SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0068/93 Received:29-JAN-93 Type:FULL

Name: Mr & Mrs R A Knipe
60 Stonegate
Spalding
Lincs

Agent: Barnhay Design Services
51 Tytton Lane East
Boston
Lincs

Description: Proposed extension to existing dwelling

Location : 60 Stonegate Spalding

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
04-MAR-93 H16/0068/93

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16|0068|93

Date Registered 29 JAN 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS R.A. KNIPE.
60 STONEGATE
SPALDING
LINCS

Tel. No. 0775. 766482

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

BARNHAY DESIGN SERVICES
51 TYTTON LANE EAST
BOSTON
LINCS.

Tel. No. 0205 · 367185
(Personal contact name) BARRY HEWARD MBIAT.

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

60 STONEGATE SPALDING LINCS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED EXTENSION TO EXISTING DWELLING.

Please complete

I attach
* Four copies of all plans + 4 COPIES OF SURVEY DRG.
* an ownership certificate (see back page)
* a fee of £60.00. If you consider no fee is payable include a written explanation instead.

Signed... BARNHAY DESIGN SERVICES Date 26.1.93 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 Certificates**

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 pervious 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 Dwellings		If so, how many:
(ii) Other new building(s)		
(iii) Alterations or extension	✓	
(iv) Change of use		

4. A. If building works are proposed, please state extra floor space to be created:	24.58 sq. metres
B. Please state size of any new structure:- (a) max. height:	6.50 metres
(b) max. length:	3.765 metres
(c) max. width:	3.265 metres
C. Please state type and colour of materials for facing external walls:	RED FACINGS TO MATCH EXISTING
D. Please state type and colour of roofing materials.	NATURAL BLUE SLATES TO MATCH EXSTG
E. Has a survey of the site been undertaken? State Yes or No	YES.

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

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

RESIDENTIAL.

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?		

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 or more trees		➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of	TO 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 ☐

PLEASE COMPLETE IN ALL CASES

	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 right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial 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.	N A	➡ Date: Consultee(s)
Is this application related to a previous submission?	NO	➡ Application No.

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.

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.** (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 ..... BARNHAY DESIGN SERVICES ..(~~Applicant~~ / Agent) Date 26.1.93.....

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.
Owner's Name:
Address of owner at which notice was served: 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 farmed by the owner and 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. 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 ..... BARNHAY DESIGN SERVICES ... (~~Applicant~~ / Agent) Date 26.1.93.....

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.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required DC PP PY 2/2

		Requested	Sent
Extra Publicity:			
	Departure	.....	.....
	Setting of LB	.....	.....
	Public Right of Way	.....	.....
	Discretionary	.....	.....
Extra Consultations:			
	Dept of Transport	.....	.....
	Environmental Serv.	.....	.....
	LB/Cons. Area - Local	.....	.....
	- Local & National	.....	.....
	- English Heritage	.....	.....
	Consultant: Name.....		..... Order No .....
	Other:	.....	.....

Case Officer PY.

Recorded on board:

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by PJU
Date 9-2

Notice posted by PJU
Date 9-2 Fence

Resident Notices required

Sent | Delivered

OK

Case Officer Conclusions

Two Storey Extension to rear of property.
Bathroom upstairs, old landing window repositioned, looks into a bungalow
Two drives + garages between access door + small window to those elevations
Other bathroom window looks across garden + Cameroon drive to another bungalow
2m + Beech + Leylandii hedge to bdy window possibly partially screen or at all level owing to distance from hedge

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer PJU.....

Senior Officer DR 3/3.....

Case Officer Recommendation

Approve / Refuse

Signed PJU 2-3

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60

Receipt Issued P2186

Date first Rec'd 29 JAN 1993

Registration

Reference H16/0068/93

Cross-Ref B16/0046/93

Date 01-FEB-93

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace 24·58.

