FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/1289/91

Applicant: Mr & Mrs N R Booth
26 Pennyfields
Pinchbeck
Spalding
Lincs

Agent: M Watson
13 Wimberley Way
Pinchbeck
Spalding
Lincs

Description: Diner extension onto existing dwelling

Location: 26 Pennyfields
Pinchbeck
Spalding

Type: FULL

Date received: 09-DEC-91

24-JAN-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT) ORDER 1988

NOTICE OF PERMITTED DEVELOPMENT

It appears that by virtue of the above Order the proposed development is deemed to be permitted and further planning permission is not therefore required. No further action will therefore be taken on your application and any fee paid will be refunded as soon as possible.

You should be aware however that approval under the Building Regulations may still be required.

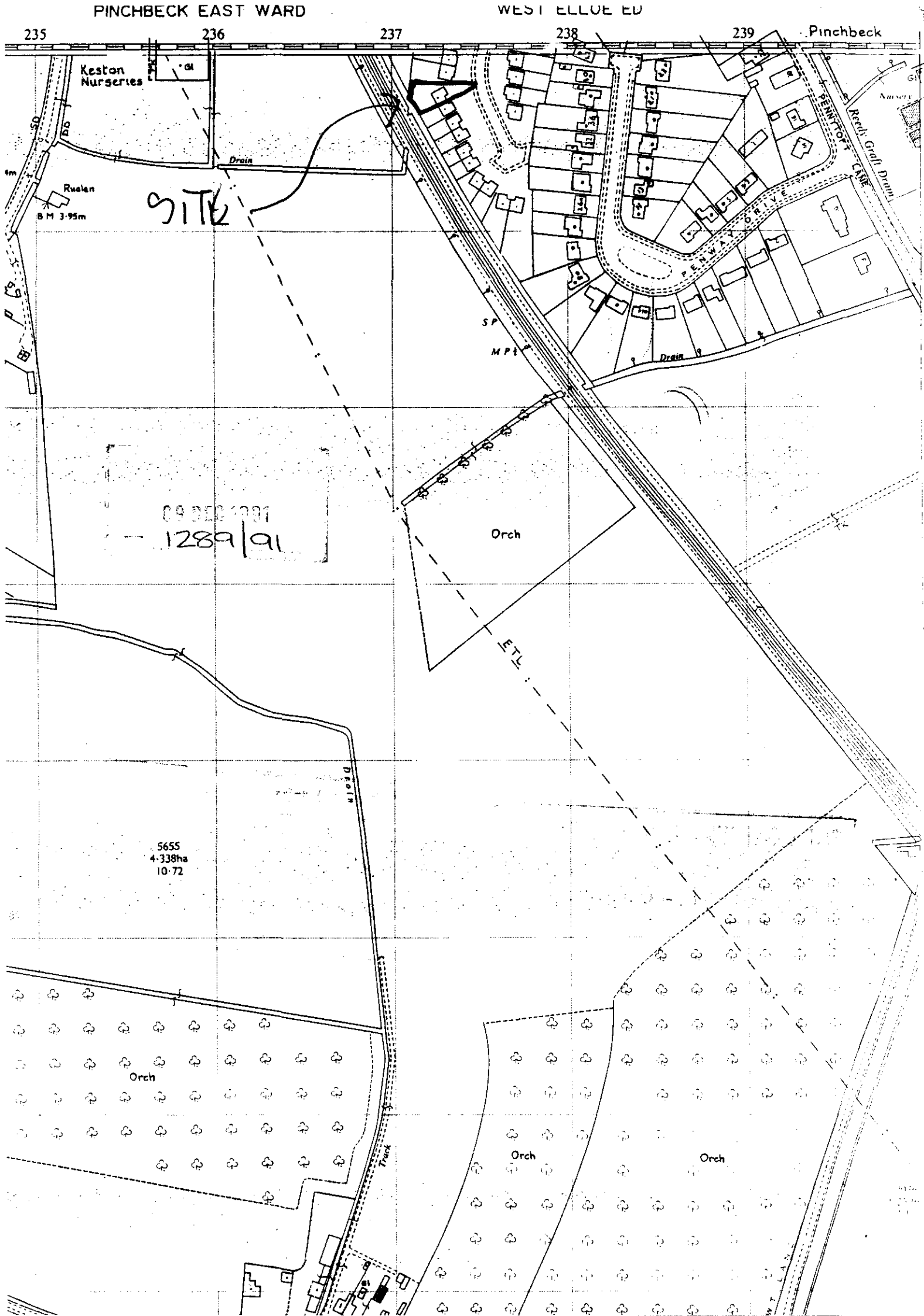
Yours faithfully

Director of Planning and Building Control Services

DR Gove
27/1.

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)


PINCHBECK EAST WARD
WEST ELLOE ED
235
236
237
238
239
Pinchbeck
Keston Nurseries
Drain
Ruelen
B M 3·95m
SITE
PENNYTOFT CAUSE
RIVERSIDE
PENWAY
Reed's Graft Drain
SP
MP
Drain
Orch
ETL
Drain
5655
4·338ha
10·72
Orch
Track
Orch
Orch

1289/91

Item 10 away - incl. Home Space

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: PJH
date: 23-12

Residents notified on site visit:

Case Officer Conclusions (issues)

Complies to Boundary Item no 28. 2m
Fence to N 2m 1.5m
Railway to rear

Case Officer Recommendations (summary)
(details overleaf)

Delegation
Recommended approvals –

Confirmed by
Case Officer:

Departure from policy — Yes ____ No ____

Ward member request — Yes ____ No ____

Recommend approval against material objection — Yes ____ No ____

Any objection received? No
If yes, is any obj. material? Yes / No
Yes

[Reason:

Other circumstances needing Committee decision — Yes ____ No ____

Flagged by Senior Officer
