AJO//A1534

13th July 2022

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

Dear Sir / Madam

Proposed demolition of buildings and subsequent erection of 3no. new dwellings and a garage, complete with change of use of offices to a residential dwelling for Cecil Francis Limited, Bear Lane, Pinchbeck, PE11 3XA. SHDC Ref: H14-0012-22

We write regarding the above application for which we received conditional approval on 18th March 2022. Post-approval it has come to light that the right of access that the owner of Graft House enjoys across the applicant's site is slightly different from that which was believed to be the case. Consequently, it is not now possible to construct the proposed detached garage for plot 4 in the approved position. The applicant does not feel it appropriate to try to squeeze the garage in elsewhere on the plot and so it is to be omitted in favour of simply enclosing the rear garden of plot 4. Pre-application advice has been provided by Greg Watkinson and the preferred option is a timber fence with gate, with the fence being isolated from the listed wall. Greg has advised that this requires a Section 73 application to vary condition 2, since the drawings to be developed in accordance with, will now change. Accordingly, we now submit our application to vary the condition, which comprises the following documents:

A1534-01 P2 - Site location plan
A1534-11 P3 - Site block plan as proposed
A1534-18 P1 - Plot 4 fence and gate details
Completed application form with relevant certificates

Previously submitted drawings A1534-12 P1, A1534-13 P1 and A1534-14 P1 remain unchanged, and drawing A1534-16 P1 is now withdrawn.

The applicant will pay the fee directly, we understand this to be £234 based upon category 17 of the SHDC fee sheet of 19th August 2019.

We hope that you will find this information self-explanatory however should you have any questions please do not hesitate to contact us.

Yours faithfully

Andrew Oglesby RIBA
For and on behalf of Oglesby & Limb Ltd

Cfi - Mr A. Bowser – Cecil Francis Ltd.

Oglesby & Limb Ltd

Chartered Architect
Suite 1
Market Chambers
12 Market Place
Spalding
Lincolnshire
PE11 1SL
Tel: 01775 761196

www.design@o-l-ltd.co.uk

Director
A.J. Oglesby RIBA

Associate
C.L. Silvester
MCIAT

Company Reg. No.
4419410