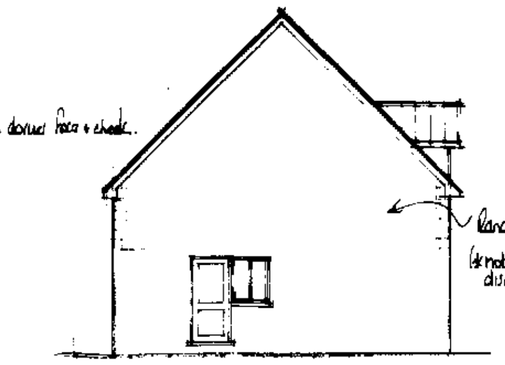

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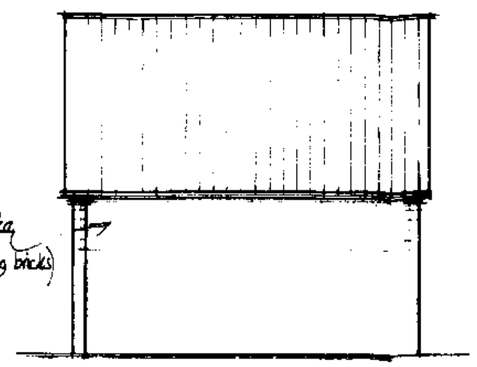

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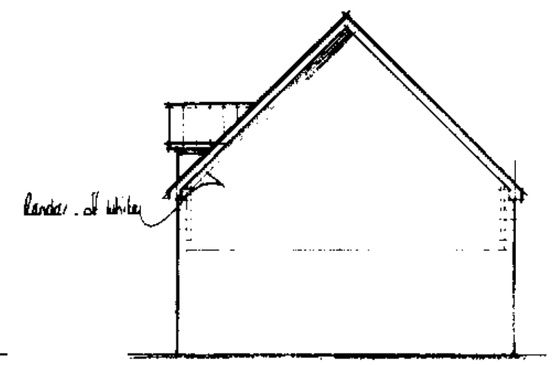

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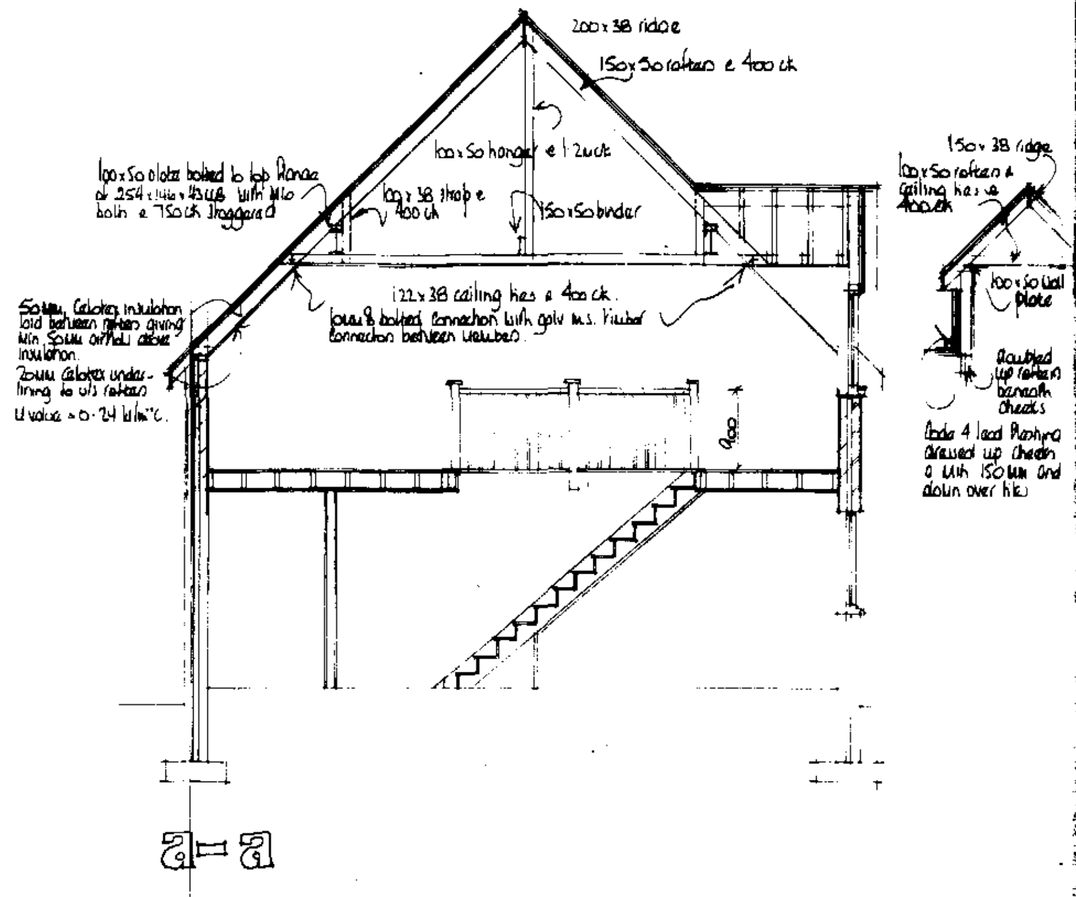

