SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0023/92 Received:20-JAN-92 Type:FULL

Name: Mr & Mrs S W Hau
41 Hannam Boulevard
Spalding
Lincs

Agent: M Watson
13 Wimberley Way
Pinchbeck
Spalding
Lincs

Description: Re-roofing and internal alterations

Location : 25 Winsover 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
05-MAR-92 H16/0023/92

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.

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)

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0023/92 Received:20-JAN-92 Type:FULL

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Pinchbeck
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Lincs

Description: Re-roofing and internal alterations

Location : 25 Winsover Road Spalding
Lincs

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

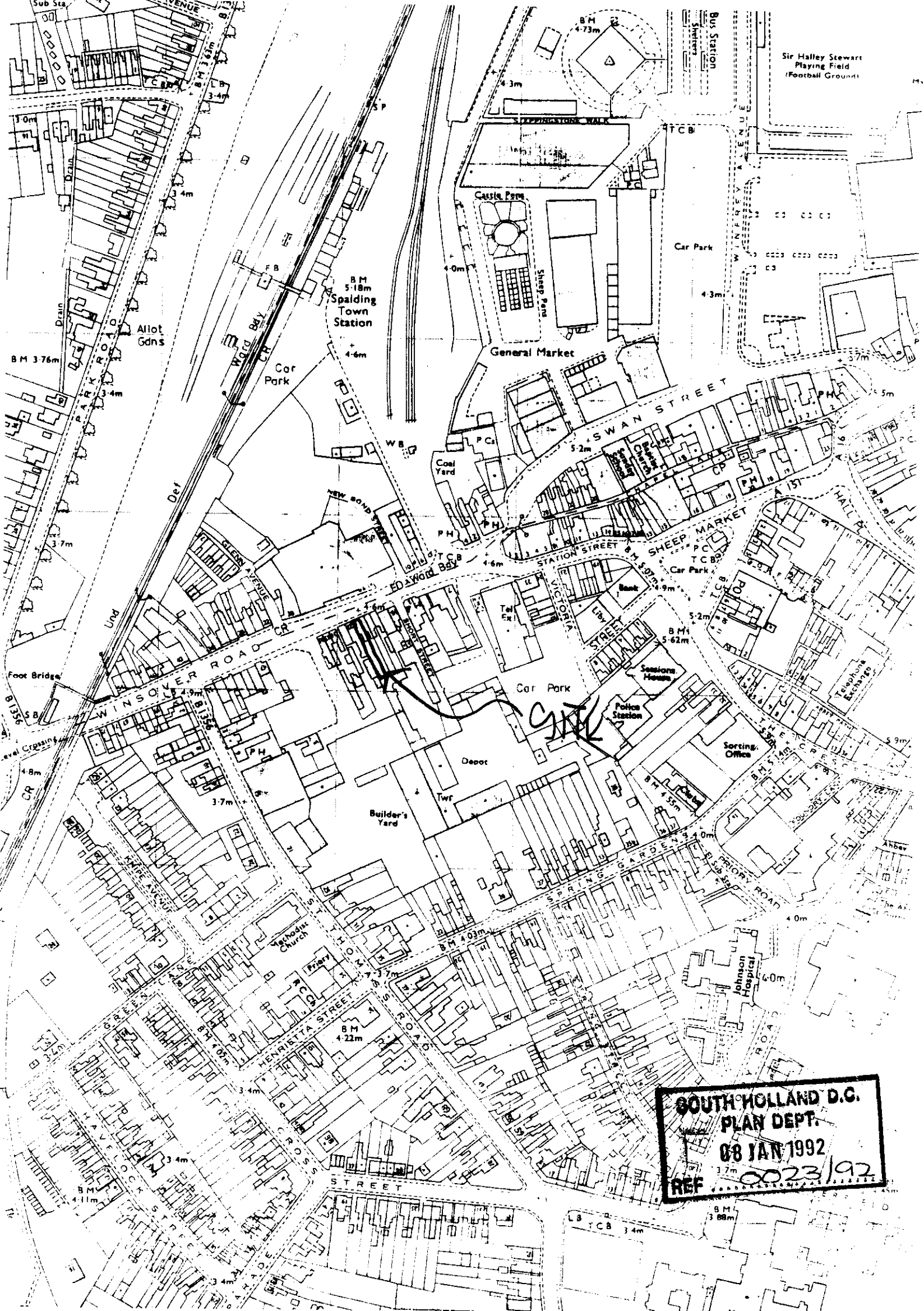
1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

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

Authorised to issue:

02-MAR-92 H16/0023/92

AD. A 3/3 .....DC. DC 4/3...



