



Application no: H16/0371/93

Applicant: Mr S Pickett
107 Cradge Bank
Spalding
Lincs

Agent: Mr S Pickett
107 Cradge Bank
Spalding
Lincs

Description: Construction of pitched roof
over porch

Location: 107 Cradge Bank
Spalding
Lincs

Type: FULL

Date received: 23-APR-93

06-MAY-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT) ORDER 1988

NOTICE OF PERMITTED DEVELOPMENT

It appears that by virtue of the above Order the proposed development is deemed to be permitted and further planning permission is not therefore required. No further action will therefore be taken on your application and any fee paid will be refunded as soon as possible.

You should be aware however that approval under the Building Regulations may still be required.

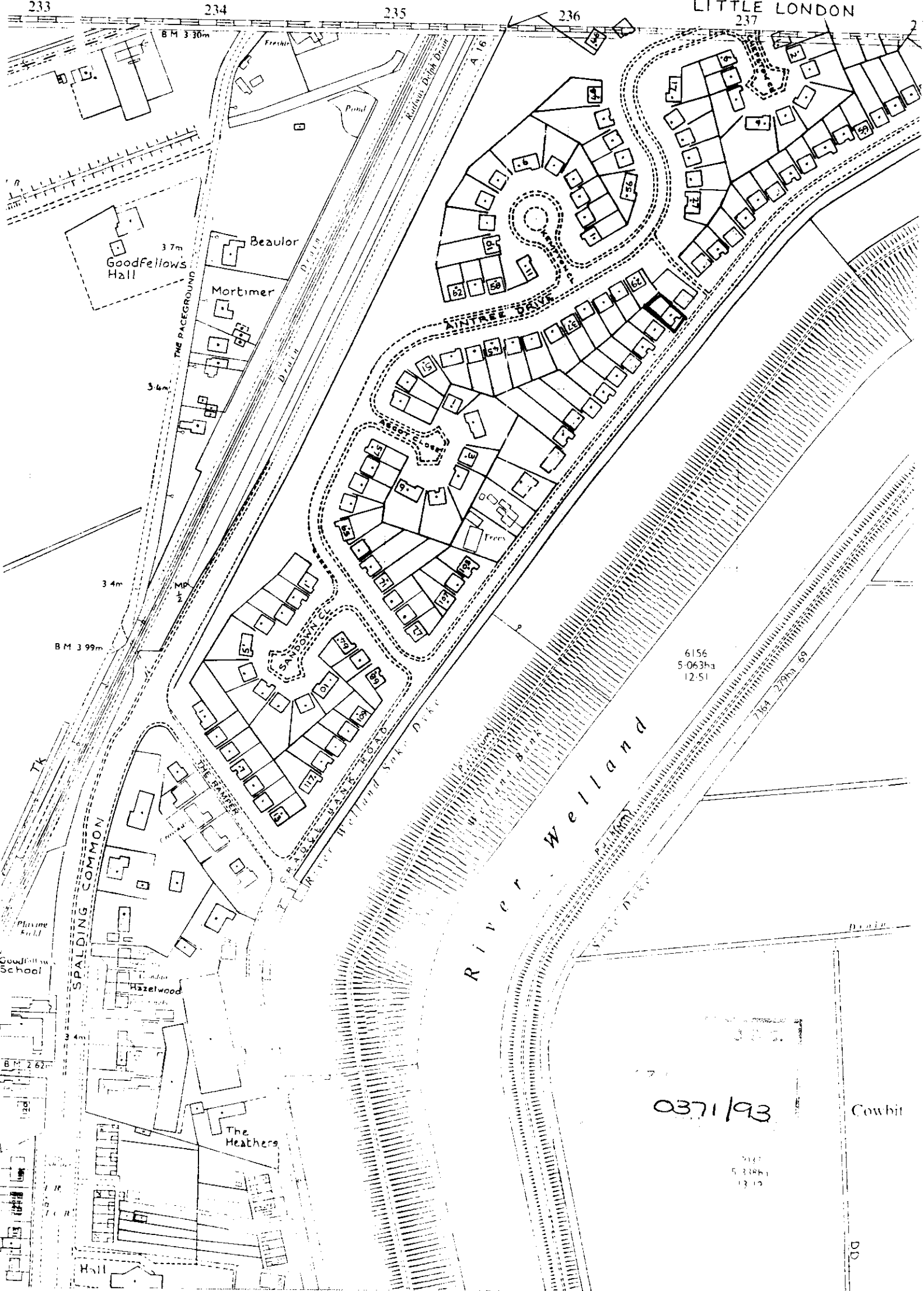
Yours faithfully

Director of Planning and Building Control Services

WEST ED

SOUTH HOLLAND DISTRICT

SPALDING
LITTLE LONDON
237



0371/93

Cowbit

PLANNING APPLICATION

For office use only

Application No.

H16/0371/93

Date Registered

23 APR 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. S. PICKETT
107 CRADGE BANK
SPALDING

Tel. No. 0775-723772

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Tel. No.

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

107 CRADGE BANK, SPALDING, Lincs PE11 3AF.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

REPLACE PRESENT FLAT ROOF
WITH CALDERDALE SLATE
PITCH ROOF.

Please complete

I attach

* Four copies of all plans ✓

* an ownership certificate (see back page) ✓

* a fee of £60

If you consider no fee is payable
include a written explanation instead.
Previous application No.

Signed... Date 23.4.93

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 worksor This is an **outline** application

(✓)

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

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

☐
☐
☒
☐

If so, how many:
REPLACE FLAT ROOF
WITH PITCH ROOF.

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:

metres

metres

metres

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

E. Please state type and colour of roofing materials.

CALDERDALE SLATE

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

☐

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

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?

N/A. NO CHANGE