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Trusses
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Insulation
To be min. 150mm glassfibre.

Ceilings
12.7mm foil backed plasterboard, fixed in accordance with manuf. instructions with all necessary noggins, and finish with artex/skim finish in accord. with client's instructions.

Ventilation
Provide a 25mm continuous gap covered with insect proof gauze, to the soffit to provide cross ventilation to the roof space.

Rainwater Goods
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STRAPPING
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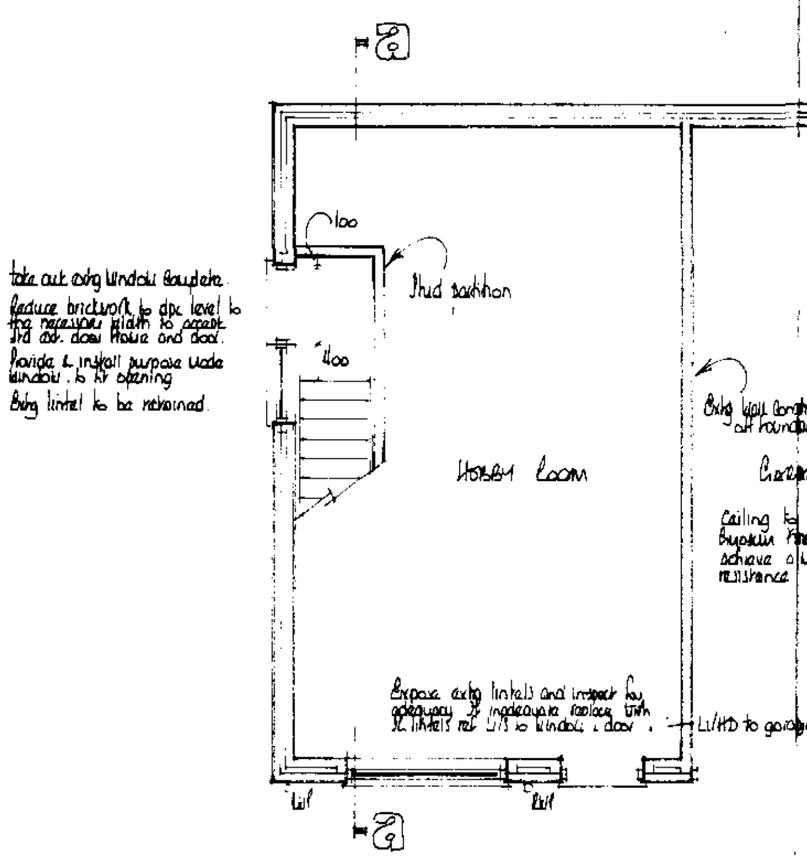
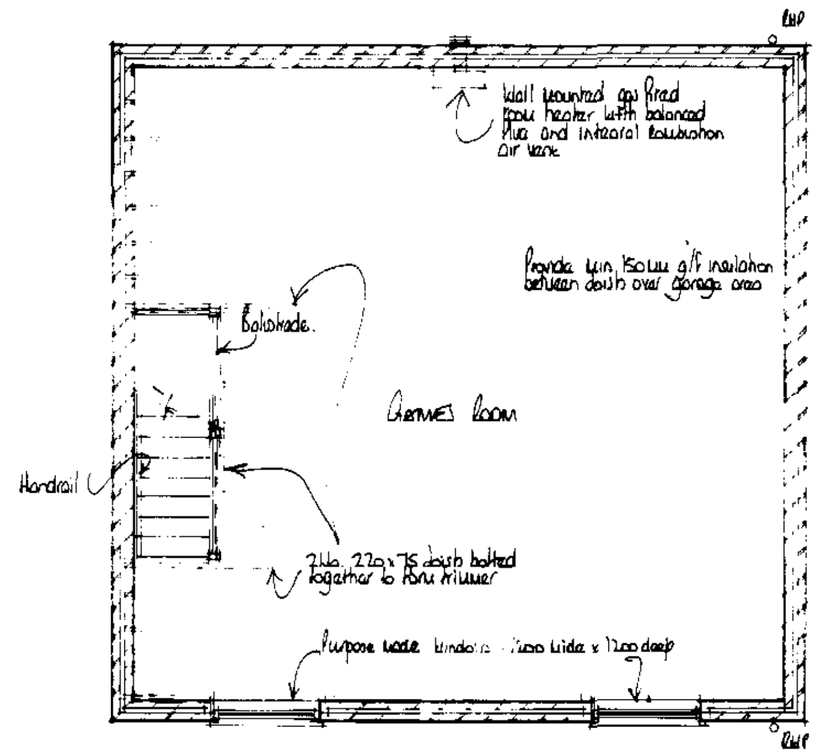
Straps to be 30 x 6mm galv m.s.

Boarded Gable & Verge Construction

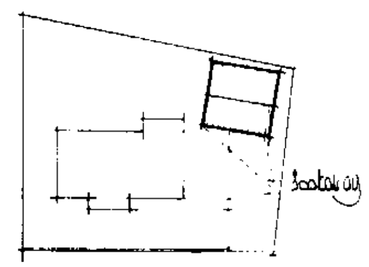
Plain tile hanging in accordance with manuf. instructions
25 x 19 mm tanal. battens @ cts to suit tiles
25 x 19 mm tanal. vertical battens @ 400 ctrs
Building paper vapour barrier
12 mm thick grade plywood
100 x 50 mm fire retardant timber x 400 ctrs
100 mm air insulation within battens
Building paper vapour barrier
12.7mm plasterboard skim finish



ground floor



first floor



block plan

DETERMINED PLAN

AMENDED PLAN
Ref.

SOUTH HOLLAND D.C.
PLANNING
18 MAR 1994
REF. S/94/194

A	Mar 94	Roof style + construction amended
	Date	Revisions

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East Midlands Design Associates
"Willow Lodge"
Horseshoe Road
Spalding
Lincs. PE11 3JA
Tel Spalding (0775) 767968

