SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H14/0619/93 Received:30-JUN-93 Type:FULL

Name: Mr & Mrs G Slinger
'Otway House'
Spalding Road
Pinchbeck
Spalding, Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Proposed conversion of outbuildings to form dwelling

Location : 'Otway House' Spalding Road
Pinchbeck Spalding, Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1 The site adjoins a farmyard and is attached to buildings used in relation to adjoining farmyard. In the opinion of the Local Planning Authority, the use of the adjoining farmyard and buildings will have a seriously detrimental effect on the residential amenities of the proposed dwelling.

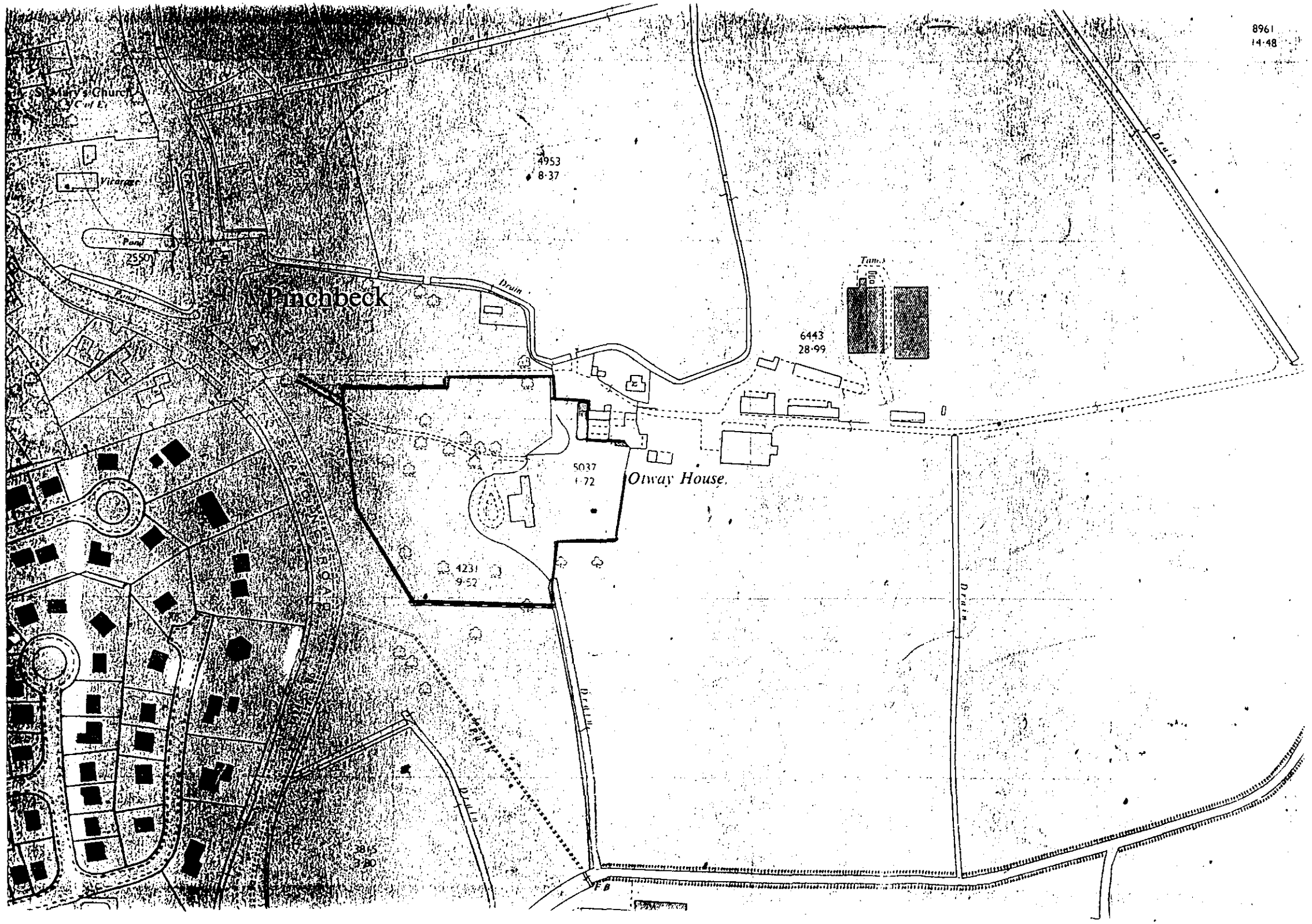
Director of Planning and Building Control Services
04-OCT-93 H14/0619/93

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)

SOUTH HOLLAND D.C.
PLAN DEPT.
30 JUN 1993
REF ..06.19.|93.....



NORTH

——————— DENOTES APPROX LOCATION OF SITE BOUNDARIES TO EAST OF OTWAY HOUSE. BOUNDARY LINE ON SITE DEFINED WITH STEEL POST & WIRE FENCE

PODDINGTONS
43 Double Street,
Spalding,
Lincs. PE11 2AA.
Telephones:
Office: (0775) 61856
also 68296
architectural design consultants

project
PROPOSED CONVERSION OF OUTBUILDINGS TO FORM ANNEX TO 'OTWAY HOUSE' SPALDING ROAD, PINCHBECK, FOR
MR & MRS G. SLINGER.

scale	drwg no
1-2500	RB-2511-4

TAKEN FROM OS SHEET TF2425 & TF2525

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14/0619/93

Date Registered

30 JUN 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. & MRS. G. SLINGER,
'OTWAY HOUSE',
SPALDING ROAD,
PINCHBECK,
SPALDING, LINCS.

Tel. No.

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

MESSRS. PODDINGTONS,
43 DOUBLE STREET,
SPALDING.

Tel. No. 761856
(Personal contact name) R. M. BOOR.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

'OTWAY HOUSE', SPALDING ROAD, PINCHBECK, SPALDING, LINCS.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED CONVERSION OF OUTBUILDINGS TO FORM ANNEX TO OTWAY HOUSE.

Please complete I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £120.00 .... If you consider no fee is payable include a written explanation instead.

Signed. Poddingtons Date 30th June 1993 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:	metres
(b) max. length:	metres
(c) max. width:	metres
D. Please state type and colour of materials for facing external walls:	
E. Please state type and colour of roofing materials.	
F. Has a survey of the site been undertaken? State Yes or No	NO

5. GENERAL INFORMATION Please complete each section

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

EXISTING GARAGE, STORE AND LIVING ACCOMMODATION.

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?

EXISTING DRIVE, TURNING & GARAGING.

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

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

AS EXISTING.

Mains sewer ☐ Cesspool ☐ Septic tank ✓

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	YES	➡ 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. SEE ATTACHED STATEMENT.

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 ..... Poddingtons (~~Applicant~~ / Agent) Date 30/6/93 .....

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 ..... Poddingtons (~~Applicant~~ / Agent) Date 30/6/93 .....

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 .....

PODDINGTONS

Architectural Design Consultants

Our ref: TAP/LJA

Your ref:

Date: 30th June 1993.

STATEMENT TO ACCOMPANY PLANNING APPLICATION.

PROPOSED CONVERSION OF OUTBUILDINGS TO FORM ANNEX TO 'OTWAY HOUSE', SPALDING ROAD, PINCHBECK, FOR: MR. & MRS. G. SLINGER.

The application is to renovate an existing building that has previously been used as living accommodation, in order to form a "Granny Flat" for an elderly relative of the owner/occupiers of the adjacent Otway House.

The previous use as living accommodation is indicated by the presence of an Aga cooker, a central heating boiler, and a mains water supply.

Mrs. Slinger's Mother has been widowed for some time and currently lives alone in Spalding.

She is elderly and now requires help on a daily basis.

It would obviously be more convenient for all concerned if the existing building were to be renovated and altered to suit, and would prevent a further burden on local Social Services.

It should be noted that the building in question is currently in a state of disrepair and requires total renovation.