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app Type

Correct fee 60

Additional Refund

Receipt Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 2001

OS No's

Grid ref 5[illegible] 3[illegible]

Ward 5

Parish SPALDING

Inside IBD YES

Inside LP area YES

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Linked to site

Ref

Linked to property 0324408

Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

BRIAN MITH 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: H16/68/93 Type: FULL

Applicant: Mr & Mrs R A Knipe
Tel: 0775 766482

Agent: Barnhay Design Services
0205 367185

Description: Proposed extension to existing dwelling

Location: 60 Stonegate
Spalding

Valid date:	29-JAN-93	Terminal date:	26-MAR-93
Target dates:		Target Committee:	09-MAR-93
To case officer	05-FEB-93	Report deadline:	23-FEB-93
Inspected by	08-FEB-93		
Extra contacts	12-FEB-93	Case Officer:	
Report if not clear by	05-MAR-93	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 24.58 M2
Category: Extension
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr B J Davies	03-FEB-93	17-FEB-93
Cllr C Evans	03-FEB-93	17-FEB-93
Cllr M C White	03-FEB-93	17-FEB-93
Site/Press Advert MIN	09-FEB-93	02-MAR-93

L C C No objections to CS 4/2/93

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2186
Date received : 29-JAN-93

Received from

R A & O M Knipe

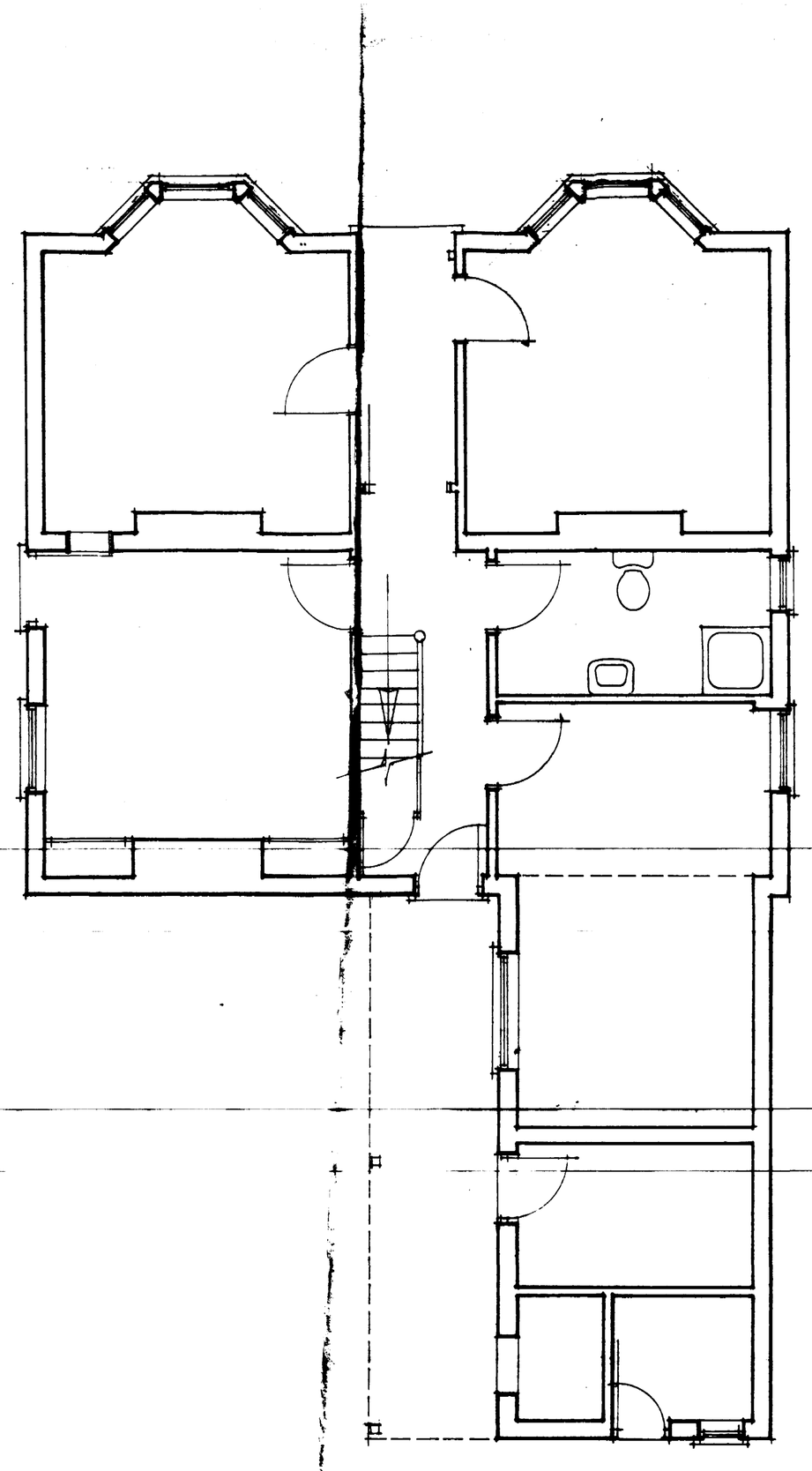
Address

60 Stonegate
Spalding

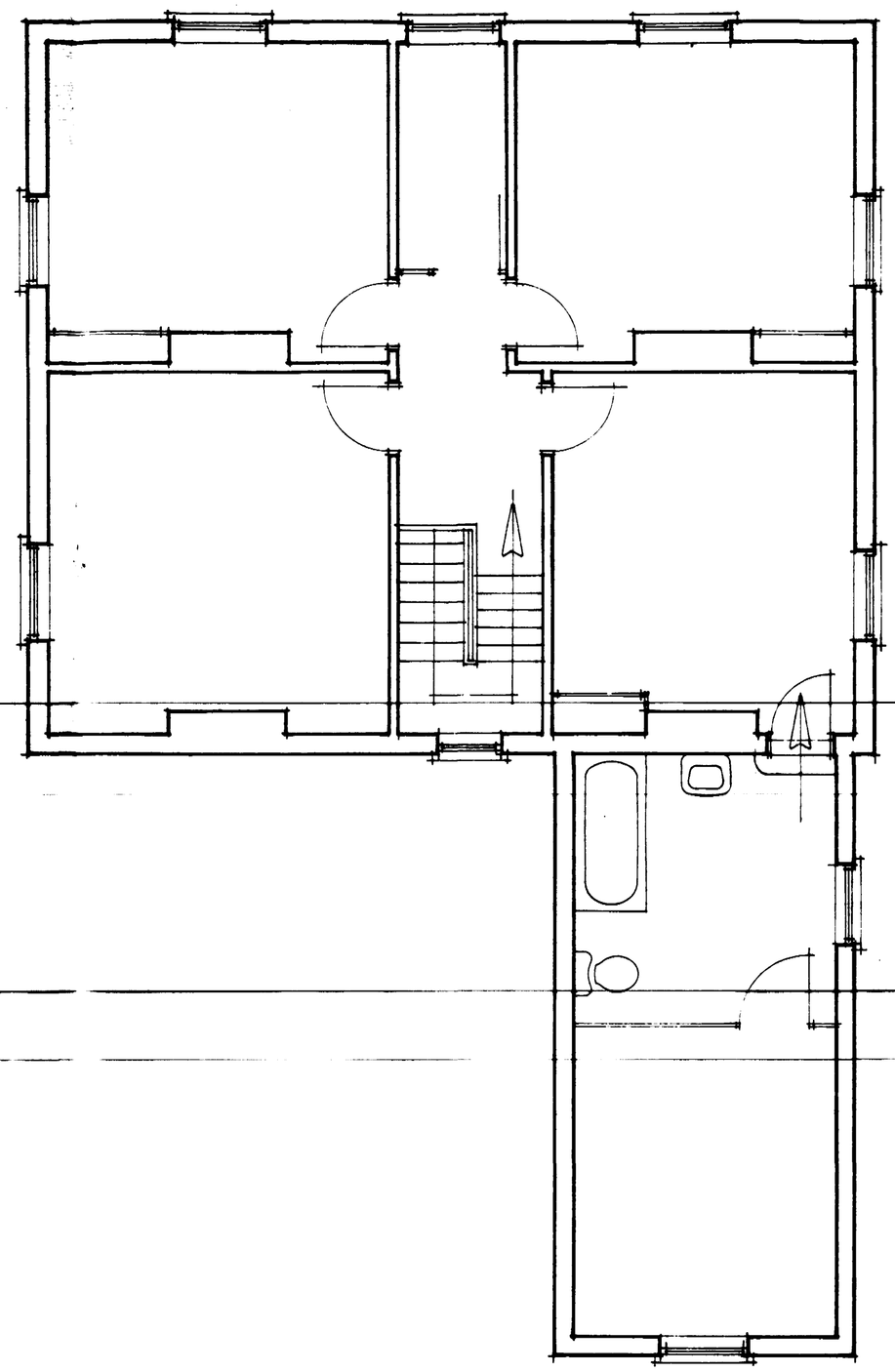
Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