Signed .....

[Reason:

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic — No ____ Yes ____

All Items (incl. Applicant Submission)

ANY ONE OF ABOVE

Other Info. re:
Signed .....

Committee
report
Sub-Committee:
SV recommended .....
Exec/Int. recommended.....

Delegation
confirmed by
Senior Officer
.....

Recommendation/draft report produced ..... Amended/confirmed

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) BM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details, for non-standard requirement:

P.D?

CONSULTATION/PUBLICITY REQUIRED PSN 13-12

DC 13/12

Publicity : General
Departure
Setting of LB Viz

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-registered .....
Ack/Reception/Filesheet .....
Consultation .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ ..46...

Receipt Issued ..... No. P348

Date First Received 09 DEC 1991

REGISTRATION

REFERENCE H14/1289/91

Cross-Ref P/661/91

Date 10/12/91

VALIDATION Date 10/12/91

Type ....Full.... Earliest permission date (Cert B) .....

Site area ..... No. of dwellings ..... Floorspace ...14.4..

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees: Nil fee - previous app ☐ Ref .....
- type ☐
Discounted fee ☐ Reason .....

Correct fee £ 46.. Additional £ ..... Receipt no. .....

f-D. Refund £ 46.00 Issued Jan 92

CONSTRAINTS Date...10.12.91

Index Sheets 163 OS Nos ..... Grid Ref 533740 184160

Ward ..... Parish .....

Inside IBD ..... Inside LP Area.....

TR Rural	☐	CA	☐
TR Bypass	☐	LB	☐ Grade
Level crossing	☐	TPO	☐
Footpath	☐	Other:	

Linked to site.....Ref..... Linked to property.....Ref.014733

Planning Records:
Earlier apps

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

PLANNING APPLICATION

For office use only

Application No. H14/1289/91

Date Registered 6 DEC 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS. N.R. BOOTH.
26 PENNY FIELDS,
PINCHBECK.

Tel. No.

