

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0020/92

Received: 07-JAN-92 Type: FULL

Name: Mr & Mrs Borszczowskyj
18 Thornton Road
Spalding
Lincs

Agent: East Midlands Design Assoc.
'Willow Lodge'
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: First floor extension

Location : 18 Thornton Road 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
27-FEB-92 H16/0020/92

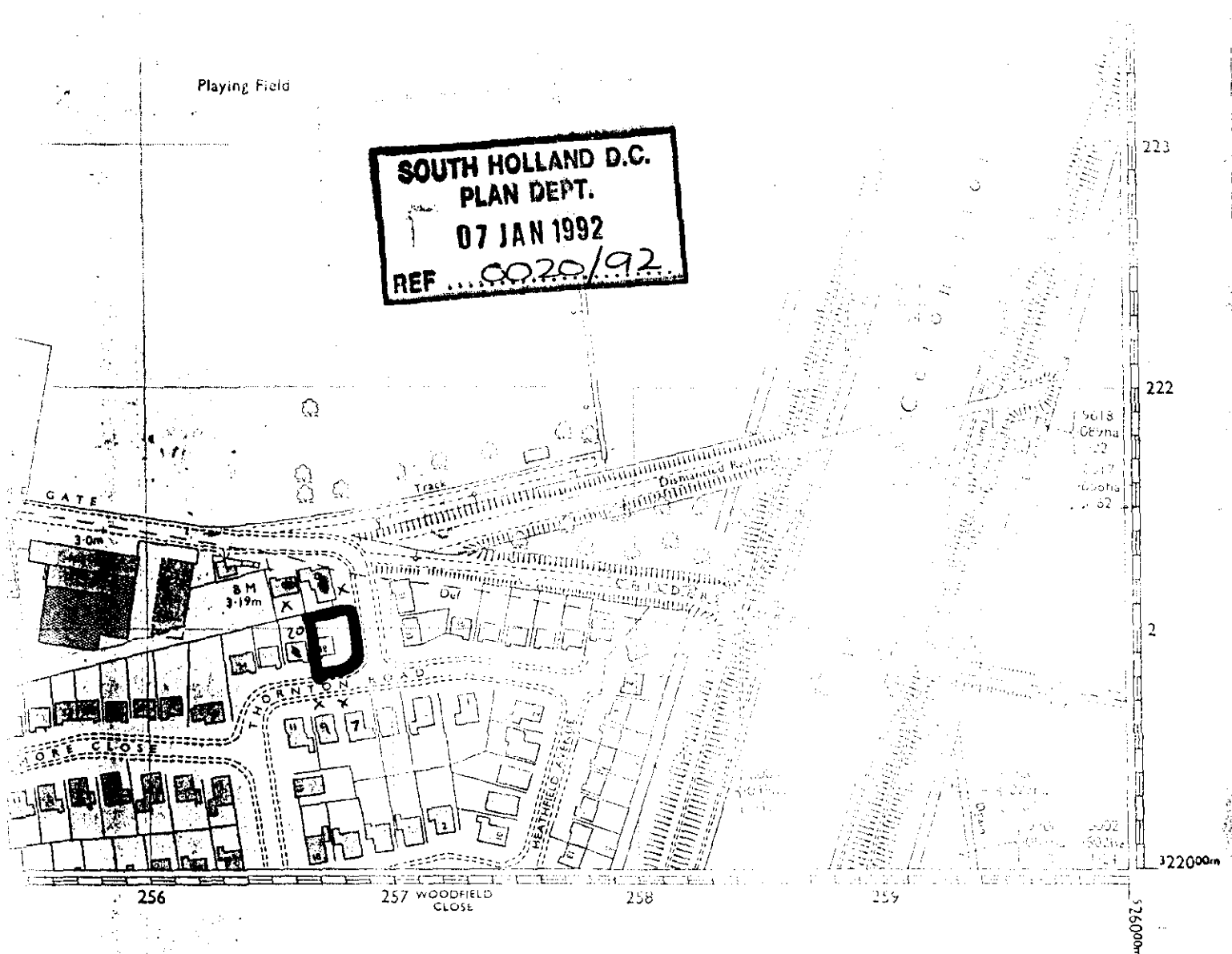
This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

Playing Field

**SOUTH HOLLAND D.C.
PLAN DEPT.**

07 JAN 1992

REF ... 0020/92



Made and published by the Director General of the Ordnance Survey, Southampton.

AREAS

Area measurement is to plan edge only.
The number and area, in hectares (ha) and acres, is shown within each parcel of land.