SOUTH HOLLAND D.C.
PLAN DEPT.
08 JAN 1992
REF 0023/92

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0023/92

Date Registered 08 JAN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS S.W. HALL,
41 HANNAM BOULIVARD,
SPALDING, LINCS.

Tel. No.

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

M. WATSON
13 WIMBERLEY WAY,
PINCHBECK, SPALDING,
LINCS

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

25 WINSOVER RD., SPALDING, LINCS

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RE-ROOFING & INTERNAL ALTERATIONS

Please complete

Signed. M.Watson

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.

Date 2/1/92

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 (✓) → **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) Altering 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: N/A sq. metres

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

(b) max. length: metres

(c) max. width: metres

C. Please state type and colour of materials for facing external walls: MARLEY "MENDIP" SMOOTH BROWN OR SIMILAR APPROVED

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No

5. GENERAL INFORMATION Please complete each section

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

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? N/A

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 EXISTING RWPS

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

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	
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	Yes	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):
Is this application related to a previous submission		Application No.:

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☑

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐

Proposed total gross floorspace ____ sq. m. Previous total gross floorspace ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?	NONE	NONE	NONE
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	N/A		
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed	N/A		
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development	N/A		
Is the proposal related to an existing use on or near the site?	State Yes or No		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No: No		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)	N/A		
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)	N/A		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	N/A		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No: No		
What provision is being made for access to the premises for the disabled?	N/A		

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 in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

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 29/12/91

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 29/12/91

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 .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 116

Receipt Issued ..... No. P459

Date First Received 08 JAN 1992

REGISTRATION

REFERENCE H16/0023/92

Cross-Ref B16/0014/92 (BR)

Date 9/1/92

VALIDATION Date 9/1/92

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

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

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

Earlier permission ref .....

BM:-	Siting	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 £ 9 Receipt no. P518

Refund £ ..... Issued .....

CONSTRAINTS Date 22.1

Index Sheets 301 OS Nos ..... Grid Ref 524410 322650

Ward P Parish SPALDING

Inside IBD YES Inside LP Area YES

TR Rural ☐ TR Bypass ☐ Level crossing ☐ Footpath ☐

CA ☐ LB ☐ TPO ☐ Other: Grade

Linked to site.....Ref..... Linked to property.....Ref 0230864

Planning Records:
Earlier apps 749/87

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

Inputs completed.....

IAN 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: H16/0023/92 Type: FULL

Applicant: Mr & Mrs S W Hau Agent: M Watson
Tel:

Description: Re-roofing and internal alterations

Location: 25 Winsover Road
Spalding
Lincs

Valid date:	20-JAN-92	Terminal date:	16-MAR-92
Target dates:		Target Committee:	03-MAR-92
To case officer	25-JAN-92	Report deadline:	18-FEB-92
Inspected by	30-JAN-92		
Extra contacts	04-FEB-92	Case Officer:	
Report if not clear by	24-FEB-92	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Alteration
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr G J Hawkins	23-JAN-92	06-FEB-92
The Crispy Cod	13-FEB-92	27-FEB-92
Take Two Take-Away	13-FEB-92	27-FEB-92

L C C -- No objections JCB 27/2/92.

BR 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

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Category: Alteration
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr G J Hawkins	23-JAN-92	06-FEB-92

C.C.C. No Objections JC CB 23/1/92

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: PJY
date: 11-2-42

Residents notified on site visit: The Crosps Cod

Case Officer Conclusions (issues) Take two take-a-way!

Front roof slope very poor

Rear out building appears to be patched at present DCI currently

Shute ~~Op~~ New softwood dw to front

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 — Any objection received? No ☐ If yes, is any obj. material? Yes ☐ No ☐ — No ✓

Yes ____ [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 first applic. — No ____ Nil fees (not first Submission) Other info. viz Signed ____ — Yes ✓

ANY ONE OF ABOVE:

Committee report
Sub-Committee:
SV recommended ____
Est/Tod. recommended ____

Delegation confirmed by Senior Officer
PC 28/2

Recommendation/draft report produced ____ Amended/confirmed ____

Conditions/Reasons

PJM 28-2-92

Grant Permission

Notes to applicant

Disabled access _____

Outstanding BM _____

Amended plans _____ via

Other

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) RM :

	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:

CONSULTATION/PUBLICITY REQUIRED

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 .....

