SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0273/92 Received:04-MAR-92 Type:FULL

Name: Mr Smith
The Gables
50B Cowbit Road
Spalding
Lincs

Agent: Dennis Bailey
60 Double Street
Spalding
Lincs
PE11 2AB

Description: Conversion of garage into dining room, new fenestration and additional utility room
Location : The Gables 50B Cowbit Road
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
16-APR-92 H16/0273/92

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)

PLANNING APPLICATION

For office use only

Application No. H16/0273/92

Date Registered 04 MAR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. Smith
"The Gables"
Cowbit Rd., SPALDING

Tel. No.

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

Dennis Bailey B.A., F.I.A.S.
60, Double Street,
Spalding, Lincs. PE11 2AB.
Telephone: Spalding 760854

Tel. No. office " 724351
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

The 'Gables' 508 COWBIT ROAD SPALDING

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT Conversion of garage into dining room, new fenestration and additional utility room

Please complete

I attach 4 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.

Signed. Dennis Bailey Date. 9.2.92 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:

B. Please state size of any new structure:- (a) max. height:

(b) max. length:

(c) max. width:

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

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No

sq. metres

2·5 metres

1·0 metres

3·0 metres

Bricks to match existing

green felt flat roofs

Yes

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site.

domestic 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?

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 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.	No	→ 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 / occupier

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 Dennis Bailey (~~Applicant~~/Agent) Date 9/2/92

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 Dennis Bailey ~~Applicant~~/Agent) Date 9/2/92

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. 2779

Date First Received 04-MAR-1992

REGISTRATION

REFERENCE H16/0273/92.....

Cross-Ref R.....KL...3 9=3

Date 5/3/92 JMS

VALIDATION Date 5/3/92

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

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

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

EH:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical:- Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S62 Advert required ☐ Expiry date .....

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

Correct fee £ 99 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 5/3/92

Index Sheets 220 OS Nos ..... Grid Ref 534430 193460

Ward ...SO... Parish ...SPALDING... TR Rural ☐ C1 ☐
TR Bypass ☐ L3 ☐ Grade
Inside IDD ..YES.. Inside LP Area..YES.. Level crossing ☐ T20 ☐
Footpath ☐ Other:

Linked to site.....Ref..... Linked to property.....Ref. 9.180194

Planning Records:
Earlier apps

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

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy OK Neighbours Other

Boundaries 0.5m Site Features

Inspected by: PM Phone

date: 17-3

Case Officer Conclusions (issues)

Bdrys OK

Garage unworkable ~~PD~~ PD but garage not required & to ease VPA, ~~but~~ D.R to be negotiated Blankwall.

may have to be

Case Officer Recommendations (summary) GRANT / REFUSE

(details overleaf)

Recommended approvals -

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

Recommend approval against material objection — Yes .... / No ....

- Any objection received? No
- If yes, is any obj. material? Yes / No

[Reason:

Other circumstances needing Committee decision — Yes .... / No ....

- Flagged by Senior Officer
- Signed .....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic. — No .... / Yes ....

ANY ONE OF ABOVE

- Nil fees (not first Submission)
- Other info. viz:
- Signed .....

Committee report

Sub-Committee:

SV recommended .....

Est/Ind. recommended.....

Delegation confirmed

Senior Of

DR

.....

Recommendation/draft report produced.....

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 Checklist:	Previous					
	Current					
	Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

[Indicate if other Regs] Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED

PM 11-3 appears to front bay — does need PR

Publicity : General
Departure
Setting of LB Viz

Residents (Postal): PM 16/3
Fleet House
Combat Rd
Sgd-g
Residents (Delivery):

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 A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

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: H16/0273/92 Type: FULL

Applicant: Mr Smith
Tel:

Agent: Dennis Bailey
0406 760854

Description: Conversion of garage into dining room, new fenestration and additional utility room
Location: The Gables
50B Cowbit Road
Spalding

Valid date: 04-MAR-92 Terminal date: 29-APR-92
Target dates: Target Committee: 14-APR-92
To case officer 09-MAR-92 Report deadline: 31-MAR-92
Inspected by 14-MAR-92
Extra contacts 19-MAR-92 Case Officer:
Report if not clear by 08-APR-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr B J Davies	11-MAR-92	25-MAR-92
Cllr C Evans	11-MAR-92	25-MAR-92
Cllr M C White	11-MAR-92	25-MAR-92
Owner/Occupier, Fleet House, Cowbit Road	18-MAR-92	01-APR-92

L.C.C - No objections jt CB 12/3/92.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
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Cllr M C White	11-MAR-92	25-MAR-92

L.C.C - No objections to CB 12-3-92.