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

M. WATSON.
13 WIMBERLEY WAY,
PINCHBECK.

Tel. No.
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

DINER EXTENSION ONTO EXISTING DWELLING

Please complete

Signed M J Watson Date 28/11/91

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £46
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 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: [—]

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: 3.6 metres

(b) max. length: 3.400 metres

(c) max. width: 4.765 metres

C. Please state type and colour of materials for facing external walls: FACING BRICK TO MATCH HOUSE

D. Please state type and colour of roofing materials. MARLEY "MODERN" SMOOTH RED

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 [✓]

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? DRIVE

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 SOAKAWAY

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 [ ] Septic tank [ ]

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture		→ If so, **please give details in Part 6**
The proposal affects a listed building		
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land		
The proposal is for industrial, warehousing, offices or shopping purposes		→ 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.	[✓]	→ 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 THRE 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 28/11/91

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 28/11/91

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

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

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

. .AN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/1289/91 Type: FULL

Applicant: Mr & Mrs N R Booth Agent: M Watson
Tel:

Description: Diner extension onto existing dwelling

Location: 26 Pennyfields
Pinchbeck
Spalding

Valid date: 09-DEC-91 Terminal date: 03-FEB-92
Target dates: Target Committee: 21-JAN-92
To case officer 14-DEC-91 Report deadline: 07-JAN-92
Inspected by 19-DEC-91
Extra contacts 24-DEC-91 Case Officer:
Report if not clear by 13-JAN-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 14.48 M2
Category: Extension/curt bldg
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Pinchbeck P	0775 723838	12-DEC-91	26-DEC-91	Rec Opp.
Cllr T Bray	0775 323794 (Of	12-DEC-91	26-DEC-91	
Cllr Mrs P J Buffham		12-DEC-91	26-DEC-91	

N SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

S.H.D.C. PLANNING DEPT.
RECEIVED
18 DEC 1991
Attention of
File Nos

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/1289/91

Applicant: Mr & Mrs N R Booth
26 Pennyfields
Pinchbeck
Spalding
Lincs

Agent: M Watson
13 Wimberley Way
Pinchbeck
Spalding
Lincs

Description: Diner extension onto existing dwelling

Location: 26 Pennyfields Pinchbeck
Spalding

Type: FULL

Date received: 09-DEC-91

12-DEC-91

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 27-DEC-91. 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:

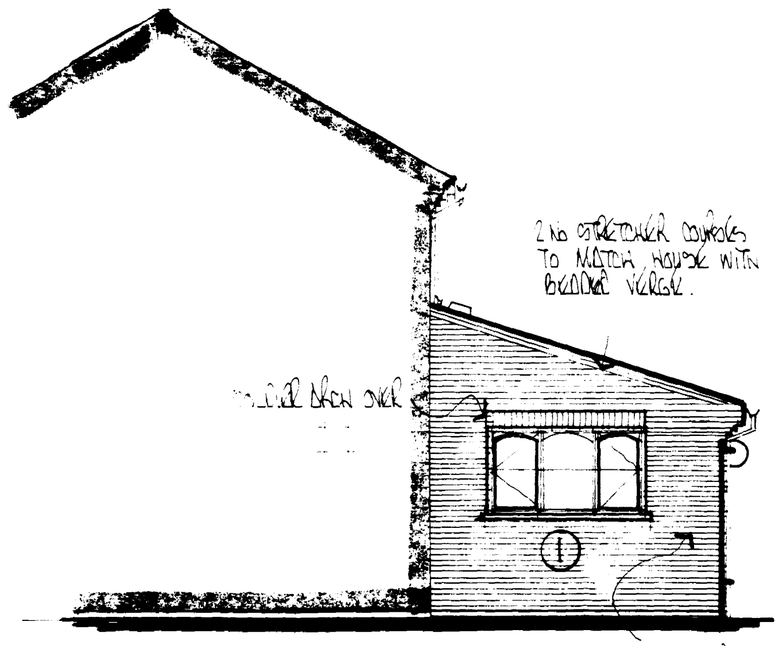
Recommend approval

Signed:

W. H. Cunningham

PROPOSED DINER EXTENSION ONTO EXISTING DWELLING FOR MR & MRS. N.K. BOOTH, 26 PENNYFIELDS, PINCHBECK, SPALDING, LINCS.