Signed.....K. Lowe....
(Authorised Collector)



Ground Floor Plan



First Floor Plan

PROPOSED ALTERATIONS
TO N° 60 STONEGATE
SPALDING LINCS
FOR
MR & MRS R.A.KNIPE

29 JAN 1993
0068/93

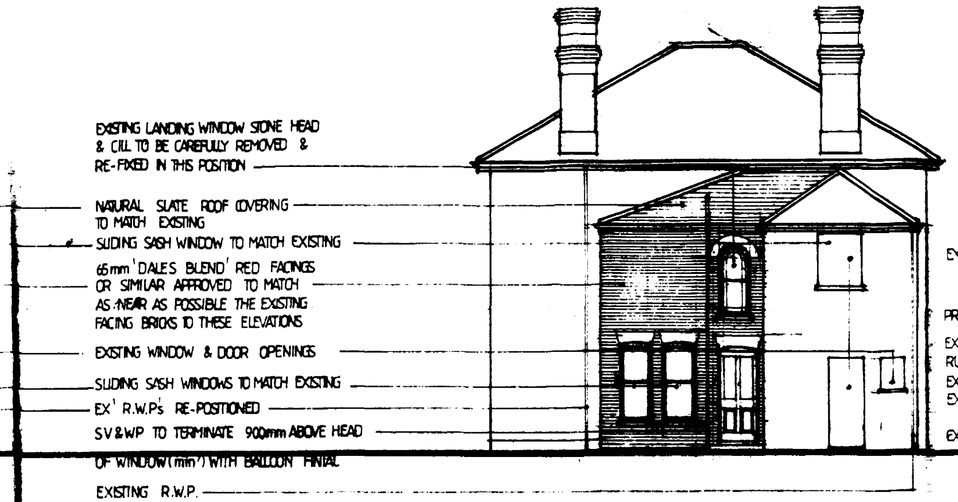
SURVEY DRAWING

DRAWING N°	92 : 28 : 1
DATE	OCT ' 92
SCALE	1 50
AMENDMENTS	

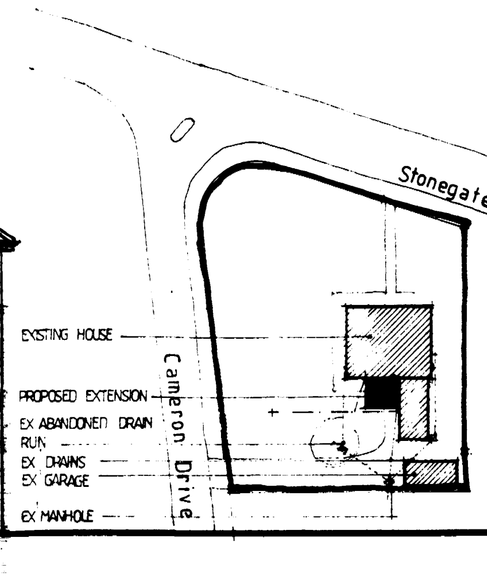
BARNHAY DESIGN SERVICES
51 TYTTON LANE EAST BOSTON
LINCOLNSHIRE PE 21 7 HP
TELEPHONE (0205) 367185