EXAMPLE: 4267 parcel number
1.809ha area in hectares
4.47 area in acres

When identifying a parcel it is important to specify the number of the plan on which it falls.
Enclosures or features joined for measurement of area
Limit of area within which individual parcels are not shown

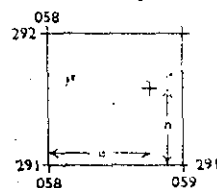
To convert hectares to acres multiply by 2.471 05
To convert acres to hectares multiply by 0.404 69

NATIONAL GRID REFERENCE

The grid lines form part of the National Grid and are at 100 metre intervals. To give a unique reference defining the position of a point to within 10 metres proceed as follows:-

EXAMPLE from sheet TQ 0529

1. Take the two letters preceding the sheet number TQ
2. Take the west edge of the grid square in which the point lies and read the figures opposite this line on the north or south margin 058
Estimate tens of metres from the grid line to the point (distance e) 8
The resulting four figure number is the Easting 0588
3. Take the south edge of the grid square in which the point lies and read the figures opposite this line on the east or west margin 291
Estimate tens of metres from the grid line to the point (distance n) 6
The resulting four figure number is the Northing 2916
4. The full ten metre reference is given by writing first the letters, followed by the Easting and then by the Northing TQ 05882916.



For further information see 'An introduction to the Projection for Ordnance Survey Maps and the National Reference System.'

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TF 2422-252

PLANNING APPLICATION

For office use only

Application No. H16/0020/92

Date Registered 07 JAN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. & Mrs. Borszczowskyj,
18 Thornton Road,
Spalding,
Lincs.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

East Midlands Design Assoc.,
"Willow Lodge",
Horseshoe Road,
Spalding, Lincs. PE11 3JA

Tel. No. 0775 767968

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

18 Thornton Road, Spalding, Lincs.

OFFICE
COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

First floor extension.

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of 55.00

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

Signed

Date 6/01/92

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

or This is an **outline** application

(✓)

Yes

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:

7.0

sq. metres

(b) max. length:

8.8

metres

(c) max. width:

5.4

metres

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

LBC Tudor facing bricks

D. Please state type and colour of roofing materials.

conc. tiles to match extg

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** 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 ☐

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?

extg retained

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

Soakaway

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

N/A

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

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 known to affect contaminated or filled land

No

The proposal is for industrial, warehousing, offices or shopping 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):

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

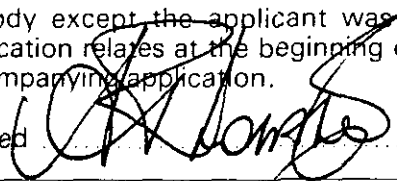
2. OWNERSHIP OF THE SITE

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 6/01/92

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

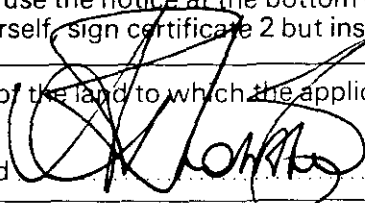
3. AGRICULTURAL HOLDINGS CERTIFICATE

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 6/01/92

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.

Signed Date

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

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



Application no: H16/0020/92

Type: FULL

Applicant: Mr & Mrs Borszczowskyj
Tel:

Agent: East Midlands Design Assoc.
0775 767968

Description: First floor extension

Location: 18 Thornton Road
Spalding
Lincs

Valid date:	07-JAN-92	Terminal date:	03-MAR-92
Target dates:		Target Committee:	03-MAR-92
To case officer	12-JAN-92	Report deadline:	18-FEB-92
Inspected by	17-JAN-92		
Extra contacts	22-JAN-92	Case Officer:	
Report if not clear by	11-FEB-92	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 47.52 M2
Category: Extension/curt bldg
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr B J Davies	15-JAN-92	29-JAN-92
Cllr C Evans	15-JAN-92	29-JAN-92
Cllr M C White	15-JAN-92	29-JAN-92

L-C-C - No objections for CB 16/1/92

Owner/Occupiers, 7, 9, 20 Thornton Road 04-FEB-92 18-FEB-92
Owner/Occupiers, 40+42 Matmore Gate 04-FEB-92 18-FEB-92

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 55...