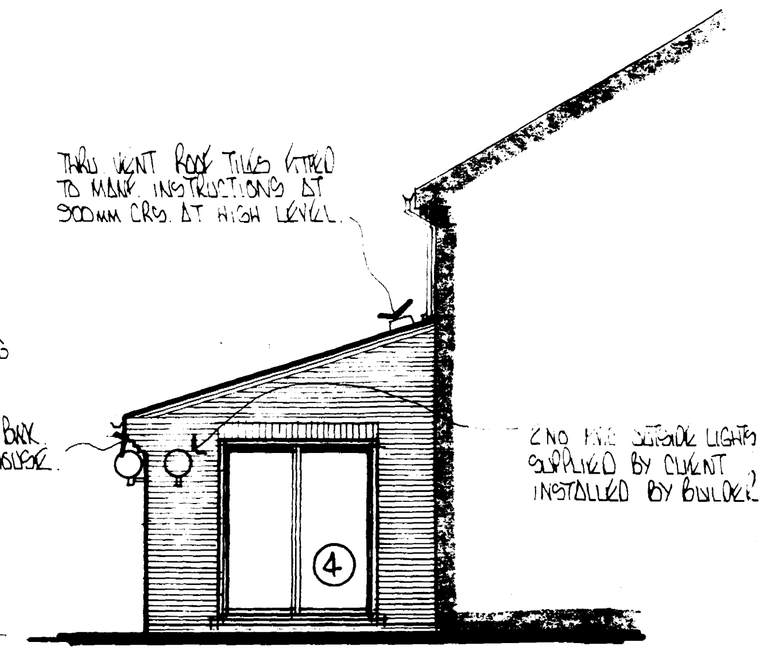
Rev. A WINDOW REMOVED PATIO DOOR ADDED. TO SIDE ELEVATION WINDOW SIZE REDUCED TO REAR ELEVATION INTERNAL ALTERATIONS. LENGTH OF EXTENSION INCREASED BY 47mm 5/12/91