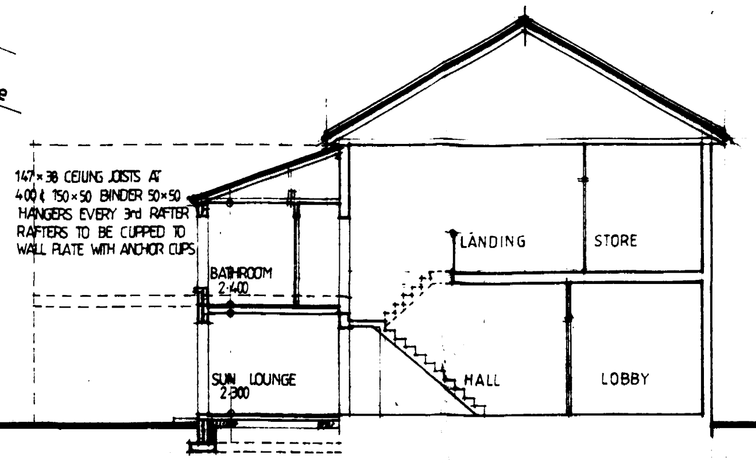
South Elevation



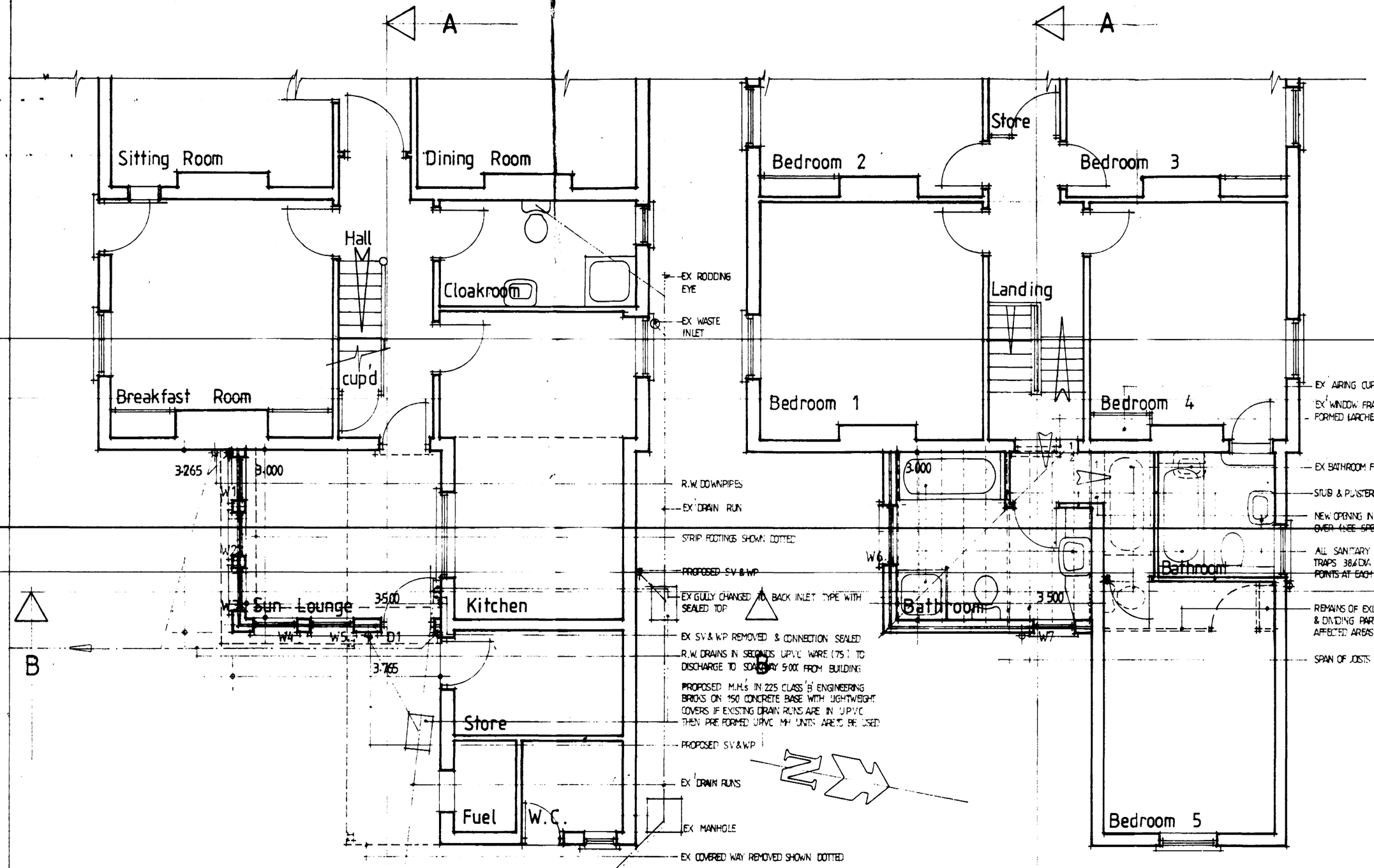
East Elevation



Block Plan 1:500

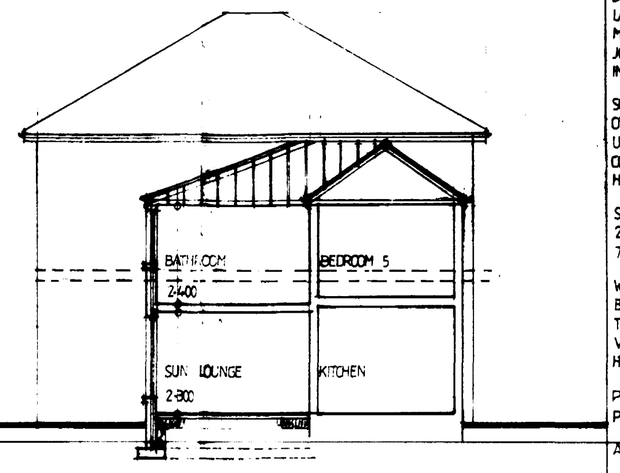


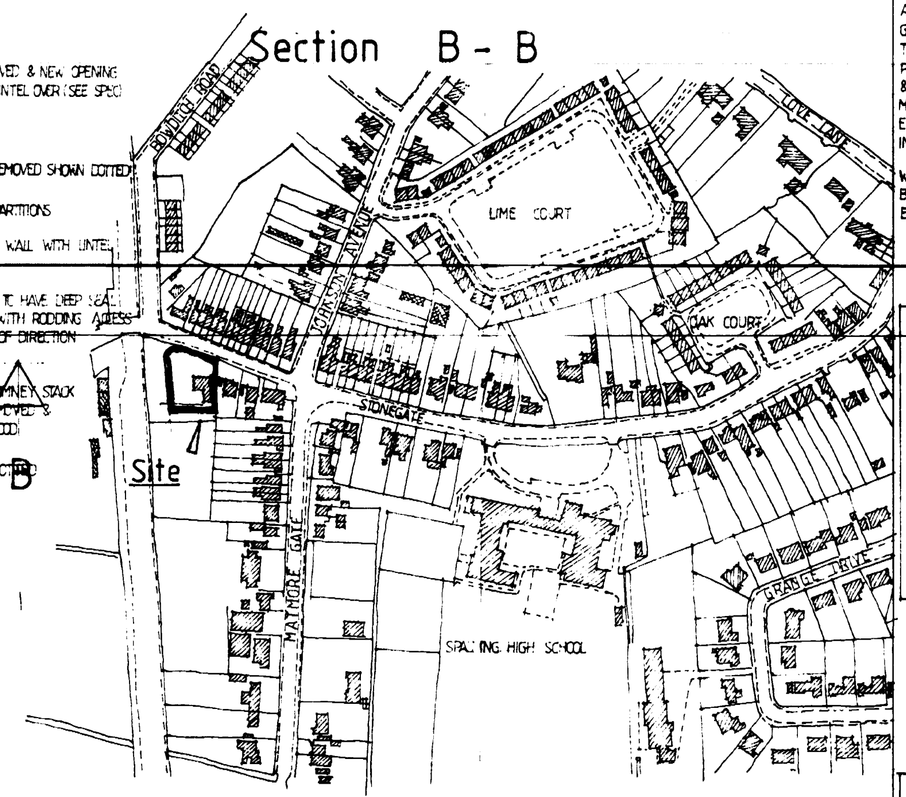
Section A - A



Ground Floor Plan A

First Floor Plan A





Site Location 1:2500

THIS DRAWING IS TO BE READ IN CONJUCTION WITH DRAWING N° 92 : 28 : 1
THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND

GENERAL SPECIFICATION

THE ROOF TO COMPRISE NATURAL SLATES 600×300 WITH 125 LAPS ON 50×25 TREATED BATTENS TO BS 4471 1987 ON 'UNDERSARKING' ROOFING FELT TO BS 747 TYPE 1F WITH 150 LAPS ON 150×38 SPARS AT 400 c/c 100×50 WALL PLATE BEDDED ON CEMENT SAND MORTAR (1:3) WITH ANCHOR STRAPS AT 1800 c/c (MAX) 225×32 HIP RAFTER 100×50 BEARER PLUGGED TO BRICKWORK TO PROVIDE FIXING FOR THE SPARS AT THE HIGHEST POINT OF INTERSECTION 25 DIA. MOULDED FASCIA