Receipt Issued No. 454

Date First Received 07 JAN 1992

REGISTRATION

REFERENCE H16/0020/92

Cross-Ref B16/002/92

Date 8/1/92

VALIDATION

Date 9/1/92

Type Full Earliest permission date (Cert B)

Site area No. of dwellings Floorspace 47.52

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

Earlier permission ref

RM:- Sitting Design Ext app Access Lands

Previous

Current

Description

Technical:-

Certificate
Site plans
Description

Accuracy

Incomplete form

S65 Advert required

--

Expiry date

Fees:

Nil fee - previous app

- type

Discounted fee

Ref

Reason

Correct fee £ 55

Additional £

Receipt no.

Refund

£

Issued

CONSTRAINTS

Date 10/1/92

Index Sheets 2001 OS Nos

Grid Ref 500000 320000

Ward 50 Parish SPALDING

TR Rural

TR Bypass

Level crossing

Footpath

CA

LB

TPO

Other:

Grade

Inside IBD YES Inside LP Area YES

Linked to site.....Ref.....

Linked to property.....Ref. 0225796

Planning Records:

Earlier apps

B Reg Records:

Already submitted Ref.....

Requested

Inputs completed.....

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM :

Siting Design Ext App Access Lands

Previous
Current
Required

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

Precise details, for non-standard requirements:-

CONSULTATION/PUBLICITY REQUIRED

PM 15-1-92

22.5/1

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 =

REVALIDATION

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -

Parish Council

Ward Members

Residents

Advertise

Other

New valid data

Re-registered

Ack/Reception/Filesheet

Consultation

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy

Neighbours

Other

Boundaries

Site Features

Inspected by:

date:

Residents notified on site visit

20, 7, 9 Thornton Rd.

Case Officer Conclusions (Issues)

40 & 42 Matmore Gate

Situated in a row of detached 2 storey houses.

Opp. frontage bungalows.

No side boundary definition.

Small window to No. 20 on 1st floor.

Case Officer Recommendations (summary)

(details overleaf)

Open to front all along.

No. 40 & 42 bungalows

Delegation

Recommended approvals -

Confirmed by

Case Officer

Departure from policy

Yes

No

Part number request

Yes

No

Recommend approval against material objection

Yes

Any objection received?

No

If yes, is any obj. material?

No

Yes

No

Reason:

Other circumstances needing Committee decision

Yes

Flagged by Senior Officer

Signed

No

Reason:

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on future application

No

All time (not future submission)

Yes

ALL ONE OF ABOVE

Other info. time

Signed

No

Committee report

Sub-Committee

SV recommended

2nd/3rd recommended

Delegation

confirmed by

Senior Officer

22/2

Recommendation/draft report produced

Assented/confirmed

Conditions/Reasons

21-2-92

PJY

Grant Permission

Notes to applicant

Excluded access

Outstanding TM

Intended plans

Other

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0020/92

Received: 07-JAN-92 Type: FULL

Name: Mr & Mrs Borszczowskyj
18 Thornton Road
Spalding
Lincs

Agent: East Midlands Design Assoc.
'Willow Lodge'
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: First floor extension

Location : 18 Thornton Road 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.

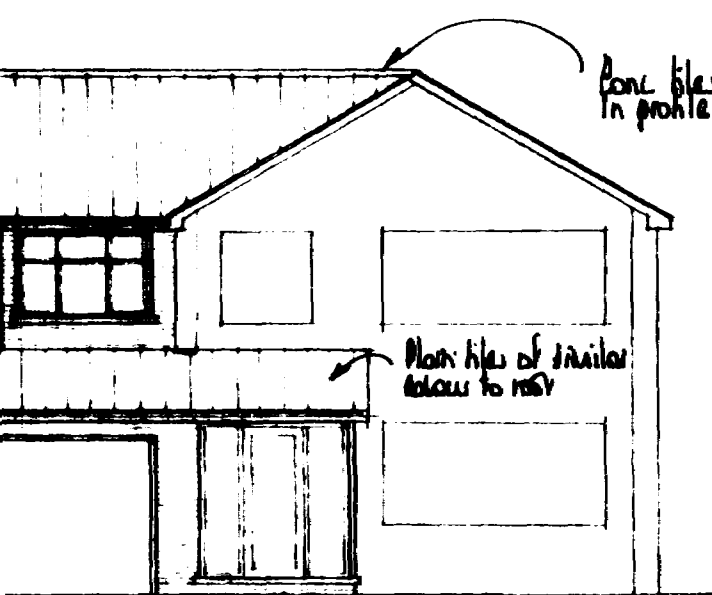
Authorised to issue:

25-FEB-92 H16/0020/92

AD... DC...

25/2

26/2



South

OF SPECIFICATION

The roof is to be covered with interlocking conc. tiles - as specified on elevations - fixed in strict accord with manufacturer's instructions.

