PLANNING AMENDMENT

For Office Use only
Application No: H16-0177-11-A1
Date Registered: 24 MAR 2011
Case Officer: CC

SOUTH HOLLAND DISTRICT COUNCIL

(Please complete using block capitals and black ink)

APPLICANT NAME AND ADDRESS	**AGENT NAME AND ADDRESS**
mr F martino Telephone:	A·M High **FILE COPY** Telephone:
SITE ADDRESS DETAILS 24 Hall Place, Spalding	
CURRENT APPLICATION NO: This amendment cannot be considered unless the relevant reference is stated.	H16-0177-11
Building Regulation reference relating to same development (if applicable)	

I attach four copies of this form and necessary plans and request that the changes described below can be accepted as an amendment. As the amendment relates to a current application, I agree to an extension of the terminal date (if applicable).

Signed : Date:

FULL DESCRIPTION OF DEVELOPMENT OF CURRENT APPLICATION THAT THIS AMENDMENT RELATES TO	Alterations to ulterior + rear elevation	
State details of amendments proposed. (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered)	Amendments to staircase + D+A Statement	
State drawing numbers of the current submission		
Has this amendment been requested by the Council? (If so, state Officer dealing with the application)	YES/NO	
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers		
Has a similar amendment been submitted under Building Regulations? (If so, state Building Control Surveyor dealing with application)	YES/NO	

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Application no: H16-0177-11

Applicant: Mr F Martino
co Annahigh Consultancy Ltd
South Green Park
Mattishall
Norwich
Norfolk
NR20 3JY

FILE COPY

Agent: Ms Anna-Marie High
Annahigh Consultancy Ltd
South Green Park
Mattishall
Norwich
Norfolk
NR20 3JY

Description: Alterations to interior and rear elevation

Location: 24 Hall Place
Spalding

Amendment: Amendments to staircase and Design and Access Statement

Letter Sent: 4th April 2011

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above and confirm that the changes are able to be incorporated in the application which will now **only be considered in its amended form.**

Your rights of appeal remain as explained on the original acknowledgement.

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully

Head of Planning & Development

AMENDMENT RECORD SHEET – LIVE APPLICATION

Admin to Complete

Date Received ....KP.ZS3 Registered ☑ 25/3/8

Case Officer to Complete

Has this amendment been requested? **Yes/No**

If Yes, is it what was asked for? **Yes/No**

Is it an amendment in principle? **Yes/No**

Is it the same character/description for fee purposes? **Yes/No** (Refer to Admin if in doubt)

If No, but amendment requested, the following must be completed if the amendment is to be accepted

Certified That The Development Objectives Outweigh The Financial Objectives
Senior Officer's Signature: ..... Date: ...4/4/2011...

Re-Consults as a result of this amendment None ☐ All ☑

Partial Parish Council ☐ Ward Member ☐ Press ☐ Site Notice ☐

Residents/Other ☐ - *Name/Address*: .....

.....

..... + Eng. Heritage (altr. to staircase)

.....

Case Officer's Decision:

REJECTED – New Application Required ☐

Reason .....

Do you want this reason to be added to the Rejection Notice? **YES/NO**

ACCEPTED – Superseded Details Removed ☑

Note .....

