SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0324/93

Applicant: Broadgate Blds (Spalding) Ltd.
519 Broadgate
Weston Hills
Spalding
Lincs

Agent: Broadgate Blds (Spalding)
519 Broadgate
Weston Hills
Spalding
Lincs

Description: Construct new access following part demolition and provision of car parking (14 spaces)

Location: The Angel Inn
Double Street
Spalding
Lincs

Type: FULL

Date received: 05-APR-93

17-NOV-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

ACKNOWLEDGEMENT OF WITHDRAWAL

Following your withdrawal of the above application, I confirm that no further action will be taken.

Yours faithfully

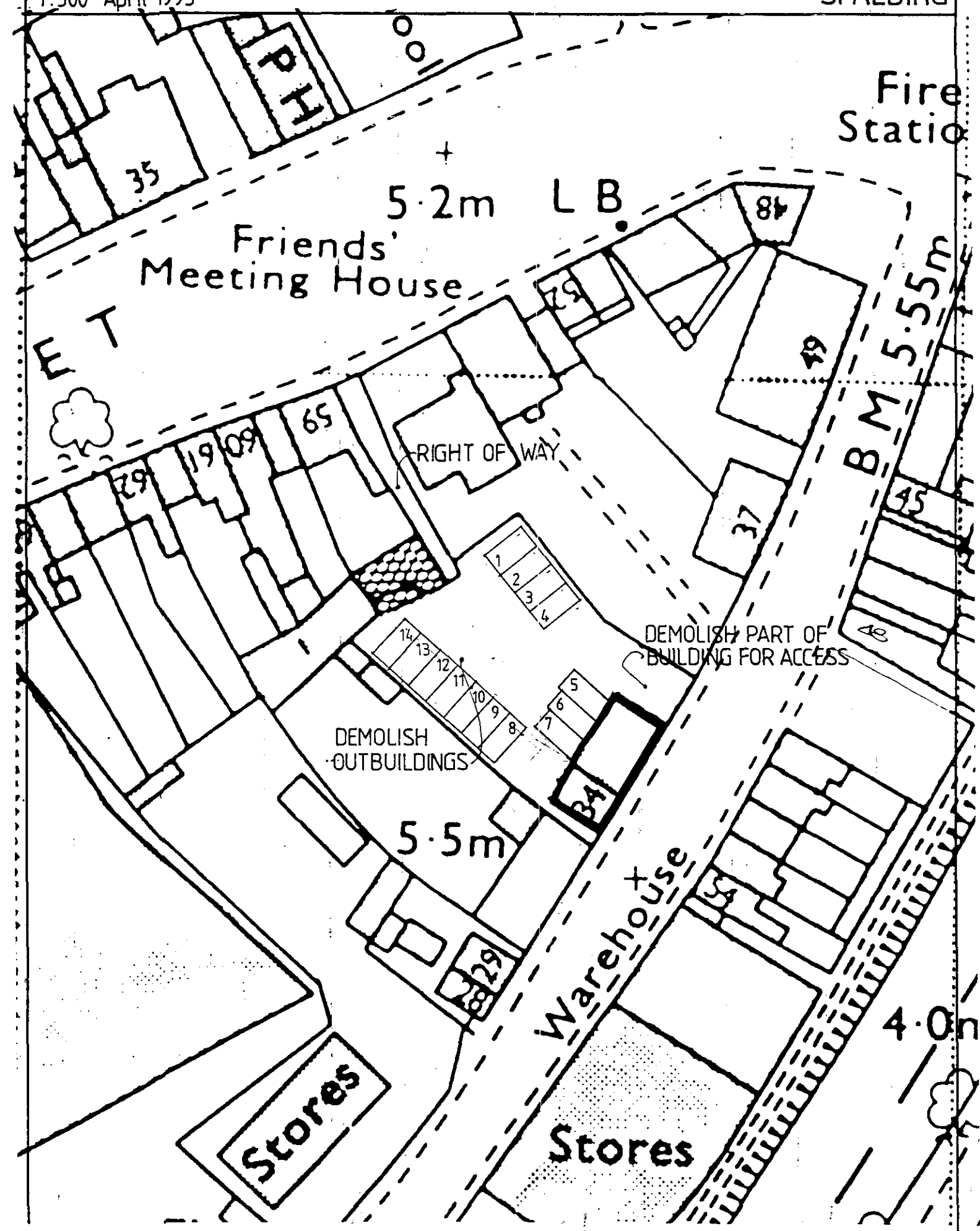
Director of Planning and Building Control Services

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)

PROPOSED CAR PARK AT FORMER ANGEL INN SITE, DOUBLE STREET, SPALDING

1:500 April 1993



FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0324/93

Date Registered 05 APR 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADGATE BUILDERS (SPALDING) LTD.,
SIS, BROADGATE,
WESTON HILLS,
NR. SPALDING

Tel. No. 0406 380532

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

Tel. No.
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

THE ANGEL INN, DOUBLE STREET, SPALDING

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CONSTRUCT NEW ACCESS FOLLOWING PART DEMOLITION AND PROVISION OF CAR PARKING (14 SPACES)

Please complete

Signed ..... Date 21/4/93

I attach
* Four copies of all plans
*an ownership certificate (see back page)
*a fee of £120 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:

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

Not Applicable

sq. metres
metres
metres
metres

NO

5. GENERAL INFORMATION Please complete each section

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

Public house.

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: Dauble Street
Will there be –
Individual access(es) ✓
New estate road

C. What provision will be made for garages or parking within the site?

Car park created.

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

to public sewer

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:

Not applicable

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	YES	
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.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

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 ____ sq. m. Previous total gross floorspace ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ 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?			
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 processess 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?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
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)			
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)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐		
What provision is being made for access to the premises for the disabled?			

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 H Price (Applicant/~~Agent~~) Date 2/4/93

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.