Poddingtons,
43 Double Street,
Spalding,
Lincs. PE11 2AA
Tel: 0775 761856
0775 768296
Fax: 0775 710218

VAT Reg. No. 107 0605 13
Principal: T.A. Pridmore

ADMIN RECORD SHEET

Init

Submitted Fee £120

Receipt No P2914

Date first Rec'd 30 JUN 1993

Registration

Reference H14/0619/93

Cross-Ref R

Date 1/7 SB

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

Earlier permission - Ref:
New/Redevelop/Use/Ext/Alt/Works

Description to be recorded: Proposed conversion of outbuildings to form dwelling

Invalid: Site plans / Certificate — Fee / Fee (not free) — Inaccurate / Incomplete / Unclear

Fees: Correct fee £120 — Nil fee / Discounted — Previous app - ref: / Type of app / Reason:

Additional £ — Receipt No — Date
Refund £ — Voucher No — Date

Information

Index sheet 145 — OS Plots — 4
Grid ref 5 24570 3 254 00

Ward M — Parish PIBECK — 4

Inside IBD NO — Inside LP area YES

Constraints:

CA Cons Area
LB Listed - Grade: II
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 0151304

Dist Bound
Other:

Planning Records:
Earlier apps
618/93
647/84
552/83
480/83
1155/
1156/86
721/91
1196/91

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

APPLICATION ASSESSMENT

N[illegible]s for Case Officer Controversial in part - Advance appeal.

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PJM
Date 13-7

Site Notice posted by PJM
Date 13-7
Expiry 6-8

Individual Resident Notices required:

Addresses to be sent to -

Addresses delivered to -

Case Officer Conclusions

AS 618.
Presumably coachman lived upstairs in past.
Farm yard to side

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) Refuse (or equiv)

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

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

- [ ] Disabled
- [ ] Prev conditions
- [ ] Amended plans -

Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H14 | 0619 | 93

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☐ Non Std

Precise details:

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations:

All.....
Specified:

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

Precise details:

Additional Consultation/Publicity Required

PS15-7 what's to get to do with ag as stated on form

D29/7 Pete Past History will need checking!

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

Extra Consultations:

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

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

Case Officer

Senior Officer Confirmed P.....

Date..... Recorded DC....

FILE COPY

Mr G F Slinger,
Otway House,
Spalding Road,
Pinchbeck,
Spalding,
Lincs.
PE11 3UD.

Mr D Roberts

SAW/NRM/JJ
H14/0619/93

10 March 1997

Dear Mr Slinger,

PROPOSED BARN CONVERSION, OTWAY HOUSE, PINCHBECK.

Thank you for your letter received on the 25th February 1997 in respect of the above proposal. I can advise that it would appear that the purchase of the crewyard would overcome the reason for refusal for the previous planning application. At first site therefore there would appear to be no overriding grounds to refuse a new application on this basis. This of course is subject to all details being acceptable.

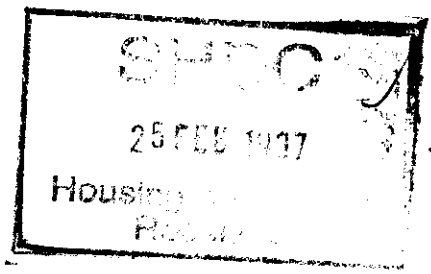
However, one complication is that the advice received from Central Government in the form of Planning Policy Guidance Note has recently changed. The latest advice tends to take a harder line with proposals for conversions to residential use than previously. In this case therefore I can only advise the submission of an application together with a statement clearly setting out the reasons and justification for the proposal in order that all the issues can be fully considered. I hope this advice is of some assistance.

Yours sincerely

N Midlen
Development Control Manager

Otway House,
Spalding Road,
Pinchbeck,
Spalding,
Lincs,
PE113UD.
Telephone 01775 761895.

Mr. Nigel Midlen,
Planning Department,
South Holland district Council,
Priory Road,
Spalding,
PE11 2XE



DN

Dear Mr. Midlen,

You may recall that some time ago I applied for Planning permission to restore the Grooms Quarters and the Out houses at Otway House, the plan was rejected on the grounds that the Crew Yard adjoining that area made it impossible to allow humans to dwell along side animals, you did suggest at the time one solution might be for me to purchase that Crew Yard and so therefore eliminate the problem.
I approached the Agent for Boots Properties who agreed to sell but at a price which made the whole thing too costly to consider. Since then the Property has been sold to the Tenant who may be willing to sell the Crew Yard at a more realistic price.
The purpose of this letter is to ask if you could confirm either by letter or telephone that other than the reason given for turning down my first application would there be any other reason to reject my request for planning permission to restore the Building including the living Quarters, I appreciate it is not possible for you to 2nd guess the Planning committees decision but I would be grateful if you could give me your considered opinion before I get into a lot of expense on this matter.
I will be away from Thursday 27th February until Friday 7th March, my daytime telephone Number is Spalding 680490 that's the Birchgrove Garden Centre number.

Thanking you in Anticipation,

Yours Sincerely.

George F. Slinger.

Mr G. F. & Mrs C. Slinger.

Mr & Mrs G Slinger
Otway House
Spalding Road
Pinchbeck
Spalding
Lincs
PE11 3UD

Mr P J Udy

PJU/LAC
H14/0619/93

6 June 1994

Dear Sir

Proposed Restoration of Grooms Quarters At Otway House, Spalding Road, Pinchbeck.

I refer to your letter which was received on the 19 May 1994.

I have looked at the file referenced H14/0619/93 and note that the Planning Committee appear not to have intimated whether they would support the proposal if the main reason for concern was removed, i.e. the farmyard activities. The Minute merely says "it was also agreed that the applicant be advised of possible solutions to overcome the present reasons for refusal" and this was covered in my letter of the 29 September 1993.

It would seem to me that the two relevant issues on the use of this building as a dwelling are the effect the neighbouring farmyard could have on the amenities of the building and also the effect of the building on the setting of Otway House which is a listed building. If you own the farmyard to the rear you will be able to control the environment around the building and therefore seek to maintain its residential amenity. Therefore the reason for refusal seems to be overcome. The second issue is the effect of the use of the building on the setting of Otway House and this can be controlled by way of a legal agreement which would prevent the building being sold separately and would have to be kept as part of the Otway House curtilage, as an annexe. The design issue has already been accepted by the granting of Listed Building Consent under reference H14/0618/93 on the basis of scheme 2 which was submitted under that reference.

You must appreciate that I am unable to give you a guarantee on the success of the application since unforeseen issues may be raised which would require the application to be refused and of course the Planning Committee may not accept any favourable recommendations. However, the reason for refusal of planning permission was on the basis that the site adjoins a farmyard and the use of the adjoining farmyard and buildings would have a serious detrimental effect on the residential amenities of the proposed dwelling. Therefore, if the farmyard is under your ownership it would appear that the reason for refusal has been overcome.

I trust this letter is of use to you.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Telephone (0775) 761895

Otway House
Pinchbeck
Spalding
Lincolnshire
PE11 3UD

Mr. N. R. Midlen
Principal Planning Officer,
South Holland District Council
Priory Road
Spalding,
PE11 2XE.

Your Ref. PJU/SJS/H14/0619/93

Dear Mr. Midlen,

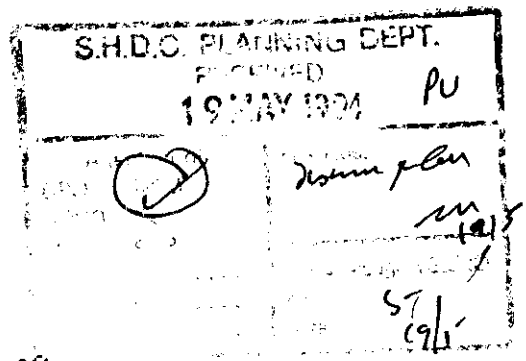
Proposed Restoration of the Grooms Quarters at Otway House Pinchbeck

Following your letter dated 29th September 1993 which suggested I should attempt to purchase the farmyard adjoining the grooms quarters I am now at a crucial stage in negotiation with Boots Estates Ltd. via Savills International Property Consultants to do just that, however before I commit myself to considerable expense I write ask that should I manage to aquire the Farmyard can you or your Colleagues see any reason why the restoration work should not go ahead.

In view of the nature of the negotiations an early reply would be much appreciated.

Yours Sincerely,

G.F. Slinger.



Mr & Mrs G. F. Slinger

Messrs Poddingtons
43 Double Street
Spalding
Lincolnshire
PE11 2AA

P J Udy

PJU/SJS H14/0619/93

29 September 1993

Dear Sirs

Proposed conversion of outbuildings to form dwelling - Otway House, Spalding Road, Pinchbeck

I refer to the above planning application and I enclose the decision notice.

It was considered that the effect of the adjoining farmyard upon the building which your client wished to convert to a dwelling would be detrimental to the residential amenities of that dwelling. On this basis planning permission was refused. However, the Planning Committee have required that I write to advise that before any further deposition of a planning application, negotiations should be held with the owners of the adjoining farmyard to come to an agreement which would result in the safeguarding of the amenities of the proposed dwelling. This could take the form of either agreeing to use the farmyard in a particular manner or alternatively that your client purchases the farmyard.

