SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0134/92 Received:04-FEB-92 Type:FULL

Name: Mr F King
91 Tollgate
Spalding
Lincs

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Erect open porch and pitched roof over garage

Location : 91 Tollgate 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
05-MAR-92 H16/0134/92

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: H16/0134/92 Received:04-FEB-92 Type:FULL

Name: Mr F King
91 Tollgate
Spalding
Lincs

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Erect open porch and pitched roof over garage

Location : 91 Tollgate Spalding

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

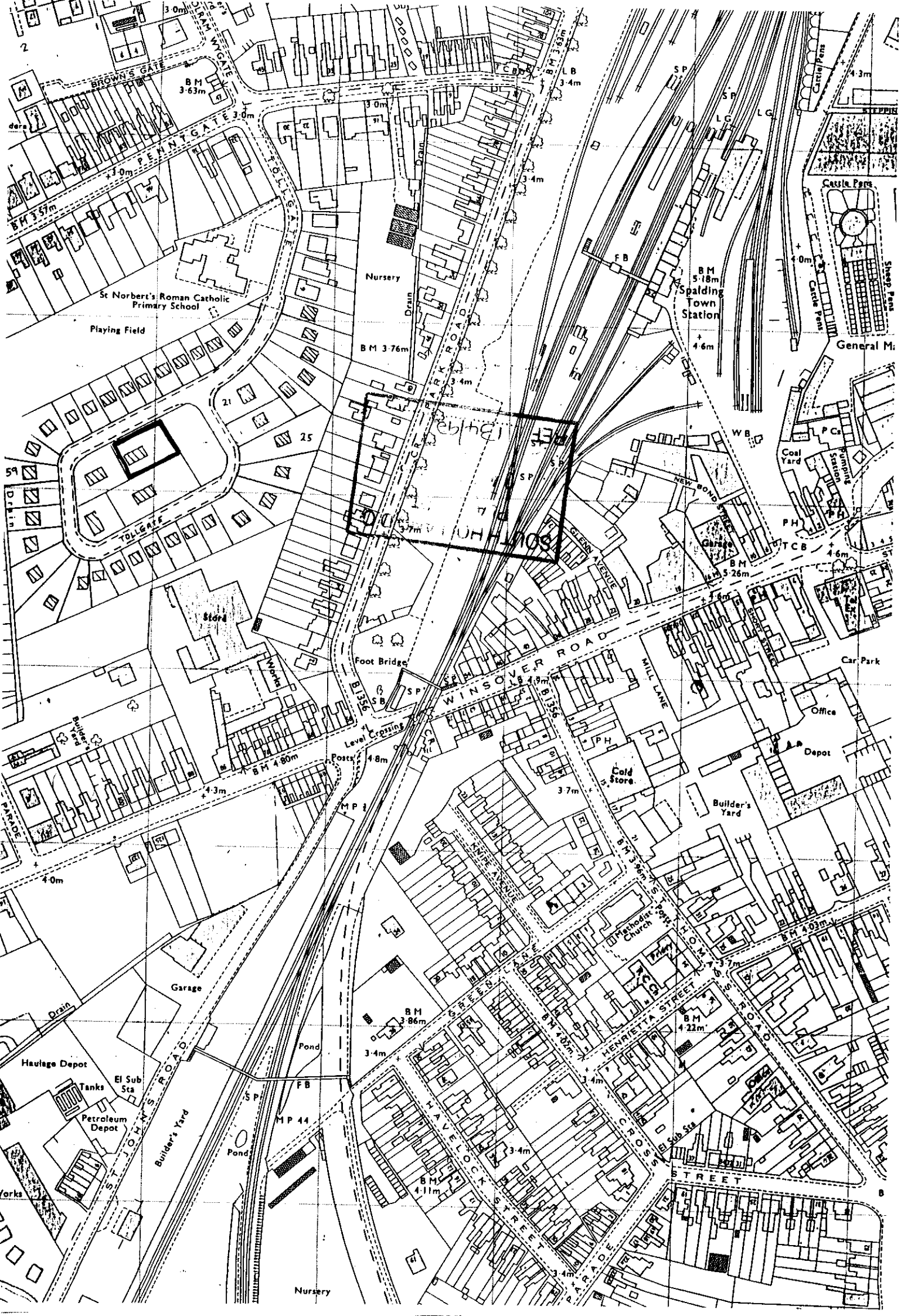
1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

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

Authorised to issue:

02-MAR-92 H16/0134/92 AD.....DC.....