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 H Price Applicant/~~Agent~~ Date 2/4/93.

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.

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 .....

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

PM 7-4 need cttee to Demolish.

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....
Extra Consultations:		
Dept of Transport	BM	.....
Environmental Serv.	.....	.....
LB/Cons. Area - Local	.....	.....
- Local & National	.....	.....
- English Heritage	.....	.....
Consultant: Name.....		13-APR-93
		Order No .....
Other:	.....	.....

Case Officer

Recorded on board:

PM.

APPLICATION ASSESSMENT

Spoke to Nikki no need to consult Sondries, will be done on CAC/LBC.

Notes for Case Officer K. Barker 1988. App "refused" on adj plot. 1849/88 N. Det

Told K. Barker letters received take draft report will be compensated.. 13-4-93

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other None

Inspected by PJM
Date 16-4

Notice posted by PJM
Date 16-4

Resident Notices required

Sent | Delivered

Case Officer Conclusions But always at their view. no objs to CA or LB in my

Propose to demolish boiler house stores plus lower coal's next to Gardener's cottage to create access. Low wall + Leylandii hedge to rear of boiler to be removed. Brick wall bridging boiler house & flat later additions. Tall brick wall to west of Gardener's cottage, this should be retained around boiler house with low wall + hedge

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

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

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120

Receipt Issued PASS

Date first Rec'd 05 APR 1993

Registration

Reference H16/0324/93

Cross-Ref /

Date 06-APR-93

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 120.

Additional Refund

Receipt Issued

Information

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

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 301

OS No's

Grid ref 529050 323990

Ward P

Parish SPALDING

TR Rural
TR Bypass
Level Cross
Footpath

CA YES
LB YES
TPO —

Inside IBD YES

Inside LP area YES

Linked to site

Ref 1251

Linked to property

Ref

Planning Records:
Earlier apps 544/80

B Reg Records:
Already submitted - Ref
Request
Requested

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

H16/0324/93

FULL

Applicant: Broadgate Blds (Spalding) Ltd. Agent: Broadgate Blds (Spalding)
Tel: 0406 380532 0406 380532

Description: Construct new access following part demolition and provision of car parking (14 spaces)
Location: The Angel Inn
Double Street
Spalding
Lincs

Valid date:	05-APR-93	Terminal date:	31-MAY-93
Target dates:		Target Committee:	12-MAY-93
To case officer	12-APR-93	Report deadline:	28-APR-93
Inspected by	19-APR-93		
Extra contacts	26-APR-93	Case Officer:	
Report if not clear by	10-MAY-93	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Misc works
Listed building: GRADE II Other Constraints:
Conservation Area: SPALDING

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Mrs M E Kerr	0529 240713	13-APR-93	27-APR-93
Cllr G J Hawkins		13-APR-93	27-APR-93
Site/Press Advert CLB		16-APR-93	07-MAY-93

c.c. Cllrs Attached for CB 29/4/93 plan rec'd 26/4/93

SITE DETAILS

Grid ref: 525050 322850
OS Sheets: 201 Parcel:

APPLICATION REFERENCE: H16/0324/93 DATE RECEIVED: 05-APR-93

TYPE: Full

DESCRIPTION: Construct new access following part demolition and provision of car parking (14 spaces)

LOCATION: The Angel Inn, Double Street, Spalding

APPLICANT: Broadgate Builders AGENT:

APPLICATION REFERENCE: H16/0325/93 DATE RECEIVED: 07-APR-93

TYPE: LB Demolition

DESCRIPTION: Part demolition to create access and car parking (14 spaces)

LOCATION: The Angel Inn, 34/35 Double Street, Spalding

APPLICANT: Broadgate Builders AGENT:

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal. — which is this for ??

RECOMMENDATION

Refuse permission.

1 *In the opinion of the Local Planning Authority, the proposed development would result in the character of this Listed Building being materially affected to its detriment and also to the detriment of this part of the Spalding Conservation Area.*

+ & the detriment of the setting of the adjoining Friends Meeting House, as a grade II listed Building

---

COMMENTS

1 The building on this site is in a very poor state of repair.

2 The proposal is to demolish the northernmost section of the building, which adjoins the curtilage of the Friends Meeting House, to provide an access into the rear of the site. Outbuildings to the rear of the site will also be demolished.

3 Whilst the use of the rear of the site for parking purposes

will result in it being tidied up, the proposal does not include any renovations to the part of the building which will remain.

4 The proposal to demolish the demarcation between the demarcation + setting of this Listed Building

REPRESENTATIONS

County Highways: Request conditions.

Spalding & District Civic Society: Presume car park will serve planned new development opposite. Current owners have left this Listed Building in disuse and disrepair for a long time. Would accept the proposed demolition, subject to developers restoring Double Street frontage within a reasonable time and developers should be required to leave a substantial gap through to the riverside in the building opposite.

Consultant Architect: This section is also of same date as pub but has been raised and re-fronted in the 19th Century.

The taller eaves line gives definite interest and variety to street scene. End wall provides termination for railings and garden area of Quakers Meeting House. Not happy to recommend removal of this part of building, because of a gap which would result, particularly when adjacent site is considered, where only front wall remains and gap there seems fairly likely in future. No plans or proposals for repairing or reusing the Angel itself. Demolition for purposes of parking not acceptable, unless part of package for all buildings concerned.

Ancient Monument Society: Understand proposal to demolish taller structure within property, very concerned. Building makes greater contribution to townscape than lower counterparts. Whole sequence looks sorry given boarded-up state. If price for returning it to use is is demolition to extent proposed, express gravest reservations. The loss of building will result in new gable wall, large, making good may well be intrusive, even if salvaged bricks are used. Infer parking provision part of scheme to return No. 34 to Public House, though no expressly stated in application. Urge strongly alternative solutions be examined, residential or office use. Hesitate to recommend demolition of any Listed Building but if question of breaking through existing frontage, the lower two-bay and dormered structure at southern end of site more expendable.