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees

☒

B. The proposal does involve the felling of one or more trees

☐

➡ If so, please show details on plans.

DRAINAGE

Please complete

A. Please state how surface water will be disposed of

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer

☐

Cesspool

☐

Septic tank

☐

NO CHANGES

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

☐

NO

➡ If so, please give details in Part 6

☐

NO

☐

NO

☐

NO

☐

NO

➡ If so, please complete Part 7

☐

N/A

➡

Date:

Consultee(s)

☐

NO

➡

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 THREECTIONS.

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.

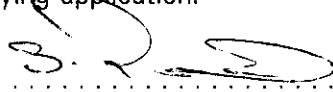
2. OWNERSHIP OF THE SITE

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 23.4.93...

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.

Owner's Name:

Address of owner at which notice was served:

State Date notice served:

Signed (Applicant / Agent) Date

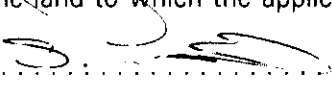
3. AGRICULTURAL HOLDINGS CERTIFICATE

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 23.4.93...

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.

Tenant's Name:

Address of tenant at which notice was served:

State Date notice served:

Signed (Applicant / Agent) Date

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PAM
Date 4-5

Site Notice posted by
Date
Expiry

Spoke to app on site, has book which refers dev't P.d.
both some measurements + small cancelled was P.d., would
check book at office + apologise for mistake. PM

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

Case Officer Conclusions

Vol of roof = $5.7m^3$ No previous ~~at~~ alterations
pitch slightly altered but vol less than $70m^3$ + doesn't
come forward. garage covered with room. Pitch of main
roof is projected forward ends beyond eaves.

RECOMMENDATION

COMMITTEE

Departure from Policy
Ward Member request
Recommend approval against
material objection
Other circumstances
viz:

Change to Committee recorded:

Decision confirmed as agenda:

DELEGATED/Non-Det

Case Officer Recommendation

Approve ☒ Refuse
(or equiv) (or equiv)

Signed PAM Date 6-5

Notes:

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

Conditions/Reasons (cont overleaf)

Issue a P.d notice.

nam agrees that ok for
P.d.

