

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0248/94

Received: 11-MAR-94 Type: FULL

Name: Foremost Supplies
39 Albert Street
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Extension to form office and provision of toilet for disabled

Location : 39 Albert Street 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.

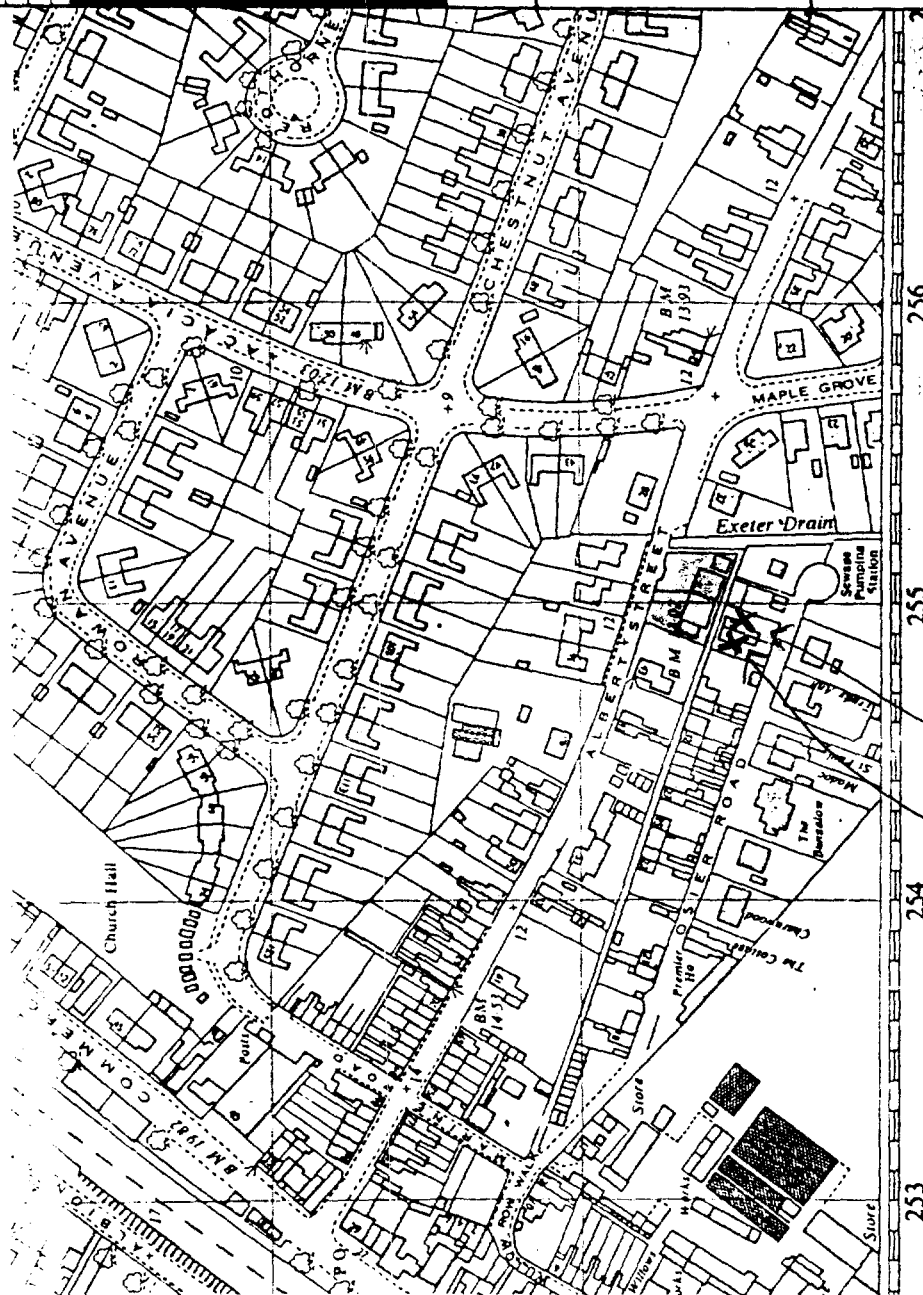
Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

Director of Planning and Building Control Services
21-APR-94 H16/0248/94

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.

Existing parking.
load/unload unchanged

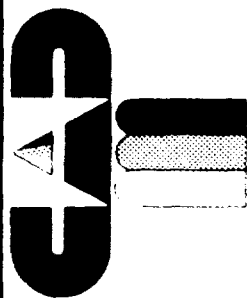
Block Plan 1:500



TF 2522

Location Plan 1:2500

insulted

[illegible]

COOPER ARCHITECTURAL DESIGN

**BRONAVON HOCKLES GATE
FLEET SPALDING Lincs PE12 8LF
TEL: 0406 23762**

TEL: 0406 23762

client

FOREMOST SUPPLIES.

project

PROPOSED EXTENSION TO PREMISES
TO FORM OFFICE & TOILET
39 ALBERT STREET
SPALDING
LINC S.

drawing

SOUTH HOLLAND B.C.

