RCW//A1062

20th May 2015

South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding
PE11 2XE

Dear Sirs

Proposed residential development adjacent 33 Knight Street, Pinchbeck, Spalding for Monograms Rentals Limited.

We herewith submit our application for Full Planning Approval for the above scheme comprising the following:

1. Completed application form together with ownership certificate.
2. Drawings numbered A1062-01A and 03A.
3. Design and Access Statement.
4. Flood Risk Assessment.
5. Appendix A – Car Park Survey

The following documents will follow by post immediately:

6. Planning application fee in the sum of £385.00 made payable to South Holland District Council.

We would further clarify a small number of items as follows:

Consultation
We have consulted with Julie-Anne Middleditch and Richard Fiddler of SHDC Planning Department, culminating in an email of support from Julie-Anne dated 15.05.15 but highlighting the need to resolve highways issues. In this respect we have also consulted with Jon Sharpe of LCC Highways, culminating in an email of support dated 18.05.15 (copy enclosed).

Trees
There are two large trees just outside of the north boundary of the site; these are numbered T1 (mature silver birch) and T2 (mature silver birch). The owner of these trees is Mr. M. Bowser (private residential property) who also has an interest in Monograms Rentals Limited (the applicant). The site to the north is not indicated in blue since it remains in private ownership, ie not Mongorams Rentals Ltd. Mr. M. Bowser has previously secured permission to remove tree T2 and intends to significantly prune T1.

Demolition
In addition to demolishing the garage block on the site the applicant also intends to demolish the decaying frontage boundary wall that stands between numbers 31/33 and 27/29 and the north edge of Knight Street. The wall is in a poor state of repair and offers no architectural or historic value. These demolition works are included within this application. The demolition of the wall in front of units 31/33 will enable improved parking for those two flats.

Continued…

O&L

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A.J. Oglesby RIBA

Company Reg. No. 4419410

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We hope that you will find this application complete and satisfactory however should you have any queries please do not hesitate to contact us.

Yours faithfully

Rachael Walton BSc(Hons)
For and on behalf of Oglesby & Limb Limited

Enc

cc. Mr M Bowser