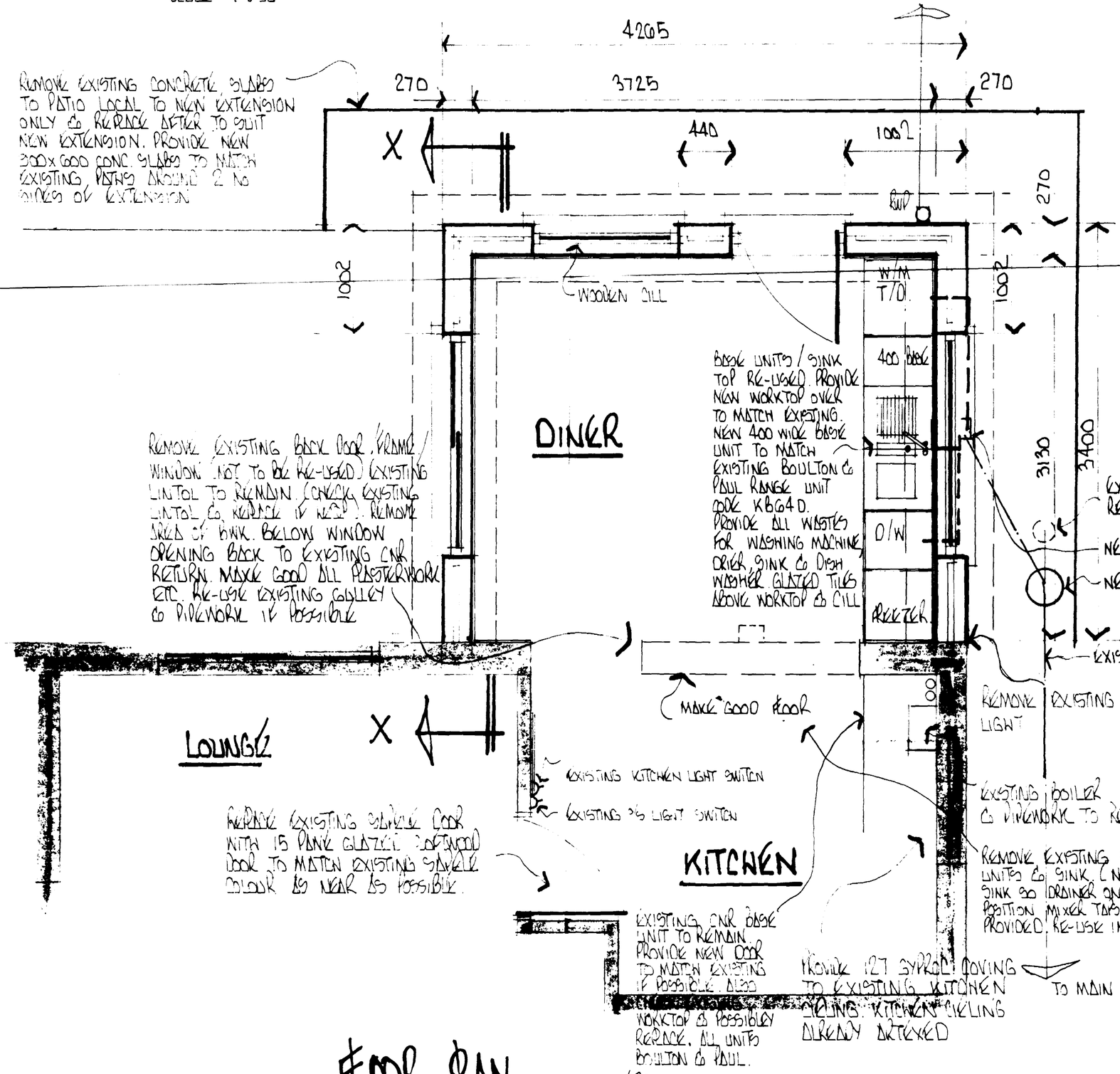
SIDE ELEVATION
SCALE 1:50



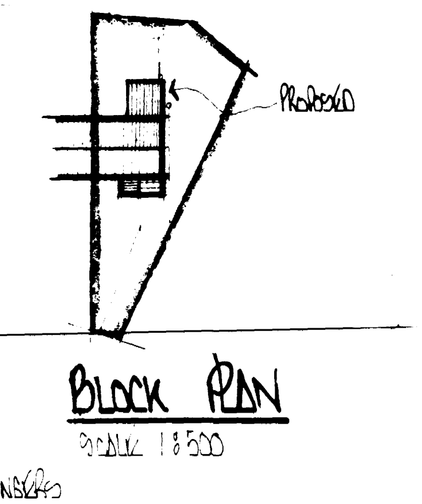
REAR ELEVATION
TO SOAKAWAY MIN. 5M FROM BUILDINGS.



