SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0229/93 Received:23-MAR-93 Type:FULL

Name: Mr & Mrs F France
15 Double Street
Spalding
Lincs

Agent: A Roffe
1 Green Lane
Spalding
Lincs
PE11 2YB

Description: Conversion of shop to residential

Location : 15 Double Street 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.

2 The door and window shall be constructed of timber with a paint finish.

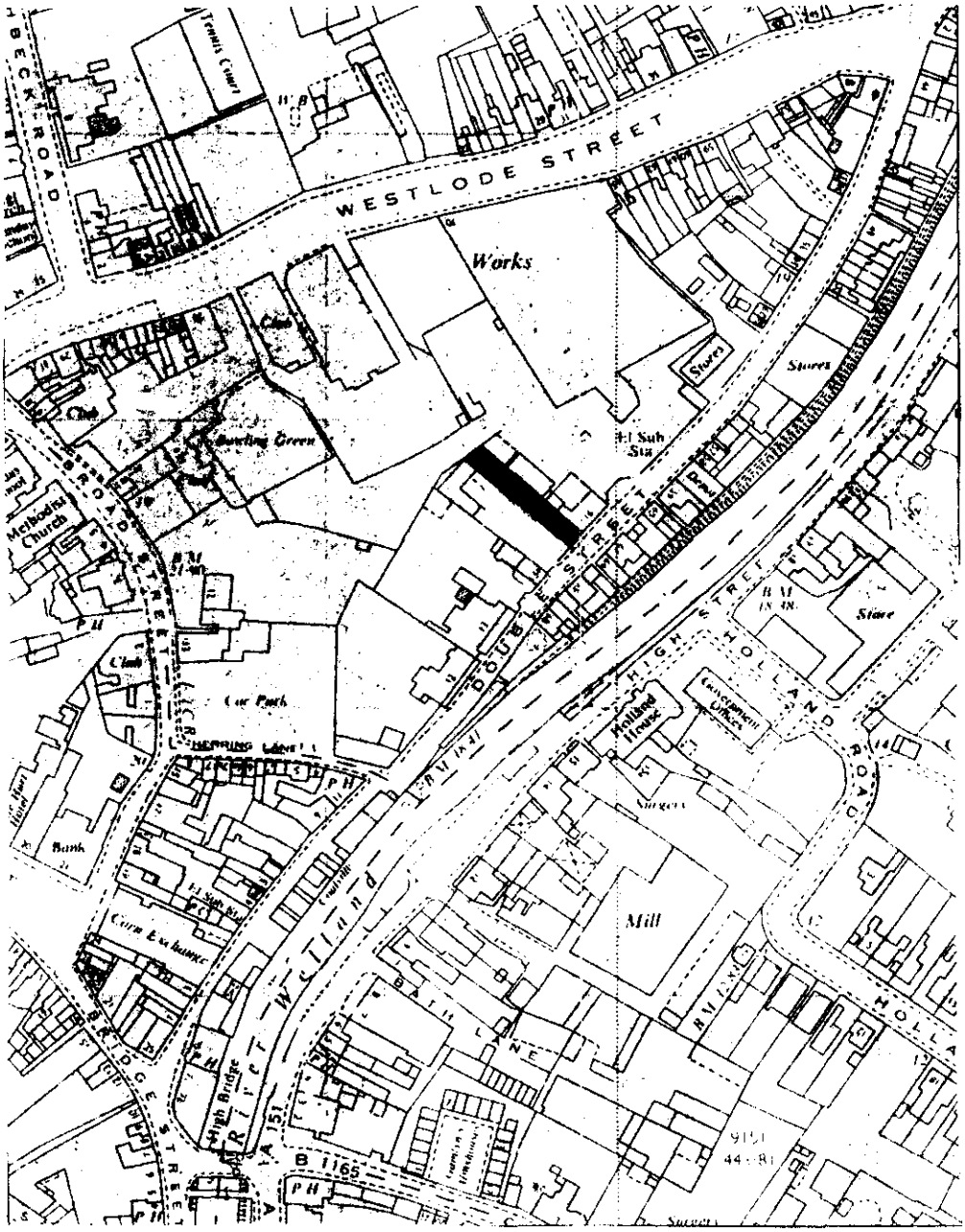
Reason: To maintain the character of the building.

Director of Planning and Building Control Services
26-APR-93 H16/0229/93

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)



LOCATION PLAN.
Scale 1:2500

O.S. map ref. TF 2498:2276
Crown Copyright Reserved.

Mr and Mrs F. France,
15, Double Street,
SPALDING, Lincs.

Alterations to frontage

11 JAN 1993
0229/93

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

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0229/93

Date Registered 11 MAR 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. and Mrs F. France,
15, Double Street,
SPALDING, Lincs

Tel. No. 723946

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

15, Double Street, SPALDING.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

~~Alterations to frontage.~~ conversion of shop to residential.

