

Town and Country Planning Act 1990

Planning Permission

Reference: H14/1079/93

Received: 15-NOV-93 Type: FULL

Name: Mr & Mrs Andrews
Crossgate Farm
Crossgate
Pinchbeck
Spalding Lincs

Agent: Warmerhome UK Ltd
Benner Road Industrial Estate
Pinchbeck
Spalding
Lincs

Description: Pitched roof conservatory

Location : Crossgate Farm Crossgate
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
23-DEC-93 H14/1079/93

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.

PLANNING APPLICATION

For office use only

Application No. M14/1079/93Date Registered **15 NOV 1993**

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs ANDREWS
CROSSGATE FARM
CROSSGATE
PINCHBECK, SPALDING, LINES
 Tel. No. _____

NAME AND ADDRESS OF AGENT

(if form completed by agent)

WALTER HOTTIE UK LTD, BENNER
ROAD, INDUSTRIAL ESTATE,
PINCHBECK, SPALDING, LINES.

Tel. No. 0775 761610(Personal contact name) Mr D. SAVAGE

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVEOFFICE
COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PITCHED ROOF CONSERVATORY

Please complete

Signed... [Signature]

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of £60Date... 12-11-93

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 worksor This is an **outline** application

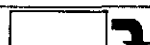
(✓)



Now complete Parts
3, 4 and 5 and an
Ownership Certificate

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 ☐

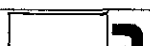
Now complete Parts 3 and 5 and an Ownership Certificate.

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:

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:

B. Please state size of any new structure:- (a) max. height:

(b) max. length:

(c) max. width:

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

sq. metres

metres

metres

metres

N/A
3400
7240
4200
WHITE U.P.V.C. FRAMES & BRICKS
TO MATCH EXISTING.

WHITE U.P.V.C. FRAMES

5. GENERAL INFORMATION Please complete each section**EXISTING USES**

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

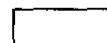
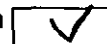
DOMESTIC DWELLING

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** boxA. 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

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



If so, name of road:

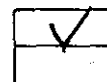
Will there be --

Individual access(es)

New estate road

**TREES** Please tick **one** boxA. 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

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:

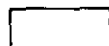
TO NEW S.A.

N/A

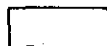
NO

N/A

Mains sewer



Cesspool



Septic tank

**OTHER MATTERS** Please complete

State Yes or No

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public footpath

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices or shopping purposes

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

NO

NO

NO

NO

→ If so, please give details in Part 6

→ If so, please complete Part 7

NO

Date:

Consultee(s):

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

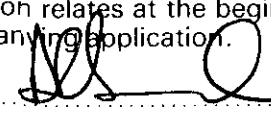
This certificate is to make sure that the owners of land are aware of applications made on it.

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 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.

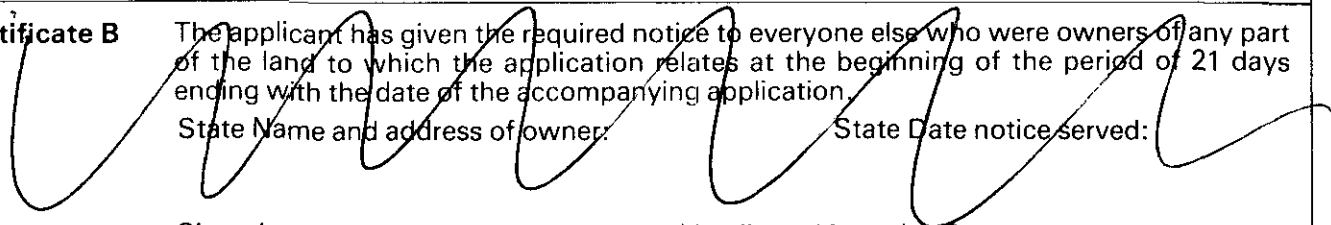
Signed  (Applicant/Agent) Date 12-11-93

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.

State Name and address of owner:

State Date notice served:

Signed  (Applicant/Agent) Date

3. AGRICULTURAL HOLDINGS CERTIFICATE

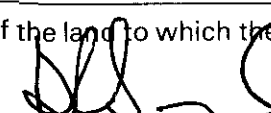
If the land is not in agricultural use, complete Certificate 1.

If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). 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.