PLAN DEPT.

17 MAR 1994

REF 027894

PLANNING APPLICATION

For office use only

Application No. H16 | 0248 | 94

Date Registered 11 MAR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

FOREMOST SUPPLIES
39 ALBERT STREET,
SPALDING
Lincs

Tel. No.

NAME AND ADDRESS OF AGENT

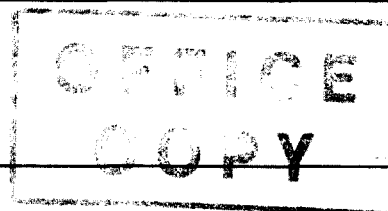
(if form completed by agent)

COOPER ARCHITECTURAL DESIGN.
HOCKLESCATE
FLEET
SPALDING Lincs
Tel. No. 0406 423762.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS. APPLICANT



Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

EXTENSION TO FORM OFFICE & PROVISION
OF TOILET FOR DISABLED

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of £70.00...

If you consider no fee is payable

include a written explanation instead.

Previous application No.

Signed...

Date

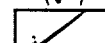
9/3/94

Please tick **one** box and answer the extra questions under that section.

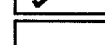
2. TYPE OF APPLICATION

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** applicationPlease 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 ☐

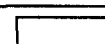
Now complete Parts 3 and 5 and an Ownership Certificate.

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.

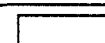
Now complete Part 4 only

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 Dwellings
 (ii) Other new building(s)
 (iii) Alterations or extension
 (iv) Change of use

☐
☒
☐
☐

If so, how many:

4. A. Please state site area (in all cases)

hectares

B. If building works are proposed, please state extra floor space to be created:

sq. metres

C. Please state size of any new structure:- (a) max. height:
 (b) max. length:
 (c) max. width:

30.13
 3.45
 6.65
 4.6

metres

metres

metres

D. Please state type and colour of materials for facing external walls:

PEBBLE DASH TO MATCH EXIST.

E. Please state type and colour of roofing materials.

FIBRE CEMENT TO MATCH EXIST.

F. 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.

RETAIL / SUPPLY

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN)Please tick **one** boxA. 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 PARKING UNCHANGED

TREES Please tick **one** boxA. 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

D. Foul sewerage will be disposed of to:

Mains sewer

☒

Cesspool

☐

Septic tank

☐

MAINS SYSTEM

NO

PLEASE COMPLETE IN ALL CASES

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public right of way

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.

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.

Is this application related to a previous submission?

State Yes or No

☐
☐
☐
☐
☒

If so, please give details in Part 6

If so, please complete Part 7

☐

If so, please give details in Part 6

☐

If so, please complete Part 7

Date:

Consultee(s)

Application No.

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete if appropriate

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace

☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace

☒

Proposed total gross floorspace **223.23** sq. m.

Previous total gross floor space **193.1** sq. m.

This new total includes the following net floorspace:

Retail **46.14** sq. m.

Office **91.13** sq. m.

Industrial sq. m.

Warehousing **95.96** sq. m.

Other sq. m.

If so, please state use:

	Office Staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?	4 1 NEW		3
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	/		
In the case of industrial development, give a description of the processes to be carried out and of the end products, and the type of plant or machinery to be installed.	/		
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development	/		
Is the proposal related to an existing use on or near the site? If so, please explain the relationship	State Yes or No YES OFFICE FOR EXISTING RETAIL OUTLET.		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.	State Yes or No NO		
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)	EXISTING UNCHANGED		
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)	12		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	NONE		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No NO If yes, you may need to apply for Hazardous Substances Consent		
What provision is being made for access to premises for the disabled?	AS EXISTING		

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

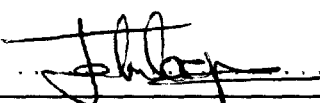
2. OWNERSHIP OF THE SITE

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  (Applicant / Agent) Date 8/3/94

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

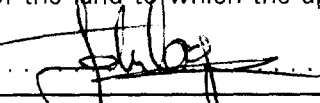
3. AGRICULTURAL HOLDINGS CERTIFICATE

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  (Applicant / Agent) Date 8/3/94

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

ADMIN RECORD SHEET

Initial

Submitted Fee £ 70.

Receipt No P4005

Date first Rec'd 11 MAR 1994

Registration

Reference H16/0248/94

Cross-Ref B16/0156/94

Date 14/3/94

Validation

Site area
No of dwellings
Floorspace 30.13

Earlier permission - Ref:
New/Redevelop/Use/Ext/Alt/Works

TYPE FULL

Description
to be recorded

Invalid

Site plans
Certificate

Fee
Fee (not free)

Inaccurate
Incomplete
Unclear

Fees

Correct fee £ 70.