Do you want this note to be added to the Acceptance Notice? **YES/NO**

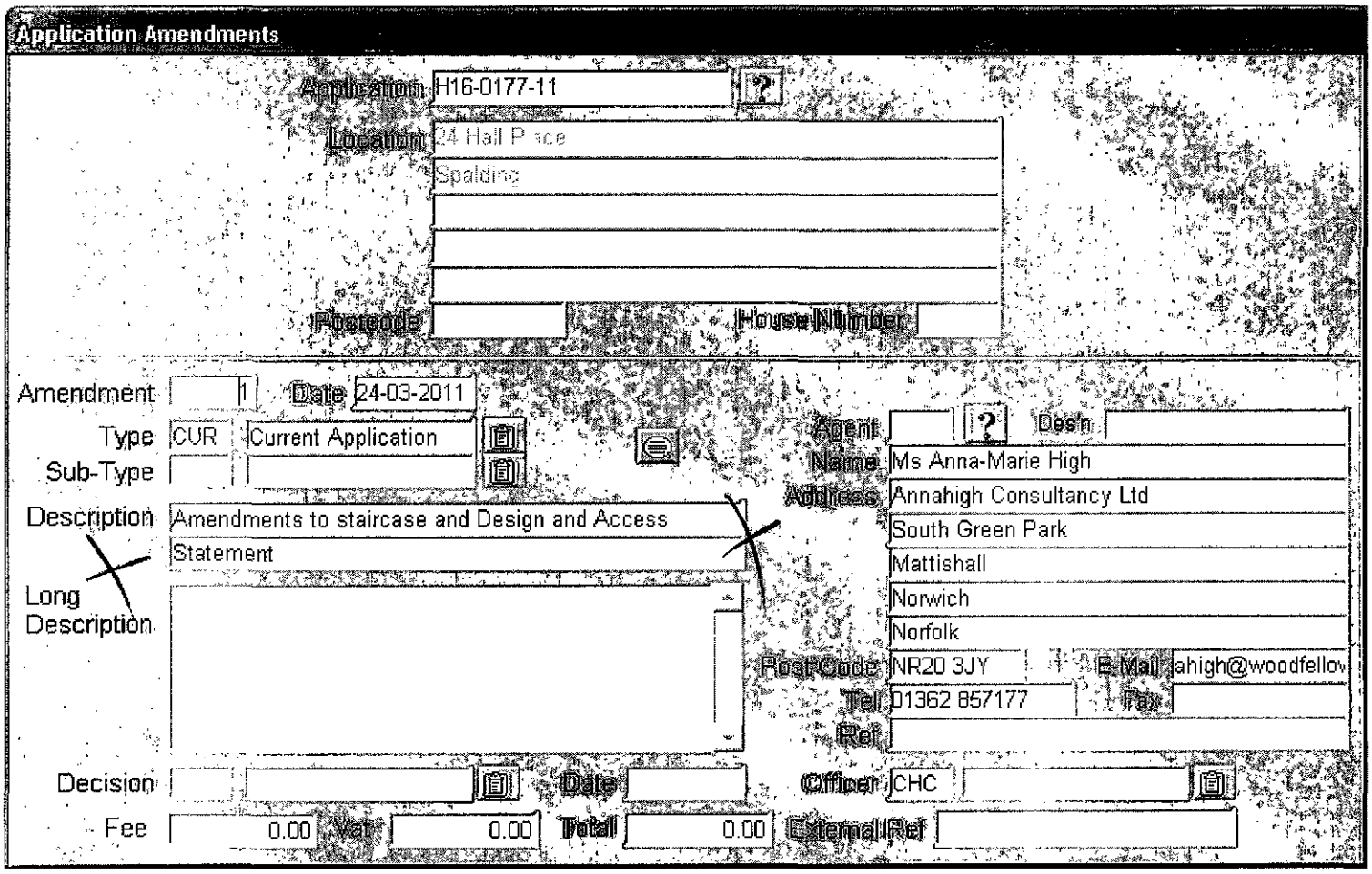
Revised Description (if applicable) .....

Case Officers Signature ..... **Date** ...4/4/2011...

Admin To Complete

Agreed Term Date Updated ☒ Re-Consultations Carried Out (*if necessary*) ☐

Public Register Updated ☑ Acceptance/~~Rejection~~ Letter Issued ☑ 4/4/11
(Plus Library if Re-Consulting Residents) SAMED


Application Amendments
Application H16-0177-11
Location 24 Hall Place
Spalding
Postcode
House Number
Amendment 1
Date 24-03-2011
Type CUR Current Application
Sub-Type
Description Amendments to staircase and Design and Access Statement
Long Description
Agent
Dept
Name Ms Anna-Marie High
Address Annahigh Consultancy Ltd
South Green Park
Mattishall
Norwich
Norfolk
Post Code NR20 3JY
E-Mail ahigh@woodfellow
Tel 01362 857177
Fax
Ref
Decision
Date
Officer CHC
Fee 0.00
Vat 0.00
Total 0.00
External Ref

Porter, Karen

From: Thorn, Steve on behalf of _planningadvice
Sent: 24 March 2011 13:06
To: Porter, Karen
Subject: FW: H16-0177-11 24 HALL PLACE CHAMBERS
Attachments: Designandaccess2.pdf; 1025007A.pdf

SHDC
Planning & Development
24 MAR 2011
Ref: 0177-11

Karen,

amendment to ongoing application.