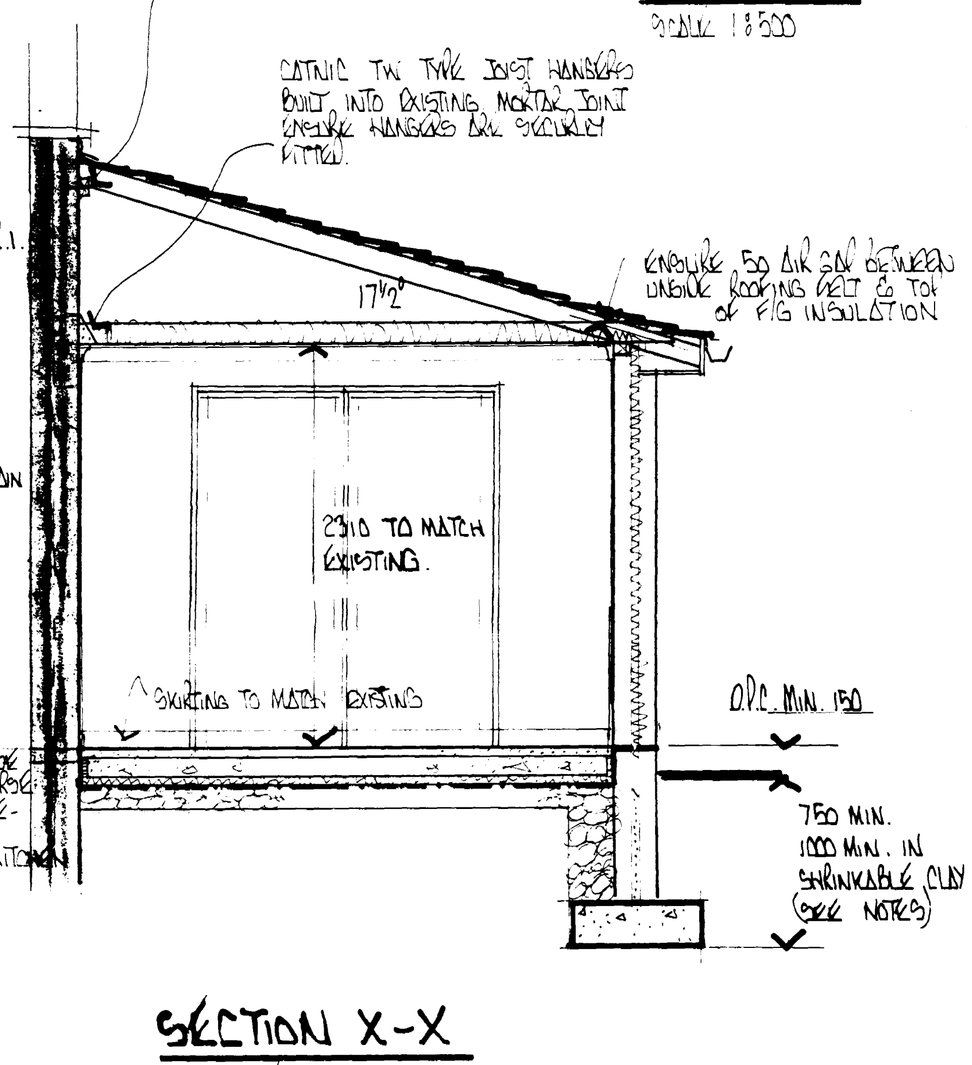
SIDE ELEVATION



FLOOR PLAN
SCALE 1:25



BLOCK PLAN
SCALE 1:500



SECTION X-X
SCALE 1:25

FOUNDATIONS :-

700 WIDE x 225 DEEP CONC. STRIP FOUNDATIONS. CONC. MIX C15P. ALL TAKEN DOWN TO A SUITABLE LOAD BEARING STRATA. IF ANY NON LOAD BEARING SUB STRATA IS ENCOUNTERED THE ARCHITECT/DESIGNER MUST BE INFORMED BEFORE LAYING ANY CONCRETE TO THE FOUNDATIONS & THE ADVICE OF A CONSULTING ENGINEER WILL BE OBTAINED. ALL TO THE LOCAL BUILDING INSPECTORS APPROVAL.