DC INSTRUCTION SHEET

APPLICATION REF:

Sections

Art 7 (Outlines)

☐

RM checklist

Previous
Current
Required

Sit

Des

Ext

Acc

Land

Reg 4

Scale drawing....

Highway S/W....

Agric appraisal....

☐

Non
Std

Precise details:

Direction authorised by Senior Officer.....

Date.....

Revalidation after Direction

Information satisfactory

Signed.....

Date.....

Valid date:

Amended description

Reconsultations:

All.....
Specified:

Unsatisfactory -
Further direction:

Signed.....

Senior Off.....

Precise details:

Consultation/Publicity Required

Departure

Setting of LB

Public Right of Way

Discretionary

Publicity:

.....

.....

.....

.....

Consultations:

County

E Heritage

Societies

.....

.....

.....

Extra Consultations:

Transport

D/Transp A15

D/Transp A18

B Rail

..... *

.....

.....

Note

* Longer expiry

G Group available

Environment

Env Services

NRA

Env Assess

.....

.....

..... G *

Specify:

Conservation

LB Demolish

Eng Heritage

Archaeology

Consultant

Other

..... G *

.....

..... G

.....

.....

Standard

Specify:

Specify:

Hazards

HSC Group

Specific

..... G *

..... G

Standard

Specify:

Other

.....

Specify:

Case Officer

Senior Officer Confirmed

Date.....

Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60 .

Receipt No 22579

Date first Rec'd 23 APR 1993

Registration

Reference H16/0371/93

Cross-Ref R

Date 26/4

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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

Description
to be recorded

construction of pitched roof
over porch.

Invalid

Site plans
Certificate

☐
☐

Fee
Fee (not free)

☐
☐

Inaccurate
Incomplete
Unclear

☐
☐
☐

Fees

Correct fee £ 60 .

Nil fee

☐
☐
☐

Previous app - ref:
Type of app
Reason:

Discounted

Additional £
Refund £ 60

Receipt No
Voucher No

Date
Date MAY 93 P.D.

Information

Index sheet 335 OS Plots
Grid ref 523670300550

Ward SS 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 -

Dist Bound

Other:

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

Linked to site

Ref

Linked to property

Ref

018054

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref:
Request needed
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



H16/0371/93

FULL

Applicant: Mr S Pickett
Tel: 0775 723772

Agent: Mr S Pickett
0775 723772

Description: Construction of pitched roof
over porch

Location: 107 Cradge Bank
Spalding
Lincs

Valid date:	23-APR-93	Terminal date:	18-JUN-93
Target dates:		Target Committee:	08-JUN-93
To case officer	30-APR-93	Report deadline:	25-MAY-93
Inspected by	07-MAY-93		
Extra contacts	14-MAY-93	Case Officer:	
Report if not clear by	28-MAY-93	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size:

Category: Alteration

Listed building:

Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	04-MAY-93	25-MAY-93
Cllr B J Davies	28-APR-93	05-MAY-93
Cllr C Evans	28-APR-93	05-MAY-93
Cllr M C White	28-APR-93	05-MAY-93

2-cc - no objections / pch 29/4/93

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg. No. 121 5277 01

Receipt No. 9556

RECEIVED

Date: 26-4-93

From: S Pickett

On behalf of

In respect of:

Publications

£ _____

Information (inc. VAT)

£ _____

Site location plans (1 sets)

£ 10-00

Other

£ _____

Signed K Lowe
(Authorised Collector)

TOTAL SUM RECEIVED: Cash/Cheque £ 10-00

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 : P2579
Date received : 26-APR-93

Received from

S Pickett

Address

107 Cradge Bank
Spalding

Fee paid	£	60.00
VAT	£	0.00

Total received £ 60.00

Cash/Cheque : Cheque

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

SIDE ELEVATION

SIDE ELEVATION

CODE 4 LEAD FLASHING

PROPOSED ALTERATIONS
TO HOUSE, 107 CRADGE BANK,
SPALDING, FOR MR S. PICKETT.

TILE VENT.