On basis of presently known information, we must oppose the application.

Public:	Letter received from 46 Double Street, Spalding (summarised) Demolition entails part demolition of boundary wall of Double Street entrance to the Meeting House into which restored railings are set. Noise from car park will be detrimental to the silent meeting for worship held at the Meeting House and detrimental to future occupants of wardens flat. If part demolition takes place, adjacent property likely to become unsafe, ~~does whole building become unfit~~ and therefore demolished. What safeguards are there to retain or replace boundary walls to Meeting House? How will parking be restricted to occupiers of the proposed flat development opposite. What happens after 5 year term is reached, will parking be transferred onto road?
Applicant:	Retained section renovated at future date, possibly offices.

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

Our Ref: HRP/E18

Your Ref: PJU H16/0324 and 0325/93

Attn Principal Planning Officer,
(Development Control),
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2XE

12th November 1993

Dear Sir,

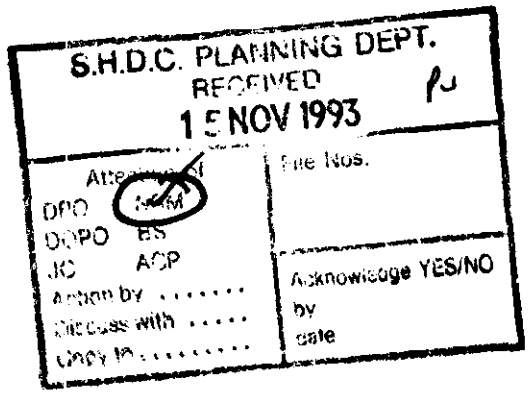
PROPOSED DEMOLITION OF THE ANGEL INN, DOUBLE STREET - GRADE II LISTED BUILDING AND CONSTRUCTION OF CAR PARK

David Clarke has asked me to write to you to confirm the withdrawal of the two applications relating to this site.

I am sure that David will contact you in due course to discuss the future of the building.

Yours faithfully

HOWARD PRICE



Broadgate Builders
Broadgate House
Weston Hills
Spalding
Lincolnshire

P J Udy

PJU/SJS H16/0324/93
H16/0325/93

For attention of Mr Clarke

26 October 1993

Dear Sirs

Proposed demolition of the Angel Inn, Double Street - Grade II Listed Building - and construction of car park

I refer to my letter, dated 25 August 1993, and write to enquire whether you have come to any conclusions on the future of this building and how it may be renovated.

I would be grateful for your comments within the next 14 days including whether you wish to withdraw the above referenced applications.

Yours faithfully

P.P.

N R Midlen
Principal Planning Officer
(Development Control)

Broadgate Builders
Broadgate House
Weston Hills
Spalding
Lincs

Mr P J Udy

PJU/JP/H16/0324/93
& H16/0325/93

F.A.O. Mr Clark

25 August, 1993

Dear Sir

Proposed Demolition of the Angel Inn, Double Street - Grade II Listed Building and Construction of Car Park

I have received a letter from the Council's Consultant Architect, Mrs M E Kerr who attended a meeting with yourself at the Angel Inn on 26 July, 1993.

I understand from Mrs Kerr that the building is in a poor state and that the buildings to the rear of the site are in a particularly dilapidated condition. The site is of a considerable importance to the character of the Conservation Area and the Local Planning Authority would wish to see the building retained in a practical, economic and functional form. I understand that Mrs Kerr has suggested that an access to the site should be created at the southern end of the building by removing a 2 bay section of the building. The rest of the building should then be repaired and re-built as necessary.

If you do decide to submit a fresh proposal to develop this site, I suggest that you withdraw the current two applications. Alterations to the present applications cannot be accepted. I look forward to your response as soon as possible.

Yours faithfully

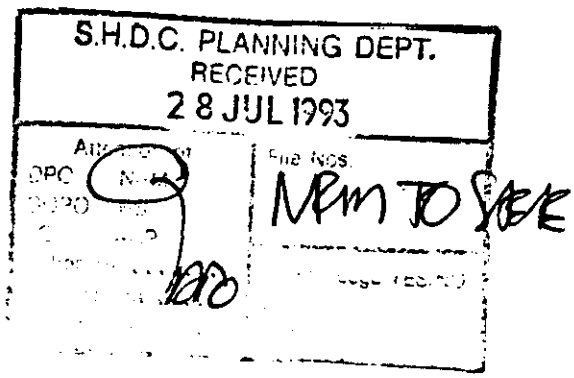
pp. N R MIDLEN
Principal Planning Officer (Development Control)

Mary E. Kerr BA., BSc., RIBA
Architect & Historic Buildings Consultant

Tel/Fax: (0529) 240415

Historic Buildings
Consultancy

Manor Farm House
Spanby
Sleaford
Lincolnshire
NG34 0BB



YOUR Ref NRM
OUR Ref SHDC 32/93

26th July 1993

B. Smith MRTPI
District Planning Officer,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire PE11 2XE

Dear Mr Smith,

THE ANGEL INN, DOUBLE STREET, SPALDING

As requested I attended today a meeting concerning this site. Mr David Clarke of Broadgate Builders showed me the rear of the site and also the interior of the Angel Inn.

At the rear of the site is a dilapidated brick and slate barn, with leaning walls and roof in poor condition. Also some single storey sheds and outbuildings. My view is that if an application were to be made for their demolition there would be no reasonable grounds for refusing consent because they have all gone too far and are of little value to the Conservation Area or the setting of the listed building.

The Angel Inn is not very clever inside as may be expected following the years of neglect. There are signs of dry rot in most of the joinery - window frames, linings and matchboarding. The floor joists are also wormy, and the ceilings collapsed. However some of the main beams look to be capable of repair and retention.