I trust this is of use to yourselves and advise that you have the right to appeal against the decision to refuse planning permission to the Secretary of State for Environment.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

598. PLANNING APPLICATIONS (Continued)

(b) **Applications Refused**

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant	Proposal
H09/0346/93 Mr C D Dobson	Four detached dwellings at The Old Rectory, Church Street, Holbeach.

(It was also agreed that the applicant be advised of the preferred principles of development for the application site.)

(Councillor D.A. Tennant entered the meeting during consideration of the above application.)

H09/0511/93 Mr S Smith	Slimline, tubular, retractable mast to support amateur radio aerials at 58 Fairfields, Holbeach.

(Councillor Mrs. P.J. Buffham declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

H14/0619/93 Mr & Mrs G Slinger	Conversion of outbuildings to form dwelling at "Otway House", Spalding Road, Pinchbeck.

(It was also agreed that the applicant be advised of possible solutions to overcome the present reasons for refusal.)

H13/0626/93 Mr P Crewe	Alterations and extension to house at 81 Main Road, Moulton Seas End.

(It was reported that representations had been received from the applicant's agent in respect of the above application.)

H16/0646/93 Longhurst Housing Association	Conversion into 20 new self-contained flats and the construction of 14 self-contained flats at 45, 48 & Long's Warehouse, Double Street, Spalding.

(Although it was felt that planning permission should be refused for the above application as submitted, it was also agreed that, to enable building works to continue on the site, the applicants be given an opportunity to delete those details which were considered to be unsatisfactory, and the Director of Planning and Building Control Services be authorised to grant planning permission for the development.)

(Councillor J. Clark declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

14th SEPTEMBER 1993 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H09/0346/93 C D Dobson	JB	Refused as recommended. Letter to advise applicants. See previous notes on Stukely Hall Temporary Working File.
3	H06/0400/93 Mrs E Bailey	JB	Grant as recommended.
6	H09/0511/93 Mr S Smith	JB	Refused as recommended.
8	H11/0538/93 R J Duncan	JB	DPBCS Auth subject to Sect 106 agreement as recommended.
10	H05/0564/93 Mr & Mrs R D Scully	JB	Application withdrawn.
11	H14/0618/93 Mr & Mrs G Slinger	PJU	Grant as recommended.
11	H14/0619/93 Mr & Mrs G Slinger	PJU	Refused as recommended. Advise applicants they should negotiate with the owners of the adjoining farmyard (?purchase) to safeguard the amenities of the building.
13	H13/0626/93 Mr P Crewe	DMG	Refused as recommended.
14	H23/0639/93 Fenland Aero Club	DMG	Grant as recommended.
16	H16/0646/93 Longhurst Housing	NRM	Refuse application as recommended unless applicants willing to amend application by withdrawing reference to the deletion of the two storey brick extensions to 48 & 45 Double St and substitution by an open stairway, and the change in design of the access link between the two roofs of Longs Warehouse at attic level.
16	H16/0647/93 Longhurst Housing	NRM	Refused as recommended.
19	H08/0651/93 V E Miller	PJU	Refused plus enforcement action as recommended.
21	H05/0720/93 A Knight	DMG	Defer for Site Visit.
22	H20/0736/93 Mr J Roberts	DMG	DPBCS Auth subject to Sect 106 agreement as recommended.
23	H01/0745/93 H K Gott	PJU	Grant as recommended. Amend conditions 5 & 6. See NRM.

15 Sep 93

Signed: .....

N Midlen
Principal Planning Officer

APPLICATION REFERENCE: H14/0618/93 DATE RECEIVED: 30-JUN-93

TYPE: Listed Building

DESCRIPTION: Proposed conversion of outbuildings to form dwelling

LOCATION: 'Otway House', Spalding Road, Pinchbeck

APPLICANT: Mr & Mrs G Slinger AGENT: Messrs Poddingtons

APPLICATION REFERENCE: H14/0619/93 DATE RECEIVED: 30-JUN-93

TYPE: Full

DESCRIPTION: Proposed conversion of outbuildings to form dwelling

LOCATION: 'Otway House', Spalding Road, Pinchbeck

APPLICANT: Mr & Mrs G Slinger AGENT: Messrs Poddingtons

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
14 SEP 1993

RECOMMENDATION

A H14/0618/93 - Grant Listed Building Consent.

B H14/0619/93 - Refuse permission.

1 The site adjoins an active farmyard and is attached to buildings used in relation to adjoining farmyard. In the opinion of the Local Planning Authority, the use of the adjoining farmyard and buildings will have a seriously detrimental effect on the residential amenities of the proposed dwelling.

COMMENTS

1 Site is an old coach house of 'Otway House'.

2 Is immediately adjacent an active farmyard to the north and east.

3 Previous history of refusals and dismissal of appeal on grounds of effect adjacent farmyard would have on residential amenities of the building if converted. Also inspector considered that conversion into two dwellings would affect the setting of 'Otway House' which is a Listed Building.

4 If planning permission granted, must be on basis of 'annex' tied by Section 106 Agreement to Otway House so cannot be sold separately.

F RESENTATIONS

Parish Council: Recommends refusal.

Ward Member: Sympathetic to reasons given by applicant. Happy to support, providing conversion sympathetically handled and site well screened. Committee must consider because part of Listed Building and outside development boundary. Previous application to convert refused. What would happen if 'Otway House' was sold, will annex be part of house or will it be sold eventually as a separate dwelling. Would welcome site visit.

Consultant Architect: Proposal acceptable from view of setting of Listed Building. Prefer Scheme 2. First floor windows should be reinstated as Yorkshire sashes and must agree form of opening of windows at ground floor. There should be no top hung lights or storm sashes. External plumbing on the north side undesirable, better if taken inside building and half glazed door preferable to fully glazed door shown. Site area in front of new dwelling should not be subdivided.

Applicant: Summarised:
Propose to renovate existing building previously used for living accommodation to form 'granny flat'. Applicants mother widowed, currently lives alone requires daily help. More convenient if existing building could be renovated and altered to suit, prevent further burden on Social Services. Should be noted building is currently in state of disrepair and requires renovation.

SCHEDULE OF CONDITIONS

H14/0618/93

1 Listed Building Consent is granted on the basis of Scheme 2.

2 The windows at first floor level should be Yorkshire sashes constructed in accordance with working drawing details which shall be prepared for all new windows and submitted and approved by the Local Planning Authority before development proceeds.

3 The soil vent pipe and associated plumbing shall be located inside the building.

4 The entrance door shall be half glazed and be in accordance with details to be submitted and approved by the Local Planning Authority before it is installed.

Reason: To safeguard the character of this outbuilding within the grounds of a Listed Building.

BRI[illegible] SMITH Dip TP MRTPI
Dir[illegible] 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

H14/0619/93
FULL

Applicant: Mr & Mrs G Slinger
Tel:

Agent: Messrs Poddingtons
0775 761856 R M Boor

Description: Proposed conversion of outbuildings to form dwelling

Location: 'Otway House'
Spalding Road
Pinchbeck
Spalding, Lincs

Valid date:	30-JUN-93	Terminal date:	25-AUG-93
Target dates:		Target Committee:	25-AUG-93
To case officer	07-JUL-93	Report deadline:	11-AUG-93
Inspected by	14-JUL-93		
Extra contacts	21-JUL-93	Case Officer:	
Report if not clear by	04-AUG-93	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Convert to dwellings
Listed building: GRADE II
Conservation Area: PINCHBECK

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert CLB		16-JUL-93	06-AUG-93
Site/Press Advert DEP		16-JUL-93	06-AUG-93
Clerk to Pinchbeck P	0775 723838	12-JUL-93	26-JUL-93
Mrs M E Kerr	0529 240[illegible]15	12-JUL-93	26-JUL-93
Cllr T Bray	0775 723794 (Of	12-JUL-93	19-JUL-93
Cllr Mrs P J Buffham		12-JUL-93	19-JUL-93

L.C.C. - No Comments Trunk Road - JS 22/7/93

PINCHBECK PARISH COUNCIL

W. H. CUNNINGHAM
Clerk to the Council
17 ROTTEN ROW
PINCHBECK SPALDING PE11 3RQ
Telephone 0775 723838

23 August, 1993

For the attention of Peter Udy:

Dear Sir,

Thank you for your letter of 17th inst (Ref. PJU/LAC/H14/0618&0619/93) and I am now able to say that because of the likelihood of the adjoining building being used for farming activities there would be a dramatic effect on the residents occupying the proposed conversion to form an annexe, and therefore the Parish Council recommends refusal.

