SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/0941/93 Received:01-OCT-93 Type:FULL

Name: Mrs P Leverton
4 Winds Equitation Centre
Leaveslake Drove
West Pinchbeck
Spalding, Lincs

Agent: Ian Ibbetson & Associates
10 Farleigh Fields
Orton Wistow
Peterborough
Cambs, PE2 6YB

Description: Extension to dwelling

Location : 4 Winds Equitation Centre Leaveslake Drove
West 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.

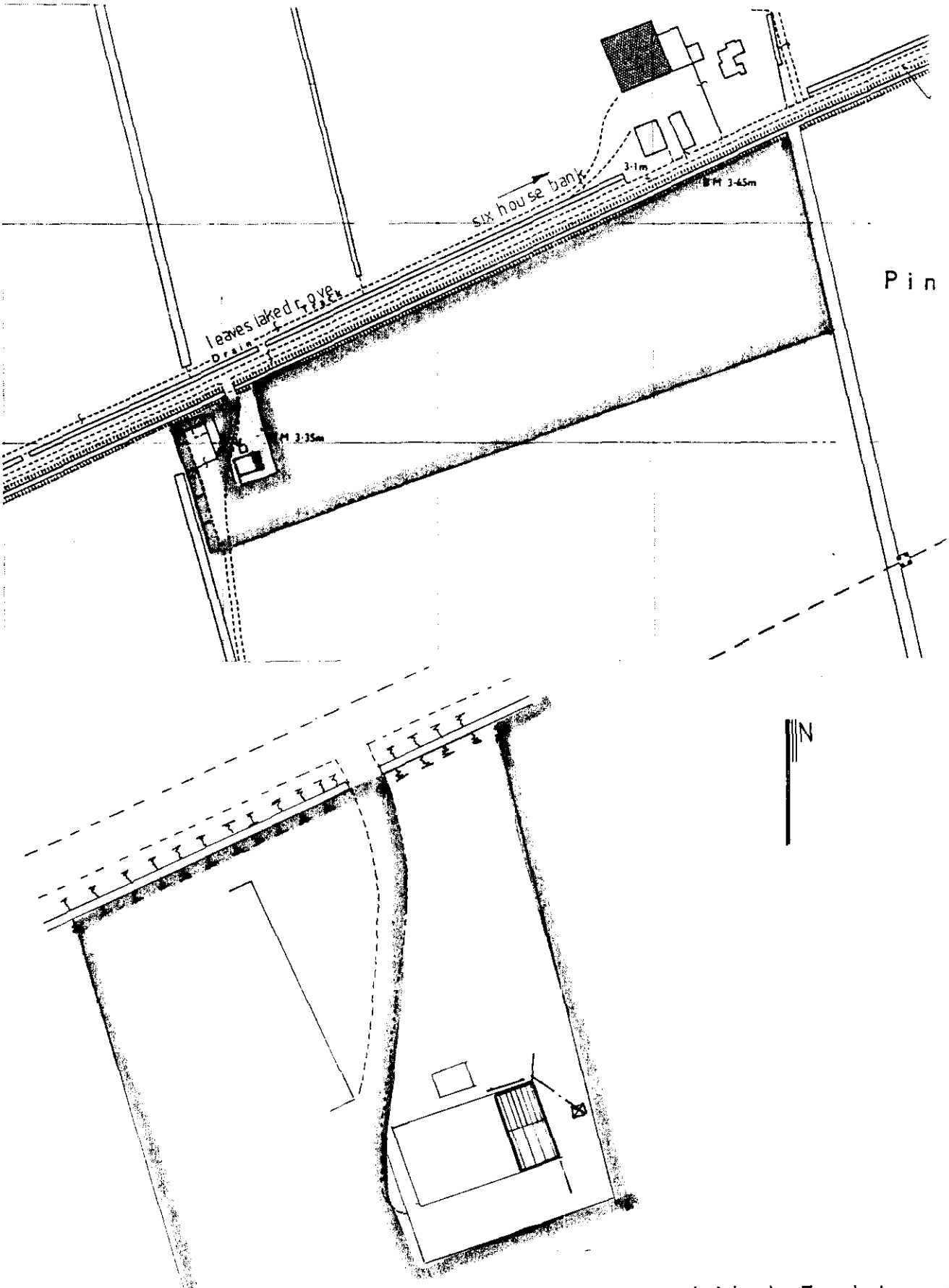
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
11-NOV-93 H14/0941/93

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.
01 OCT 1993
REF. 0941/93

4 Winds Equitation Centre

scale 1:500 1:2500

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14/0941/93

Date Registered 01 OCT 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MRS P. LENGTON
4 WINDS EQUITATION CENTRE
LEAVESLAKE DROVE
WEST PINCHBECK
SPALDING

Tel. No.