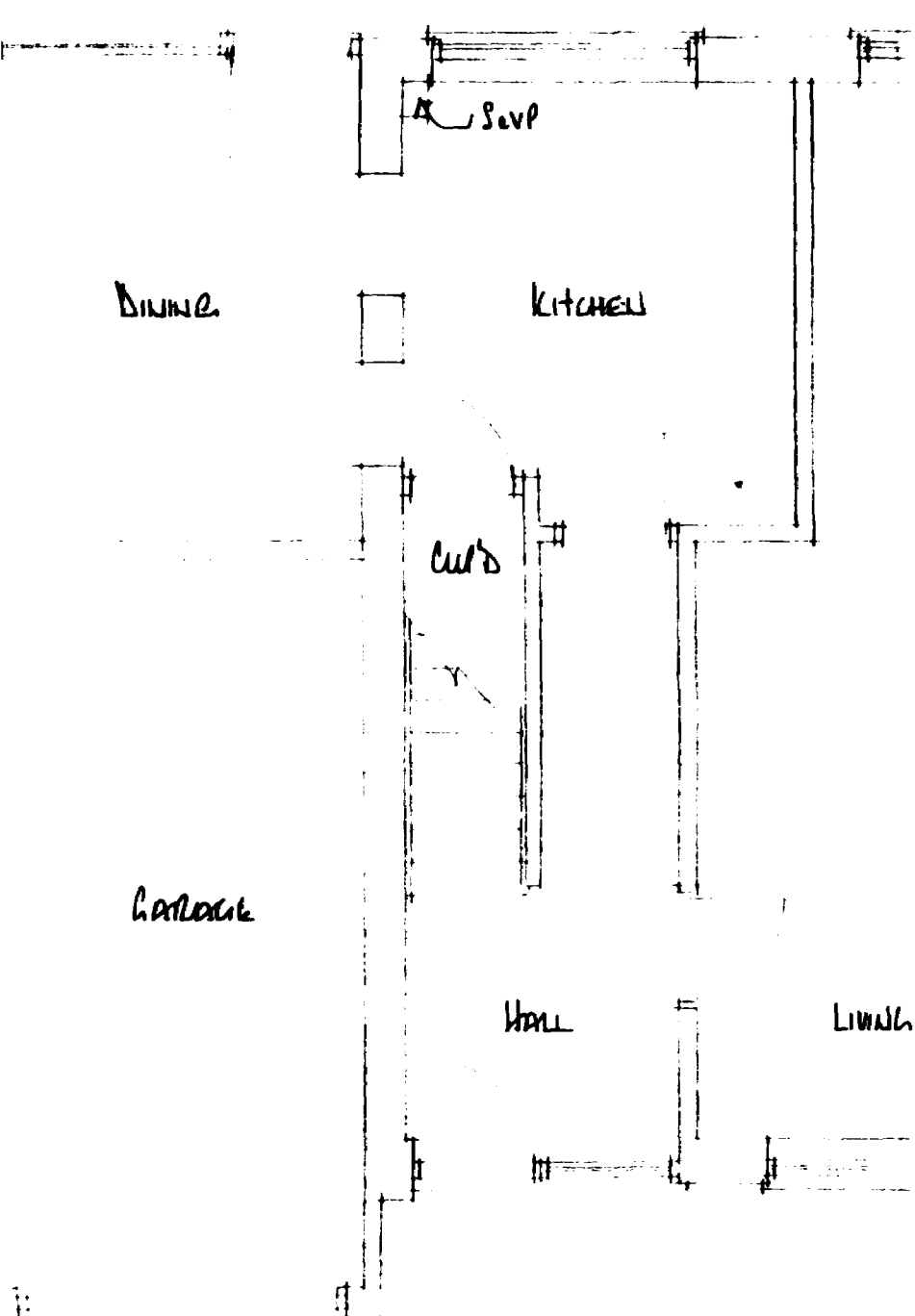
Approved quality tanal s/w battens, 38 x 25mm, are to be laid at a gauge to suit the tiles and fixed with 90 x 3.35mm wire nails. Battens should be at least 1.2m in length and should be sufficient length to be supported at each end and immediately by at least 3 rafters, trusses or walls. Butt joints over intermediate supports should be staggered and the ends must be sawn.

Approved reinforced roofing felt, type IF to BS747, is to be laid over rafters lapped 150mm at joints and secured with steel nails. The underlay should extend over fascia board, and into the eaves gutter. Water traps behind the fascia should be avoided, if necessary a continuous fillet to support the underlay should be provided.