EXISTING

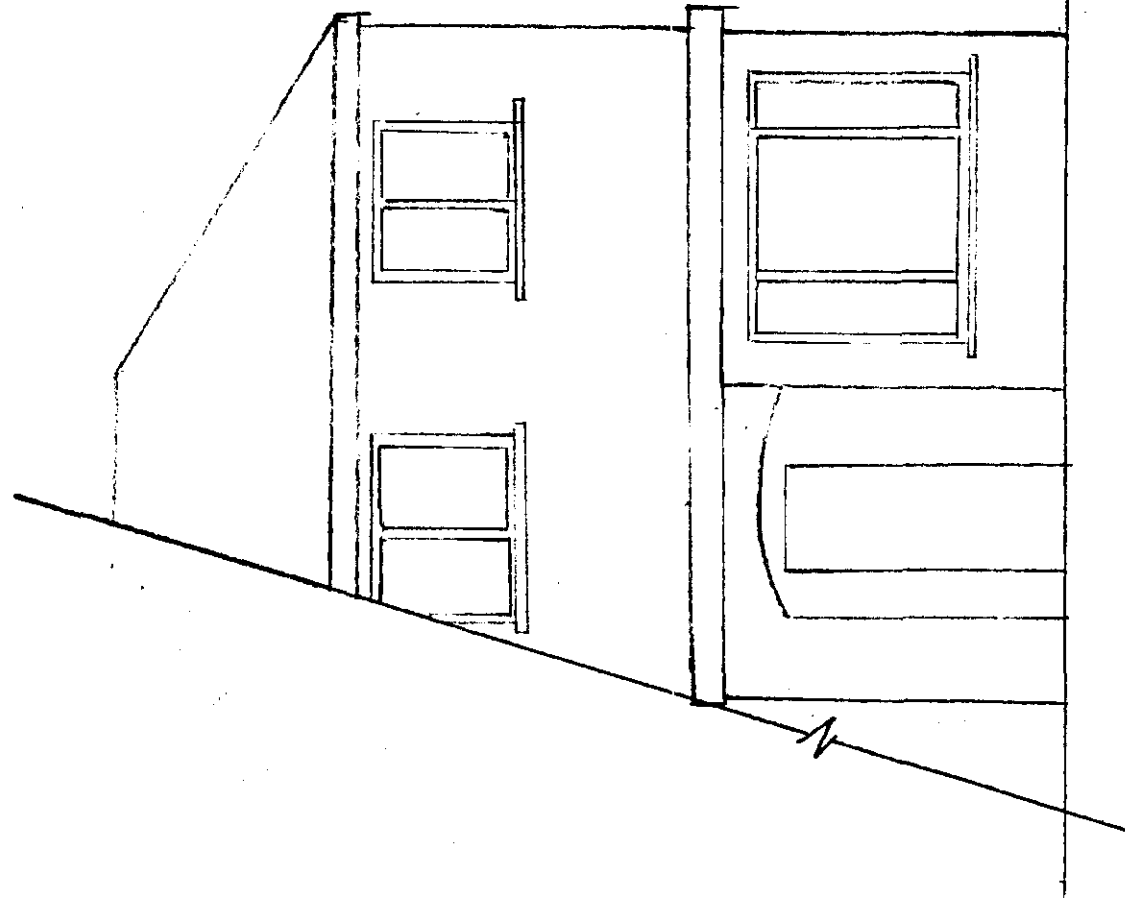
PROPOSED
PITCH ROOF

DRIVE.