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0273/92 Received:04-MAR-92 Type:FULL

Name: Mr Smith
The Gables
50B Cowbit Road
Spalding
Lincs

Agent: Dennis Bailey
60 Double Street
Spalding
Lincs
PE11 2AB

Description: Conversion of garage into dining room, new fenestration and additional utility room
Location : The Gables 50B Cowbit Road
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.

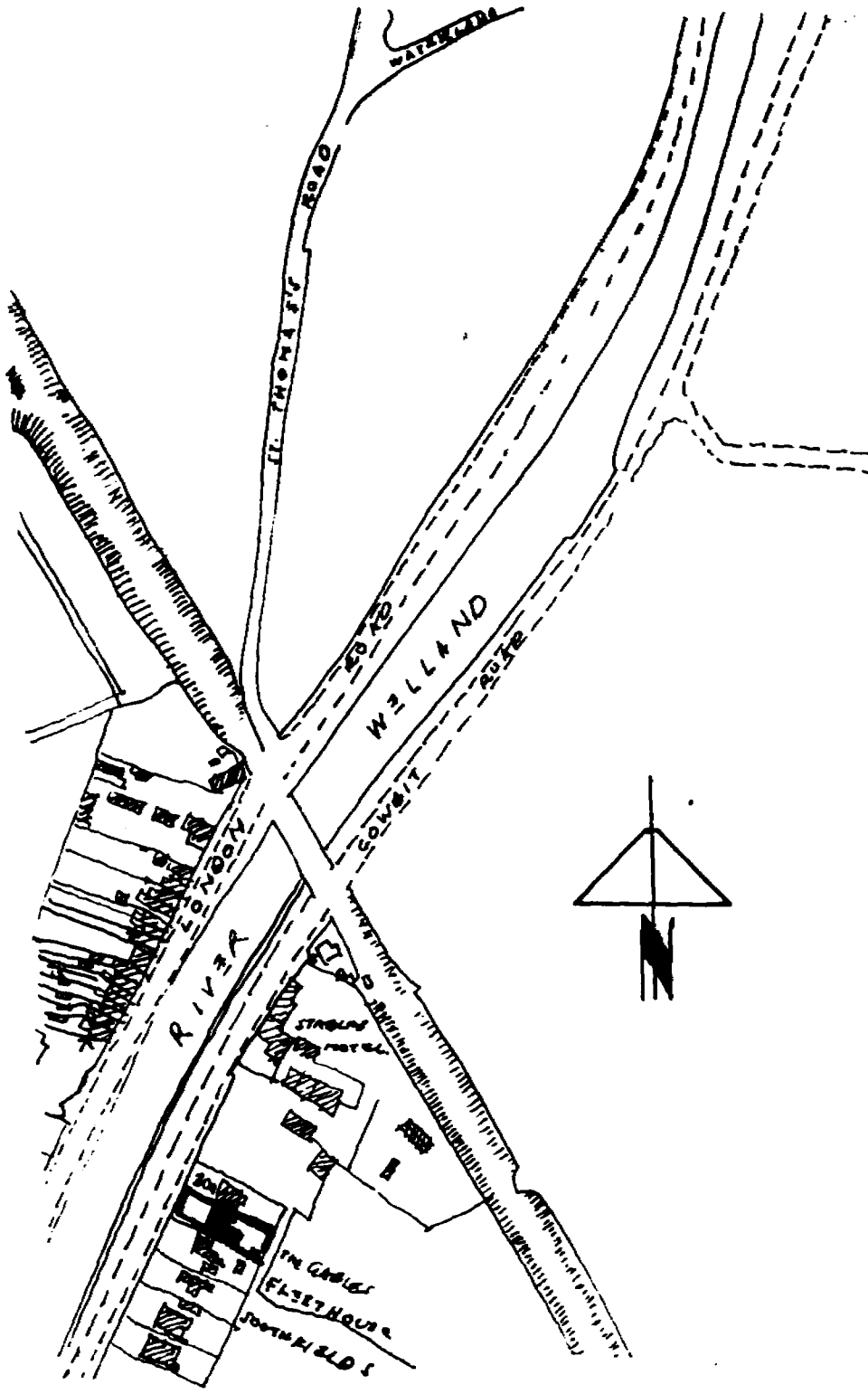
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Authorised to issue:

15-APR-92 H16/0273/92

AD..SAN 16/4..DC..PR 16/4...