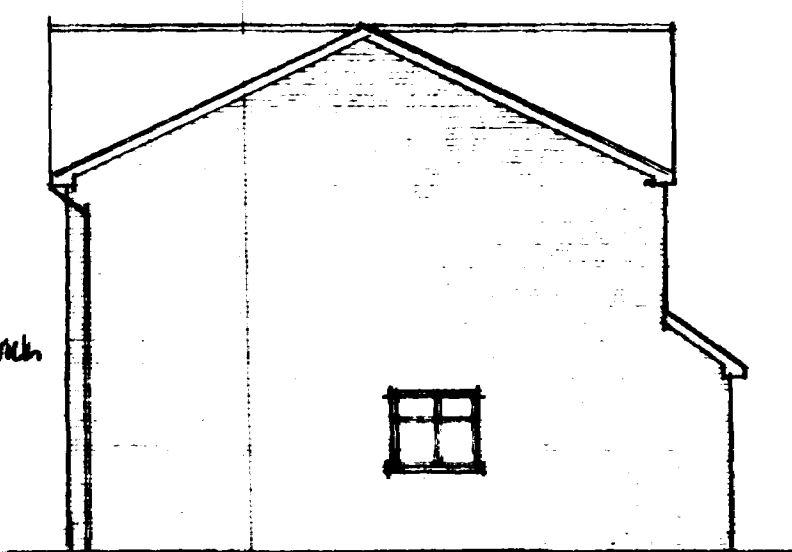
Eaves are to be formed with standard size tiles and purpose made eave tiles must be nailed to the fascia board. Eave tiles must be laid at the same pitch as the main body of tiling and should overhang the fascia by an amount sufficient to ensure that water discharges into the centre of the gutter.

Verges are to be formed with 150mm wide asbestos cement drip onto which is bedded the tiles which form the verge projecting approx. 50mm over gables/bargeboards.

The ridge is to be covered with segmental ridge tiles edge bedded onto the tiles with solid bedding at butt joints. Provision must be made to secure the two end tiles at each gable by fixing a 2.0m length of batten at the apex of the wall and adjacent trusses. A nail is then driven into this batten and the ridge wired to it.



ground floor existing



West

Valleys
Valleys are to be formed with a Code 4 lead lining supported by boards with the adjacent tiling nearly out and bedded onto plain tile slips leaving a clear channel approx. 125mm wide.

Abutments
The tiling is to be cut closely at abutments and weathered by Code 4 lead flashing dressed down over the tiles and up the abutment a min. 150mm.

Mortar
All bedding mortar is to consist of 3 parts sharp sand to 1 part Portland cement and should be struck off to give a smooth face and pointed in one operation.

Insulation
To be min. 150mm glassfibre

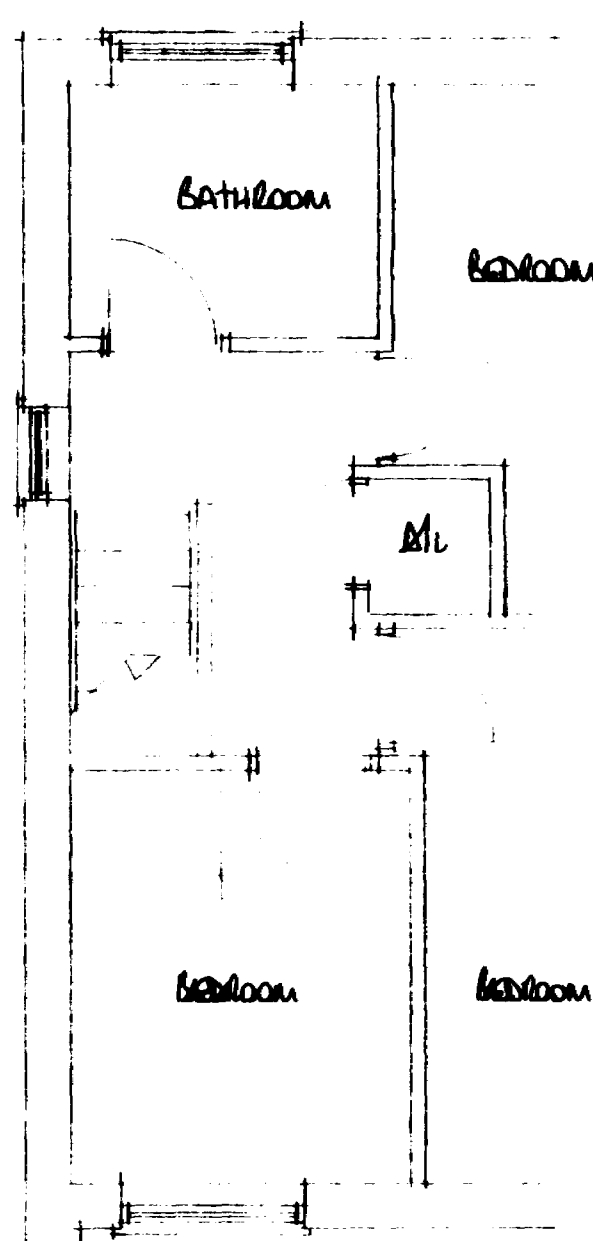
Ceilings
12.7mm foil backed plasterboard, fixed in accordance with manuf. instructions with all necessary noggins, and finish with arte/skim finish in accord. with client's instructions