N SMITH Dip TP MRTPI District Planning Officer

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

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SOUTH HOLLAND D.C.
PLAN DEPT
20 JAN 1992
REF .....

Description: Re-roofing and internal alterations

Location: 25 Winsover Road
Spalding
Lincs

Type: FULL

Date received: 08-JAN-92

10-JAN-92

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

✓ A further fee of £9 is required. (New fee sheet enclosed)

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

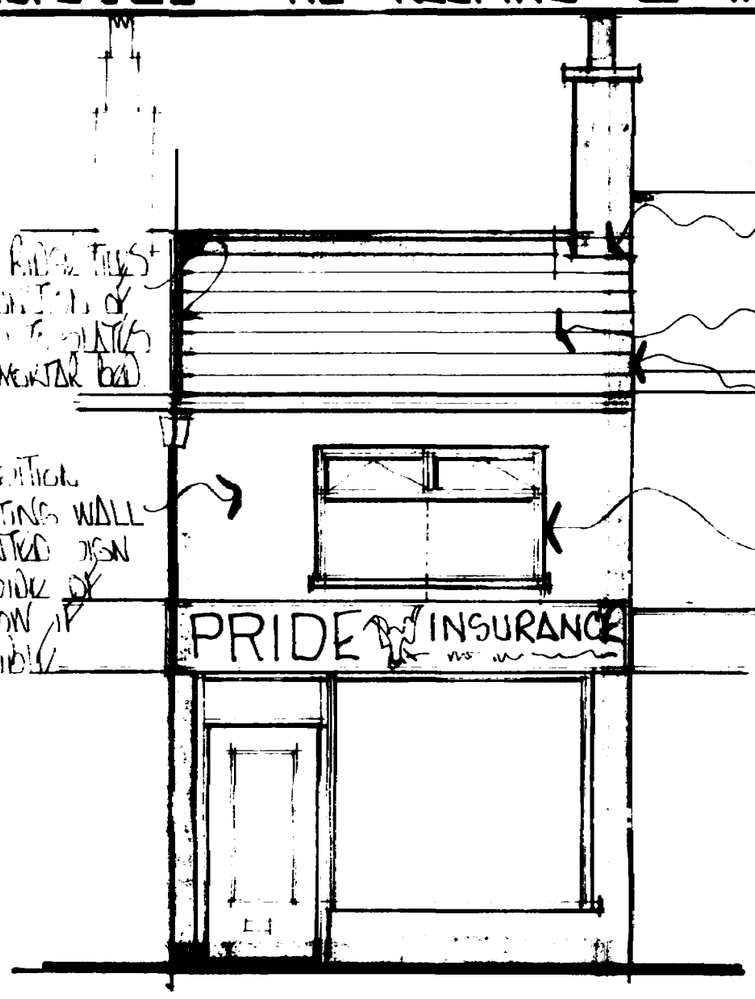
Yours faithfully

pp Principal Administrative Officer

PLEASE RETURN WITH YOUR REPLY

PROPOSED RE-ROOFING & INTERNAL ALTERATIONS AT 25 WINSOVER RD., SPALDING, LINCS. FOR

BOULIVARD, SPALDING, LINCS.



NEW FACING TILES AT JUNCTION OF TILES & SLATES (ON MORTAR BED)