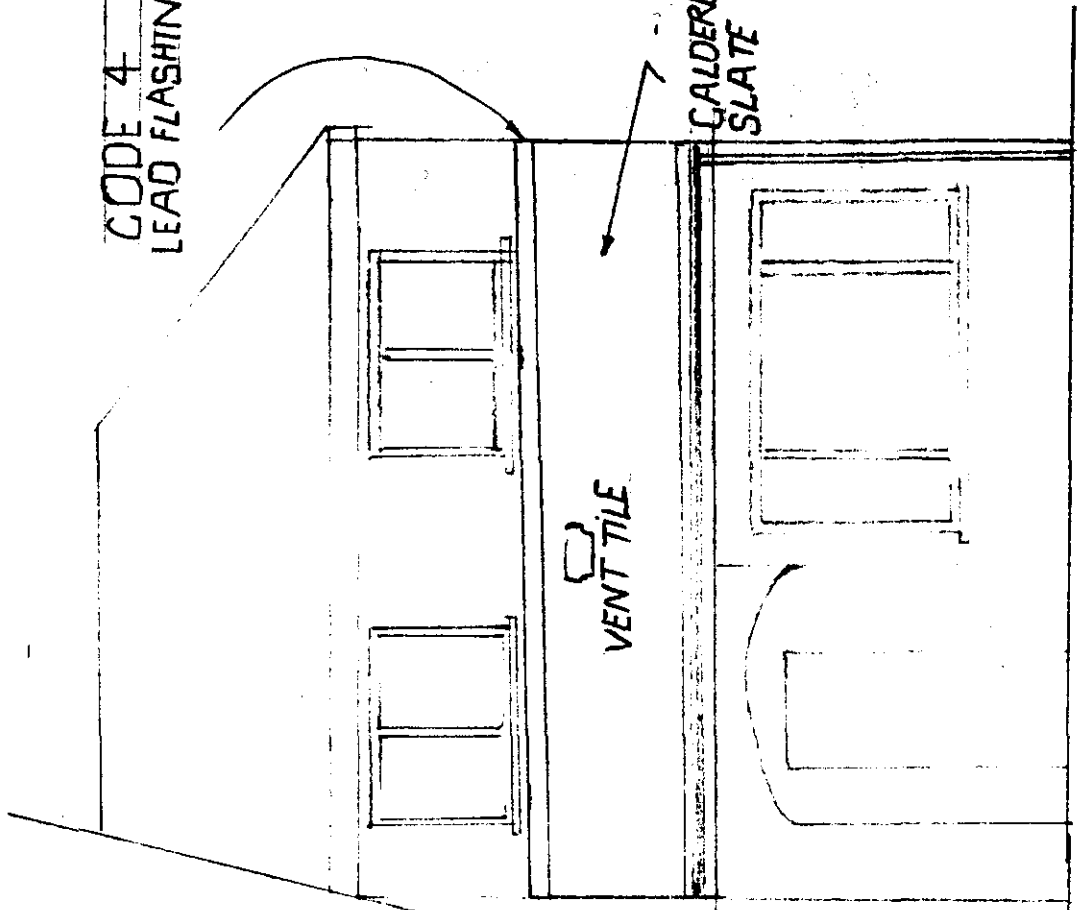
SITE LAYOUT

FRONT ELEVATION

0371/93



FRONT EXISTING

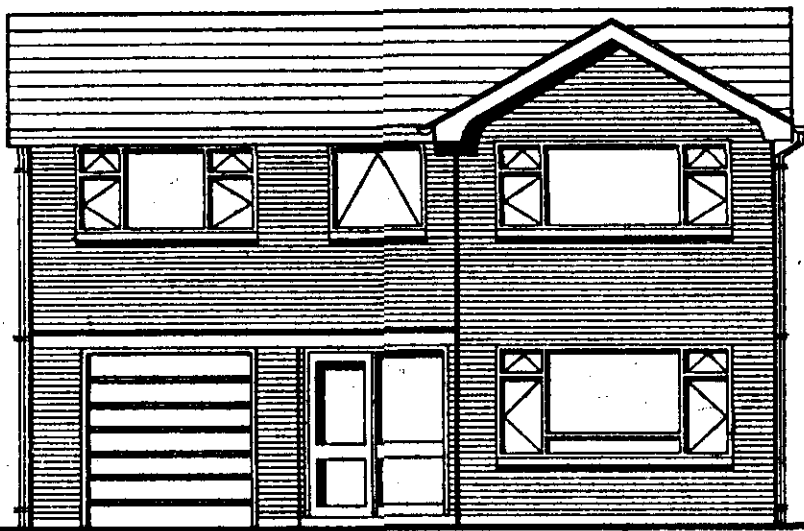


FRONT PROPOSED ROOF