Ventilation
Provide a 10mm continuous gap covered with insect proof gauze, to the soffit to provide cross ventilation to the roof space

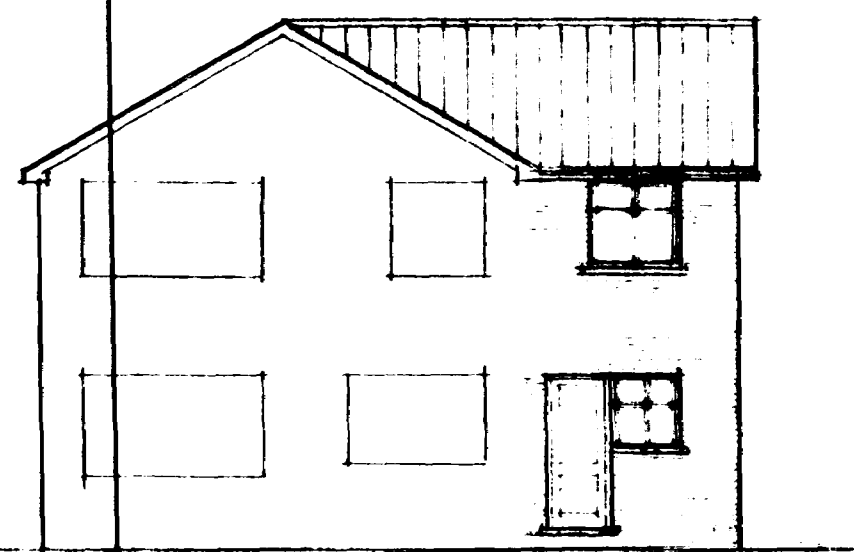
Rainwater Goods
Supply and fix 103mm PVC gutters to eaves on fascia with all necessary brackets, stop ends, outlets, etc.

Supply and fix 64mm PVC downpipes securely clipped to walls @ 1800mm cts with all necessary offsets, swanhooks, adaptors, etc. and taken into 100mm dia. upturned band of tiles.

STRAPPING
Where rafters, ceiling and floor joists run parallel to walls they are to be strapped at 1800mm cts. Straps to be fixed to a min. 3No. rafters, etc., having nogged between beforehand, and hooked into the cavity a min. 150mm. Similar straps to be used at 1800mm cts to hold down the wall plate. Straps to be 30 x 6mm galv m.s.



first floor



North

WALL CONSTRUCTION

Below Ground
To be class A concrete blocks.
Cavity to be filled to 255mm below lowest dpc level with lean mix concrete.

Cavity Walls
To be 305mm overall constructed as follows:-
100mm facing brick.
65mm mineral wool insulation.
100mm lead-bearing insulation blocks.

All to be tied together using stainless steel wall ties positioned at distances not exceeding 900mm horizontally, 480mm vertically and staggered. To be at every block course vertically, at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skim finish to give a max. 'U' value of 0.48W/m²°C.

All cavity walls to be closed at eaves with 100mm blockwork.

Stud Partitions
To be constructed as follows:-
100 x 60mm head and sole plates.
100 x 60mm studs @ 400mm cts with min. 2 rows.
100 x 60mm noggins equally spaced.
100mm g/f insulation within framework.
Face both sides with 12.7mm plasterboard, scrim and tape joints and skim finish.

Stud partitions to be constructed off doubled up floor joists (nailed together at 1.0m cts) at first floor level when running parallel to joists and off 100 x 80 sole plate, with solid blocking between joists when running perpendicular to joists.

DPC in Walls
To be a min. 150mm above finished ground level. A vertical dpc is to be provided to all cavity courses. A dpc cavity tray is to be built into the cavity walls, stepped as applicable, immediately above an abutment.