Please complete

Signed A. Roffe.

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £60-00. If you consider no fee is payable include a written explanation instead.

Date 10th March 1993

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:	
B. Please state size of any new structure:- (a) max. height:	No Change — sq. metres
(b) max. length:	metres
(c) max. width:	metres
	metres
C. Please state type and colour of materials for facing external walls:	smooth faced red brick to match
D. Please state type and colour of roofing materials.	no change
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/Shop

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 driveway

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

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 change

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.		➡ 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.

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 A. Kolfe (~~Applicant~~ / Agent) Date 10/3/93

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 A. Kolfe (~~Applicant~~ / Agent) Date 10/3/93

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

PSM 18-3
PSM 23-3

		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 PM

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60

Receipt Issued P23814

Date first Rec'd 11 MAR 1993

Registration

Reference H16|0229|93

Cross-Ref R

Date 12-MAR-93

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app Type

Correct fee ~~60.~~ 120

Additional 60.
Refund

Receipt P2493.
Issued

Information

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

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 30 1

OS No's

Grid ref 524960 322780

Ward P

Parish SPALDING

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area YES

Linked to site

Ref

Linked to property 0182967 Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features

Other Listed building opposite
- Sons onto Leverton's bench fronting
wall & railings.

Inspected by GS
Date 30·3

Notice posted by GS
Date 30·3

Resident Notices required

Sent | Delivered

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer PDH...

Senior Officer .....

Case Officer Recommendation

Approve / Refuse

Signed PDH 20-4

Conditions/Reasons (continue overleaf)

1) The door + window shall be constructed of timber ~~finished~~ with a paint finish.

Reason: To maintain the character of the building.

Notes to applicant

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

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
ing & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0229/93

Applicant: Mr & Mrs F France
15 Double Street
Spalding
Lincs

Agent: A Roffe
1 Green Lane
Spalding
Lincs
PE11 2YB

Description: Conversion of shop to residential

Location: 15 Double Street
Spalding

Amendment: Sample of brick submitted - Hampshire Red

22-MAR-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Director of Planning and Building Control Services

Mr F France
15 Double Street
Spalding
Lincs

PLANNING AMENDMENT

For office use only

Application No. H16/0229/93/A1

Date Registered 11 MAR 1994

Case Officer DR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr F France
15 Double Street
Spalding

Tel. No. 723946.

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

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

As Above

Please complete

APPLICATION No.

This amendment **cannot be considered** unless the relevant reference is stated

H16/0229/93

Building Regulation reference relating to same development (if any)

N/A

2. Please tick **one** box only

Amendment is proposed where permission already granted — if yes, submit two forms and two plans. **A** ✓

or

Amendment is to a proposal currently being considered — If yes, submit four forms and four plans. **B**

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed ..... Date 14 MARCH 94

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Removing ext shop window door + frame + Replacing

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.)

Type of Brick

wants mixed Hampshire Red 69mm x 300mm

State drawing no's of the current submission

N/A

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES / NO — YES — P. Udy

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

N/A

Has a similar amendment been submitted under Building Regulations? Yes / No

Mr & Mrs F France
15 Double Street
Spalding
Lincolnshire

P J Udy

PJU/SJS
H16/0229/93

10 March 1994

Dear Sir and Madam

Conversion of shop to residential - 15 Double Street, Spalding

I write further to your visit to the Planning Department on the 7 March 1994 when you submitted a brick which you were considering using to brick up the shop window when it is removed.

I appreciate that you would like to use a brick as near as possible the same size as the bricks used for the original building, but consider that as the canopy and pallasters are to be retained that the new brickwork will be framed and that if the bricks do not match in size that will not matter to much.

I would not like to see common bricks used on this front elevation and suggest instead a brick manufactured by Marshalls Clay Products which is called an Armitage Manchester Red. Alternatively, a suitable brick would be the Hepworth Ellistown. I leave the decision to you on which brick you would prefer to use and look forward to receiving the enclosed amendment forms duly completed.

Further to your telephone conversation with my planning assistant on 10 March 1994, I suggest the bricks round the existing shop front are salvaged so that they can be used elsewhere on the building to repair any damage.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

RIAN 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

H16/0229/93
FULL

Applicant: Mr & Mrs F France
Tel: 0775 723946

Agent: A Roffe
0775 723680

Description: Conversion of shop to residential

Location: 15 Double Street
Spalding

Valid date: 23-MAR-93
Target dates:
To case officer 30-MAR-93
Inspected by 06-APR-93
Extra contacts 13-APR-93
Report if not clear by 27-APR-93

Terminal date: 18-MAY-93
Target Committee: 12-MAY-93
Report deadline: 28-APR-93

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Alteration
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr G J Hawkins	26-MAR-93	09-APR-93
Site/Press Advert MIN	30-MAR-93	20-APR-93

C.C.C - No objections JPCB 1/4/93

IAN 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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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0229/93

Applicant: Mr & Mrs F France
15 Double Street
Spalding
Lincs

Agent: A Roffe
1 Green Lane
Spalding
Lincs
PE11 2YB

SOUTH HOLLAND DC
PLANNING
23 MAR 93
REF .....