Clearly the site is of considerable importance to the character of the Conservation Area and it is important that an imaginative solution is found which will enable these buildings to be retained, at least in part, and also to have a use which is practical and economic.

In my discussions with Mr Clarke, I suggested that consideration be given to some partial demolition to allow access to the site not from the right beside the meeting house, as originally suggested, but to remove the 2 bay later section to the left for access. To retain and repair the earlier middle section with the steeply sloping roof, and to rebuild to a similar height the taller section to the right, which is in the worst condition. Access to the rear would improve the economic viability of the site, and Mr Clarke felt that he could work out something along those lines.

Some action is urgently needed to this site, and as work is being carried out over the road at the warehouse, I got the impression that Mr Clarke may be persuaded to pull in the work to the Angel. This would be splendid as most of this area would then be in hand.

Yours Sincerely,

MARY E. KERR BA BSc RIBA

Broadgate Builders
Broadgate House
Weston Hills
Spalding
Lincolnshire

Mr N Midlen

NRM/JJ H16/324/93
H16/325/93

For attention of Mr D Clarke

8 July 1993

Dear Sir

PROPOSED DEMOLITION OF THE ANGEL INN, DOUBLE STREET - GRADE II LISTED BUILDING AND CONSTRUCTION OF CAR PARK

Further to our brief discussion of these applications during the site meeting at Willesby House on the 28th June, I can advise you that the Department has received a number of objections to the principle of the demolition of part of the Angel Inn, and given the Secretary of State's criteria on Listed Buildings, I think it is unlikely that I could recommend that permission be granted, unless it was clear that the future of yours and Longhurst's proposals for Longs Warehouse and the adjoining land were dependant on this additional parking space being available.

Whilst the Planning Committee and Sub-Committee were concerned about car parking, and indeed at the site inspection visited one or two car parks in the area, and were also aware of your intended applications, they did not, as you know, feel that the Longhurst proposal should in any way be formally linked to the provision of a car park behind the Angel Inn. Consequently, as I have said above, I think it is unlikely I will be able to recommend consent for your proposals. and indeed, I think it is unlikely that the Secretary of State would be prepared to let a proposal to demolish a major part of a Listed Building in order to provide a car park go through without calling it in himself for his Department's close scrutiny.

The purpose of writing to you is to ask you whether, in these circumstances, you want these two applications to proceed, or whether you would prefer to have them withdrawn.

Cont/...

Cont/...

If you do wish to proceed I think a meeting on site would be advisable to examine the buildings an also the option to demolish the southern bay, rather than the northern, which would overcome some of the objections.

Yours faithfully

N Midlen
Principal Planning Officer
(Development Control)

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Principal Planning Officer
Development Control

To: Director of Planning and
Building Control Services

Our Ref: NRM/JJ H16/0324/93
H16/0325/93

Your Ref:

Date: 01 Jul 1993

PROPOSED PART DEMOLITION OF ANGEL INN, DOUBLE STREET AND PROVISION OF CAR PARK - GRADE II LISTED BUILDING.

It is clear from the various responses we have received from our inspection of the site, that these applications ought to be refused and indeed Peter has already drafted the enclosed reports on that basis. Indeed, were we minded to grant listed building consent, I think it would be likely to be called in by the Secretary of State.

The question mark is whether the need for the parking spaces overrides the listed building arguments. I know that these 14 spaces were offered to the Committee as a quid pro quo for approving the Longhurst/Broadgate scheme, but I don't know whether the Committee felt them to be essential. They certainly do not appear to have been on record as doing so, and nor did they impose any condition to that effect on the planning permissions.

David Clarke put in this proposal to help the scheme forward, but would prefer to withdraw it rather than have a refusal. On the other hand, I am sure he would not welcome publicity suggesting that he only put it in with the intention of withdrawing it once the Longhurst scheme went ahead.

If we do regard these 14 spaces as essential, and justify the demolition of part of a listed building, I think we should seriously consider swapping the access around from one side of the building to the other. This will overcome a number of the grounds of objection, and certainly the southern end of the building is in very bad repair and might well have to be substantially rebuilt in any event were the building to be restored.

N Midgley
Principal Planning Officer
Development Control

Mr K L Barker
46 Double Street
Spalding
Lincs PE11 2AB

Mr P J Udy

PJU/JP/H16/0324/93

27 May, 1993

Dear Sir

Part Demolition with the Angel Public House, Double Street, Spalding

I refer to your letter which was received on 20 May, 1993.

I understand from my Planning Assistant that you recollect that when you originally visited these offices to view the plans for the proposal to demolish part of the Angel Inn to provide car parking, that the plans were shaded. The plans which are in the file, and which you have now seen, outline the site in red and on the larger 1:500 scaled plan showed the location of the 14 car parking spaces and the position of the access. My Planning Assistant does not remember any other plans submitted with this application, which were shaded.

During your telephone conversation with my Planning Assistant on 7 May, 1993, it was stated that the plans which were in the file only showed the principle of the development and did not provide details on how the remainder of the building was to be refurbished. It was also stated that these details might be requested, however, a telephone call to the applicants revealed it was not intended to renovate the building at the moment, but at some point in the future, possibly as offices. The extra details were not therefore requested and the application will be considered as submitted.

You mention in your letter that you had to request conformation that we had received your letter dated 26 April, 1993. That letter was received on 29 April, 1993, and an acknowledgement was sent on the same day. However, the acknowledgement letter was returned by the Post Office and a fresh acknowledgement was sent out on 6 May, 1993. It would appear that the original acknowledgement letter was sent to "Chelfonts", Double Street, Spalding, Lincs, PE11 2AB, and

/Cont...

this, according to the Post Office, was not a known address. A fresh letter was therefore sent with the address amended to include "46" Double Street.