Nil fee

Previous app - ref:
Type of app
Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 153 OS Plots

Grid ref 523500323070

Ward Q Parish SPALDING

Inside IBD YES Inside LP area YES

Constraints:

CA Cons Area

LB Listed - Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath

TPO Tree Pres

Hazards -

HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Linked to site

Ref

Dist Bound

Linked to property

Ref

Other:

0163371

Planning Records:
Earlier apps

1443/89
60/83
1255/80
907/86
1241/85

B Reg Records:
Already submitted - Ref:
Request needed
Requested

DC INSTRUCTION SHEET

APPLICANT

H16/0248/94

Directions

Art 7

☐

RM checklist

Previous
Current
Required

Sit	Des	Ext	Acc	Land

EA Reg4 -

☐
☐

Scale dwg:

Highway S/W:

Agric appraisal:

LB Advt

☐
☐

Details
needed:
(Non-std only)

Other.....

Direction authorised by Senior Officer.....

Date.....

Revalidation after Direction

Information satisfactory

Signed.....

Date.....

Valid date:

Amended description

Superseded plans
indicated

☐

Unsatisfactory -
Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☒

None
identified
initially

RECONSULTS
(revalidated)

All

☐

Departure

Setting of LB

Public Right of Way

Discretionary

Publicity: >>

.....

.....

.....

.....

Consultations:

County

.....

E Heritage

.....

Societies

..... G ROW

Extra Consultations:

Transport

TRA

D/Transp A15

D/Transp A18

B Rail

..... G* T15

.....

.....

Environment/

Drainage

WAT

Env Services

NRA

IDB

Env Assess

.....

.....

.....

☐ G ENV (See separate sheet)

Conservation

LB

LB Demolish

Archaeology

Eng Heritage

Consultant

Other

..... G* DEM

..... G ARC Specify:

.....

.....

.....

Order No:

Specify:

Hazards

HSC Group

Specific

..... G* HAZ

.....

Specify:

Specify:

Other PLA

.....

WP Note -
G Group available
G* Group essential
(longer expiry)

Press
PC
WM
Residents

Case Officer: DM Gidney
Senior Officer Confirmed
Date.....

15/3/94

Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : Existing building rendered. Asbestos roof?
Neighbours :
Boundaries : Garage to west. House to south. 1.8m fencing on boundary.
Site Features : Access unaffected.

Inspected by
Date

DMG
18/3

Site Notice posted by
Date
Expiry

DMG
18/3.

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

owner/occupier, Willow Walk.
(see sheet)
FS 25/3.

Telephone/Visitor Record

Date

Conversation with

Conclusion

24/3

Mrs Martin (Local resident)

Came in to look at plans.
Did not raise objection from her
own point of view.

Case Officer Conclusions

Existing commercial premises.
Extension acceptable on policy ground + also design / appearance / materials to match).
Garage to west, fencing to rear. Neighbours not materially affected in
my opinion.

COMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv)
Non Development (or equiv)
Non Response after Direction

Senior Officer confirmed

Withdrawn

COMMITTEE

Confirmed as agenda

SUB-COMMITTEE

Confirmed as agenda

DPBCS AUTHORISED

Decision Issue confirmed

DELEGATED DECISION

Case Officer

Approve
(or equiv)

Refuse
(or adverse)

Signed *J.M.C.* Date *18/4*

Notes:

☒ Disabled
☒ Prev conditions
☒ Amended plans -
Dwg no:
Received:

CONDITIONS/REASONS:

None

Condition monitoring:

non-std expiry
prior submission
prior siteworks

.....

Determined plans indicated

Departure approval confirmed

Flag for on-site review

☒
☐
☐

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



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4005
Date received : 11-MAR-94

Received from

Foremost Supplies

Address

39 Albert Street
Spalding

Fee paid	£	70.00
VAT	£	0.00

Total received £ 70.00

Cash/Cheque : Cheque

Signed.....*K. LOWE*...
(Authorised Collector)



Town and Country Planning Act etc

DRAFT PERMISSION

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39 Albert Street
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Lincs

Agent: Cooper Architectural Design
Hocklesgate
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Location : 39 Albert Street Spalding
Lincs

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

- 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.