BOARD TO MATCH EX ROOF 'REDLAND' OR SIMILAR APPROVED EAVES VENT UNITS GIVING EQUIVULANT TO A 10mm CONTINUOUS GAP PROVIDE & 2 N° WEATHERWELL DUCHESS SLATE WEATHERVENTS (1 N° PER ROOF FACE) FIXED AS HIGH AS POSSIBLE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION FREE VENT AREA 10000 mm² PER TILE INSULATE THROUGHOUT WITH 150 GLASSFIBRE INSULATION ENSURING 25 GAP IS MAINTAINED AT EAVES BETWEEN INSULATION AND FELT IF VENT UNITS ARE NOT DUCTED CEILINGS TO COMPRISE 13 FOIL BACKED PLASTERBOARD WITH SKIM FINISH GUTTERS & DOWNPIPES TO MATCH EXISTING

WALLS TO COMPRISE 100 FACING BRICK OUTER SKIN 65 CAVITY WITH 65 'ROCKSIL' INSULATION BWPS 100 CELCON OR EQUIVALENT SOLID INSULATION BLOCK INNER SKIN 2 COAT PLASTERWORK PLASTIC TWIST TIES TO BE INSERTED SPACED 900 HORIZONTALLY & 450 VERTICALLY CLOSE CAVITY AT EAVES LEVEL CLOSE CAVITIES AROUND EXTERNAL OPENINGS WITH 