3/3 4/3


BROWN'S GATE
PENNYGATE
TOLLGATE
St Norbert's Roman Catholic Primary School
Playing Field
Nursery
Drain
Spalding Town Station
Cattle Pens
Sheep Pens
Coal Yard
Pumping Station
Garage
Store
Works
Builder's Yard
Foot Bridge
WINSOVER ROAD
Level Crossing
Posts
Office
Depot
Cold Store
Car Park
MILL LANE
Methodist Church
HENRIETTA STREET
HAVELOCK STREET
ST JOHN'S ROAD
Haulage Depot
Tanks
El Sub Sta
Petroleum Depot
Pond
Garage
Nursery
PARADE
GLENN AVENUE
NEW BOND STREET
B1356
BM 3·63m
BM 3·57m
BM 3·76m
BM 5·18m
BM 5·26m
BM 4·80m
BM 3·86m
BM 4·02m
BM 4·03m
BM 4·22m
BM 4·11m
MP 1
MP 44
PH
WB
FB
SP
LG
TCB
PC
SB

PLANNING APPLICATION

For office use only

Application No. H16/0134/92

Date Registered 31 JAN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR F. KING,
31 HOLLOWAY,
SPALDING

Tel. No.

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

L. A. BUILDING DESIGN
55, HANNAM BOULEVARD
SPALDING. PE11 1LB
TEL: 0775 711437

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECT OPEN PORCH AND ATTACHED BRICK ONE GARAGE.

Please complete

Signed. P S Morgan

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £50.00 If you consider no fee is payable include a written explanation instead.

Date. 30 JAN 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) 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: 4.000 sq. metres

B. Please state size of any new structure:- (a) max. height: 11.00 metres (EAVES) 6.00 metres (RIDGE)

(b) max. length: metres

(c) max. width: metres

C. Please state type and colour of materials for facing external walls: WALLS TO MATCH EXIST.

D. Please state type and colour of roofing materials. GREY CONC TILES TO MATCH EXIST.

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. DWELLING

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? EXIST.

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 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 [ ] EXIST.

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):
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.

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 30/11/92

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 30/11/92

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

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours YES Other

Boundaries Small conifers spaced on front. Site Features Red brick house

Inspected by: GS
date: 14/2

Open to front
Screened to east 2m close bound
fence
+ conifers.

Residents notified on site visit: 71, 69, 85 - 21

Case Officer Conclusions (issues)

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; Yes — No

Yes

Reason:

Other circumstances needing Committee decision — Yes — Signed by Section Officer; Signed — No

Reason:

All of above:

Recommend refusals —

Refusal on adopted policy grounds or those applic.

No — Until [illegible] (more than Determination)

Yes

ANY ONE OF ABOVE — Other [illegible] Yes; Signed

Committee report: Sub-Committee; SP recommended; Ward Cllr. recommended

Delegation confirmed by Section Officer: DC 28/2

'RTHER INFORMATION/CONSULTATIONS

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines)	RM : Previous					
	Current					
	Required					

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

Precise details, for non-standard requirement:

one for Gill

PM 6-2-92

CONSULTATION/PUBLICITY REQUIRED

D29/2

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 Cà

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 date .....

Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 55...

Receipt Issued ..... No. P600

Date First Received 31 JAN 1992

REGISTRATION

REFERENCE H16|0134|92.....

Cross-Ref B16|0072|92

Date 3|2|92 JAB

VALIDATION Date 3/2/92

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

Site area ..... No. of dwellings ..... Floorspace ..66.....

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 ☐

S63 Advert required ☐ Expiry date .....

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

Correct fee £ 55 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date .....

Index Sheets ..... OS Nos ..... Grid Ref S 3[illegible]90 I 3[illegible]15

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

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

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

Linked to site.....Ref..... Linked to property.....Ref. 0336291

Planning Records:
Earlier apps

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

Inputs completed.....