Yours faithfully,

W. H. Cunningham

S.H.D.C. PLANNING DEPT.
RECEIVED
23 AUG 1993
PU
Attention of
DPO FHM
DDPO EC
ACP
Action by
File Nos.

W H Cunningham
Clerk to Pinchbeck Parish Council
17 Rotten Row
Pinchbeck
Spalding
Lincs
PE11 3RQ

Mr P J Udy

PJU/LAC/H14/
0618&0619/93

17 August 1993

Dear Sir

Conversion of Outbuildings To Form Annexe To "Otway House", For Mr and Mrs G Slinger.

I refer to your letter received on the 20 July 1993 in relation to the above application.

There is an active farmyard to the rear of this building and indeed there appears to be buildings attached to the building itself. It is therefore quite possible that farming activities could be carried out within these attached buildings and in the neighbouring farmyard which would effect the residential amenities of the future occupiers of this building, should planning permission be granted.

I look forward to your comments as soon as possible.

Yours faithfully

Peter Udy

pp N R Midlen
Principal Planning Officer
Development Control

PINCHBECK PARISH COUNCIL

W. H. CUNNINGHAM
Clerk to the Council
17 ROTTEN ROW
PINCHBECK SPALDING PE11 3RQ
Telephone 0775 723838

Application Nos. H14/0618/93 & H14/0619/93

With regard to the above planning applications the Parish Council considers that meaningful recommendations cannot be made until information is supplied regarding the present and future use of the steel framed farm shed behind the garage. In a previous similar application the then owner objected on the grounds that cattle or other livestock could be housed in the shed which would produce complaints from the house inmates. Has this changed?
The Parish Council is prepared to reconsider the plans with additional information as soon as possible.

W.H.CUNNINGHAM,
Clerk.

I presume the plans will be sent back to the Parish Council for consideration.

S.H.D.C. PLANNING DEPT.
RECEIVED
20 JUL 1993
Attention of
CPO NRM
DCPO BJ
JC AGP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge (Letter)
by
date

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: H14/0619/93

Applicant: Mr & Mrs G Slinger
'Otway House'
Spalding Road
Pinchbeck
Spalding, Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Proposed conversion of outbuildings to form dwelling

Location: 'Otway House' Spalding Road
Pinchbeck Spalding, Lincs

Type: FULL

Date received: 30-JUN-93

12-JUL-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 26-JUL-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

FOR PARISH COUNCIL USE ONLY

Comments:

Signed:

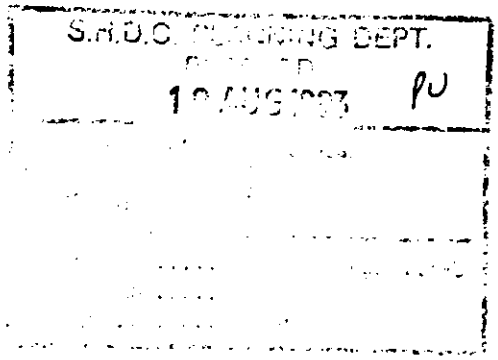
Our Ref: 93/1/SH/0202
Contact: G Thornally

Date: 5 August 1993

NRA

National Rivers Authority
Anglian Region

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



Dear Sir

Planning Application No. H14/619/93

PROPOSAL : **CONVERSION OF OUTBUILDINGS TO FORM ANNEX TO OTWAY HOUSE**
LOCATION : **OTWAY HOUSE, SPALDING ROAD, PINCHBECK**
APPLICANT : **MR & MRS G SLINGER**

I refer to your consultation received on 21 July 1993.

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully

R F Morgan
Planning Manager

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

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

SPG
16/7/93.

RY

tthews, Mrs H
otobed), Mrs J Bet-
c MU), Mr Albert
d Carter (Mr D
t (Church Ladies),
ll, Mr A Dobney,
Mrs J A Bray), Mrs
Tateson (Mrs C S

ole, Mr and Mrs G
Mary Wright (Mr
nitaker), Mr T Par-
frs B Hall (Mr B M
, Mrs F Palmer, Mr
, Mr Barry Crosby,
rs J Sykes), Mr J G
:kson), Mrs Julie
Mrs G Posey, Mr
Mr and Mrs W B
Deaton, Mr and
frs L Broderick, Mr
n, Mrs M Jackson
rs K Tinkler, Mrs B
by, Mrs J Gotobed
Mrs P Cook (Mr
Brighton and Mrs
d Mrs John Cress-
; T Wright, Mrs C
d Richard Thomp-
Michael Horsefall),
Rooke, Mr and Mrs
and Mrs G Tomlin-
rth, Kay Alexander
id West Pinchbeck
d, Mrs Joan Clarke,
and Mrs M Chap-

nms

ns, of Field House,
r 3, aged 78.
ed and was the
rbert Timms who
rs Timms leaves a
l Timms, of Long
ghters, Mrs Sylvia
; Eaton and Mrs
of Holbeach St
grandchildren and
ildren.
ice was conducted
cCormick at Hol-
Church on July 7.
organist.
ners were Mr and
Mr and Mrs N W
Mrs M Timms, Mr
Mr D Archer, Mr
ry, Mr and Mrs F
ant, Mrs P Bottom-
Mr E Hogg, Mrs H
lding, Mr and Mrs J
atterall, Miss T Cat-
tterall, Mrs J Leices-

s included: Mrs
kner, Mrs Lane, Mr
s Bingham), Mrs
rs Dickinson, Perry
Dickinson, Mrs J
en, Mrs M Bird, Mrs
Wareford.

White

e Elizabeth White,
Long Sutton, died
en Elizabeth Hospi-
after a short illness.

s born in Spalding
and Mrs Richard
ded the Gleed Girls'
a housewife and
and gardening and
of Long Sutton
bled Club.
d by her husband,

vas at Kings Lynn

Public Notices SG

PLANNING APPLICATIONS

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

H13/0552/93 J. W. Stanberry Ltd
PERMISSION RENEWAL
Erection of two potato storage buildings.
(Renewal of outline planning permission H13/0570/90)
Fengate Road, Moulton Chapel, Spalding.

The following application(s) do not accord with the provisions of the relevant Development Plan.

H14/0619/93 Mr and Mrs G. Slinger FULL
Proposed conversion of outbuildings to form dwelling.
'Otway House', Spalding Road, Pinchbeck, 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.*

H09/0633/93 Mossop & Bowser FULL
Internal refurbishment/ alterations and part demolition, with new extension at rear.
The Beeches, Spalding Road, Holbeach, Spalding, Lincs.

H14/0618/93 Mr and Mrs G. Slinger
LISTED BUILDING
Proposed conversion of outbuildings to form dwelling.
'Otway House', Spalding Road, Pinchbeck, Spalding, Lincs.

H14/0619/93 Mr and Mrs G. Slinger FULL
Proposed conversion of outbuildings to form dwelling.
'Otway House', Spalding Road, Pinchbeck, 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.

B. Smith
Director of Planning and Building Control Services

SOUTH HOLLAND DISTRICT COUNCIL

July 16, 1993.

WN *L1220 187 507SG16-9*

LINCOLNSHIRE COUNTY COUNCIL

ROAD TRAFFIC REGULATION ACT 1984

TEMPORARY CLOSURE TO THROUGH TRAFFIC

MOULTON — SHIVEAN GATE

NOTICE IS HEREBY GIVEN that owing to Drainage Works the LINCOLNSHIRE COUNTY COUNCIL has made an order under the Road Traffic Regulation Act

LINCOLNSHIRE COUNTY COUNCIL

ROAD TRAFFIC REGULATION ACT 1984

TEMPORARY CLOSURE TO THROUGH TRAFFIC

TYDD ST MARY — CHURCH WALK

NOTICE IS HEREBY GIVEN that owing to roadworks the Lincolnshire County Council intends to make an Order under the Road Traffic Regulation Act 1984, as amended, the effect of which will be to prohibit vehicular traffic from proceeding on Church Walk from west of Lowgate to east of Rectory Lane commencing on August 2, 1993 for a period of five weeks or the completion of the works.

This closure may be extended for a further period.

The alternative route for eastbound traffic affected by the closure is via Crossgate, Brownsgate, St James Road, Long Sutton Bypass and A1101.

The alternative route for westbound traffic is via A1101, Long Sutton Bypass, St James Road, Oldgate, Wantons Cross Gate, Broadgate, Jarvis Gate and B1165.