Steve

From: Anna High [mailto:annahigh@woodfellowsllp.co.uk]
Sent: 24 March 2011 11:44
To: _planningadvice
Cc: Crew, Chris; Middleditch, Julie-Anne
Subject: H16-0177-11 24 HALL PLACE CHAMBERS

AMENDED PLAN
Ref. A1

Dear Sirs,

Further to submission of the above application for Listed Building Consent and my recent conversation with Chris Crew, we wish to amend the proposals as set out on the attached revised drawing numbers 10/250/07A and Design and Access Statement revised 24/03/11.

We also hope to forward some additional design information in respect of the new doors shortly.

If you require any further information please let me know.

Regards

Anna-Marie High MScCHE MRICS
Annahigh Consultancy Ltd
Historic Building Surveying and Conservation

T. **01362 857 177**
F. **01362 857 178**
M. **07932 163 064**

South Green Park, Mattishall, Norfolk, NR20 3JY
Registered in England and Wales No. 6170620

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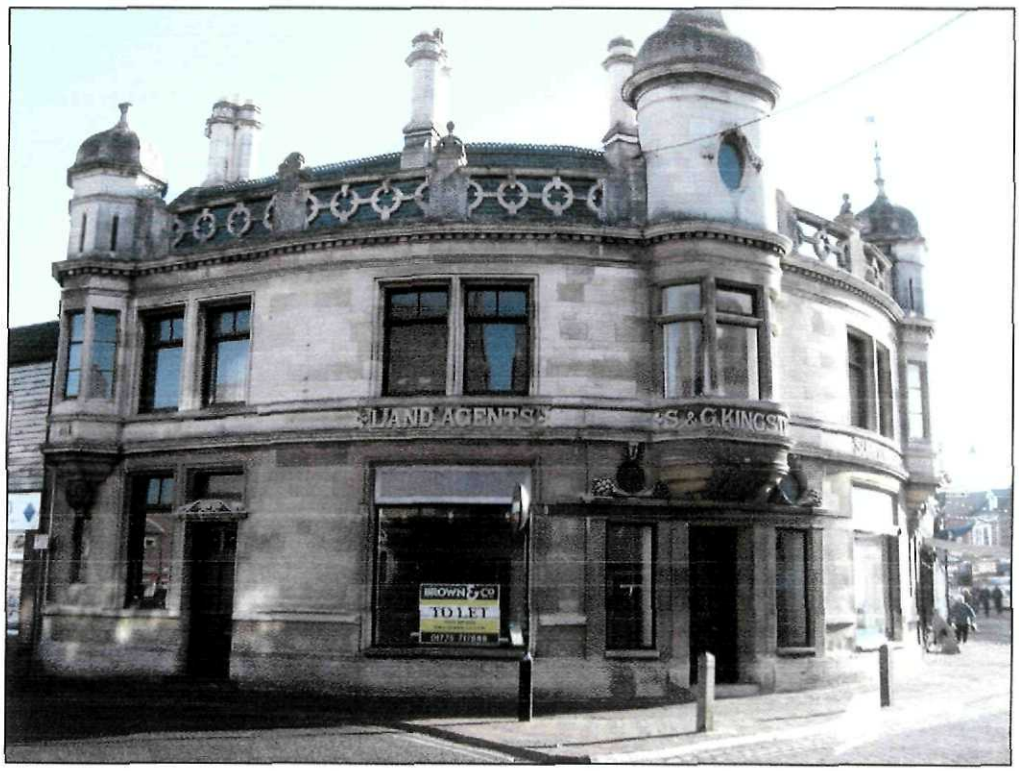
SHDC
Planning & Development
24 MAR 2011
Ref: 0177-11

DESIGN AND ACCESS STATEMENT

Alterations at

HALL PLACE CHAMBERS, SPALDING

MARCH 2011 – REVISED 24 MARCH 2011



AMENDED PLAN
Ref. A1

annahigh
Consultancy Ltd

South Green Park, Mattishall, Norfolk. NR20 3JY
T. 01362 857177

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1.0 GENERAL SITE WIDE INFORMATION

Hall Place Chambers is a Grade II Listed Building located in the centre of Spalding. The property is situated in a prominent position on the corner of Hall Place and New Road and is within a Conservation Area. Hall Place is a pedestrian street.