19-APR-94

AD check... *AD 17/4*

Authorised to issue (inc Delegation).... *lf 20/4*

f SN 12 Disabled

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
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H16/0248/94

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Tel:

Agent: Cooper Architectural Design
0406 423762

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Spalding
Lincs

Valid date:	11-MAR-94	Terminal date:	06-MAY-94
Target dates:		Target Committee:	19-APR-94
To case officer	18-MAR-94	Report deadline:	05-APR-94
Inspected by	25-MAR-94	Agreed TD Ext:	
Extra contacts	01-APR-94	Case Officer:	
Report if not clear by	15-APR-94		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 30 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
The Owner/Occupier (By Hand).	²⁵ ~~24~~ -MAR-94	¹⁵ ~~14~~ -APR-94 ✓
~~Owner/Occupier, 36 Oster Rd~~	~~18-MAR-94~~	~~08-APR-94~~
~~Owner/Occupier, 37 Oster Rd.~~	~~18-MAR-94~~	~~08-APR-94~~
Site/Press Advert MIN	¹⁸ ~~17~~ -MAR-94	⁰⁸ ~~07~~ -APR-94
Cllr E N Davies	16-MAR-94	23-MAR-94
Cllr J Goodley	16-MAR-94	23-MAR-94
Cllr Mrs D F Davies 0406 380546	16-MAR-94	23-MAR-94

l.c.c. - no objection to it

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Category: Extension
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Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier, 36 Osier Road	18-MAR-94	08-APR-94
Owner/Occupier, 37 Osier Road	18-MAR-94	08-APR-94
Site/Press Advert MIN	18-MAR-94	08-APR-94 ✓
Cllr E N Davies	16-MAR-94	23-MAR-94
Cllr J Goodley	16-MAR-94	23-MAR-94
Cllr Mrs D F Davies 0406 380546	16-MAR-94	23-MAR-94