J. EMMERSON,
Director of Highways and Planning.

Lincolnshire County Council.

4IEWVN 1253 187/507SG18-7

PUBLIC NOTICE

LINCOLNSHIRE COUNTY COUNCIL

ROAD TRAFFIC REGULATION ACT 1984

TEMPORARY CLOSURE TO THROUGH TRAFFIC SPALDING — STUMPS LANE

NOTICE IS HEREBY GIVEN that owing to roadworks the Lincolnshire County Council intends to make an Order under the Road Traffic Regulation Act 1984, as amended, the effect of which will be to prohibit vehicular traffic from proceeding on Stumps Lane, Spalding, commencing on August 2, 1993 for a period of approximately six weeks or the completion of the works.

This closure may be extended for a further period.

The alternative route for traffic affected by the closure is via Marsh Road, The Chase and Wykeham Lane.

J. EMMERSON,
Director of Highways and Planning.
Lincolnshire County Council.

6:EWVN *1289* 187 507SG16-7

GOODS VEHICLE OPERATOR'S LICENCE

MICHAEL PILKINGTON, trading as Pilkington Potatoes, of Blue Bell Inn, Whaplode St Catherine, Holbeach, Lincs PE12 6SN is applying for a licence to use Blue Bell Inn, Whaplode St Catherine as an operating centre for two goods vehicles and no trailers.
Owners and occupiers of land (including *buildings) in the vicinity of the operating centre* or centres, who believe that their use or enjoyment of that land will be prejudicially affected, may make written representations to the Licensing Authority at Eastern Traffic Area, Terrington House, 13-15 Hills Road, Cambridge CB2 1NP, within 21 days following the publication of this notice.
Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

Personal SG

GRAVE STONES cleaned from as little as £25; also additional inscriptions. No VAT. Tel Spalding 712744.

PLEASANT CARING bachelor, 50 years old. Would like to meet a lady in the Spalding area, for friendship. Apply in writing to Box No. 50213, Lincs Free Press, The Crescent, Spalding.

THERAPEUTIC full body massage by male or female. Total relaxation. Professional trained, £15. 7 days. Tel (0945) 76453.

REGISTERED CHILDMINDER
Has spaces available.
Cared for to very high standard.
Telephone
(0775) 722142

RELAXING THERAPY
Massage by T.E.C. Qualified Masseurs.
Luxury Jaccuzi, Sauna, Steam Shower all included
Same day appointments.
Tel: 0945 474093
DSP3409

TELE-DATER
24 HOUR LINCS CONTACTS
P.O. LTD Box 405 Priory, PR0
Telephone Dating — Just Dial and Listen
MEN CALL:
0338 405 425
WOMEN CALL:
0338 405 426
LISTENING
0338 405 427
To make or hear recordings & appointments ring (0754) 877800
Calls cost 36p per min cheap rate, 48p per min other times

DATEWISE
100's LOCAL CONTACTS ON LINE
THIS AREA..
Hear others own messages
Choice of services
MEN or WOMEN
Aged under or over 40
Dial 0898 88 67 70
Get in Touch

RELAXING. Therapeutic massage by qualified masseuse. Tel 0945 589697.

SECRETS ENTS. For Kissograms, Children's Entertainers, M. Mouse, Clowns, Thunderbirds, Magicians, Kiddi Karaoke / Fun Discos, Clowns and car available for functions. OAP Sing Along and Lucky Sweep for Weddings. Tel (0476) 83220/83330.

SPIRITUALIST Medium and Clairvoyant. Private sittings. Tel 0775 88 367.

Work Wanted SG

WONDERING WHAT TO DO WITH THE CHILDREN IN THE SCHOOL HOLIDAYS?
WORK WANTED AS MOTHERS HELP
I am a 21 year old, non-smoking, car driving trainee primary school teacher willing to look after your children.
Tel: (0406) 540471
D1275

Holidays SG

AT GREAT Yarmouth, Hemsby, luxury self catering chalets, close to beach, all amenities, free electric, club house. Tel: (0603) 425182.

SCARBOROUGH/FILEY. The Yorkshire coast's highest award park, ETB Rose Award 5 ticks, AA 5 Star. Luxury caravans for hire. Superb tent/ touring enclosure. Holiday homes for sale. Send for brochure to Flower of May, Dept 15, Scarborough, YO11 3NU. Tel 0723 584311.

BETWS-Y-COED
3 BEDROOM FULLY EQUIPPED STATIC CARAVAN
On a farm in the Snowdonia National Park.
Ideally situated for sightseeing. Vacancies 17th July to 24th July and from 14th August.
Tel 0690 710326
DSP1173

"DUNCAN"

Duncan is six years old and needs an adoptive family. He is a very affectionate child and he likes to help about the house and garden — dusting, digging etc.

He has had a lot of upheaval in his life so far and he has poor concentration. He has individual help at school as he struggles with his school work.

Duncan needs to be the youngest in the family and will need to keep in touch with his younger sister.

"LEE"

My name is Lee and I am 12 years old. I am looking for a permanent foster home because there are reasons I cannot live in my own family.

I am quite good fun to live with and I enjoy the countryside. I like riding my bike, fishing and inventing things. I need extra

PLANNING APPLICATION

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

DEPARTURE FROM DEVELOPMENT PLAN

The proposed development does not accord with the provisions of a development plan.

Reference No: H14/0619/93
Description: Proposed conversion of outbuildings to form dwelling

Location: 'Otway House'
Spalding Road
Pinchbeck
Spalding, Lincs

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 06-AUG-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

16-JUL-93

SOUTH HOLLAND DISTRICT COUNCIL

From: NAME Mrs. P.J. Buffham

ADDRESS Ward Meadow

Tel no 640464

Planning
Reception

MESSAGES

ENQUIRIES

S.H.D.C. PLANNING DEPT.
RECEIVED
15 JUL 1993

SUBJECT :

Please advise me regarding the following...

COMMENTS ON APPLICATION

APPLICATION NO : H 14/ 0618/ 0619/ 93

SUBJECT : Annexe to Otway House Pindlebrook.

My comments are as follows...

I am sympathetic to the reasons the applicant gives for making the application & I personally would be happy to support providing the conversion are sympathetically handled. The site is well screened. However the Committee must consider it because a) it is part of a listed building ... (it will be well screened from the main road) b) it is outside the I.B.D.

I am aware that a previous application to convert the outbuildings was turned down in ~~1986~~ 1986

What would happen long term ~~if the~~ if 'Otway' were sold. Would the annex be part of the house or could it be sold eventually as a separate dwelling I would like clarification on this point please

APPOINTMENTS

You must leave a telephone no for the office to contact you. P.J. Buffham 15/7/93

Please make an appointment for me to come and discuss the following with an officer of the department.

Would welcome a site visit here. (Sorry!!)

SUBJECT :

State any times or dates when you will not be able to visit the office :

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2914
Date received : 01-JUL-93

Received from

Live Promotions (Leisure) Ltd.

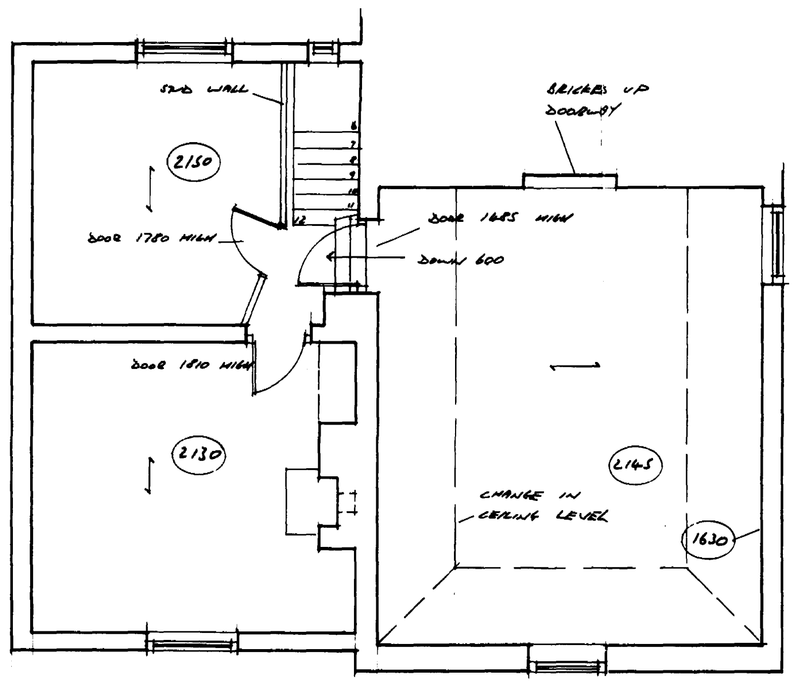
Address

Otway House
Spalding Road
Pinchbeck
Spalding

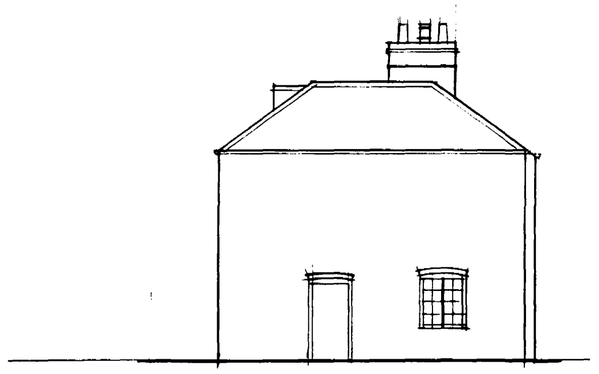
Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