The building was constructed in the early twentieth century as prestige offices for the Kingston family business.

The building is of two storey construction in the Jacobean style, including decorated ashlar faced front elevation, slate roof with decorative ridge, ashlar turrets and roof parapets. The front elevation bears the legend 'Land Agents – S & G Kingston – Surveyors'. The property also bears the dates 1828 and 1907 which suggests construction circa. 1907.

Historically structural alterations have been undertaken inside the property resulting in partial loss of some original features. On the ground floor these include removal of walls to the main entrance lobby, alteration and enclosure of the central staircase and remodelling of the toilet area.

The evidence relied upon to demonstrate the historic alterations are:

- Drawing S/6025/7A dated 1972 (see Appendix A) and,
- Site investigation including minor opening up works.

2.0 PROPOSALS AND USE

A local hairdressing business wishes to expand and take occupancy of the premises. The alterations are required to make the ground floor layout more suitable for the proposed use.

The design proposals attempt to make the alterations in those areas which have been altered in the past and where the original historic fabric has been lost or is of limited value. Where possible the works have been designed to be reversible.

3.0 AMOUNT OF DEVELOPMENT

Proposals include the following works. These are also annotated on drawing number 10/250/07A:

1. Central staircase – Remove modern studwork partitioning. Alter the route of stair flight numbered 1 – 14 and replicate original stair balustrade details. This proposal has been modified to omit the need to remove a section of original masonry wall.



Stairs 5 – 12.

2. Form structural opening in dis-used chimney breasts to 2 front 'Retail Areas'. A similar treatment is shown in photo.



Chimney breast on left of photo, opened up to accommodate salon chair

3. Install new doorsets between Offices 1 and 2 and to first floor Landing 2 (door D14).



Existing door D14.

4. Ground floor entrance lobby – Install glazed screen to one opening and infill other opening with studwork partition incorporating door height slim line window.

5. Remove door D09 and window W08 to the rear elevation. Install new door in position W08, using existing structural opening and block up door D09. Install canopy to part of rear yard. See photo below in Section 7.

6. Remove modern flush internal doors to first floor and replace with Victorian style internal doors.

4.0 LAYOUT

The proposals include minor alterations to the internal layout to make the property more suitable for the ingoing tenant.

The external layout of the premises will not alter.

5.0 SCALE

The proposals will have no impact on the scale of the existing building.

6.0 LANDSCAPING

The proposals will have no impact on the landscaping around the site.

7.0 APPEARANCE

Externally the front elevation of the premises will be unchanged.

Internally the staircase alterations will match the original staircase, including balustrade and newel styles.

Removal of the ground floor partitions will make a better feature of the staircase.



Original staircase to first floor landing to be retained and replicated.

Window W08 and door D09 to the rear yard elevation are of little architectural merit. Proposals to alter the door and window and install a canopy to the yard are therefore not considered to have a significant impact on the appearance of the property.



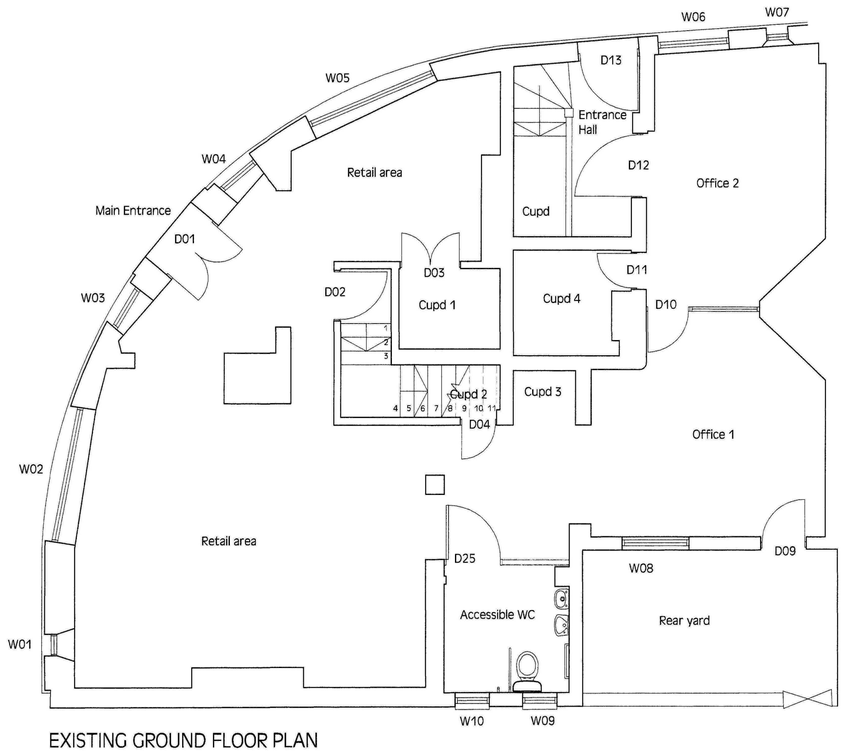
Ground floor elevation to rear courtyard.