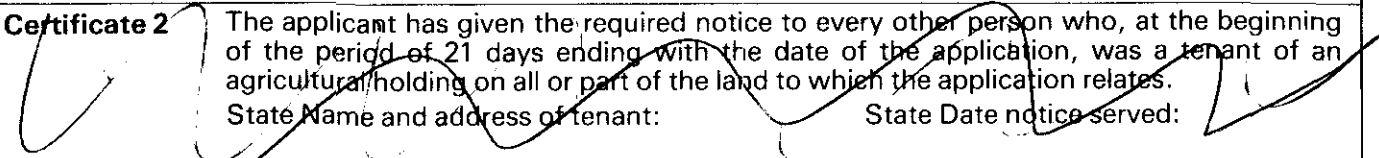
Signed  (Applicant/Agent) Date 12-11-93

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.

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

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 within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

Signed Date

DC INSTRUCTION SHEET

APPLICATION REF: H14/1079/93

Directions

Art ☐ RM checklist Previous Current Required

Sit	Des	Ext	Acc	Land

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

P2M 22-11

RECONSULTS (revalidated)

All ☐

Departure
Setting of LB
Public Right of Way
Discretionary

Publicity: >>

Consultations:

County
E Heritage
Societies G ROW

Extra Consultations:

Transport D/Transp A15 G* T15
TRA D/Transp A18
B Rail

Environment/ Env Services
Drainage NRA
WAT IDB
Env Assess ☐ G ENV (See separate sheet)

Conservation LB Demolish G* DEM
LB Archaeology G ARC Specify:
Eng Heritage
Consultant
Other

Hazards HSC Group G* HAZ
Specific

Other PLA

Order No:
Specify:

Specify:
Specify:

Press
PC
WM
Residents

Case Officer: *[Signature]*

Senior Officer Confirmed *[Signature]*

Date: *22/11*

Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by *PJY*
Date *30-11*
Site Notice posted by *PJY*
Date *30-11*
Expiry

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

Telephone/Visitor Record

Date	Conversation with	Conclusion
------	-------------------	------------

Case Officer Conclusions

*At rear boundary & Private hedge to rear by
field to rear of*

RECOMMENDATION/DECISION

ON-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 *PJA* Date...21-12

Notes:

Disabled
Prev conditions
Amended plans -
Dwg no:
Received:

CONDITIONS/REASONS:

1. TLI

Condition monitoring:

non-std expiry
prior submission
prior siteworks

Determined plans indicated

Departure approval confirmed

Flag for on-site review

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ADMIN RECORD SHEET

Initial

Registration

Submitted Fee £ 60

Reference H14/1079/93

Receipt No P3512

Cross-Ref B14/0713/93

Date first Rec'd 15 NOV 1993

Date 16-NOV-93 JAC

Validation

Site area
No of dwellings
Floorspace

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

TYPE FULL

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 128 OS Plots
Grid ref 524310326680

Ward M 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 1817

Linked to property

Ref

Dist Bound

Other:

Planning Records:
Earlier apps

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

761/80

Town and Country Planning Act etc

DRAFT DECISION

Reference: H14/1079/93

Received: 15-NOV-93 Type: FULL

Name: Mr & Mrs Andrews
Crossgate Farm
Crossgate
Pinchbeck
Spalding Lincs

Agent: Warmerhome UK Ltd
Benner Road Industrial Estate
Pinchbeck
Spalding
Lincs

Description: Pitched roof conservatory

Location : Crossgate Farm Crossgate
Pinchbeck Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

- 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.

22-DEC-93

AD check.....*N* 22/12

Authorised to issue (inc Delegation).....*P* 22/12

MIAN 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



H14/1079/93

FULL

Applicant: Mr & Mrs Andrews
Tel:

Agent: Warmerhome UK Ltd
0775 761610

Description: Pitched roof conservatory

Location: Crossgate Farm
Crossgate
Pinchbeck
Spalding Lincs

Valid date:	15-NOV-93	Terminal date:	10-JAN-94
Target dates:		Target Committee:	05-JAN-94
To case officer	22-NOV-93	Report deadline:	22-DEC-93
Inspected by	29-NOV-93	Agreed TD Ext:	
Extra contacts	06-DEC-93	Case Officer:	
Report if not clear by	20-DEC-93	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Site/Press Advert MIN	30-NOV-93	21-DEC-93	
Clerk to Pinchbeck P 0775 723838	24-NOV-93	08-DEC-93	OK
Cllr T Bray 0775 723794 (Of	24-NOV-93	01-DEC-93	
Cllr Mrs P J Buffham	24-NOV-93	01-DEC-93	Signed