LOCATION PLAN



scale 1:2500

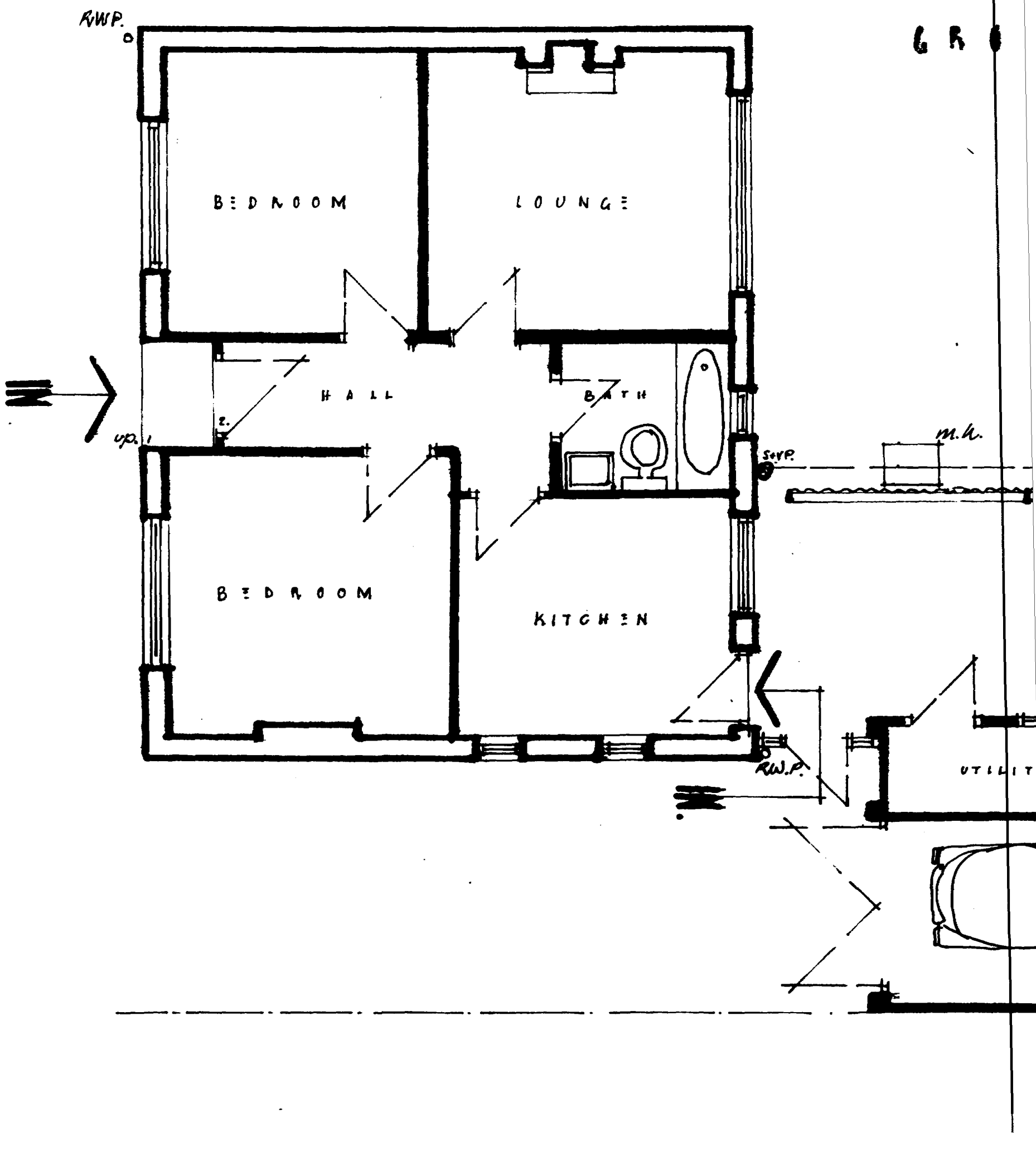
proposed extensions
and alterations to

THE GABLES

COWBIT ROAD

SPALDING. LIN