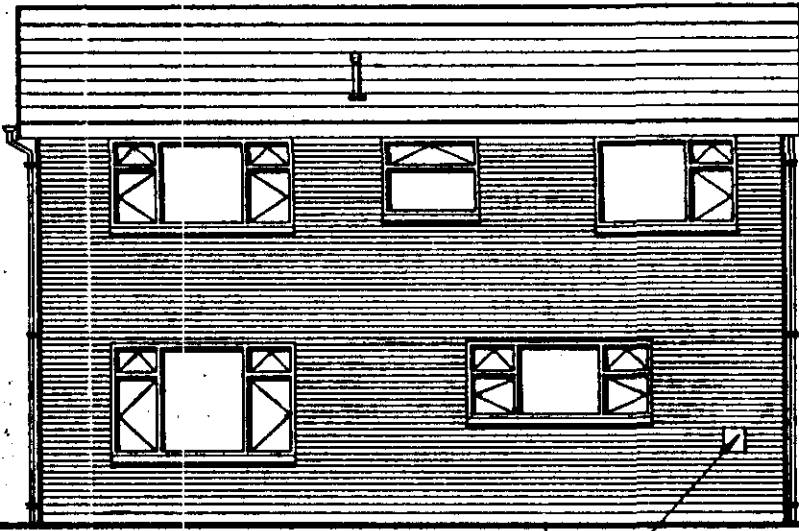
02 APR 1994
0371/93

PROPOSED ALTERATION TO HOUSE.
107 CRAIGIE BATH, SPALDING, FOR MR S. PICKETT.

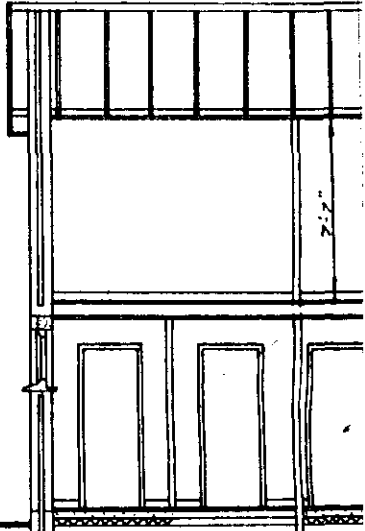
NOT TO SCALE.