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0134/92 Type: FULL

Applicant: Mr F King
Tel:

Agent: L A Building Design
0775 711437

Description: Erect open porch and pitched roof over garage

Location: 91 Tollgate
Spalding

Valid date: 04-FEB-92 Terminal date: 31-MAR-92
Target dates: Target Committee: 25-MAR-92
To case officer 09-FEB-92 Report deadline: 11-MAR-92
Inspected by 14-FEB-92
Extra contacts 19-FEB-92 Case Officer:
Report if not clear by 10-MAR-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 66 M2
Category: Extension/curt bldg
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr C F Fisher	0775 725983	06-FEB-92	20-FEB-92
Cllr Mrs A M Newton	0775 762210	06-FEB-92	20-FEB-92
Cllr R C West	0775 760231 (Of	06-FEB-92	20-FEB-92
Owner/Occupier		~~14-FEB-92~~	~~25-FEB-92~~
Owner/Occupier		"	"
Owner/Occupier		"	"
Owner/Occupier		"	"

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

BRIAN SMITH Dip TP MRTPI District Planning Officer

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

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Extra contacts	19-FEB-92	Case Officer:	
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Cllr R C West	0775 760231 (Of	06-FEB-92	20-FEB-92

L.C.C. – No objection Jo 13/2/92.

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
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Description: Erect open porch and pitched roof over garage

Location: 91 Tollgate
Spalding

Type: FULL

Date received: 31-JAN-92

04-FEB-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:

Four copies of a 1:2500 site location plan are required.

Please return the extra copy of this letter with your reply.

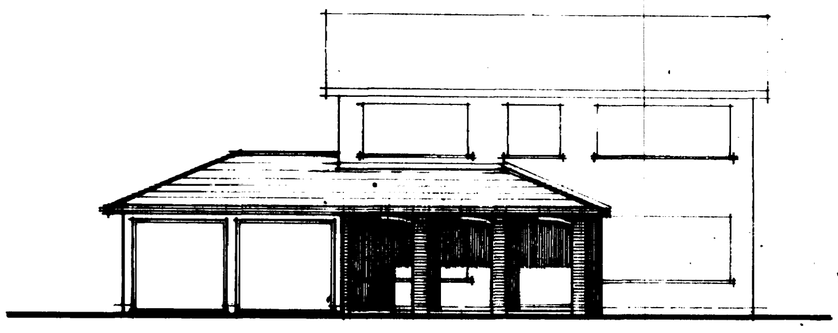
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

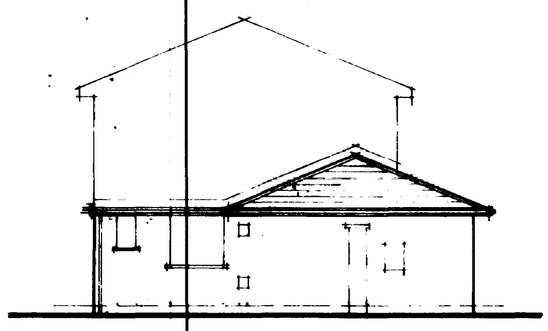
AR Maxwell

Principal Administrative Officer

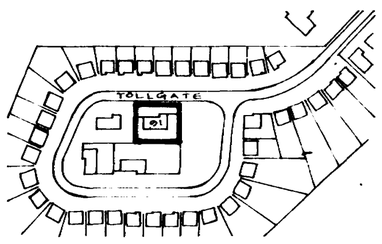
SOUTH HOLLAND D.C.
PLAN DEPT
04 FEB 1992
REF .....



