SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0150/92 Received:05-FEB-92 Type:FULL

Name: Mr & Mrs B E Shepherd
30 Hawthorn Bank
Spalding
Lincs
PE11 1JH

Agent: A Roffe
Building Design & Plans
1 Green Lane
Spalding
Lincs, PE11 2YB

Description: Extension to dwelling

Location : 30 Hawthorn Bank 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
19-MAR-92 H16/0150/92

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: H16/0150/92 Received:05-FEB-92 Type:FULL

Name: Mr & Mrs B E Shepherd
30 Hawthorn Bank
Spalding
Lincs
PE11 1JH

Agent: A Roffe
Building Design & Plans
1 Green Lane
Spalding
Lincs, PE11 2YB

Description: Extension to dwelling

Location : 30 Hawthorn Bank 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:

17-MAR-92 H16/0150/92

AD..18/3.....DC..DB...

PLANNING APPLICATION

For office use only

Application No. H16/0150/92

Date Registered 05 FEB 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. and Mrs. B.E. Shepherd
30, Hawthorn Bank,
SPALDING PE11 1JH

Tel. No.

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

A. ROFFE
Building Design and Plans
1 Green Lane
SPALDING, Lincs. PE11 2YB
Tel: (0775) 723680

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

30, Hawthorn Bank, SPALDING

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Extension

Please complete

Signed A. Roffe Date 5th February 1992

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.

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: 3.70 metres
(b) max. length: 4.65 metres
(c) max. width: 4.25 metres

C. Please state type and colour of materials for facing external walls: L.B.C. Dapple light

D. Please state type and colour of roofing materials. double roman to match

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? Existing drive/garage

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	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.		→ 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.

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 A. Roffe (~~Applicant~~/Agent) Date 5/2/92

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 A. Roffe ~~Applicant~~/Agent) Date 5/2/92

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 .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 99

Receipt Issued ..... No. P623

Date First Received 05-FEB-1992

REGISTRATION

REFERENCE H16/0150/92

Cross-Ref KL72

Date 6/2/92

VALIDATION Date.....

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

Site area ..... No. of dwellings ..... Floorspace 1976

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 £ 55 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 7.2.

Index Sheets 206 OS Nos ..... Grid Ref S 33130 13917

Ward 1 Parish [illegible] TR Rural ☐ C1 ☐
TR Bypass ☐ L3 ☐ Grade
Inside IBD YES Inside LP Area [illegible] Level crossing ☐ TPO ☐
Footpath ☐ Other:

Linked to site.....Ref..... Linked to property.....Ref..G.1.9.0090

Planning Records:
Earlier apps [illegible]

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

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: PJH
date: 25-2

Residents notified on site visit 32

Case Officer Conclusions (Issues)

Path to boat
terraces to West blank cable

Case Officer Recommendation (summary)
(Delegated overleaf) OR

Reference
Recommended approvals

Confirmed by
Case Officer

Yes / No

Yes / No

Any objections received? No
If yes, is any objection unresolved? No
Yes / No

Yes / No

Reason:

Yes / No

Reason:

Acc. or above

Yes / No

Any other issue (specify)
Signed

Committee
Report

Site Inspection
Confirmed by
Senior Officer

Recommendation/decision report produced ..... Inspected/confirmed .....

Conditions/Reasons Pan 13-3-92

Grant Permission

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

		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:

CONSULTATION/PUBLICITY REQUIRED PM 13-2-92 One for Gill. YES PM 13/2

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 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 .....

BRIAN 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: H16/0150/92 Type: FULL

Applicant: Mr & Mrs B E Shepherd Agent: A Roffe
Tel: 0775 723680

Description: Extension to dwelling

Location: 30 Hawthorn Bank
Spalding
Lincs

Valid date:	05-FEB-92	Terminal date:	01-APR-92
Target dates:		Target Committee:	25-MAR-92
To case officer	10-FEB-92	Report deadline:	11-MAR-92
Inspected by	15-FEB-92		
Extra contacts	20-FEB-92	Case Officer:	
Report if not clear by	11-MAR-92	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 19.76 M2
Category: Extension/curt bldg
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr C F Fisher	0775 725983	11-FEB-92	25-FEB-92
Cllr Mrs A M Newton	0775 762210	11-FEB-92	25-FEB-92
Cllr R C West	0775 760231	(Of 11-FEB-92	25-FEB-92

LCC - No obs JE CB 13/2/92
30 Hawthorn Bank, Spalding 26-FEB-92 11-MAR-92.

A. ROFFE

BUILDING DESIGN AND PLANS

1 Green Lane,
SPALDING,
Lincs. PE11 2YB Tel. (0775) 723680

SOUTH HOLLAND D.C.
PLAN DEPT.
05 FEB 1992
REF. H16.0150/92.

5th February 1992

Dear Sirs,

Extension at 30, Hawthorn Bank,
SPALDING.

I enclose the following documents for your attention :-

4 planning application forms and certificates;
4 copies of the plans showing the proposal;
cheque in the sum of £ 55-00.

The requirement is to provide additional accomodation in what is a two bedroom chalet bungalow, the original brief being to extend at the rear at first floor level. Because of structural problems with the existing roof this is impractible (the position of the existing purlins which would have to be cut through and supported). Therefore the better solution would be to extend as submitted.

The proposal, although in front of the present dwelling, would help obscure the gable end of the adjoining terrace and would be no closer to the highway than that of the recently erected houses opposite Messrs Guttrage's offices.

Yours faithfully

A. Roffe.

A. Roffe.

South Holland District Council.

New windows to be double glazed

All openings to have vertical and horizontal damp proof courses

Lintols to be s/s with cavity tray and 150 mm end bearings with soldier arch externally to match

Bedroom to have trickle ventilation of 4000 mm²

Red Marley double roman tiles to match original on 355 mm treadwool battens at max 338 mm gauge and reinforced roofing felt to B.S. 747 lapped 150 mm vertically and horizontally

50 × 100 mm rafters and ceiling joists at 400 mm centres with 38 × 175 mm ridge board, 38 × 75 mm hangers at 900 mm centres and 150 × 100 mm binder

100 mm half round gutter

10mm Flyproof ventilation to opposite corners

South.

East.

West

Site 1:500

Location 1:2500

Ordnance Survey Crown Copyright Reserved

Floor Plan

Foundation

Roof

Section A-A

SOUTH HOLLAND D.C.
PLAN DEPT.
05 FEB 1992
Ref. H16/0150/92

Mr. and Mrs. B.E. Shepherd,
30, Hawthorn Bank, SPALDING.

Extension.

Scale: 1:100 and 1:50

Drawing No: 10

L. A. Ref.:

Date: January 1992

A. ROFFE
BUILDING DESIGN & PLANS
1 Cross Lane,
SPALDING,
Lincs. PE11 2YB
Tel. (0775) 723669