8.0 ACCESS

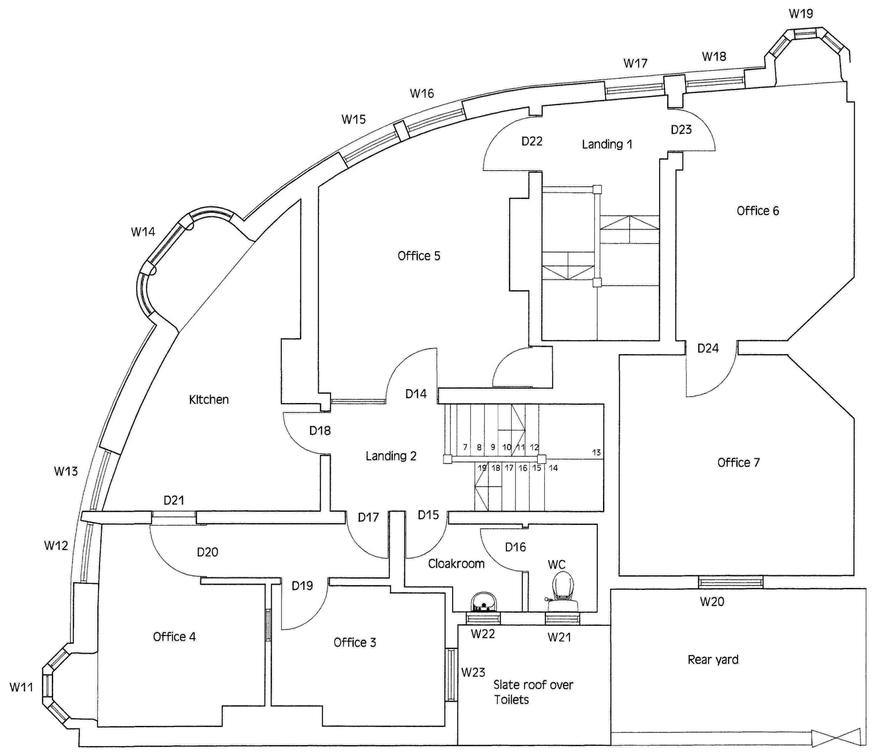
The access into the property will remain unaltered.

APPENDIX A – Drawing for alteration works dated May 1972.