L.C.C. - No objections for CB

BRIAN SMITH Dip TP MRTPI
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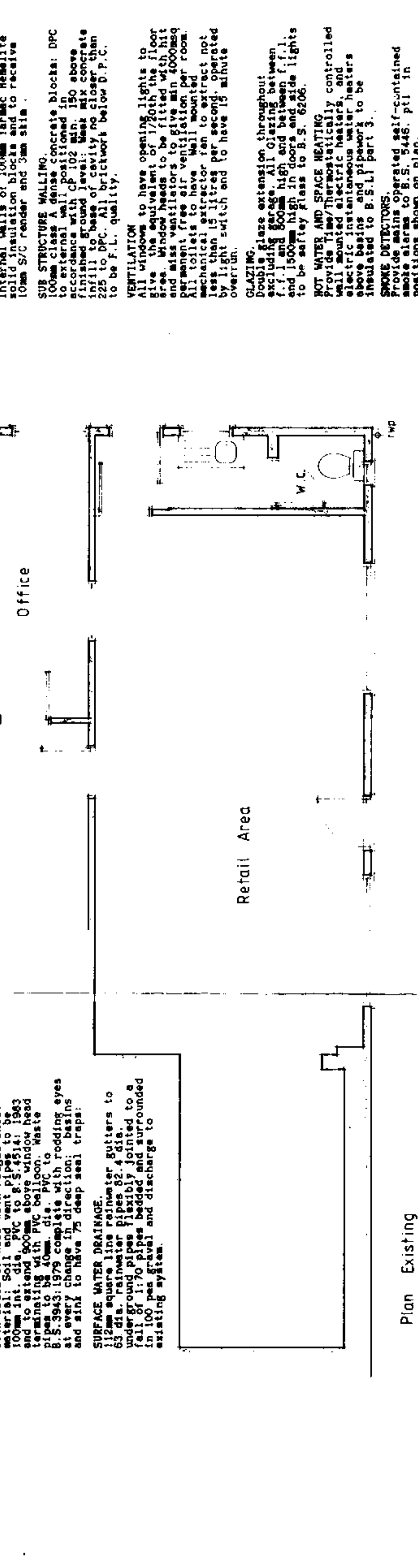
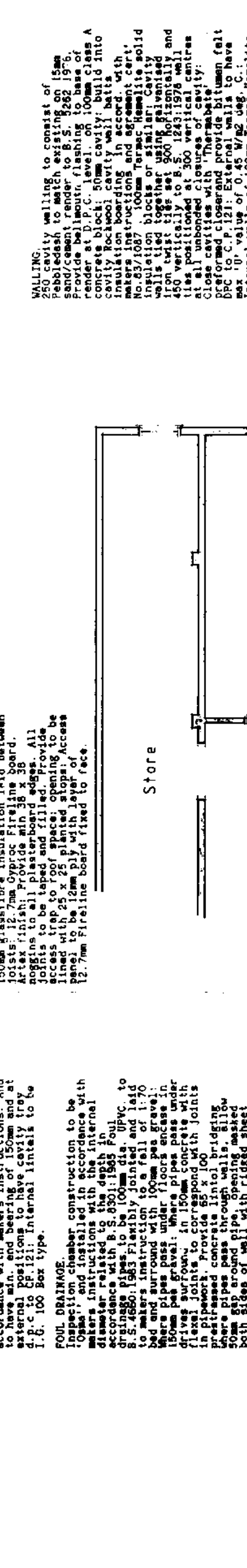