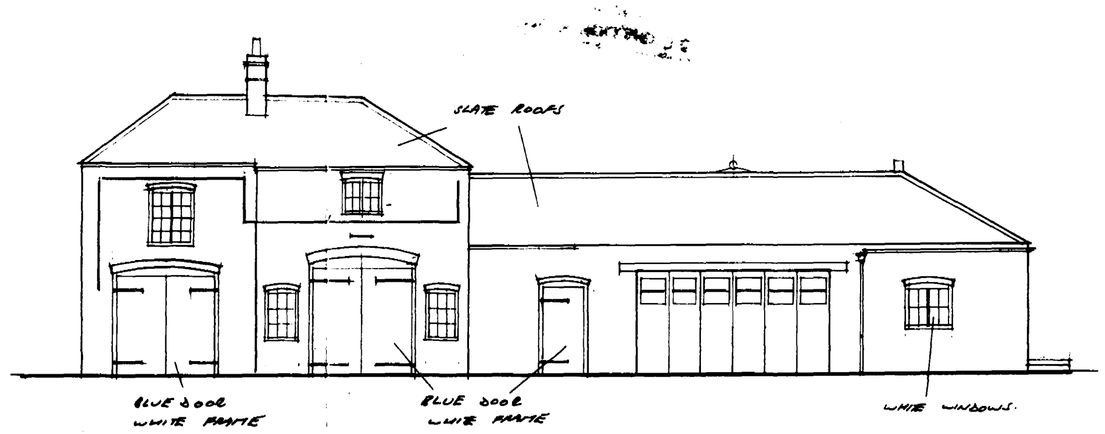
Signed.....K.T. Lowe..
(Authorised Collector)



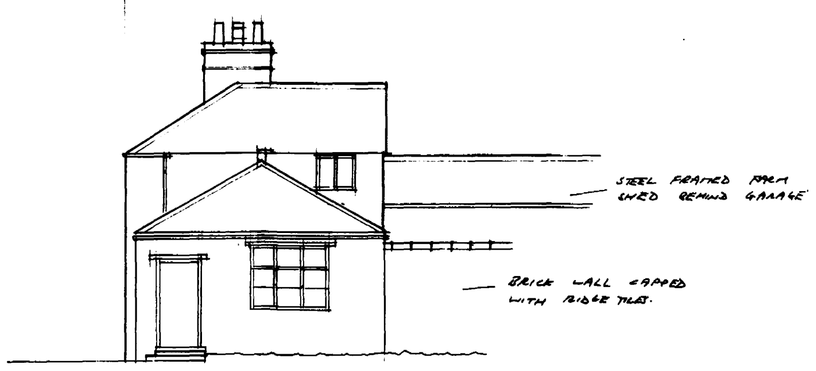
FIRST FLOOR PLAN



NORTH

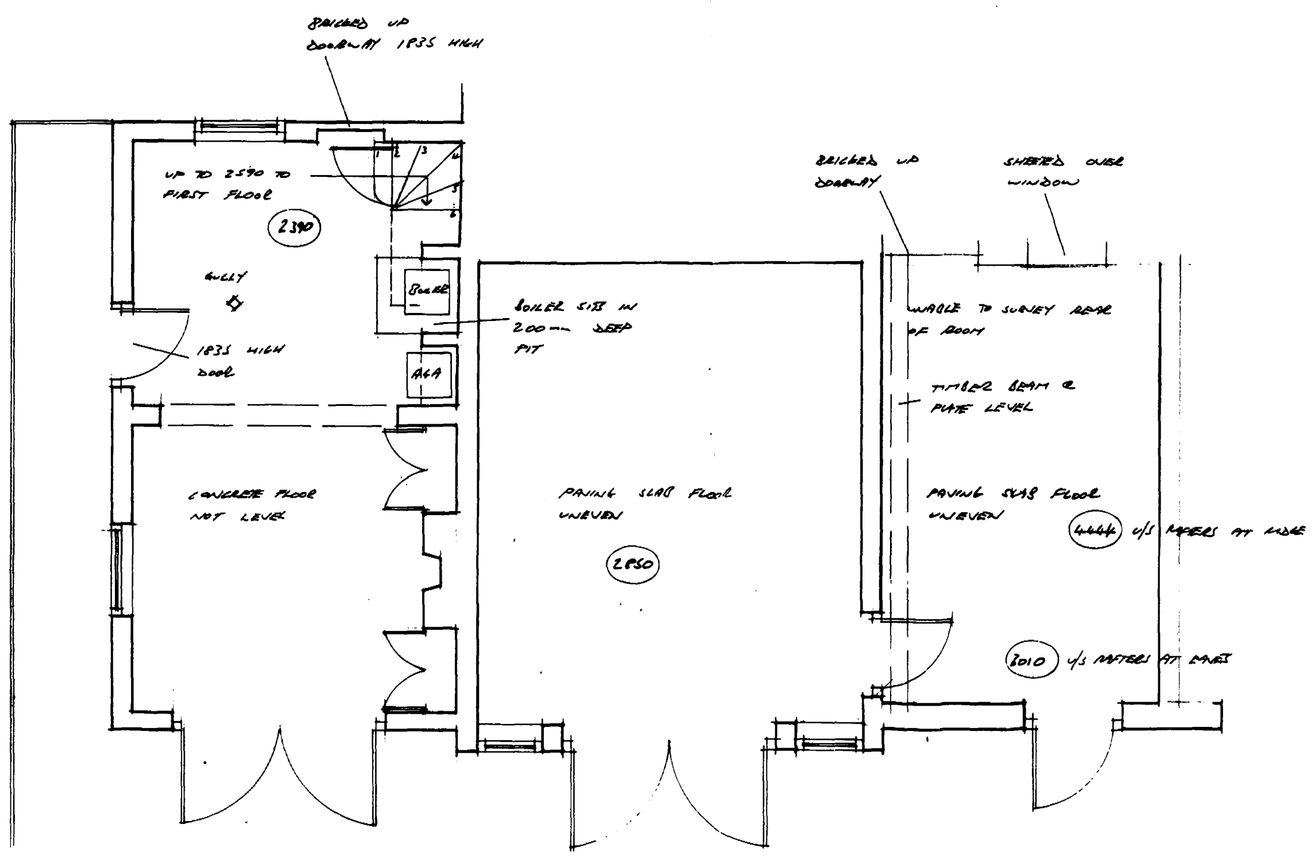


WEST

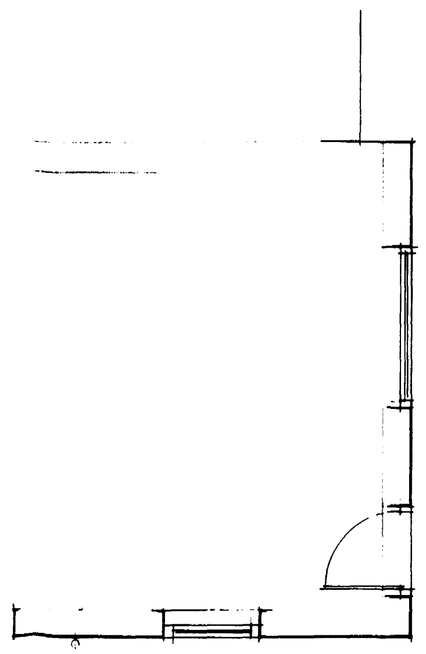


SOUTH

N



GROUND FLOOR PLAN



SOUTH [illegible] DISTRICT COUNCIL
PLANNING DEPT.
30 JUN 1993
REF 00/93/93

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details

PODDINGTONS
Architectural Design Consultants
43 Double Street, Spalding, Lincs. PE11 2AA
Tel: 0775 761856 & 768296. Fax: 0775 710218