You met my Planning Assistant on 19 May, 1993, and you both also visited the site. I can advise that the letter which you sent after that meeting, which accompanied this letter that I am currently responding to, will be summarised and incorporated into any report submitted to the Planning Committee.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Deputy Director of Planning and Building Control Services

To: Principal Planning Officer Development Control

Our Ref: RJS/JJ H16/324/93
H16/325/93
H16/0073/93
H16/0074/93

Your Ref:

Date: 26 May 1993

PROPOSED DEVELOPMENTS AT DOUBLE STREET, SPALDING.

The following points arise following a telephone call from Mr K L Barker on Wednesday 26th May 1993.

1. Mr Barker states that he has sent us letters during the past week to which he has received no acknowledgement. Please check whether or not this is the case and action as appropriate.

2. Mr Barker drew attention to Yew trees located within the Quaker burial ground which date from about 1804. He is concerned that we should ensure that any works of demolition or redevelopment on the site of the former Angel should not put the life or safety of these trees at risk.

3. Mr Barker told me that the iron railings along the Double Street frontage of the Quaker meeting house curtilage are set into the gable end of the former Angel. These railings are a feature in and were designed with respect to the Conservation Area and he hopes that we shall ensure that they are not affected by any demolition which may be permitted.

4. In relation to the proposed Longhurst development Mr Barker referred to the right of way which he and Broadgate Builders have been investigating. He believes that the submitted plans do not adequately compensate for the previous right of way. I explained to Mr Barker the extent of our powers of control depending upon whether or not the right of way is also a registered public footpath.

5. Mr Barker then referred to the sewer passing under the site. He understood that AWA have informed us that no development is permitted within a certain distance of the sewer. I advised Mr Barker of the extent of our powers and the on going issue regarding AWA and NRA seeking to use planning powers to achieve matters which are within their jurisdiction. Would you please check that if AWA have sought to use us to safe guard their interests in this case that we have also advised AWA of our response to their correspondence.

6. Mr Barker claimed that the Longhurst development would involve the removal of trees in the Conservation Area. Has this been considered and properly authorised?

R J Smith
Deputy Director of Planning
and Building Control Services

S.H.D.C. PLANNING DEPT.
RECEIVED
20 MAY 1993
Application No.
DPO NFM
LDPC BS
AC SOP
Site Nos.
Acknowledge YES/NO
By
Copy

46 Double Street
Spalding
Lincs
PE11 2AB

Mr B Smith
Planning Officer
South Holland District Council
Priory Road
Spalding
Lincs

Dear Mr Smith

REF H16 0324/93

When I inspected the plans for the part-demolition of the Angel Public House, there was only a plan with a shaded site area in the file which was available to the public. This I pointed out in my letter and could make no further observations as to how the proposed demolition and development was going to affect my property.

I spoke to someone in the Planning Office and was told that that was all the details they had. I also had to request confirmation that my letter had been received and I asked to be informed when the detailed plans arrived. Some days elapsed before I rang Mr Roger Smith, who told me that the detailed plans had been in the office all the time.

I was directed to Mr Peter Udy and arranged to meet him and inspect the plans. I am greatly perturbed that I was not made aware that these plans had been deposited at the Planning Office, having been assured that I would be advised when they were available.

My observations are that this listed building should remain intact - no demolition should take place.

Yours sincerely,

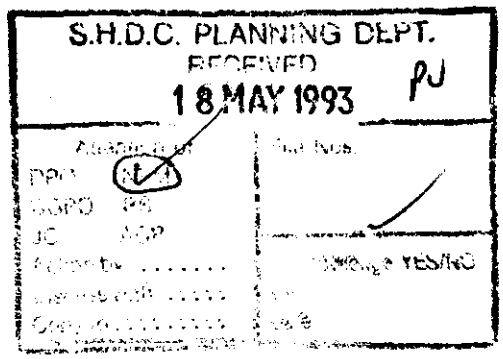
Kenneth L Barker

Kenneth L Barker

c.c. Chief Executive, S.H.D.C.

Complaint?

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014



Our Ref: HRP/E18

Your Ref: H16/0324/93

Director of Planning
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs

17th May 1993

Dear Sir,

RE: CAR PARK AT THE ANGEL INN SITE, DOUBLE STREET, SPALDING

Further to my discussion with Peter Udy, I am writing to confirm the following:

1) The section of the Angel Inn to be retained will be renovated at a future date, possibly as offices.

2) The building to be retained is indicated on the enclosed site plan.

I trust this additional information will allow the application to be determined, but if you require anything further, do not hesitate to contact the undersigned.

Yours faithfully

HPrice.

HOWARD PRICE

SPALDING & DISTRICT CIVIC SOCIETY

Please reply: c/o Elsoms Seeds Ltd., Pinchbeck Road, Spalding, Lincs., PE11 1QG

Mr. Brian Smith, MRTPI,
Director of Planning & Building Control Services
South Holland District Council,
Priory Road,
Spalding,
Lincs., PE11 2XE.

28 April 1993

AGK/JWG

Dear Sir,

Application No. H16/0325/93; 34/35 Double Street

We note, if we have read this correctly, that this application proposes to demolish the orange-bricked right-hand, North-Eastern section of the frontage to Double Street and the back out-buildings. (NB reference the Double Street frontage, the part which it is proposed to demolish seems to us to be 19th Century, whereas the majority of the remaining building is 18th Century and could well be one of the oldest such cottages in Spalding.)

We presume that the car parking which it is proposed to create on this site will be to serve the planned new development the other side of Double Street and we appreciate this requirement. However, as you know, we have already objected to planning applications H16/073 and 074/93 in view of the insufficient gap/view through to the riverside. Furthermore the current owners of 34/35 Double Street have left this listed building in disuse and disrepair for a long time now.

Bearing in mind the above points, we could accept the proposed demolition provided that any planning permission is subject to the conditions that:
1. the developers restore the remaining Double Street frontage buildings within a reasonable time
2. the developer should be required to leave the substantial gap through to the riverside in the building opposite.