SITE RECORD

Grid ref: 524310 326680
OS Sheet: 128 Parcel:

L.C.C. - No objections for CB 25/11/93

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
y Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



Application no: H14/1079/93

Applicant: Mr & Mrs Andrews
Crossgate Farm
Crossgate
Pinchbeck
Spalding Lincs

Agent: Warmerhome UK Ltd
Benner Road Industrial Esta
Pinchbeck
Spalding
Lincs

Description: Pitched roof conservatory

Location: Crossgate Farm Crossgate
Pinchbeck Spalding Lincs

Type: FULL

Date received: 15-NOV-93

24-NOV-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 08-DEC-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:

M.H.P. L

S.H.D.C. PLANNING DEPT.	
RECEIVED	
- 1 DEC 1993	
Attended by	File No.
DDO - LRM	
DDO - GS	
JO - AOP	
Approved by	Signature (YES/NO)
Approved by	
Approved by	

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
F / Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



Application no: H14/1079/93

Applicant: Mr & Mrs Andrews
Crossgate Farm
Crossgate
Pinchbeck
Spalding Lincs

Agent: Warmerhome UK Ltd
Benner Road Industrial Estate
Pinchbeck
Spalding
Lincs

Description: Pitched roof conservatory

Location: Crossgate Farm Crossgate
Pinchbeck Spalding Lincs

Type: FULL

Date received: 15-NOV-93

24-NOV-93

Dear Cllr Mrs P J Buffham

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward.
The officer dealing with this application is P J UDY

As applications can be determined under delegated powers in many cases,
please let me know by 01-DEC-93 if you feel that this proposal should
be brought to the attention of the Planning Committee for any reason.

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Cllr Mrs P J Buffham
Fir Tree House
Northgate, West Pinchbeck
Spalding, Lincs
PE11 3TB

I request that this application be
considered by Planning Committee,
because

*I am happy to support
this application.*

Signed:

WARD MEMBER

26/11/93

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



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3512
Date received : 15-NOV-93

Received from

Warmerhome (UK) Ltd.

Address

Crossgate Farm
Crossgate
Pinchbeck
Spalding

Fee paid	£	60.00
VAT	£	0.00

Total received £ 60.00

Cash/Cheque : Cheque

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

WARMERHOME (UK.) LTD.
Benner Road Industrial
Estate, Pinchbeck,
Spalding, PE11 3TZ.
Tel:- Spalding (0775) 761610.

CONSERVATORY DIVISION.

WARMERHOME UK LTD., RESERVE
THE RIGHT TO ALTER ANY
DIMENSION DUE TO ANY CHANGE
IN SITE CONDITIONS.
THIS DRAWING IS TO TAKE
PRECEDENCE IF THERE ARE ANY
DISCREPANCIES BETWEEN THE
PURCHASE AGREEMENT & THE
DRAWING.

Client:- Mr & Mrs Andrews

Address:- Crossgate Farm,
Crossgate,
Pinchbeck.