Description: Conversion of shop to residential

Location: 15 Double Street
Spalding

Type: FULL

Date received: 11-MAR-93

17-MAR-93

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:

The description needs to be amended to "Conversion of shop to residential" and a further £60 is required.

Please return the extra copy of this letter with your further fee and confirm that you agree to the amended description.

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

A R Maxwell

Principal Administrative Officer

A. ROFFE

BUILDING DESIGN AND PLANS

1 Green Lane,
SPALDING
Lincs. PE11 2YB

Tel: (0775) 723680

23rd March 1993

Dear Sirs,

H16/0229/93
Mr and Mrs F. France,
15, Double Street, SPALDING.

As requested, enclosed is the additional fee of £ 60-00 and we would confirm the amended wording to read " Conversion of shop to Residential ".

Yours faithfully

A. Roffe.

SOUTH HOLLAND D.C.
PLAN
23 MAR 1993
REF .....

BRI[illegible]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 : P2384
Date received : 12-MAR-93

Received from

CASH

Address

Mr & Mrs F France
15 Double Street
Spalding
LINCS

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque :

Signed.....
(Authorised Collector)

BRI[illegible]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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2453
Date received : 23-MAR-93

Received from

Mr & Mrs F France

Address

15 Double Street
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cash

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

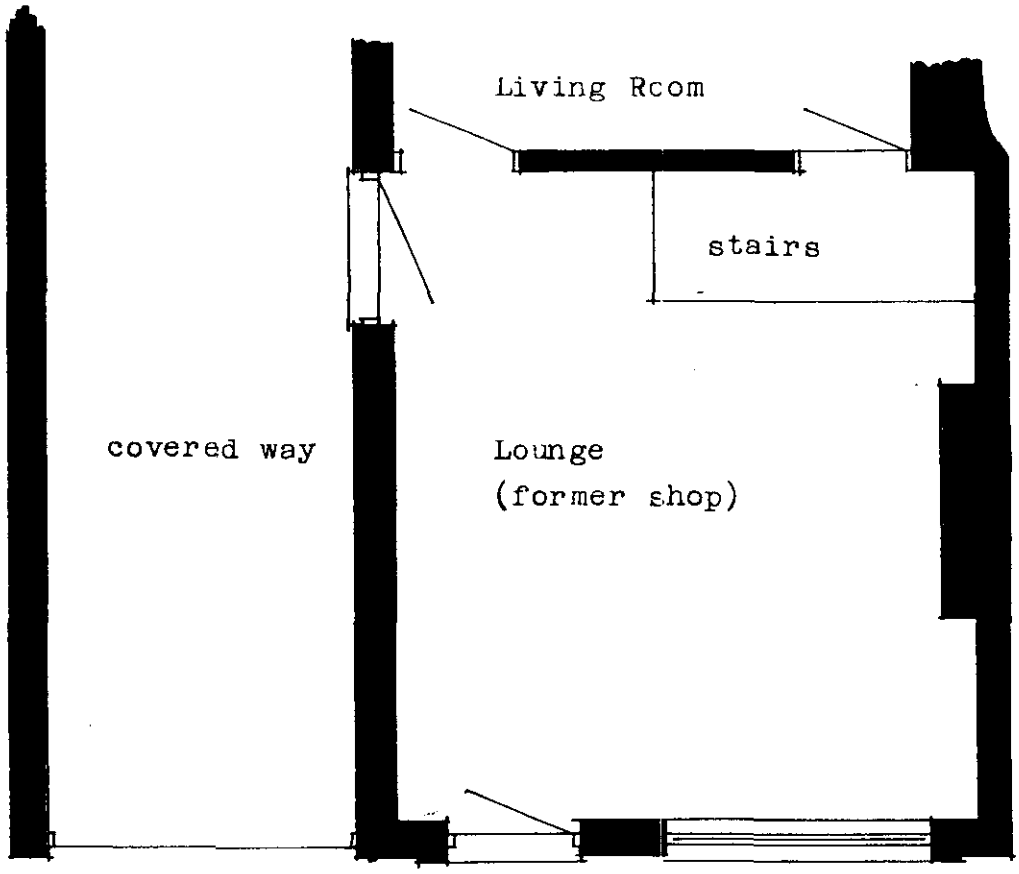


canopy and pilasters retained

shop window removed and replaced with sash unit

existing door and frame replaced

front elevation



foot path

0229/93

GROUND FLOOR LAYOUT - scale 1 : 50

Mr and Mrs F. France,
15. Double Street, SPALDING.

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