Yours sincerely,

S.H.D.C. PLANNING DEPT.
RECEIVED
29 APR 1993
Attached to
DPO NPM
LOPO
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
By
Date

Anthony G. Keeling,
Chairman.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/0324/93.

Form of notification by the County Director of Highways and Planning for
DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

	horizontal			vertical		
	2	5	0	2	2	8.

2. Address or location

The Angel Inn, Double St Spalding.

3. Name, classification and number of road

4. Date application referred 26 - 4 - 93

5. State whether outline, detailed application etc.

Full.

6. Description of proposed development/change of use including access details

Construct new access, following part demolition & provision of car parking (14 spaces).

7. Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

Delete as appropriate

~~a. Does not wish to restrict the grant of permission.~~

(b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

~~c. Requests that the local planning authority refuse the application (reason overleaf).~~

d. Requests the local planning authority to complete Form T.R. 108 para 10~~b as shown overleaf.~~

Date: 27/4/93 Signed: P Emmerson
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) F4

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) F4

Note/ Can these spaces be conditioned or tied by Agreement to be available for the residents of the recently permitted developments on the opposite side of Double St.

Note:— use continuation sheet(s) as necessary.

Mary E. Kerr BA., BSc., RIBA
Architect & Historic Buildings Consultant

Tel/Fax: (0529) 240415

Historic Buildings Consultancy
Manor Farm House
Spanby
Sleaford
Lincolnshire
NG34 0BB

YOUR Ref H16/0324/93
OUR Ref SHDC 20/93

26th April 1993

S.H.D.C. PLANNING DEPT.
RECEIVED
27 APR 1993

Acknowledge
DPO
DOPO
CC ACP
Action by
Discuss with
Copy to

File Nos.

Acknowledge YES/NO
by
date

B. Smith MRTPI
District Planning Officer,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire PE11 2XE

Dear Mr Smith,

CONSTRUCT NEW ACCESS FOLLOWING PART DEMOLITION AND PROVISION OF CAR PARKING
THE ANGEL INN, DOUBLE STREET, SPALDING

Although not described in the list description of the Angel, this section is also of the same date as the pub, but has been raised and refronted in the nineteenth century.

The taller eaves line of this altered section gives definite interest and variety to the street scene. The end wall also provides a termination for the railings and garden area of the Quakers meeting house. I would not be happy to recommend the removal of this part of the listed building because of the gap which would result in the street frontages at this point. This is particularly so when the adjacent site is considered, where only part of the front wall remains, and a gap on that site in the future therefore seems fairly likely.

Another factor which is of concern is that there appear to be no plans or proposals included in this option for actually repairing and reusing the Angel itself. To allow demolition for the purposes of general parking only would not in my view be acceptable unless it was part of a carefully thought out package for all the buildings concerned.

Yours Sincerely,

MARY E. KERR BA BSc RIBA

SPG
16/4/93.

FLORAL double sofa bed, £150; folding single bed, £40. Holbeach 23462.

THREE Piece suite, brown, vgc, £25 ono. Tel Spalding 768566.

THREE PIECE Suite, mink coloured Dralon, very good condition, £250. Tel 0775 761327, after 6 pm.

TRICITY PRINCE Cooker, 10 months old, 4 years guarantee, immaculate cost, new, £320. Must sell, £160 ono. Tel (0406) 371815.

POLISH, disinfectants, black bags, dusters, cloths, window cleaning equipment, vacuum cleaners, carpet and upholstery machines and equipment. Secondhand and new and all those cleaning needs. Cleaners Cash and Carry. (0945) 581866.

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SIX mahogany dining chairs, 4+2 carvers, £425. Tel (0778) 560254.

THE Spalding Guardian has taken considerable trouble to ensure all advertisements in this issue are truthful, legal, decent and honest, complying with the British Code of Advertising Practice overseen by the Advertising Standards Authority, Brook House, 2-16 Torrington Place, London, WC1E 7HN (071-580 5555).

THREE piece suite, 3 years old, good condition, pastel coloured, £280; sofa blue floral, £35; Neff dual fuel hob, gas/electrical, as new, £85. Tedl 0775 766350.

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SCOTCH Elite Maris Piper 35 x 55mm seed potatoes. Tel Surfleet 300.

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WEDDING PHOTOGRAPHY by R. P. Tebbs, professional photographer. Professional photographs, finest presentation, courteous service. For prices etc, Phone Boston 352855.

WEDDING Photography service throughout South Lincs. Les Prudden, 10-11 Frances Street, Spalding. Phone 725188, Fax 769017.

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Tel: Sutton St James 363
5h3000©wvn

Public Notices

PLANNING APPLICATION

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H16/0324/93 Broadgate Blds (Spalding) Ltd
FULL
Construct new access following part demolition and provision of car parking (14 spaces)
The Angel Inn, Double Street, Spalding, Lincs.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

B. Smith
Director of Planning and Building Control Services
April 16, 1993

SOUTH HOLLAND DISTRICT COUNCIL
x6065

MINISTRY OF AGRICULTURE, FISHERIES AND FOOD
LAND DRAINAGE ACT 1991
THE NATIONAL RIVERS AUTHORITY
ALTERATION OF BOUNDARIES OF THE SOUTH HOLLAND INTERNAL DRAINAGE DISTRICT

NOTICE IS HEREBY GIVEN that the Minister of Agriculture, Fisheries and Food in exercise of the powers conferred upon him by section 3(5) and (7) of the Land Drainage Act 1991 Has Now Made An Order confirming, with modifications, a Scheme submitted to him by the National Rivers Authority (Anglian Region) for confirmation under section 3(1) of that Act. The Scheme makes provision for:

(i) the alteration of the boundaries of the South Holland Internal Drainage District;
(ii) the repeal of the "South Holland Embankment Act" 1973 section 18;
(iii) the repeal of the Moulton and Salt Marshes Act 1873 section 6(1) and section 30 (in part);
(iv) matters supplemental thereto or consequential thereon.