Ref No:- 4657/2 1079/93

Client's approval:-

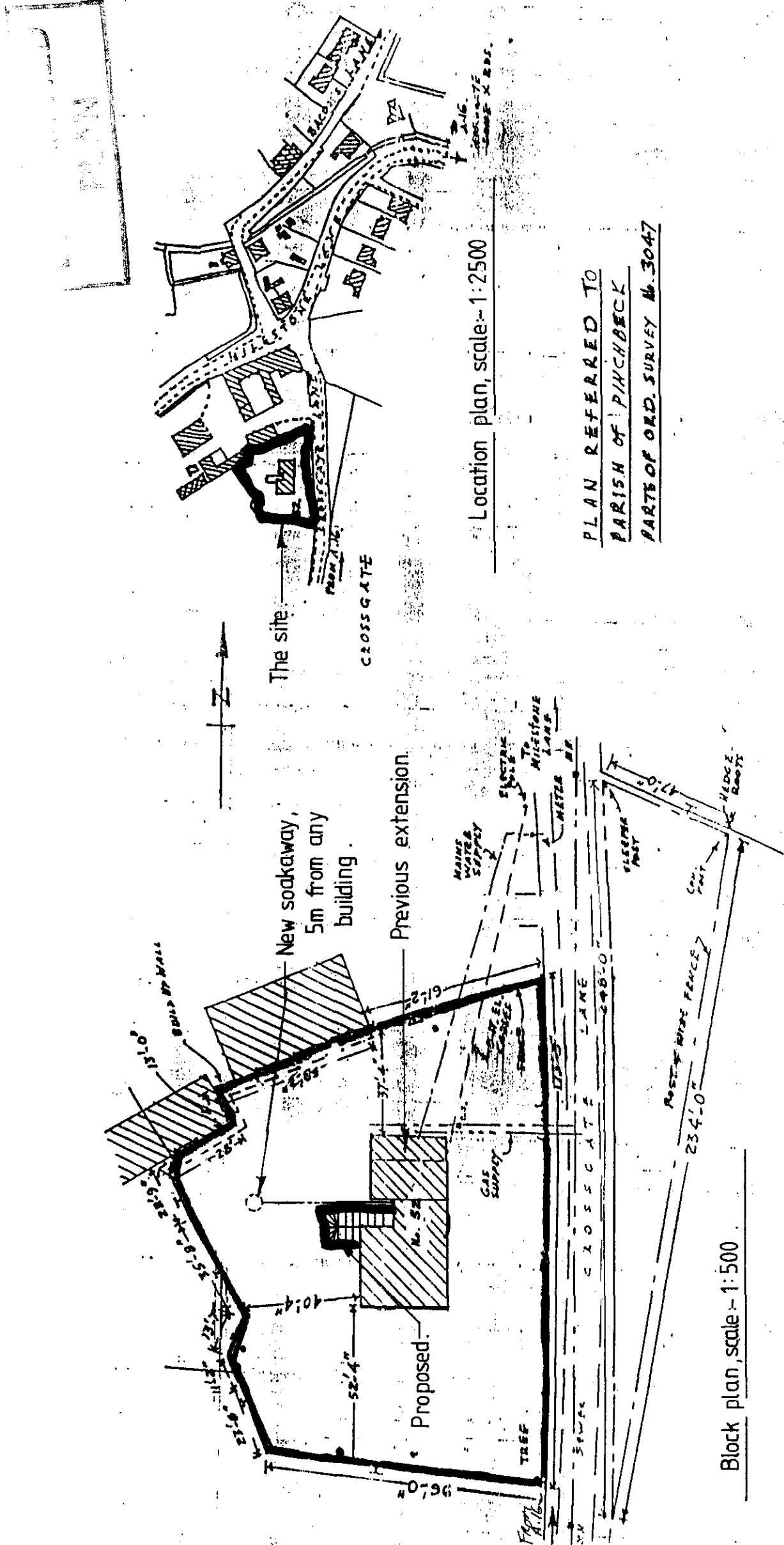
Date:-

Drawn:- *[Signature]* Date:- Nov 93

Conservatory style:- Victorian.

Type:- White p.v.c. u.

Revisions:- Scale:- As noted.



Ancillary items covered by the 'Purchase Agreement':-

WARMERHOME (UK.) LTD.
Benner Road Industrial
Estate, Pinchbeck,
Spalding, PE11 3TZ.
Tel:- Spalding (0775) 761610

CONSERVATORY DIVISION.

WARMERHOME UK LTD., RESERVE
THE RIGHT TO ALTER ANY
DIMENSION DUE TO ANY CHANGE
IN SITE CONDITIONS.
THIS DRAWING IS TO TAKE
PRECEDENCE IF THERE ARE ANY
DISCREPANCIES BETWEEN THE
PURCHASE AGREEMENT & THE
DRAWING.

Client:- Mr & Mrs Andrews.

Address:- Crossgate Farm,
Crossgate,
Pinchbeck.