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

IAN IBBETSON & ASSOCIATES
10 FARLEIGH FIELDS
ORTON WISTOW
PETERBOROUGH
PE2 6YB

Tel. No. 0733 - 236 320
(Personal contact name) IAN IBBETSON

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

DOMESTIC EXTENSION TO DWELLING

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £60.

Signed ..... Date 29/9/93

(If you consider no fee is payable include a written explanation instead)

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 Certificate**

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 previous 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 building(s)	
(ii) Alterations or extension	✓
(iii) Change of use	

B. If new dwellings are proposed, please state how many: N/A.

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	sq. metres
B. Please state size of any new structure:- (a) max. height:	5 metres
(b) max. length:	7.5 metres
(c) max. width:	3.9 metres
C. Please state type and colour of materials for facing external walls:	FACING BRICKS TO MATCH EXISTING
D. Please state type and colour of roofing materials.	CONCRETE TILES TO MATCH EXISTING

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	✓	
B. There will be a new or altered access to a public road		➡ If so, name of road:

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 of more trees		➡ If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of	TO SOAKAWAYS
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	EXISTING ✓	Septic tank	EXISTING ✓

OTHER MATTERS Please complete

	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 footpath	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	NO	➡ If so, **please complete Part 7**

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.

Use the notice at the bottom of the page only when necessary.

1. **APPLICANT'S INTEREST**
Please state interest (e.g. owner, prospective purchaser)

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.** You can use the notice at the bottom of the form to send to the owner. (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.

Certificate A No person other than the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

Signed ..... (~~Applicant~~/Agent) Date 29/9/93

Certificate B The applicant has given the requisite notice to all persons other than the applicant who were owners of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

State Name and address of owner: State Date notice served:

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

3. If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but 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. (You can use the notice at the bottom of the form to send to the tenant).

Certificate 1 None of the land to which the application relates constitutes or forms part of an agricultural holding.

Signed ..... ~~Applicant~~/Agent) Date 29/9/93

Certificate 2 The applicant has given the requisite notice to any other person who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates.

State Name and address of tenant: State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing not later than 20 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

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

APPLICATION ASSESSMENT

~~ tes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PDM
Date 15-10

Site Notice posted by PDM
Date
Expiry 15-10

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

Small infill extn no neighbours, not visible from road. Dwelling OA

RECOMMENDATION/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 Recommendation

Approve (or equiv) ✓ Refuse (or equiv)

Signed PDM Date 8-11

Notes:

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

Conditions/Reasons: (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H14/0941/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Non-std: Details needed

Other.....

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations: All ☐ See below ☐

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

Precise details:

PM 6-10

Additional Consultation/Publicity Required

RECONSULTS

		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/ Drainage	Env Services	.....	
	NRA	.....	
WAT	IDB	.....	
	Env Assess	..... G ENV	Specify:
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:

Press
PC
WM
Residents

Case Officer : PM

Senior Officer Confirmed ..PM.. Date..9/12.. Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £60

Receipt No P3334

Date first Rec'd 01 OCT 1993

Registration

Reference H14|0941|93

Cross-Ref B14|0604|93

Date 4|10|93

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 £60 — Nil fee ☐ Discounted ☐ — Previous app – ref: Type of app Reason:

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

Information

Index sheet 161 OS Plots
Grid ref 518420 324300

Ward N Parish P'BECK

Inside IBD NO Inside LP area NO

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 01/44354

Dist Bound ☐
Other: ☐

Planning Records:
Earlier apps
1003/88
366/91
878/83

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

BR N 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

H14/0941/93
FULL

Applicant: Mrs P Leverton
Tel:

Agent: Ian Ibbetson & Associates
0733 236320

Description: Extension to dwelling

Location: 4 Winds Equitation Centre
Leaveslake Drove
West Pinchbeck
Spalding Lincs

Valid date:	01-OCT-93	Terminal date:	26-NOV-93
Target dates:		Target Committee:	17-NOV-93
To case officer	08-OCT-93	Report deadline:	03-NOV-93
Inspected by	15-OCT-93	Agreed TD Ext:	
Extra contacts	22-OCT-93	Case Officer:	
Report if not clear by 05-NOV-93		P J UDY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Site/Press Advert MIN	15-OCT-93	05-NOV-93	
Clerk to Pinchbeck P 0775 723838	11-OCT-93	25-OCT-93	CR
Cllr B Chappell 0775 87 381	11-OCT-93	18-OCT-93	