The Order will become final and have effect unless, during the period of thirty days after the date of publication of this Notice, a memorial is presented to the Minister by some person or body affected and having an interest sufficient for the presentation of a memorial (as prescribed in Article 6 of the Land Drainage River (River Authorities) General Regulations 1965 (SI 1965/4433) praying that the Order shall be subject to special parliamentary procedure.

A copy of the Order, together with a copy of the Scheme and of the map referred to therein, has been deposited at the offices of the South Holland Internal Drainage Board, "Marsh Reeves", Foxes Lowe Road, Holbeach, Spalding, Lincolnshire, PE12 7PA, at the National Rivers Authority, Anglian Region, Kingfisher House, Goldhay Way, Orton Goldhay, Peterborough, PE2 5ZR and at the offices of the Ministry of Agriculture, Fisheries and Food, Room 308, Eastbury House, 30-34 Albert Embankment, London, SE1 7TL, for public inspection during normal office hours, within the period mentioned above.

R. A. HATHAWAY,
Assistant Secretary.

LINCOLNSHIRE COUNTY COUN
NOTICE OF APPLICATION FOR PLANNING PERMISSION
TOWN & COUNTRY PLANNIN
GENERAL DEVELOPMENT ORDER
NOTICE UNDER ARTICLE 12B
PROPOSED DEVELOPMENT AT L
IMMEDIATELY EAST OF THE A
SPALDING TO SUTTERTON
IMPROVEMENT, SURFLEET BAN
SURFLEET

I GIVE NOTICE that Birse Construction applying for planning permission to use l the deposit of waste material from A16 Sp By-Pass Improvement.

Members of the public may inspect copies application and of the plans and documents submitted at the Departm Highways and Planning, City Hall (4th Beaumont Fee, Lincoln or at the offices o Holland District Council, Priory Road, Sp at all reasonable hours until May 7, 199

Anyone who wishes to make represen regarding this application should write Chief Planning Officer, Departme Highways and Planning, City Hall (4th Beaumont Fee, Lincoln LN1 1DN by the date.

J. EMME
Director of Highways and Pl
©WVN 6050 187

Personal

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Tel: SP

PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

LISTED BUILDING IN CONSERVATION AREA

The proposal affects a building which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest and may affect the character or appearance of the Conservation Area of SPALDING .

Reference No: H16/0324/93
Description: Construct new access following part demolition and provision of car parking (14 spaces)
Location: The Angel Inn
Double Street
Spalding
Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 07-MAY-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

16-APR-93

SOUTH HOLLAND DISTRICT COUNCIL

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2525
Date received : 05-APR-93

Received from

Broadgate Blds (Spalding) Ltd.