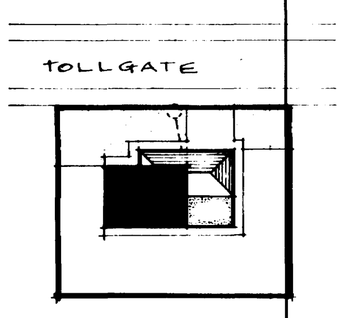
FRONT ELEVATION



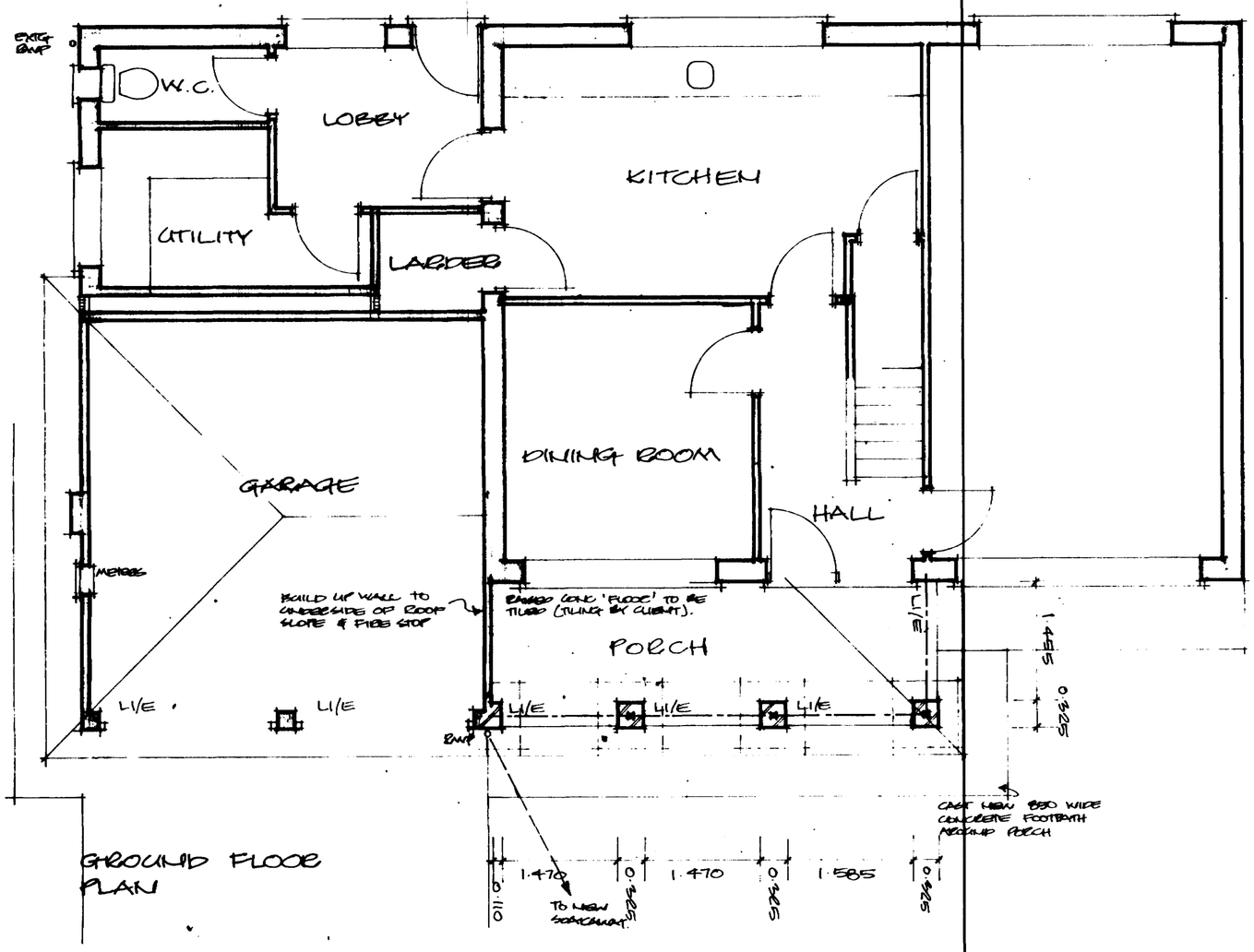
SIDE ELEVATION



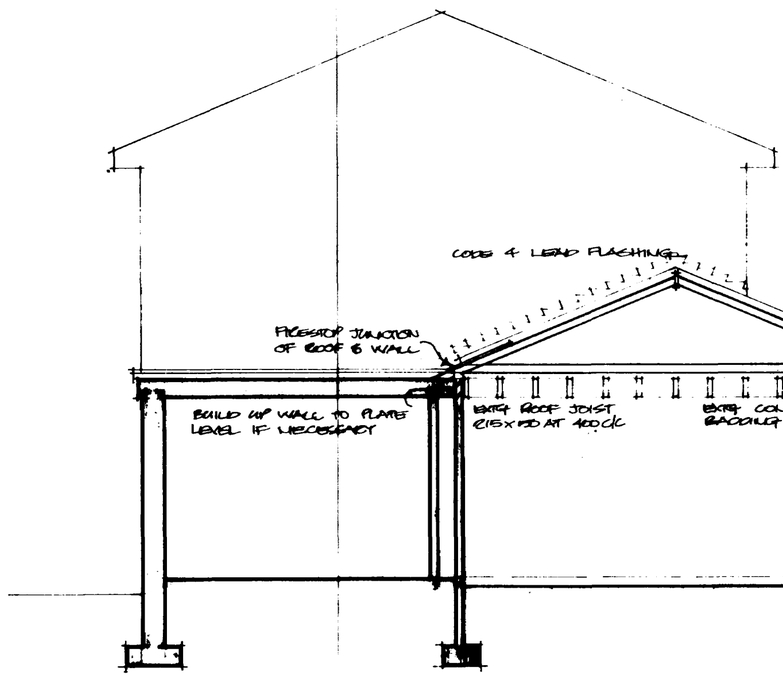
LOCATION PLAN 1:2500



BLOCK PLAN 1:500



GROUND FLOOR PLAN



SECTION

FOUNDATIONS
Generally to be in mass concrete 1:2:4. Pads 600mm x 600mm square x 250mm thick under 325mm columns. Excavations shall be down to a firm, consistant, loadbearing stratum to the approval of the Local Authority Building Control Officer. Should any adverse soil conditions be met the works shall be temporarily ceased until an acceptable design solution can be agreed with the Local Authority.