L C C - No Objections JC 14/10/93

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: H14/0941/93

Applicant: Mrs P Leverton
4 Winds Equitation Centre
Leaveslake Drove
West Pinchbeck
Spalding, Lincs

Agent: Ian Ibbetson & Associates
10 Farleigh Fields
Orton Wistow
Peterborough
Cambs, PE2 6YB

Description: Extension to dwelling

Location: 4 Winds Equitation Centre Leaveslake Drove
West Pinchbeck Spalding Lincs

Type: FULL

Date received: 01-OCT-93

11-OCT-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 25-OCT-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

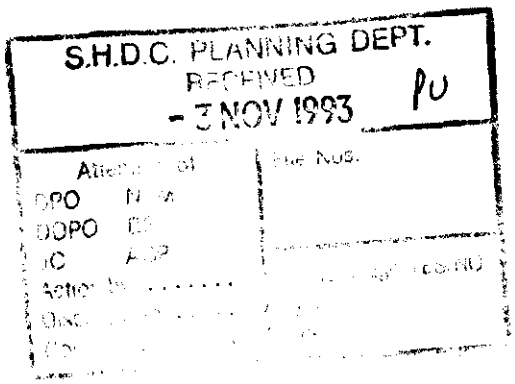
Clerk to Pinchbeck PC
17 Rotten Row
Pinchbeck
Spalding Lincs
PE11 3RQ

FOR PARISH COUNCIL USE ONLY

Comments:

Recommend approval

Signed:



IAN IBBETSON mscet
and Associates

CONSULTANTS IN ARCHITECTURAL
BUILDING AND ENGINEERING DESIGN

10 Farleigh Fields,
Orton Wistow,
Peterborough.
PE2 6YB

tel 0733 236320

Director of Planning and
Building Control Services.
Council Offices
Priory Road
Spalding.
Lincs.
PE11 2XE

29 September 1993

our ref ISI/1013

Dear Sir

Planning Application Submission for extension to dwelling at 4 Winds Equitation Centre, Leaves Lake Drove, West Pinchbeck, Spalding.

I enclose plans, application forms, and fees for the above submission.

I would like to inform you that the roof structure is to be constructed as a duo pitch, 'front to back' as shown. This is to enable a future room in the roof to be provided at a later date. Whereas the structure itself is to be constructed at this stage, windows and access to the room will be dealt with in due course.

I shall be pleased if you would arrange the vetting of the application as soon as possible. and I look forward to hearing from you in the near future.

Yours Faithfully

Ian Ibbetson.

SOUTH HOLLAND D.C.
PLAN DEPT.
01 OCT 1993
REF 0941/93

BRIAN S.. ..TH 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 : P3334
Date received : 01-OCT-93

Received from

P V Leverton

Address

4 Winds Equitation Centre
Leaveslake Drove
West Pinchbeck
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

Signed.....K. LOWE.....
(Authorised Collector)

RAINWATER GOODS

100mm UPVC guttering
63mm UPVC downpipes
as indicated to match existing.