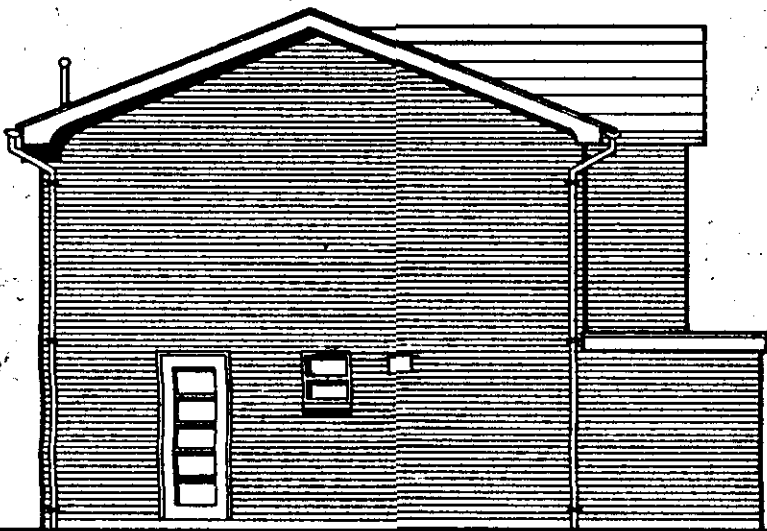
FRONT ELEVATION



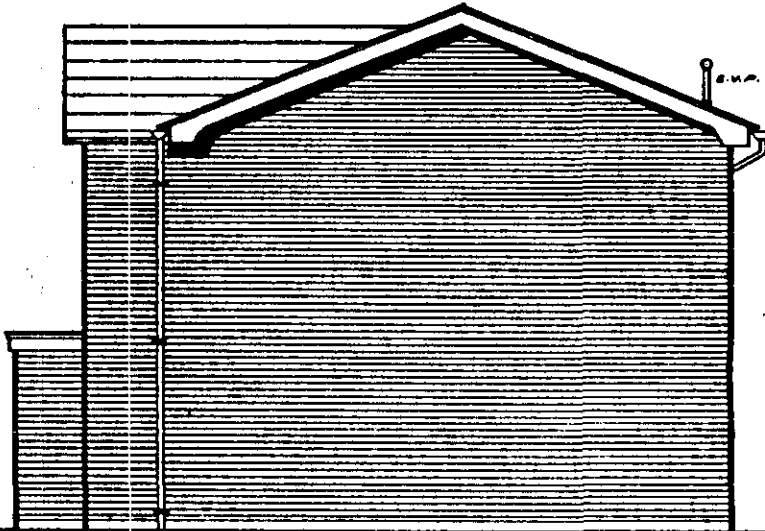
REAR ELEVATION



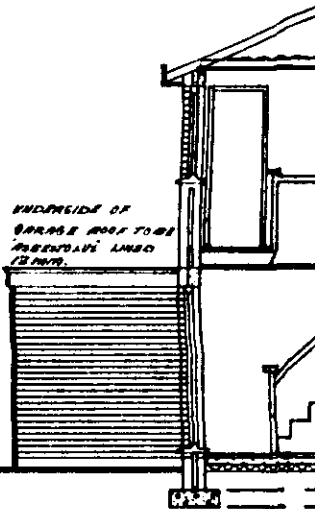
SECTION A-A



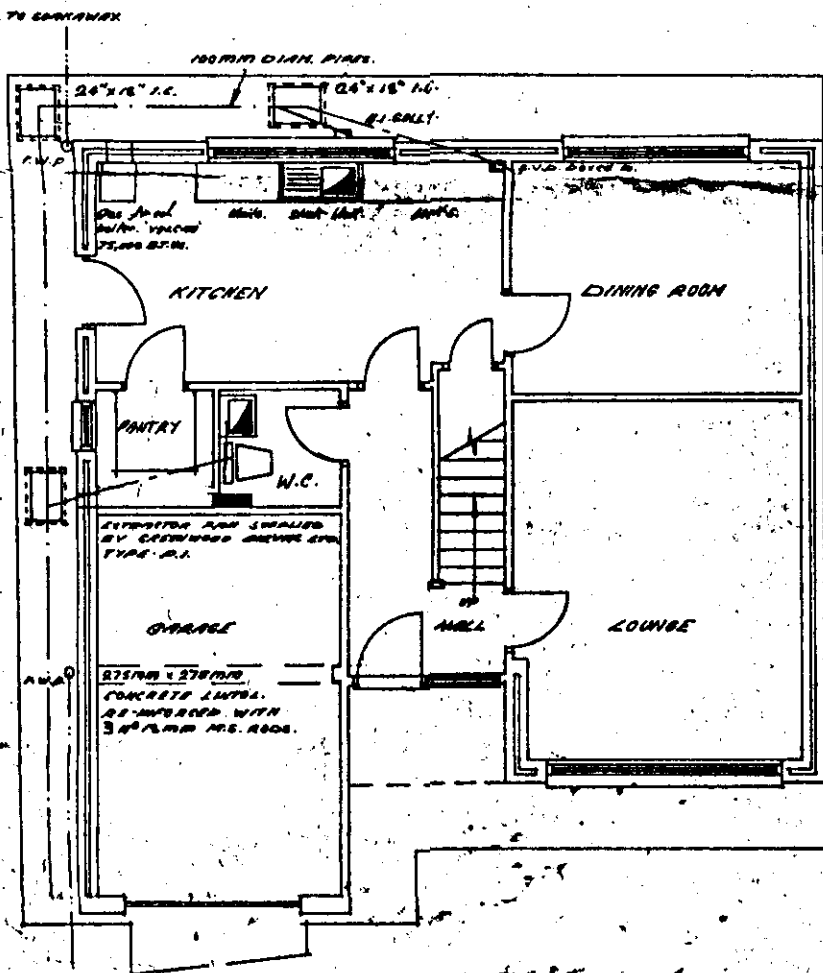