Ref No:-

4657/1

1079/93

Clients approval:- *P. P. P.*

Date:-

30/10/93

Drawn:- *W. H.*

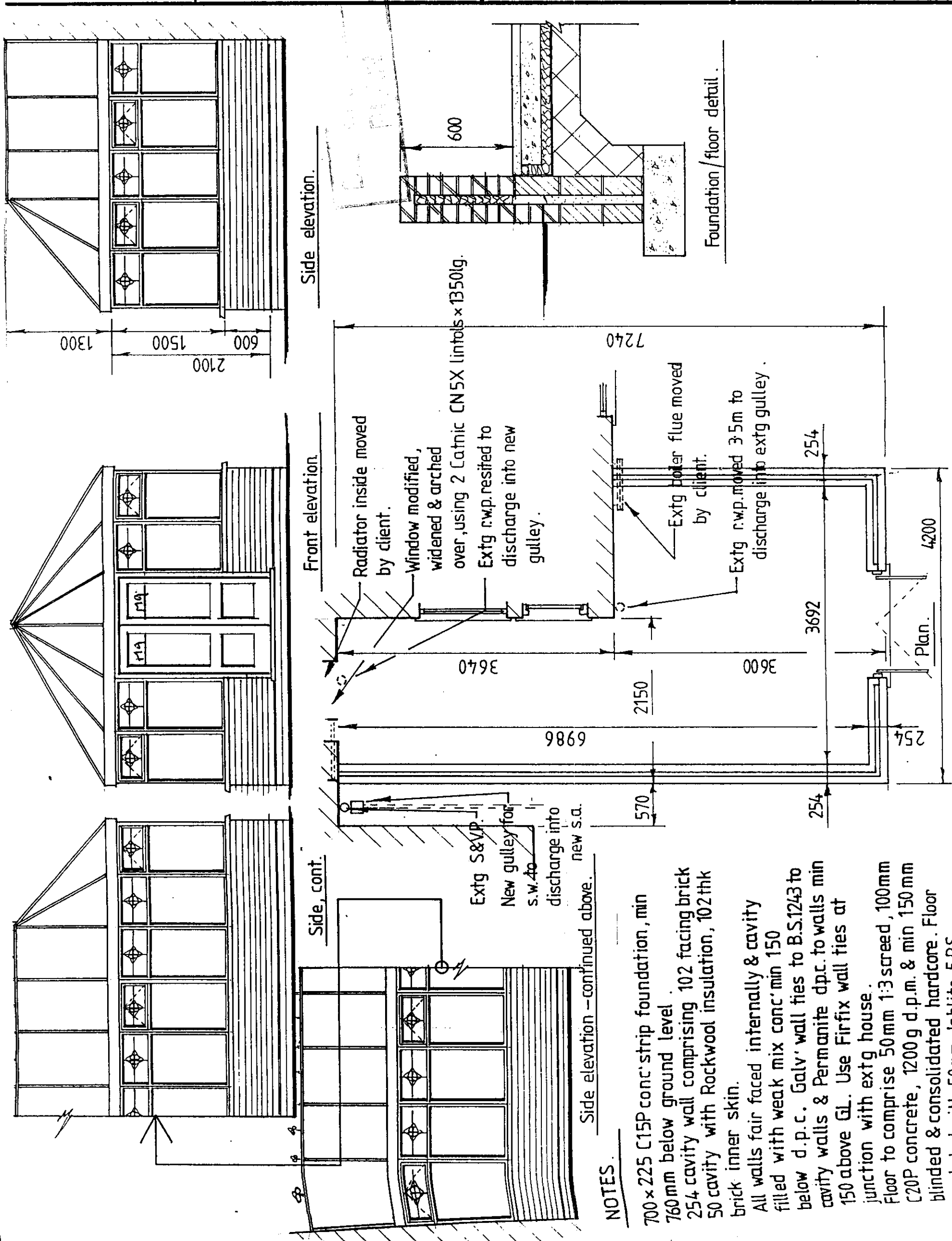
Date:- Oct 93

Conservatory style:- Victorian

Type:- White u.p.v.c.

Revisions.

Scale:- 1:50



NOTES.

- 700 x 225 C15P conc'strip foundation, min 760mm below ground level.
- 254 cavity wall comprising 102 facing brick 50 cavity with Rockwool insulation, 102 thk brick inner skin.
- All walls fair faced internally & cavity filled with weak mix conc' min 150 below d.p.c. Galv' wall ties to B.S.1243 to cavity walls & Permanite d.p.c. to walls min 150 above G.L. Use Firfix wall ties at junction with extg house.
- Floor to comprise 50mm 1:3 screed, 100mm C20P concrete, 1200g d.p.m. & min 150mm blinded & consolidated hardcore. Floor insulated with 50mm Jablite EPS.

Ancillary items covered by the 'Purchase Agreement':-

M9 TO GO ACROSS
TOP OF DOORS AS CONTRACT