'THERMABATE' OR SIMILAR APPROVED CAVITY CLOSERS ENSURE VERTICAL & HORIZONTAL D P C's ARE PROVIDED TO ALL EXTERNAL OPENINGS & REVEALS PROVIDE & FIX 'CATNIC' COMBINED LINTELS OVER THE EXTERNAL OPENINGS THUS :- WINDOWS 1 to 3 inc' CN 8 B cont
4 & 5 CN 8 A
6 & 7 CN 7 E
DOORWAY 1 CN 7 E
PROVIDE CAVITY TRAYS OVER ALL EXTERNAL OPENINGS
PROVIDE RE CONSTRUCTED STONE SUB-CILLS TO WINDOW OPENINGS TO MATCH AS NEAR AS POSSIBLE THE EXISTING
BELOW GROUND WALLS TO BE IN EITHER COMMONS OR CLASS A CONCRETE BLOCKS BACK FILL CAVITY WITH LEAN MIX CONCRETE UP TO 75 BELOW GROUND LEVEL PROVIDE BIT FELT D.P.C. TO WALLS 150 ABOVE GROUND LEVEL (MIN)
PROVIDE CATNIC CN 50 LINTELS TO THE 2 N° NEWLY FORMED OPENINGS IN THE EXISTING WALLS
FIRST FLOOR PARTITIONS TO BE IN 100×50 STUDDING WITH 13 WALLBOARD EITHER SIDE INCORPORATE 25 GLASSFIBRE BLANKET TO FULL HEIGHT OF PARTITIONS AS SOUND INSULATION