ABOVE GROUND DRAINAGE

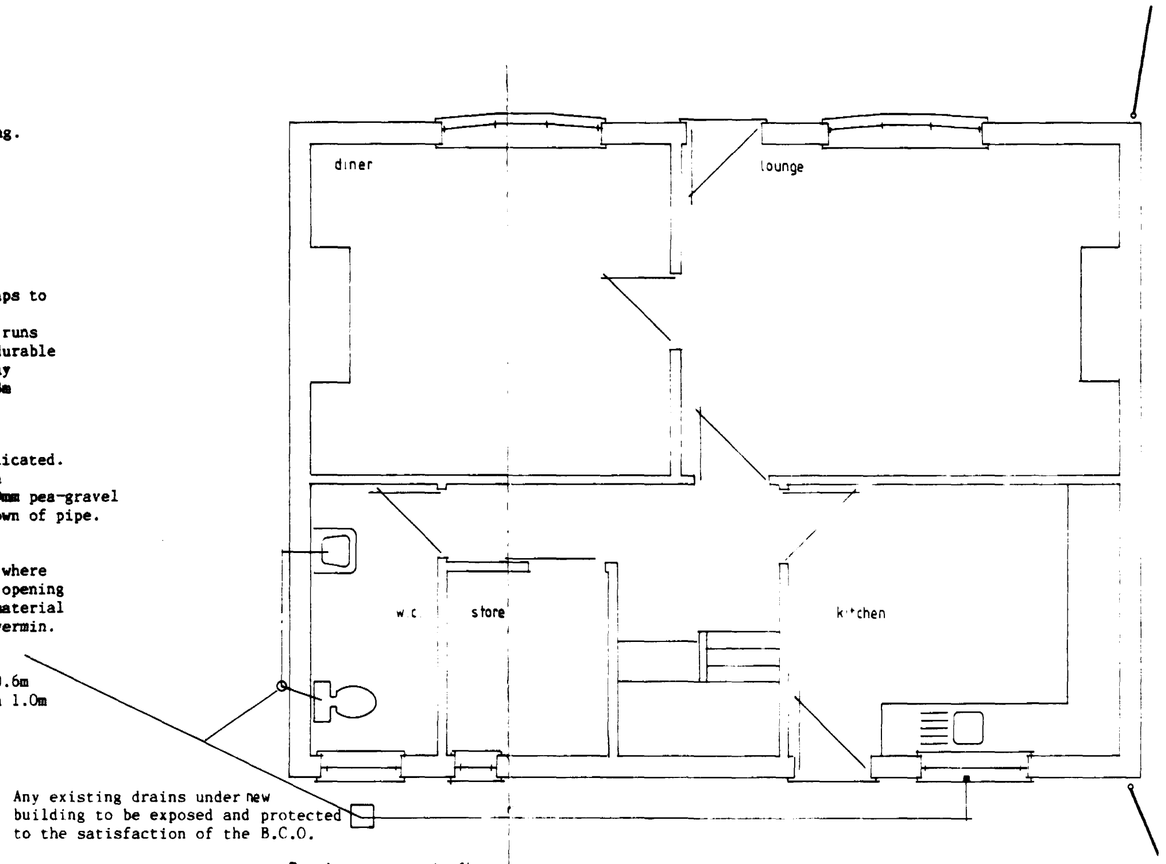
100mm waste to W.C.
40mm waste to basin
40mm waste to shower
50mm waste to bath
50mm combined wastes
75mm deep self resealable traps to appliances.
Min. 1-1½° gradient on waste runs
100mm SVP to terminate in a durable cage a min. of 900mm above any ventilation openings within 3m

BELOW GROUND DRAINAGE

100MM UPVC drain pipes as indicated.
All UPVC pipes to comply with BS4660:1973 to be laid on 100mm pea-gravel to a level of 100mm above crown of pipe.

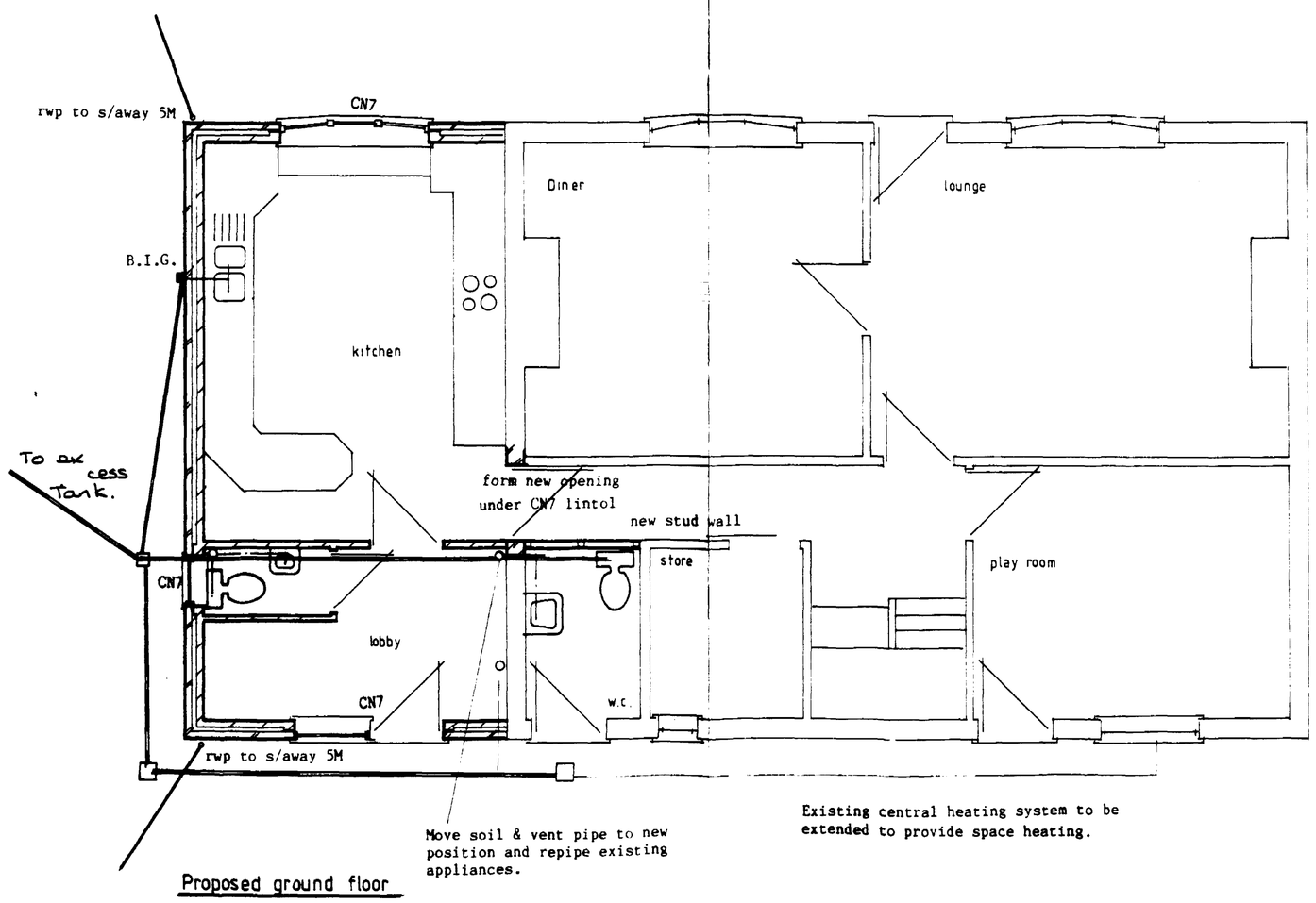
Lintel over pipe or services where passing through walls & mask opening both sides with rigid sheet material to prevent entry of fill or vermin.