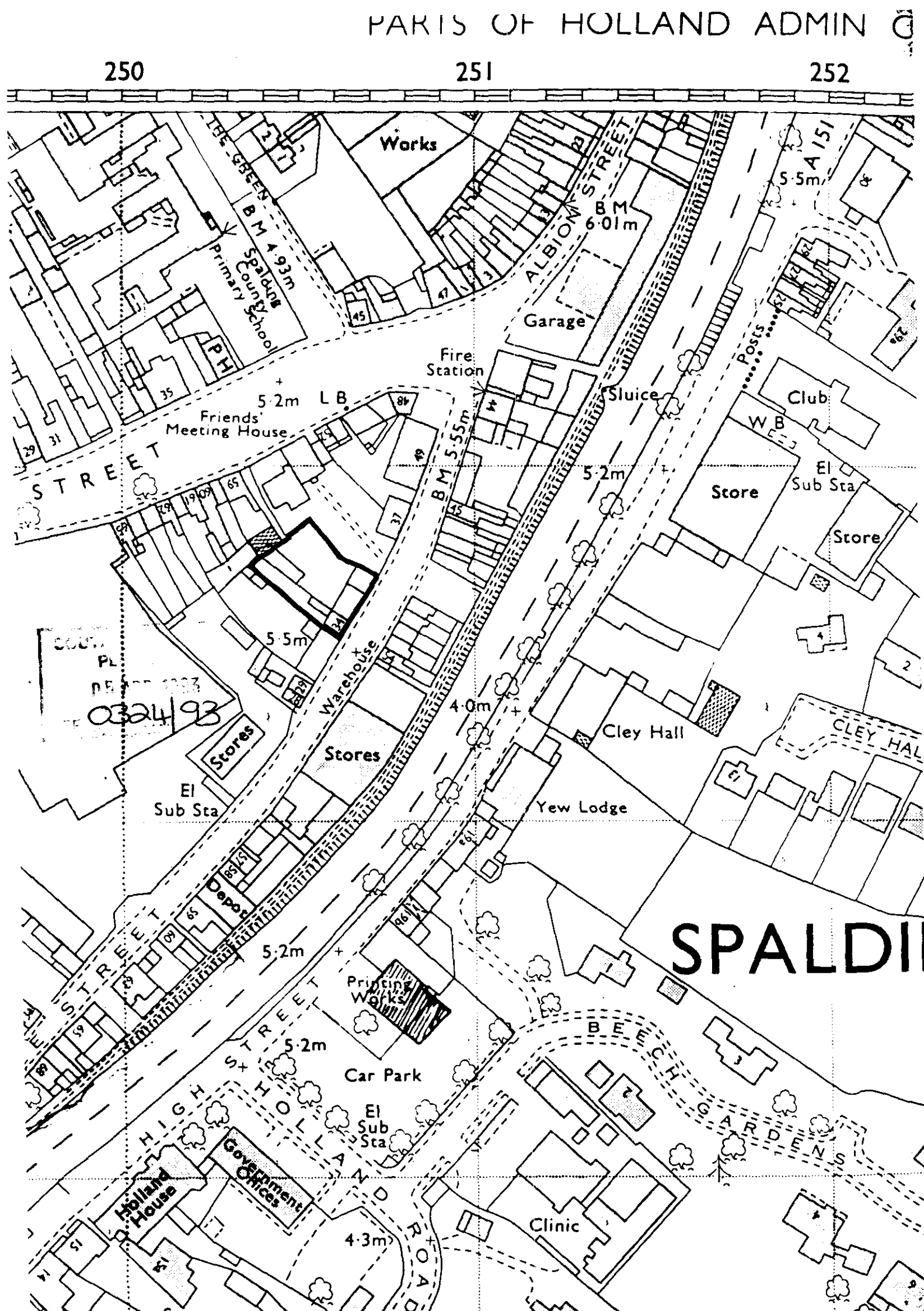
Address

Broadgate
Weston Hills
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

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


PARTS OF HOLLAND ADMIN
250
251
252
Works
THE GREEN
B M 4·93m
Spalding Primary School
PH
ALBION STREET
B M 6·01m
A 151
5·5m
Garage
Fire Station
Sluice
Club
W B
Poss
5·2m L B
Friends' Meeting House
STREET
B M 5·55m
5·2m
Store
El Sub Sta
Store
5·5m
Warehouse
4·0m
Cley Hall
CLEY HAL
Stores
Stores
El Sub Sta
Yew Lodge
Depot
STREET
5·2m
Printing Works
SPALDI
5·2m
Car Park
HIGH STREET
HOLLAND
El Sub Sta
BEECH GARDENS
Government Offices
Holland House
4·3m
ROA
Clinic

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: H16/0324/93

Applicant: Broadgate Blds (Spalding) Ltd.
519 Broadgate
Weston Hills
Spalding
Lincs

Agent: Broadgate Blds (Spalding)
519 Broadgate
Weston Hills
Spalding
Lincs

Description: Construct new access following part demolition and provision of car parking (14 spaces)
Location: The Angel Inn Double Street
Spalding Lincs

Type: FULL

19-NOV-93

Dear Sir/Madam,

PLANNING APPLICATION

You wrote to the Council concerning the above proposal, and I can now advise you that the application has been withdrawn and no further action will therefore be taken on it. Thank you for your interest.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

COPY SENT TO:-

Mr K Barker
Chalfonts
46 Double Street
Spalding
Lincs. PE11 2AB

Spalding 2638

"Chalfonts"
Double Street,
Spalding,
Lincs.
PE11 2AB.

26-4-93.

OBJECTION

The Planning Officer.
South Holland District Council.
Priory Road.
Spalding.

Ref. H16/0325/93 H16/0324/93

I object to the two planning applications numbers quoted above.

The plans do not show any details nor how close to the boundary the proposed car park will come or how the access will be made from Double Street.

Yours faithfully.

Kenneth L Warder.

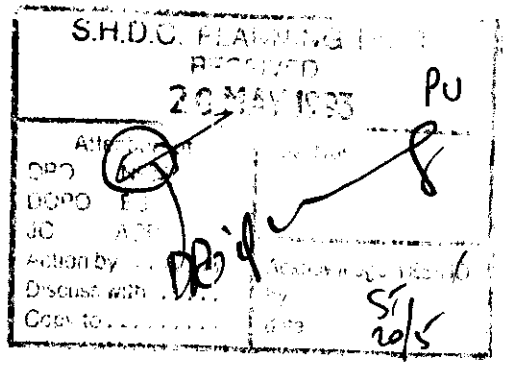
S.H.D.C. PLANNING DEPT.
RECEIVED
29 APR 1993
PU

Attention
DPO
DOPO MS
JC ACP
Action by .....
Discuss with .....
Copy to .....

Acknowledge by ST date 29/4

Superseded by letter received 20-5-93

OBJECTION



46 Double Street
Spalding
Lincs
PE11 2AB

Mr B Smith
Planning Officer
South Holland District Council
Priory Road
Spalding
Lincs

Dear Mr Smith

REF H16 0324/93

Further to my previous letter as a member of the Property & Finance Committee for the Religious Society of Friends, I wish to make the following observations regarding the part-demolition of the Angel Inn, Double Street.

The proposed demolition of the end of the Angel Inn will entail demolition of part of the boundary wall of the Double Street entrance to the Meeting House into which the restored railings are set. My further observations are as follows:

1) If this becomes a car park with 14 parking spaces, the noise from cars coming and going will be detrimental to the silent Meeting for Worship held at the Meeting House on Sunday mornings. Also it will be detrimental to the future occupants of the Warden's flat, which is directly adjacent to this proposed development.

2) If part-demolition were to take place, the adjacent property is likely to become ~~unstable~~ unsafe - what happens then? Does the whole building become unfit and is therefore demolished?

3) What safeguards are there to retain or replace the boundary walls to the Meeting House?

4) How is it envisaged that parking can be restricted to the occupiers of the proposed flat development and not a car park for use by the general public 24 hours a day?

5) What happens after the 5 year term is reached - will the parking be transferred onto the adjacent roads?

For your information, Mr Loweth of Loweth Cowling Design is acting as advisor to the Religious Society of Friends. The Property & Finance Committee of the Religious Society of Friends will be advised of these developments at their next meeting in

June. The Clerk to the Committee, who lives in Grimsby, has already been notified of the developments by telephone.

Had the proposed developments been shown when I originally visited your office and had the plans been available to the public at that time, these questions would have been raised some time ago.

A reply to the questions raised in this letter would be appreciated as soon as possible.

Yours sincerely,



Kenneth L Barker
pp Property & Finance Committee
Religious Society of Friends

c.c. Chief Executive, S.H.D.C.

PROPOSED CAR PARK AT FORMER ANGEL INN SITE, DOUBLE STREET, SPALDING

1:500 April 1993