Client
Mr. & Mrs R. Staples

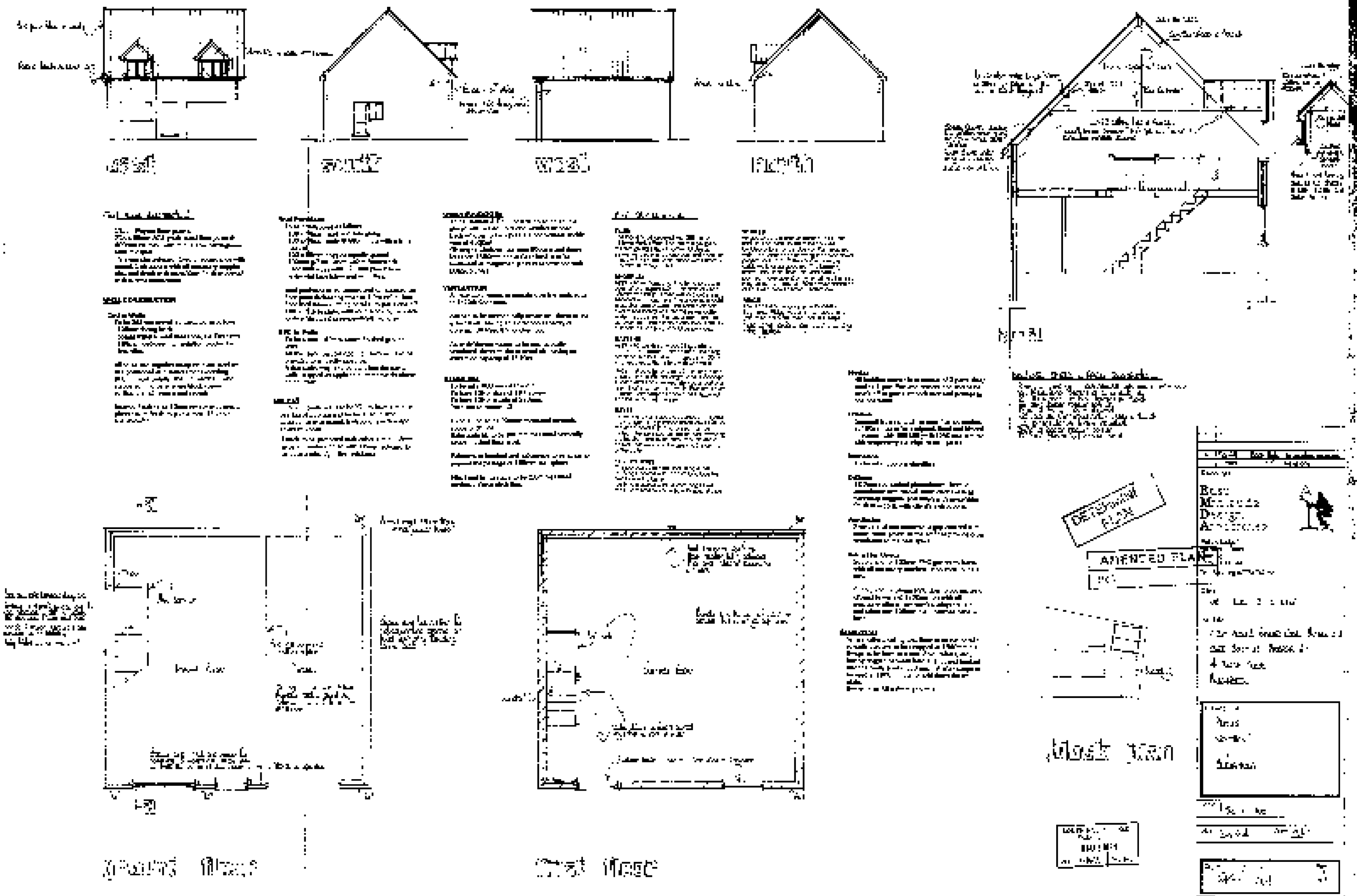
Job Title
First floor raised roof extension over existing garage at 4 Birch Close Pinchbeck

Drawing Title
Plans
Section
&
Elevations

Scale 1:50 & 1:100

Date Jan 94 | Drawn by AL

Drg No 94/11/01 | Rev A



DETERMINED PLAN
AMENDED PLAN