190 dia UPVC I.C. max depth 0.6m
450mm dia UPVC I.C. max depth 1.0m



Any existing drains under new building to be exposed and protected to the satisfaction of the B.C.O.

Existing ground floor



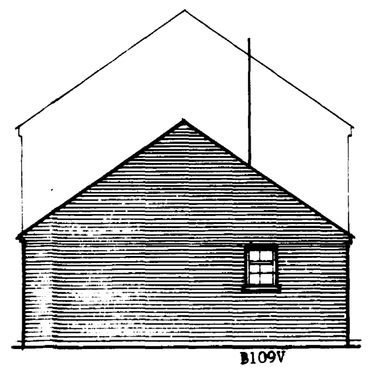
Move soil & vent pipe to new position and repipe existing appliances.

Existing central heating system to be extended to provide space heating.

Proposed ground floor

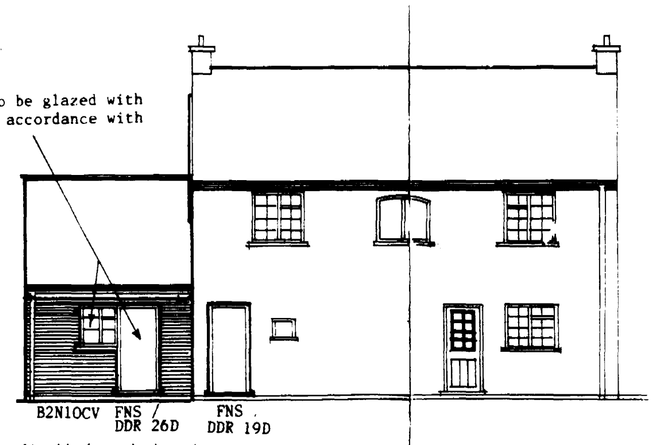


South (front) elevation



East (side) elevation

Window and door to be glazed with safety glazing in accordance with B.S.6206:1981



North (rear) elevation

NOTES:

All dimensions must be checked on site and not scaled from this drawing.

Reclaimed brick to match existing

Concrete tiles to match existing

Timber painted to match existing

All work to be carried out in accordance with Building Regulations and to comply with all relevant British Standards codes of practice and agreement certificates.

Any changes to the approved drawings to be agreed in writing with the Building Control Officer before being undertaken on site.

	Date	Revisions
A		

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IAN IBBETSON mscet
and Associates
CONSULTANTS IN ARCHITECTURAL BUILDING AND ENGINEERING DESIGN

Client
Mrs P. Leverton.

Job Title
Extension to dwelling at
Four Winds Equitation Centre
Leaveslake Drove.
West Pinchbeck

Drawing Title
Planning details

Scale 1:50 1:00 1:500 1:2500

Date 09/93 Drawn by

Drg.No. 1013 / 01 Rev.

SOUTH HOLLAND D.C.
PLAN DEPT.
01 OCT 1993
REF 94/193

A PRODUCT OF THE LINO RANGE - ARCHITECT CAT No 7311

594 x 841mm A1