LINTELS

Lintels to cavity walls to be IG., to have a min. end bearing of 150mm and be installed in strict accordance with manuf. instructions with a dpc cavity tray over. Lintels to be protected with either a min. 13mm gypsum plaster or clad with 12mm tacoboard to achieve a min. 1/2 hr fire resistance.

WINDPROOFING

To be purpose made UPVC to be double glazed with sealed units and weatherstripped. Each window to incorporate a controllable trickle vent of 4000m².

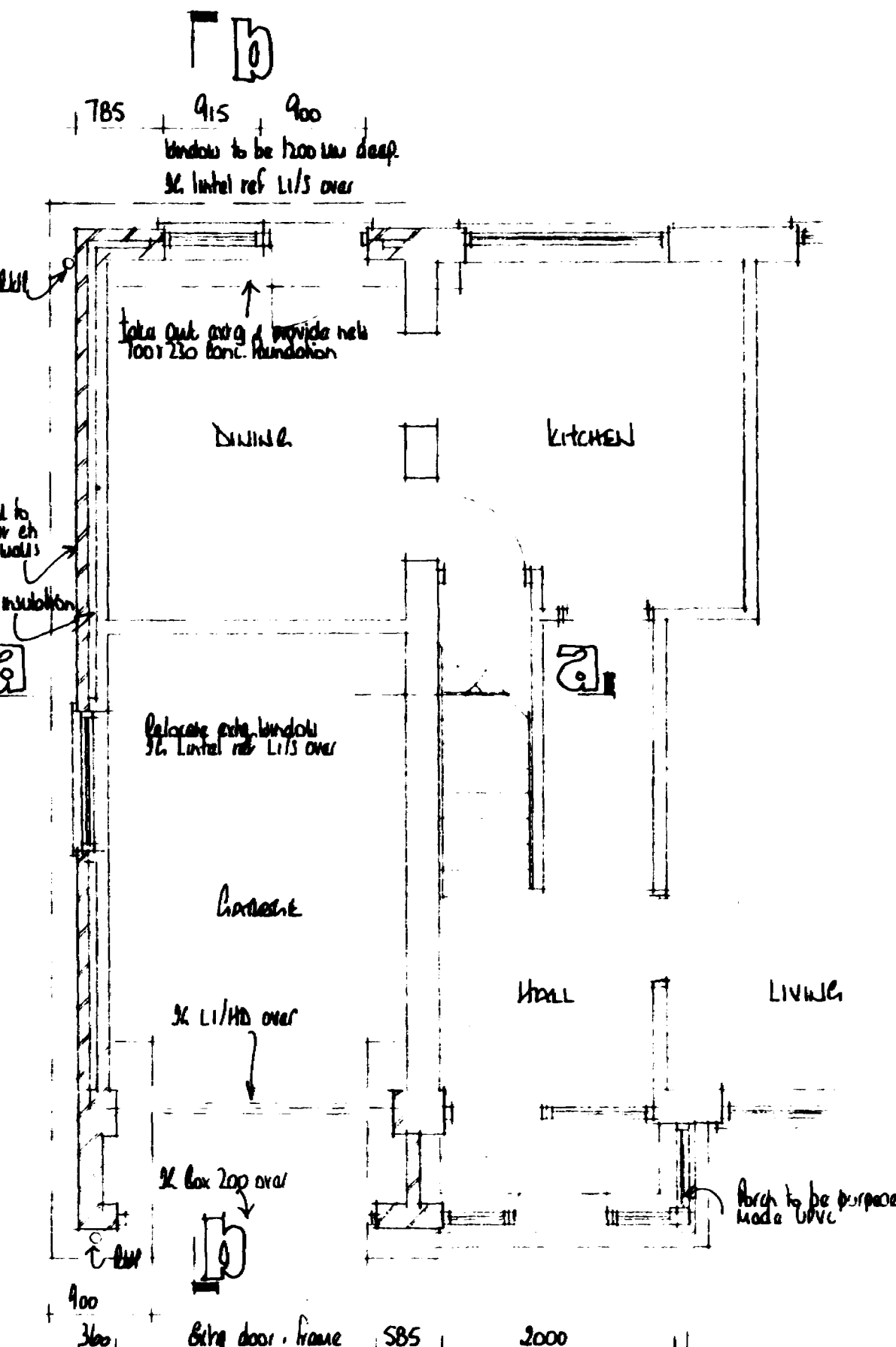
VENTILATION

All habitable rooms to contain opening vents equal to 1/20th floor area.