SUB STRUCTURE WALLS
To be in TYPE A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete 1:12.

BRICKWORK AND BRICKWORK COLUMNS ETC
Columns to be 325mm square comprising 100mm clay facing bricks to match existing. Void of column to have continuous 50mm square galvanised mild steel rectangular hollow section embedded in the foundation concrete and running full height of column to wallplate where it shall be completely secured.
Run continuous 6mm dia stranded wire steel cable, clamped to every 50mm RHS and secured to existing walls at both ends.
Wire to provide tension against arch thrust.
Fill around RHS with weak mix concrete.
Arched brickwork to be formed over arch templates and fully supported until brickwork/mortar has cured. All joints to be full of mortar and of equal size and spacing and shall not exceed 20mm.
All coursing to match existing and where pier is attached carefully cut, tooth and bond in.

DAMP PROOF COURSES
Provide embossed heavy duty polythene dpc material at 150mm minimum above ground level in all piers and columns.

LINTELS
To be I.G. L1/E generally, unless stated otherwise.
All lintels to have minimum 150mm end bearing and installed strictly in accordance with the makers instructions.

ROOF CONSTRUCTION
Roofs to be constructed in accordance with and to the sizes shown on the drawings. All timbers to be SC4 grade softwood properly seasoned and to an acceptable moisture content for carcassing timber where traditional roof.
All work is to be properly and accurately cut, notched, shaped and framed and shall be firmly and securely fixed, bolted where necessary, in accordance with B.S.5268, 1985.

STRAPPING
Provide and fix 30mm x 5mm patent galvanised mild steel straps at 1.0metre centres to anchor wallplate to blockwork walling.

FLAT ROOF
Remaining flat roof to be re-covered. Strip off existing felt, chippings and decking etc, withdraw nails and cart away debris.
Replace decking in 18mm WBP plywood.
Covering to be 3no layer built up roofing felt to B.S. 747. Finish to be minimum 13mm well rounded granite chippings bitumen bonded to surface. Roof to be complete with all drips, angles upstands and flashings to make completely weathertight. Carry felt up under new roof, under underlay and over tilt fillet on 9mm WBP plywood layboard.

CEILINGS
Provide and fix 15mm tongued and grooved and vee jointed softwood boarding to Porch ceiling. Provide 12.5mm plasterboard to garage ceiling

PORCH FLOOR CONSTRUCTION
Strip vegetable soil and any hard surfacing and lay floor as follows: 100mm minimum thickness floor slab 1:2:4 mix concrete. Hardcore bed min 150mm clean stone well graded 75mm down and sand blinded all well compacted. Slab to have a tamped finish and laid to a fall of 20mm from house wall to the front. Slab to be set down 50mm below dpc level and 50mm back from face of front line of columns to allow for quarry tiles by client.

ROOF COVERINGS
Provide and fix SANDTOFT Calderdale Slate Smooth grey to match existing, or similar concrete interlocking tiles, to be fixed in accordance with the manufacturer's instructions and BS 5534 Pt 1 1978.
Battens 38 x 25 at gauge centres on untearable sarking felt COROVIN 150, or similar, with minimum 150mm laps.

RAINWATER GOODS
PVC gutters 115mm h.r. and 68mm dia. down pipes to match existing including all bends outlets, clips, brackets, connectors etc. and connect to underground drain to soakaway.

SOAKAWAYS
To be minimum 5.0 metres from any building and be 1.0cu m rubble filled with inlet pipe discharging to centre of soakaway.

FLASHINGS, VALLEYS ETC.
All flashings, soakers etc to be in CODE 4 sheet lead properly cut, dressed and fixed.

DEMOLITIONS
Existing flat roof over canopy/porch area to be taken down and removed completely including existing brick column and grub up foundation.
Flat roof over garage; remove felt, chippings, flashing, decking, firrings and fascia (Fascia to remain to remaining flat roof). Withdraw all nails and cart away all debris.
Note: existing joists to remain in place.
Make good as necessary.