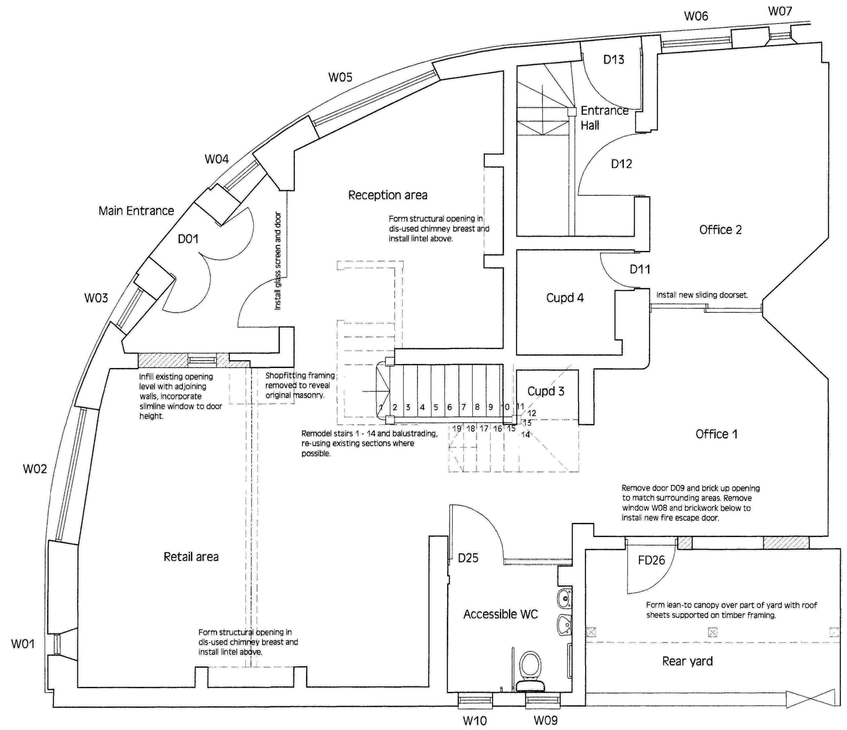
All materials and workmanship to comply with current Building Regulations, Agrement Certificates & BRE recommendations.
All Dimensions to be checked at site and discrepancies reported to Surveyor
DO NOT SCALE FROM THIS DRAWING



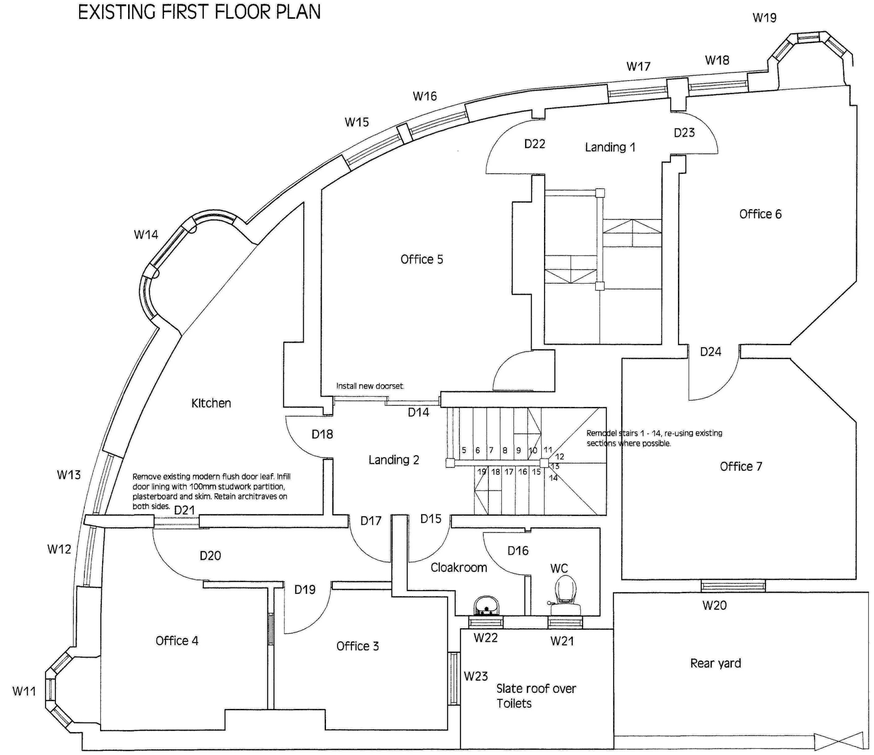
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

AMENDED PLAN
Ref. A1

SHDC
Planning & Development
24 MAR 2011
Ref: 0177-11

No.	Date	Revision

Client
MR. F. MARTINO

Location
HALL PLACE CHAMBERS
HALL PLACE
SPALDING

Date	Drawing Status
OCTOBER 2010	PLANNING

Project
ALTERATIONS TO EXISTING BUILDING

anna high
Consultancy Ltd
South Green Park, Mattishall, Norfolk, NR20 3JY
Tel. 01362 857177, Fax 01362 857178

Drawing Title
EXISTING AND PROPOSED FLOOR PLANS

Scale	Drawing No.
1:50 @ A1	10/250/07A