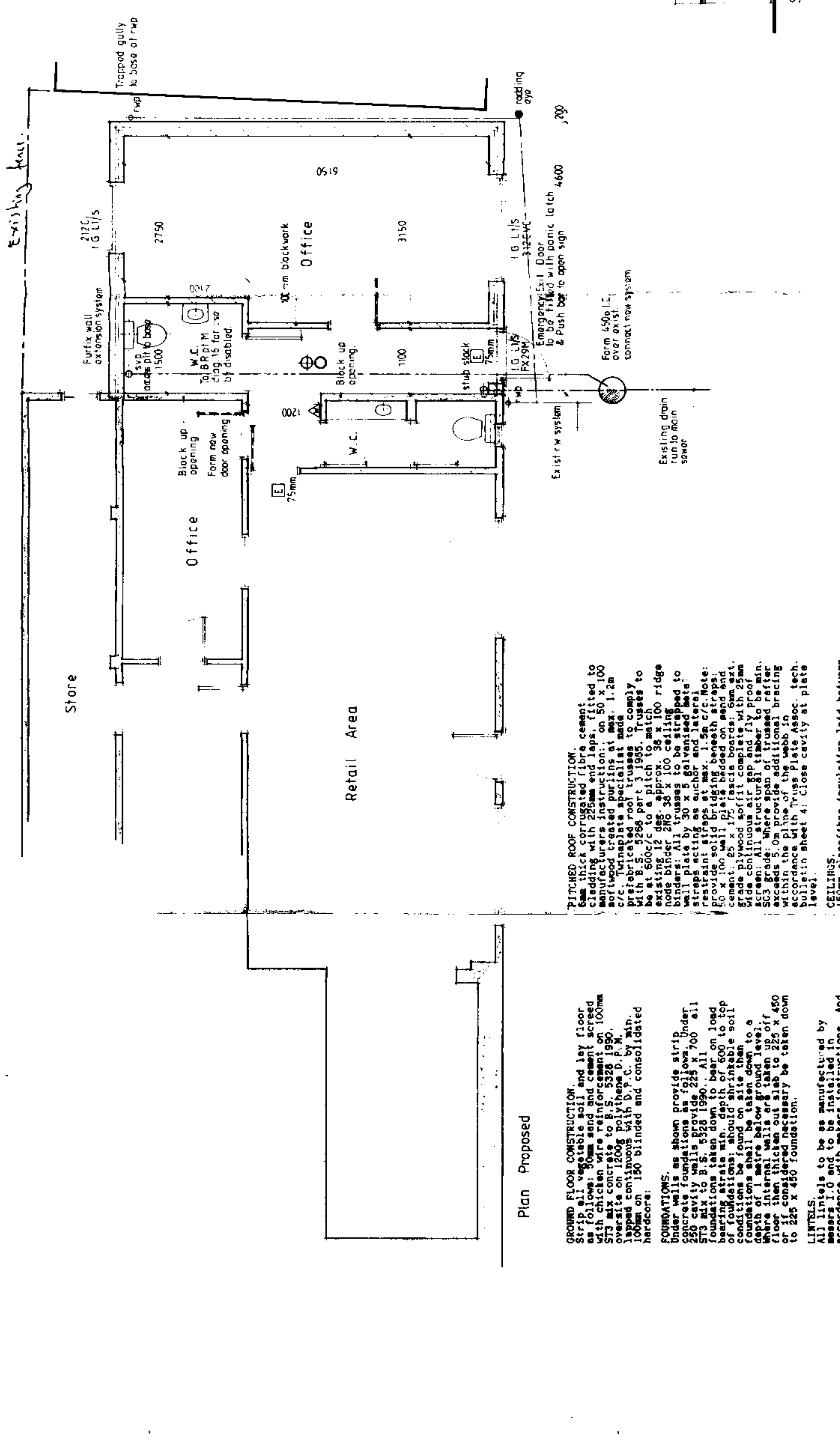
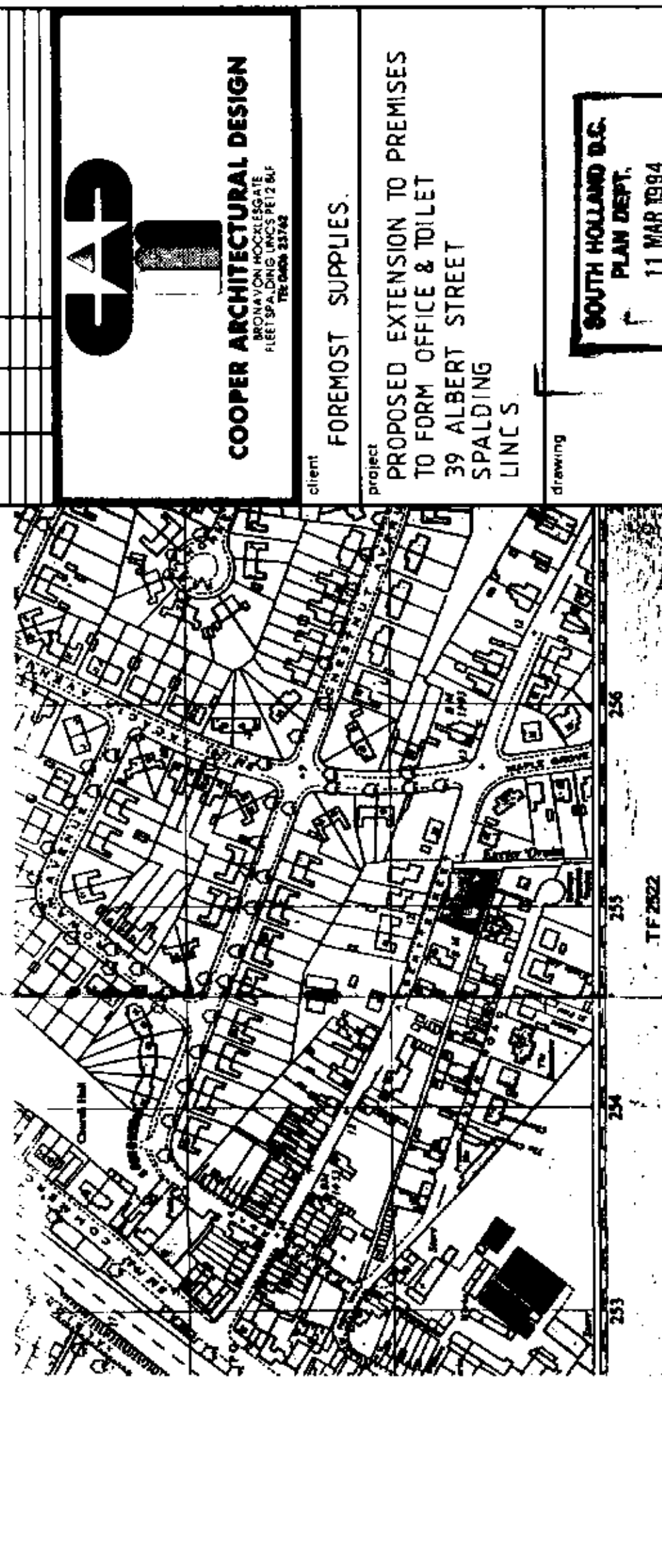
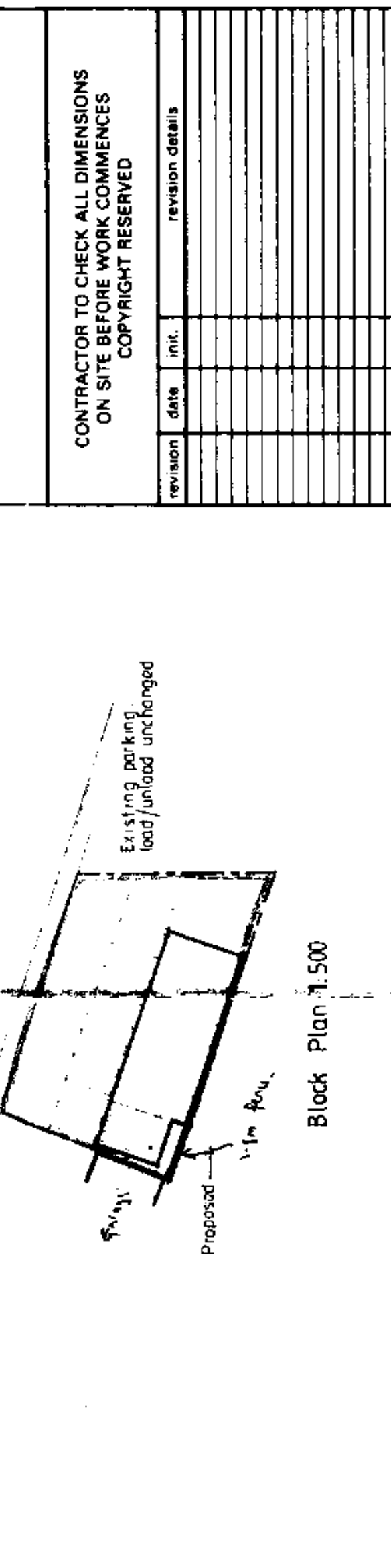
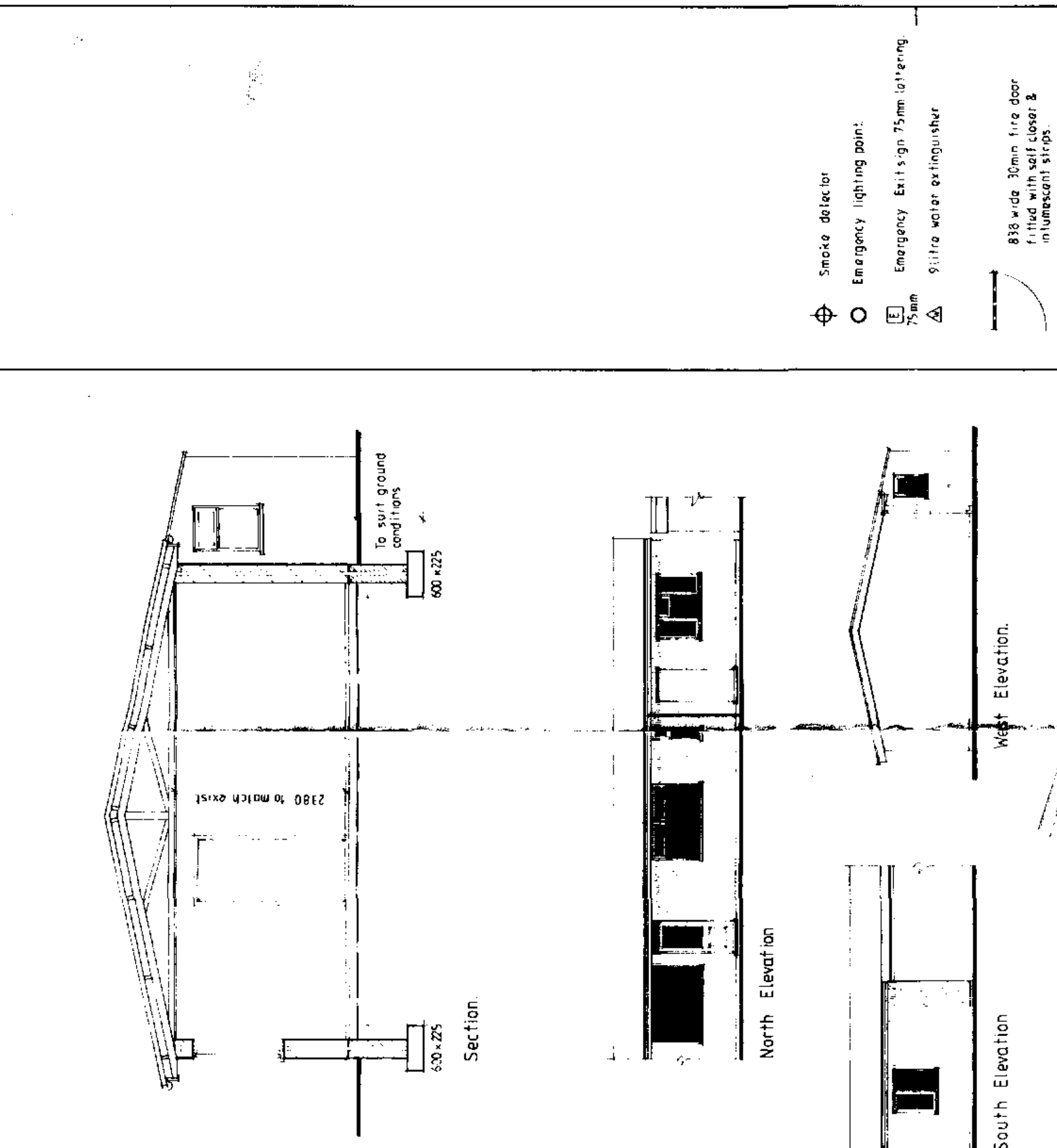
Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	18 17-MAR-94	18 07-APR-94
Cllr E N Davies	16-MAR-94	23-MAR-94
Cllr J Goodley	16-MAR-94	23-MAR-94
Cllr Mrs D F Davies 0406 380546	16-MAR-94	23-MAR-94