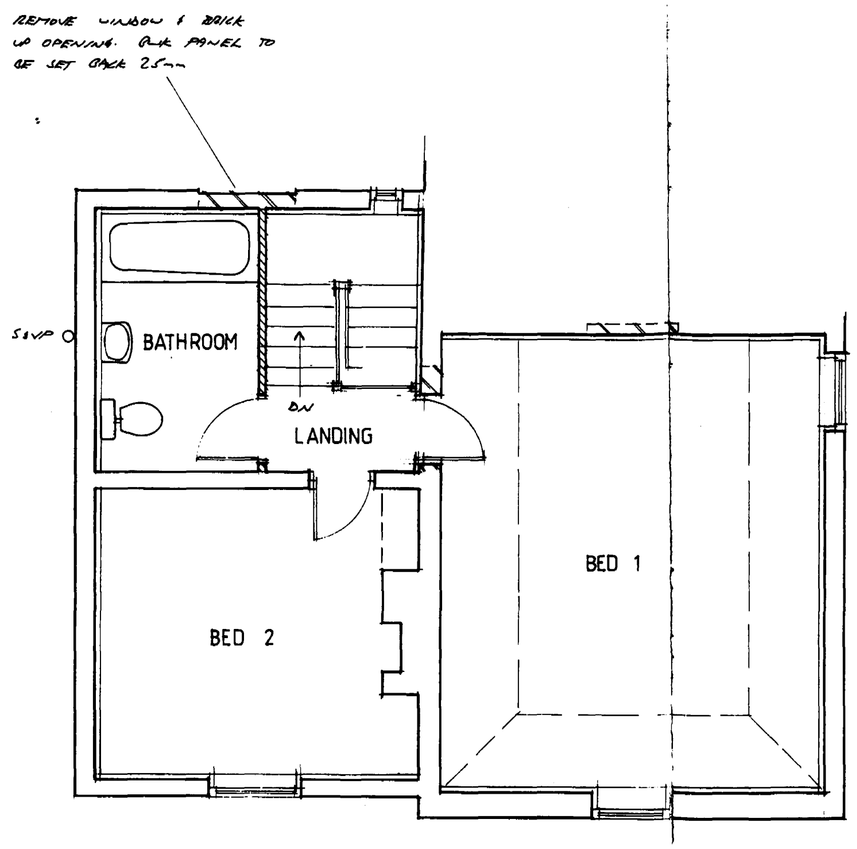
project
MR & MRS G. SLINGER
OTWAY, SPALDING ROAD, PINCHBECK.

drawing
PLAN AS EXISTING

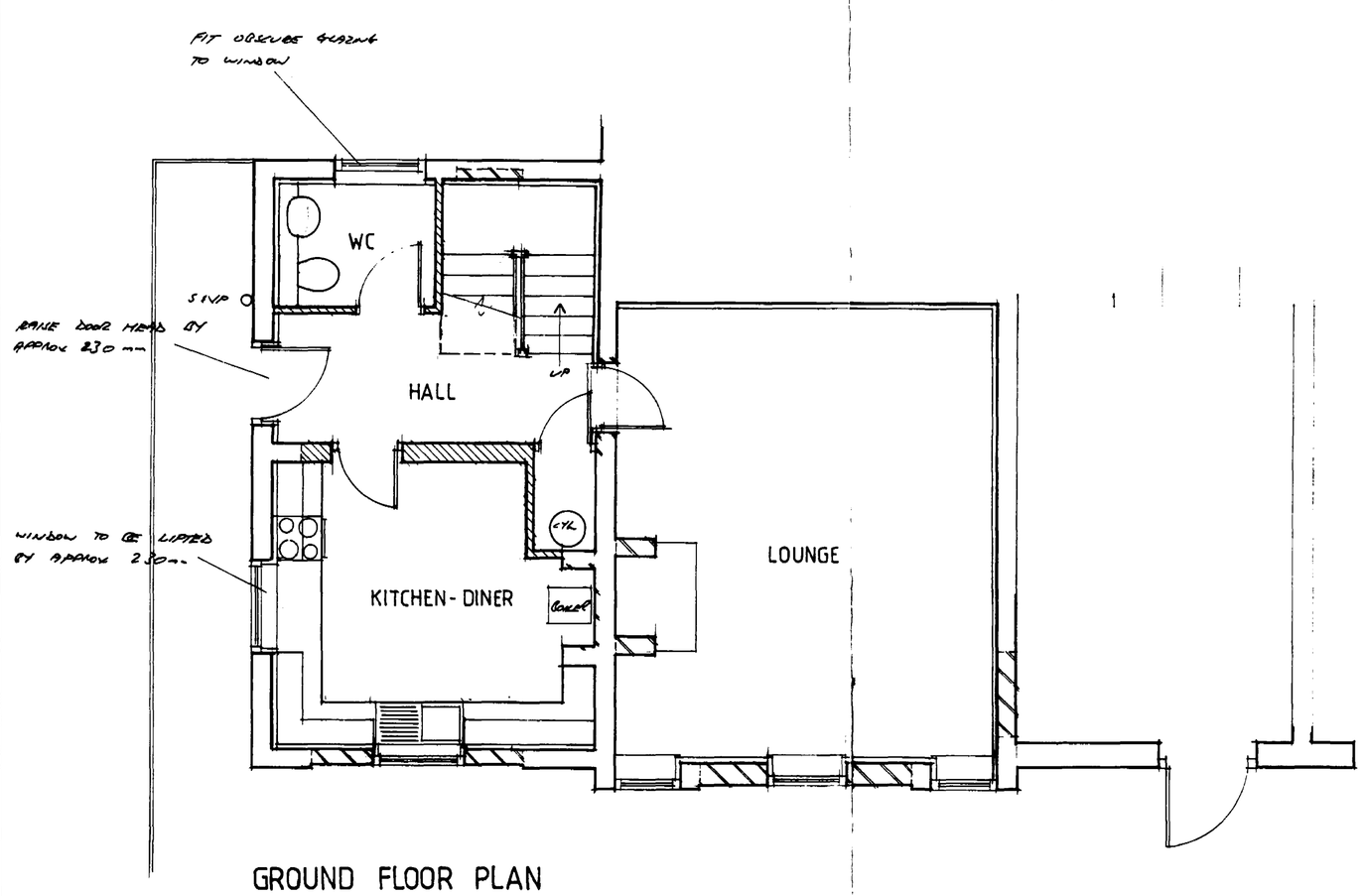
scale	drawing no.
1-50 1-100	RMB 2511-1
DEC 92	checked

NOTES.

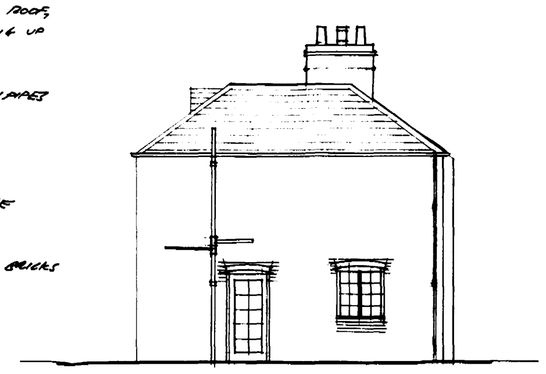
1. STRIP OFF SLATE, SET ASIDE FOR RE USE, STRENGTHEN ROOF, FELT, BATTEN & RESLATE RE USING EXISTING & MAKING UP SHORTFALL WITH SOUND SECOND HAND TO MATCH
2. REPAIR & EXTEND EXISTING CAST IRON GUTTER & DOWNPIPES & PAINT BLACK.
3. SOIL PIPES TO BE IN CAST IRON & PAINTED BLACK.
4. REPLACE ALL EXTERNAL WINDOWS & REPLACEMENT TO BE FACSIMILE OF EXISTING & PAINTED WHITE
5. CHECK OVER ALL BWK EXTERNALLY, REPLACE PERISHED BRICKS & REPOINT AS FOUND REQ'D WITH LIME MORTAR.