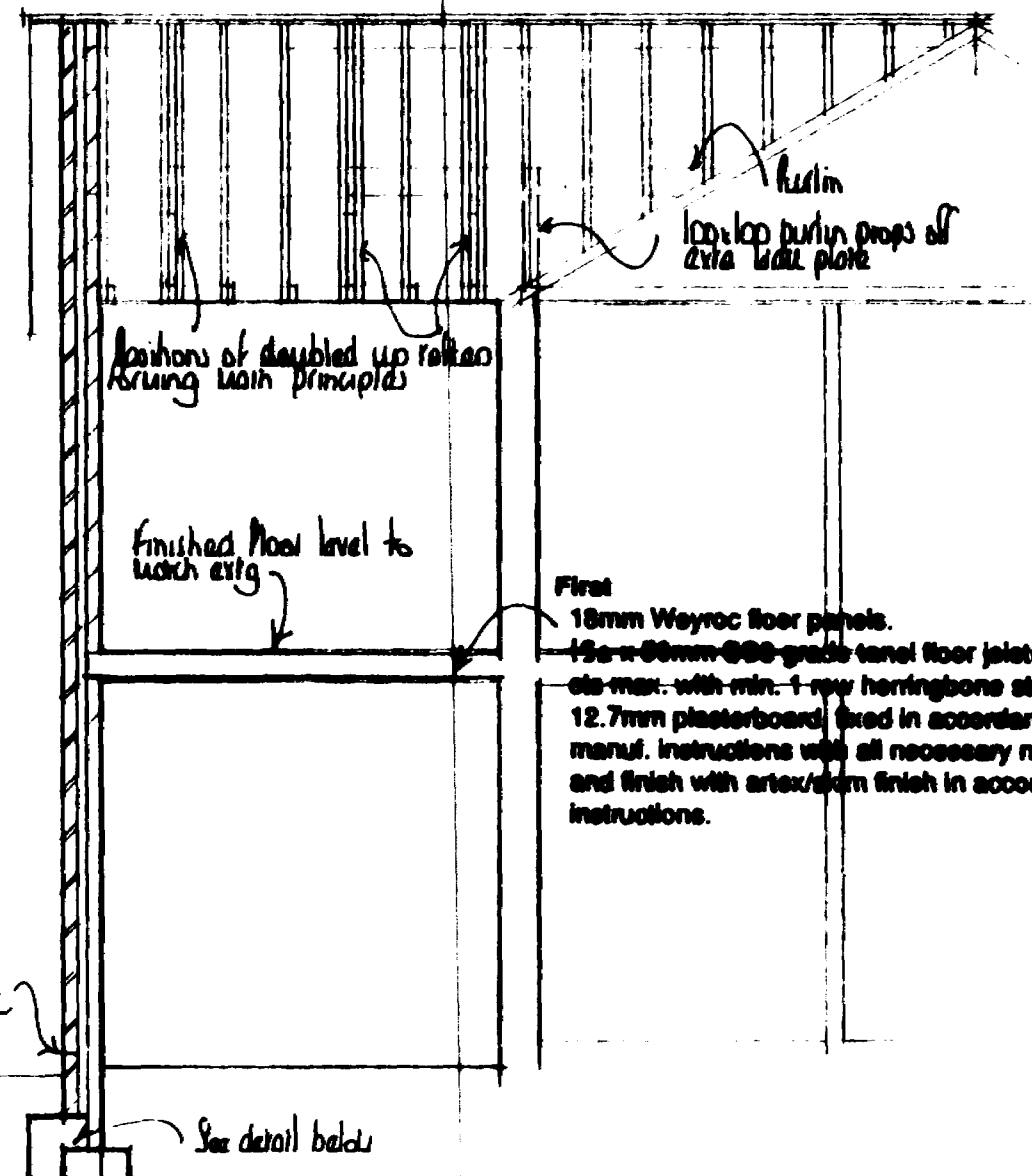
All bath/shower rooms to be mechanically ventilated, direct to the external air, having an extraction capacity of 16l/sec.

DRAINAGE

Surfaces
Excavate for and lay in where indicated 100mm dia. flexible jointed UPVC drains on 100mm pea gravel bed from 100mm dia. upturned band at base of downpipe to soakaway. Form soakaways a min. 5.0m from the nearest building. Excavate 1800 x 1800 x 1800mm deep, backfill with brick rubble to 300mm below ground level, lay in sheet polythene and make up with vegetable soil.



ground floor proposed



first floor