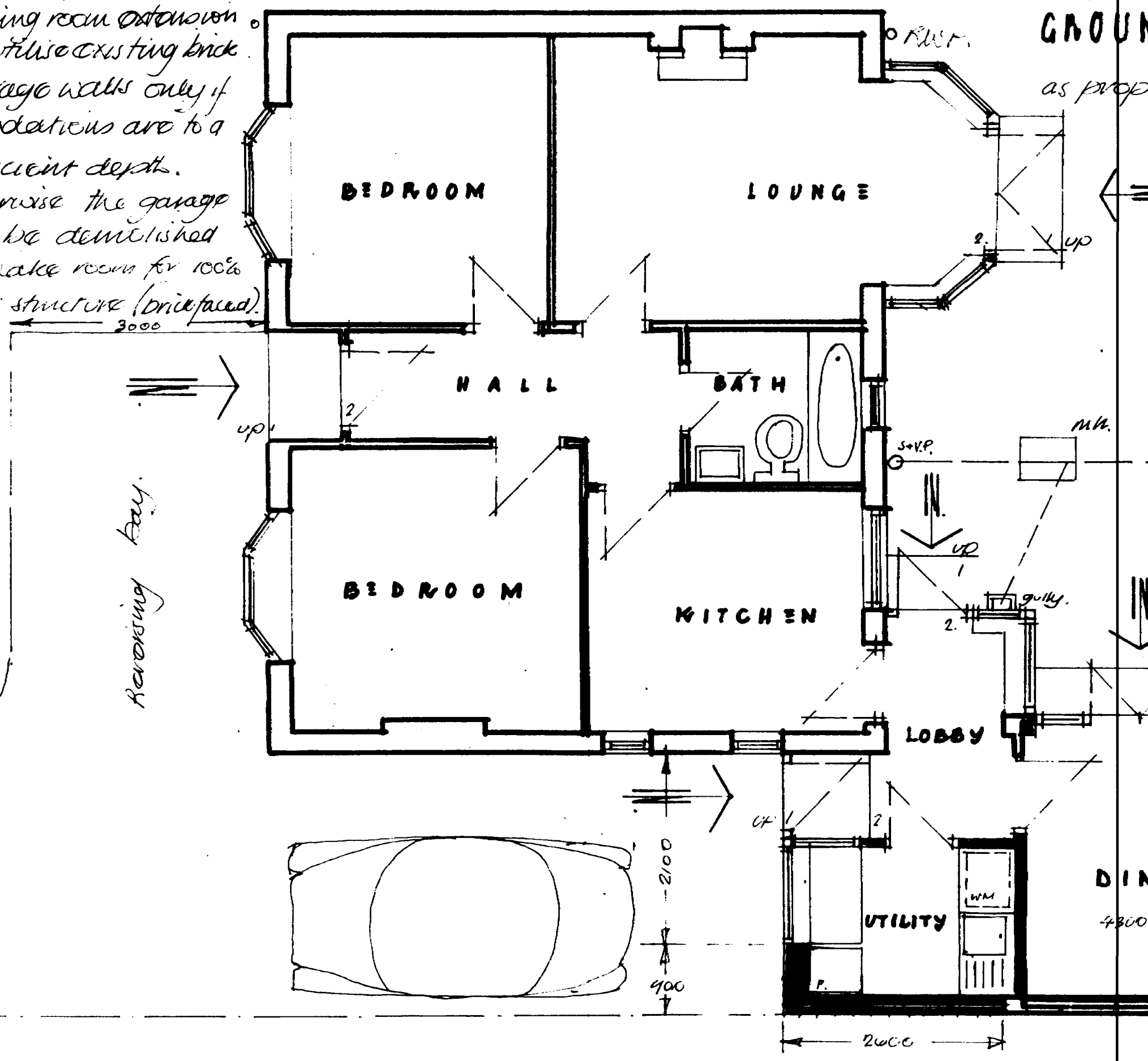
Dem
60,
Scale


RWP.
BEDROOM
LOUNGE
HALL
BATH
up.
S.V.P.
m.h.
BEDROOM
KITCHEN
R.W.P.
UTILIT

50 A.

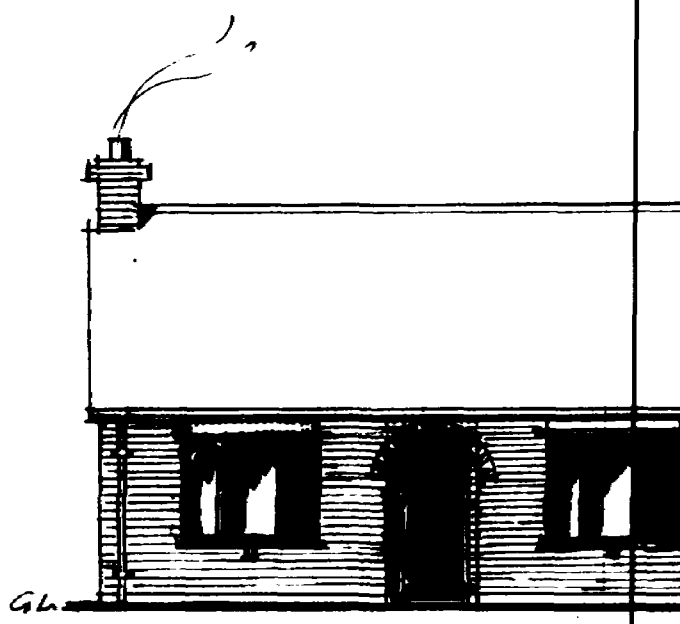
N.B.