SIDE ELEVATION



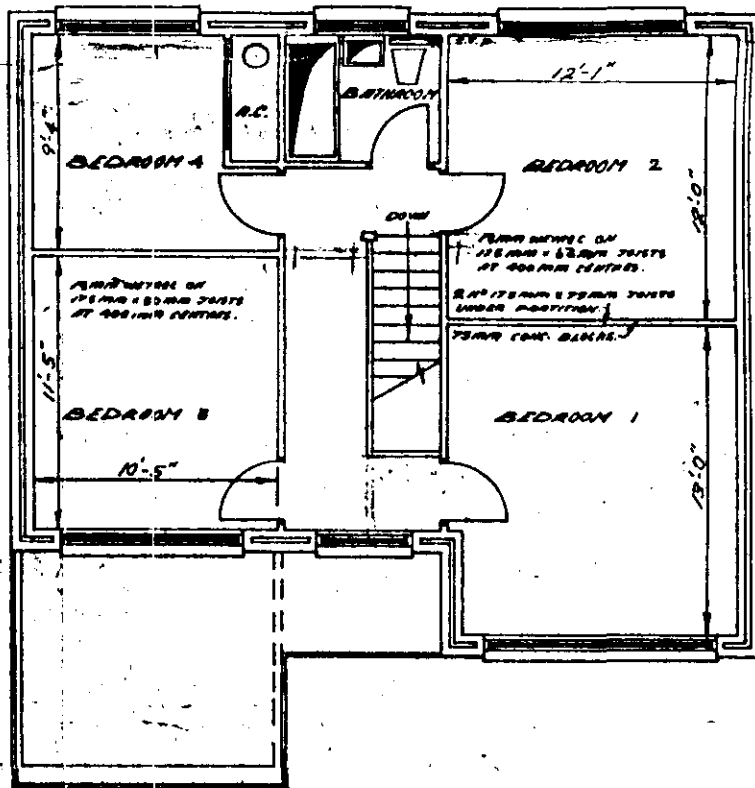
SIDE ELEVATION



SECTION B-B

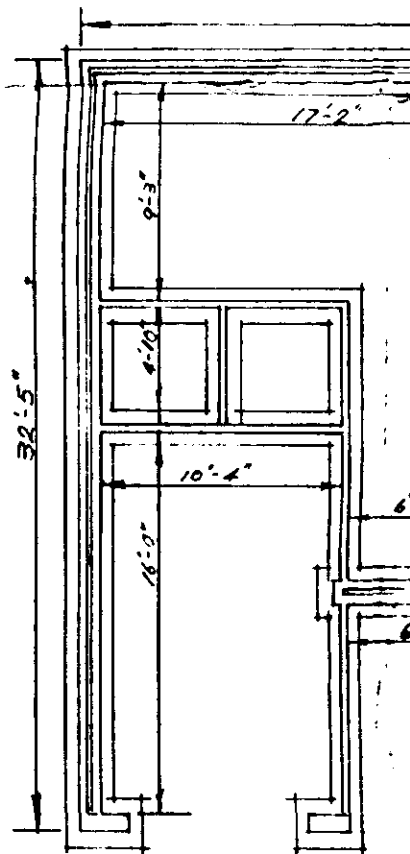


GROUND FLOOR PLAN



FIRST FLOOR PLAN

1/8" to 1"



FOUNDATION PLAN