WALLS :-

270 CAVITY BWK. COMPRISING 100 FACING BWK. TO MATCH HOUSE TO CAVITY WITH 65 DRITHERM INSULATION LAID TO MANF. INSTRUCTIONS 100 CELCON INSULATION BLOCK OR SIMILAR APPROVED RENDER & SKIM INTERNAL WALLS (INCLUDE EXISTING BWK WALL). MORTAR TO B.R.E. DIGEST No 178 & C.P. 121 PART 1 1973 & AS RECOMMENDED BY BWK / BLOCK MANF. GALV. OR SIMILAR WALL TIES AT 900 CRS. HORIZONTAL 450 CRS. VERTICAL (STAGGERED) & AT 300 CRS. VERTICAL AS NEAR TO DOOR / WINDOW JAMBS AS POSSIBLE TIES TO BE BUTTERFLY OR TWIST TYPE WITH CENTRAL DRIP & FITTED IN ACCORDANCE WITH BS. 5628. D.P.C's AROUND ALL OPENINGS. CLOSE CAVITY AT PLATE LEVEL. LEAN MIX TO CAVITY MIN. 150 BELOW D.P.C. CLASS 'A' CONC. BLOCKS BELOW GROUND LEVEL. ALL BWKS. BELOW D.P.C. TO BE F.L. QUALITY. 50 x 100 WALLPLATE OFF MORTAR BED WITH 30x5x1000 LG. GALV. METAL ANCHOR STRAPS AT MAX. 2M. CRS. TO GABLES PROVIDE NOGGINGS (MIN. 38THK) BET. RAFTERS / CEILING JOISTS WITH GALV. METAL ANCHOR STRAPS AS ABOVE EXPANET WALL STARTERS OR SIMILAR APPROVED FITTED TO MANF. INSTRUCTIONS. PROVIDE HORIZONTAL D.P.C. ABOVE ALL I.B. LINTOLS. D.P.C. & D.P.M TO BE JOINED & CONTINUOUS.

FLOOR :-

150 MIN. CONSOLIDATED HARDCORE BLINDED. 50 THK. JABLITE FLOORING GRADE S.D. INSULATION WITH PERIMETER INSULATION TO WALLS. ALL LAID TO MANF. INSTRUCTIONS. ~~1000 GAUGE~~ D.P.M LAID BETWEEN BLINDED HARDCORE & JABLITE INSULATION. 100 MIN. CONCRETE. C10P MIX. SAND / CEMENT SCREED 40mm APPROX. TO BRING ROOMS LEVEL.

ROOF :-

MARLEY "MODERN" SMOOTH CONC. INTERLOCKING TILE MOSSBOROUGH RED OR SIMILAR. MIN 100 HEADLAP. FITTED TO MANF. INSTRUCTIONS. 38 x 22 T.T. TILING BATTENS OFF 1 LAYER UNDERDRAPE ROOFING FELT TO BS. 747 TYPE 1F WITH MIN. 150 LAPS. 150 FIG INSULATION BETWEEN CEILING JOISTS. 10 FOILBACKED PLASTERBOARD & ARTEX. SOFFIT TO WAVE CONTINUOUS 10 MM AIR GAP WITH EX PROOF MESH. 100 BROWN PVC GUTTERS TO MATCH EXISTING. RE-USE EXISTING 63 □ RWP. RAFTERS 50 x 150 SC3 GRADE AT 400 CRS. CEILING JOISTS 50 x 150 SC3 GRADE AT 400 CRS.

DRAINS :-

RE-USE EXISTING U.P.V.C. PIPEWORK IF POSSIBLE. & PROVIDE NEW 110Ø U.P.V.C. POLYDRAIN OR SIMILAR APPROVED LAID TO SUIT CLEANSING GRADIENT. POLYDRAIN I.C. WITH LIP SEAL & CAST IRON LID. TO ALL WASTE PIPES PROVIDE 75 DEEP SEAL TRAPS & RODDING POINTS. BUILDER TO PROVIDE ALL DUCTING ETC. FOR VENTING TUMBLE DRIER & PLUMBING.

RECEIVED
-- 12 DEC 1991 --
1289/91

REF.	QTY	BOULTON & PAUL	I.B. INSULATED LINTOL	LENGTH
1	1	H310CC (99)	L1/9	2100
2	1	FN9/DDR300 (99)	L1/9	2850
3	1	H212C (99)		
4	1	BOULTON & PAUL DOUBLE GLAZED ALUMINIUM PATIO DOOR C/W NIGHT VENTS COLOUR:-BROWN	L1/9	2100

ALL WINDOWS SOFTWOOD WITH REBATES FOR DOUBLE GLAZED SEALED UNITS. STAIN TO MATCH EXISTING. WINDOWS TO HAVE TRICKLE VENTS TO GIVE 4000 mm² VENTILATION. ALL LINTOLS TO BE INSTALLED IN ACCORDANCE WITH MANF. INSTRUCTIONS.