Living room extension to utilise existing brick garage walls only if foundations are to a sufficient depth. Otherwise the garage will be demolished to make room for 100% new structure (brick faced).

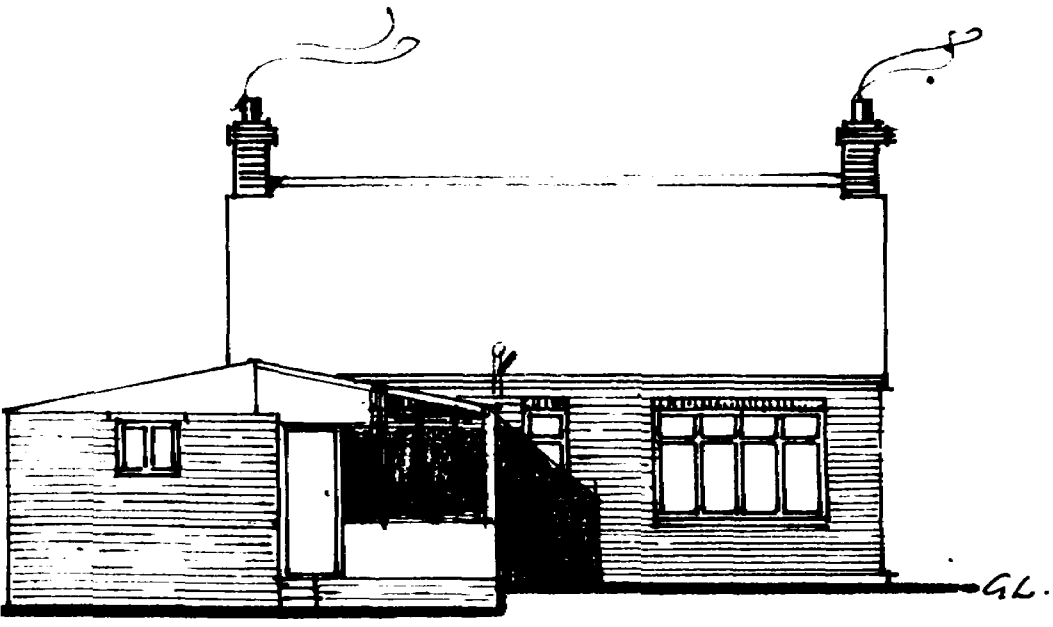




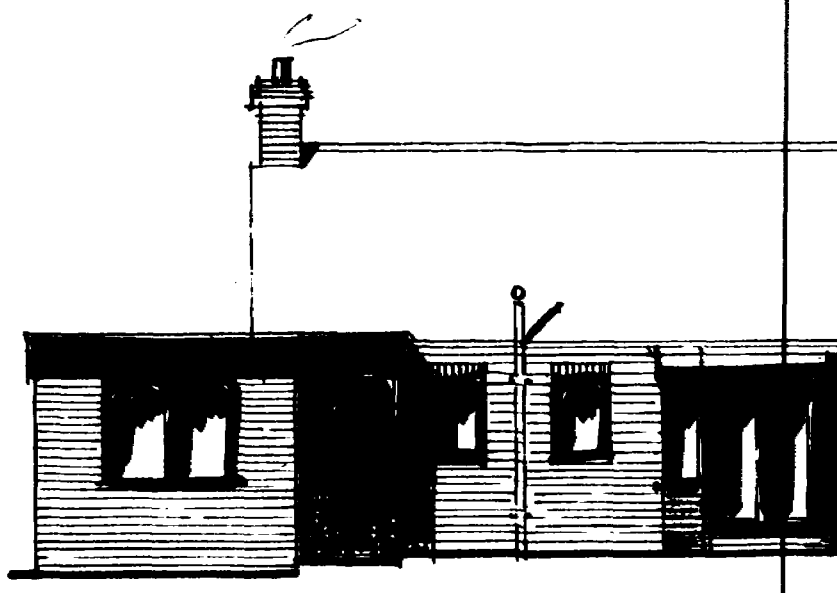
FRONT ELEVATION as existing:



FRONT ELEVATION:



REAR ELEVATION as existing:



REAR ELEVATION

SCALE