PROPOSITION EXISTING WALL MOUNTED SIGN TO SIDE OF WINDOW IF POSSIBLE

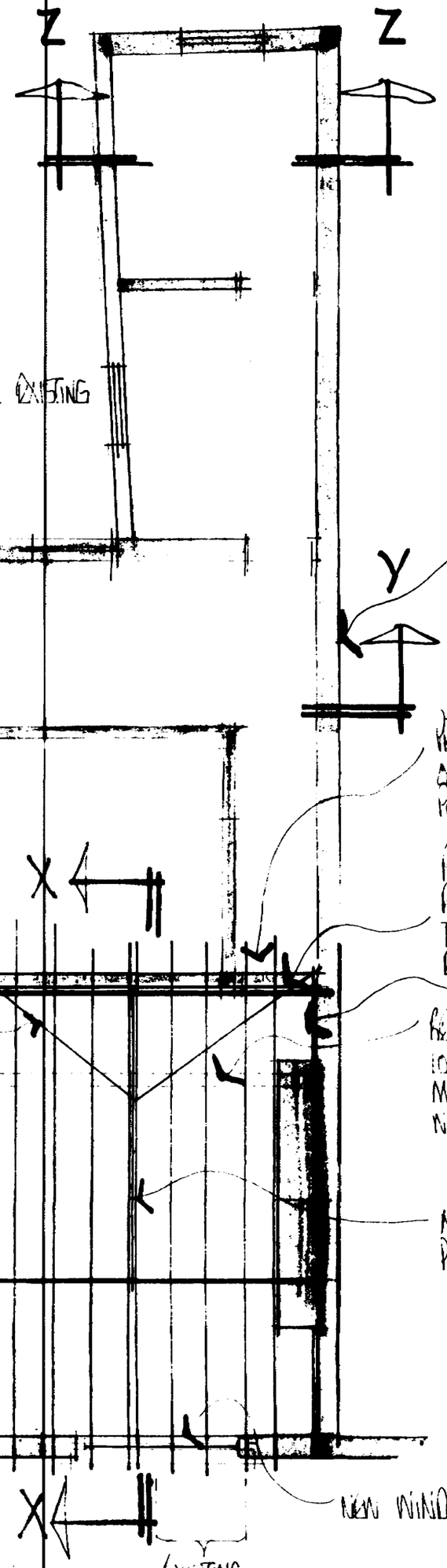
NO 4 LEAD FLASHING AROUND EXISTING STACK. POINT INTO MORTAR JOINT.

NEW CONC. INTERLOCKING TILES ALL ELEVATIONS

APPROX. 300 HIGHER PROVIDE NO 4 LEAD FLASHING TO ABUTMENT POINT INTO EXISTING (OR SIMILAR APPROVED)

NEW SOFTWOOD WINDOW PRIMED, UNDERCOATED, & GLOSSED. REMOVE EXISTING SOFTWOOD WINDOW ENLARGE OPENING TO SUIT. MAKE GOOD ALL EXISTING (EXISTING WINDOW 900W x 1500H) NEW WINDOW BOULTON & PAUL SOFTWOOD CODE 310WW WITH DOUBLE GLAZED SEALED UNITS & VENTILATED OPENING TOTAL AREA 4700 MM² PROVIDE NEW LINTOL OVER MIN. 150 END BEARING. LINTOL TO BE "LUDA" PRESTRESSED CONC. LINTOL FITTED TO MANF. INSTRUCTIONS.

FRONT ELEVATION



REMOVE EXISTING
REMOVE ALL T
EXISTING CEILIN
BROWN TILES LA
OFF 1 LAYER OF
TYPE 1 F WITH
LINTOLS OVER
ADEQUACY & RE
STRAPS OF 30 x
TYPE ROOF TO S
EAVES VENTILAT
EXPOSED EAVES.
BOARDS & GUTTE

EXISTING LEAD VALLEY

PROVIDE NEW DOOR FRAM
OR RE-USE EXISTING IF
POSSIBLE. (FIRE DOOR)

PROVIDE NEW CONC. PRESTRESSED LINTOL TO EXISTING 100 WIDE BRICK OVER NEW DOOR OP

REMOVE EXISTING 100 BRICK WALL MAKE GOOD EXISTING WALLS & FLOOR

NEW COLLAR POSITION

NEW WINDOW

EXISTING WINDOW

NEW 100 LIGHTWEIGHT BLOCK & 215 LIGHTWEIGHT BLOCK OFF EXISTING BRICK TO FORM PARAPET

NEW 25x175 LAYBOARD

NEW 25 x 150 RIDGE BOARD

NEW 50 x 100 RAFTERS AT 400CRS DOUBLE UP AT COLLAR POSITION

NEW 75 x 225 PURLINS

NEW 50 x 150 COLLAR

22½°

NEW 50 x 200 LUMBER BUILT INTO BRICK MIN. 100 BEARING SUPPORT EXISTING CEILING JOISTS OFF BRICK EXISTING (WALL BELOW REMOVED)

PURLIN TO SUPPORT NEW ROOF. BUILD INTO NEW & EXISTING BRICK MIN. 100 END BEARING

EXISTING CEILINGS STRUCTURE TO REMAIN AS PER CLIENT

50x100 HANGER AT COLLAR POSITION.

SECTION X-X

SCALE 1:50

REMOVE ALL EXISTING RAFTERS, PURLINS, & COLLAR.

100 LIGHTWEIGHT BLOCK BUILT OFF EXISTING BRICK TO FORM PARAPET. PARAPET BET. WALL & TILES

ROOF PLAN SCALE 1:50