h.c.c. - No objections JCB 17/3/94

Notes & Schedules

[illegible]

Provide Min. 28" x 36" All
sided and filled. Provide
roof space; opening to be
filled with solid board.
Access
to be fixed to face.

Store

Of

Retail Area

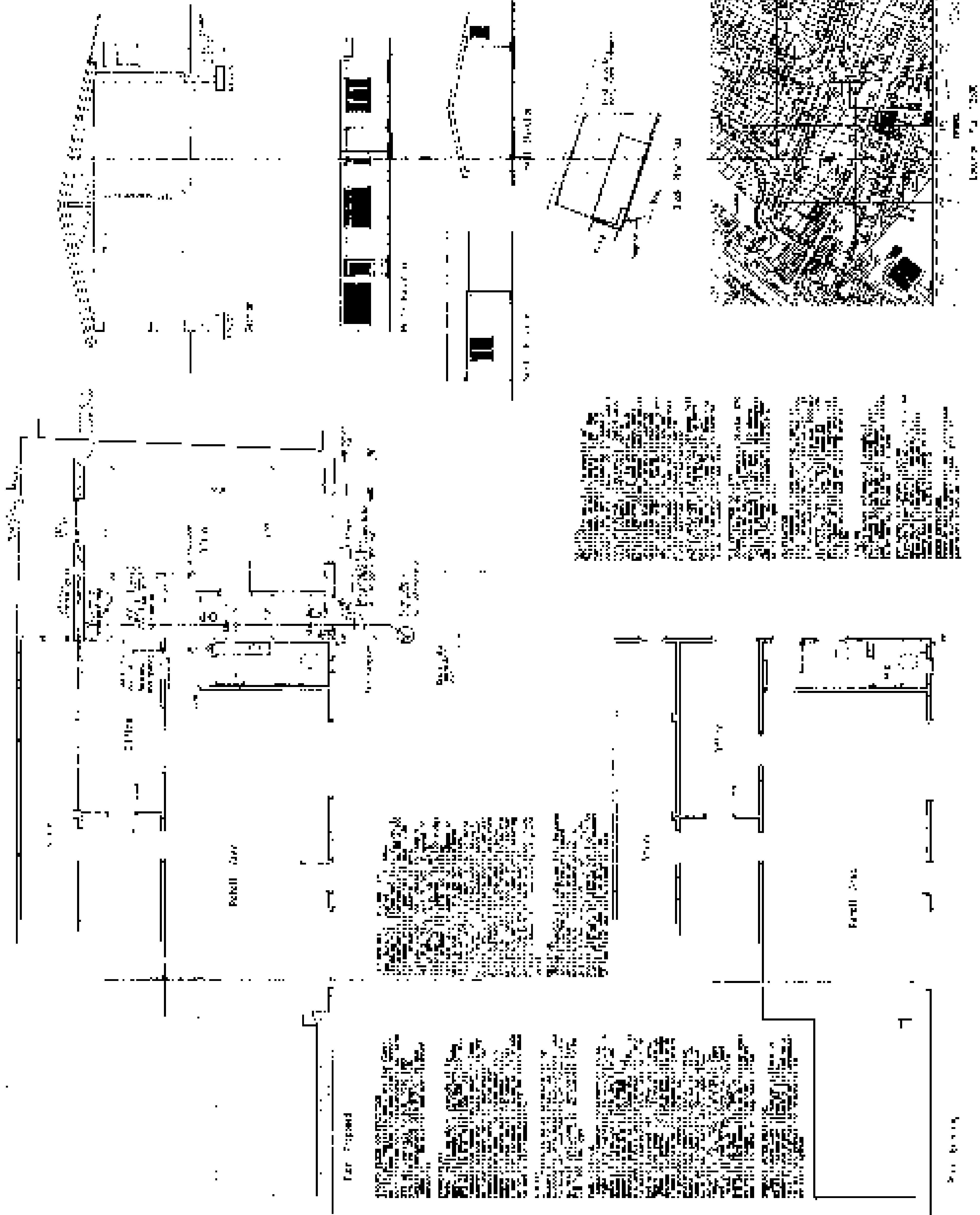
[illegible][illegible]

DETERMINED

date **MARCH '94**

drawn 

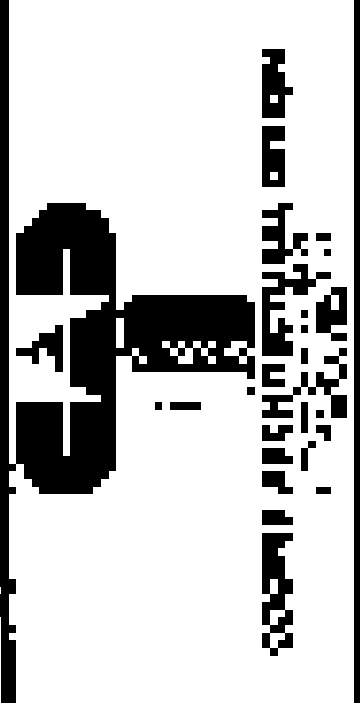
01-10-2006 10:00



DETERMINED
PLAN

- 1. Room 100
- 2. Room 101
- 3. Room 102
- 4. Room 103
- 5. Room 104
- 6. Room 105
- 7. Room 106
- 8. Room 107
- 9. Room 108

Room Schedule	
Room	Area
Room 100	100.00
Room 101	101.00
Room 102	102.00
Room 103	103.00
Room 104	104.00
Room 105	105.00
Room 106	106.00
Room 107	107.00
Room 108	108.00



Project Summary	
Project Name	BLM Project
Project Number	100-100
Project Location	BLM Project
Project Date	100-100
Project Status	100-100