SUSPENDED FLOOR TO COMPRISE 25 T & G BOARDING ON 170×38 JOISTS AT 400 c/c JOISTS TO BE DOUBLED UP BELOW PARTITIONS & BOLTED TOGETHER PROVIDE 1 ROW OF HERRINGBONE STRUTTING PROVIDE LATERAL RESTRAINTS WHERE JOISTS RUN PARALLEL WITH WALLS AT 2.00 c/c MAX WITH 30×5 M.S. STRAPS SPANNING 3 JOISTS AND PACK BETWEEN JOIST & WALL PROVIDE 25 GLASSFIBRE BLANKET IN FLOOR AS SOUND INSULATION TO PLASTERBOARD & SKIM CEILINGS

SOLID FLOORS TO COMPRISE 50 CEMENT SAND SCREED (1:3) ON 100 OVERSITE CONCRETE (1:2:4) ON 1200 POLYTHENE MEMBRANE BROUGHT UP & TUCKED INTO D.P.C. 50 (MIN) ON 25 H.D 'JABUTE' INSULATION ON COMPACTED SOFT SAND BLINDING ON MECHANICALLY COMPACTED HARDCORE BED 150 THICK

STRIP FOOTINGS SHOWN DOTTED TO BE IN C 15 P MIX 620 WIDE × 225 THICK TAKEN DOWN TO SUITABLE LOAD BEARING STRATA MIN 750 INCREASE TO 1000 IF SHRINKABLE SUB SOIL IS ENCOUNTERED

WINDOWS DOORS & FRAMES TO MATCH AS NEAR AS POSSIBLE THE EXIST'G BUT DOUBLE GLAZED ALL WINDOWS TO INCORPORATE CONTROLLABLE TRICKLE VENTILATORS GIVING 4000mm² FREE AIR SPACE OR SEPERATE VENTILATORS TO BE BUILT INTO THE WALLS INSULATE OVER WINDOW HEADS WITH SOLID INSULATION BOARD ALSO ENT' DOOR

PROVIDE MECHANICAL VENTILATION TO BATHROOMS GIVING 15 LITRES PER SEC EACH

ALL STRUCTURAL TIMBERS TO BE S.C.3 GRADE

ALL DRAIN FITTINGS TO COMPLY WITH BS 65, 4660 or 5481 ALL ABOVE GROUND DRAINS TO COMPLY WITH BS 5572 ALL BELOW GROUND DRAINS TO COMLY WITH BS 8301 A 50 GAP IS TO BE MAINTAINED AROUND PIPES PASSING THROUGH WALLS FILLED WITH COMPRESSIBLE MATERIAL & PROVIDE LINTEL OVER 100 ø DIA S.V.& W.P's TO DISCHARGE MIN 900 ABOVE WINDOW HEAD FITTED 'BALLOON FINIAL'
EXISTING DRAINS PASSING BENEATH BUILDING TO BE SET & SURROUNDED IN 150 CONCRETE

WHERE BUILDING ABUTS EXISTING 'FURFIX' OR SIMILAR APPROVED BONDING STRIPS TO BE USED OR NEW BRICKWORK TO BE BLOCK BONDED INTO THE EXISTING

PROPOSED ALTERATIONS TO N° 60 STONEGATE SPALDING LINCS FOR MR & MRS R.A.KNIPE

29 JAN 1993
C0068/93

WORKING DRAWING

DRAWING N°	92 : 28 : 3
DATE	DEC ' 1992
SCALE	1 : 50
AMENDMENTS	

BARNHAY DESIGN SERVICES
51 TYTTON LANE EAST BOSTON
LINCOLNSHIRE PE 21 7 HP
TELEPHONE [0205] 367185