FIRST FLOOR PLAN

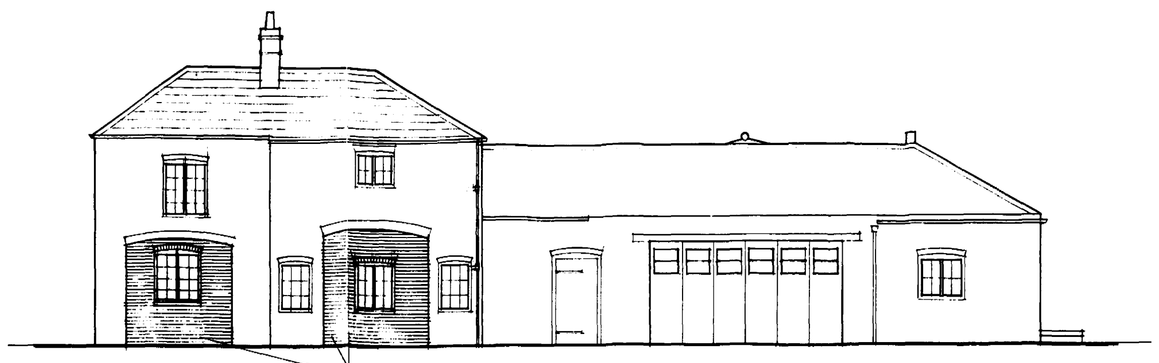


GROUND FLOOR PLAN



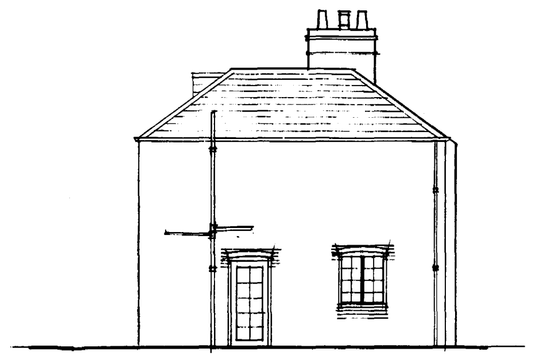
NORTH

SCHEME 1 BRICKED UP DOORWAYS



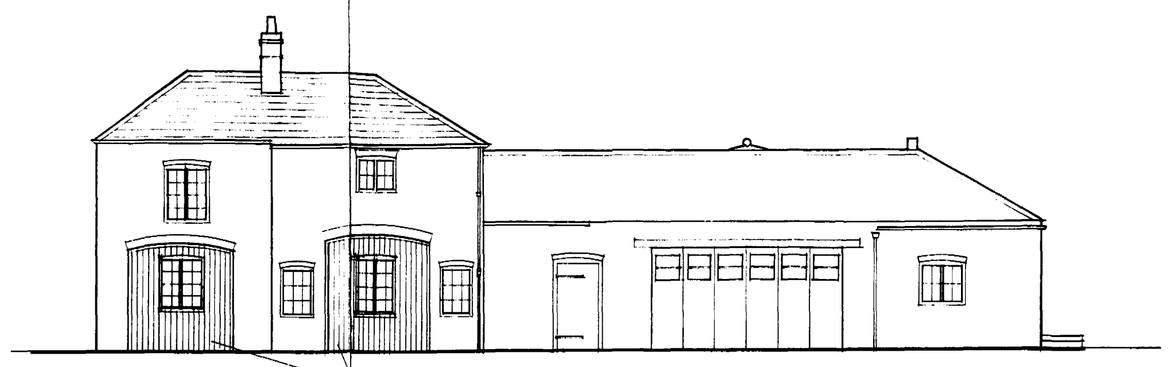
WEST

REMOVE EXISTING DOORS, BRICK UP OPENING WITH RECLAIMED BRICK TO MATCH EXISTING SET BRICK PANEL 25mm BACK FROM FACE OF BUILDING. BUILD IN 2 NO NEW WINDOWS.



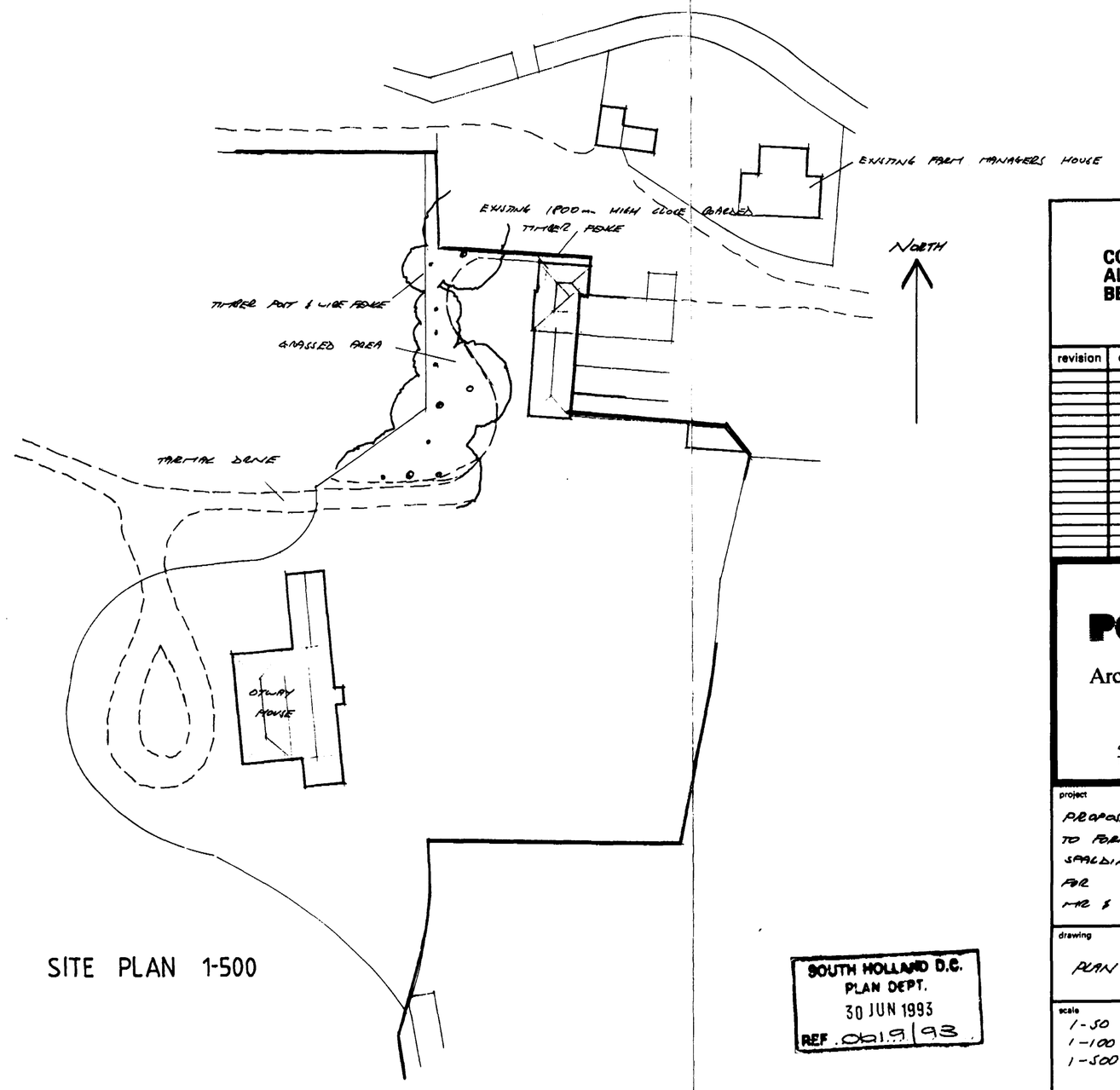
NORTH

SCHEME 2 BOARDED UP DOORWAYS.



WEST

REMOVE EXISTING DOORS, STUD UP OPENING EXTERNALLY WITH VERTICAL STRIP BOARDING PAINTED BLUE IN WHITE TIMBER FRAME BUILD IN 2 NO NEW WINDOWS.



SITE PLAN 1-500

SOUTH HOLLAND D.C.
PLAN DEPT.
30 JUN 1993
REF. 0619/93

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details

PODDINGTONS

Architectural Design Consultants

43 Double Street, Spalding, Lincs. PE11 2AA
Tel: 0775 761856 & 768296. Fax: 0775 710218

project

PROPOSED CONVERSION OF OUTBUILDINGS TO FORM ANNEX TO 'OTWAY HOUSE' SPALDING ROAD, PINCHBECK, FOR MR & MRS G. SLINGER

drawing

PLAN AS PROPOSED

scale

1-50
1-100
1-500

drawing no.

RIS-2511-3

MARCH 93

checked