SOUTH HOLLAND DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

Listed Building Consent

Reference: H16/0437/92 Received:09-APR-92 Type:LISTED BUILDING

Name: Messrs L M & R G Sharman
15 Cowbit Road
Spalding
Lincs

Agent: M E Cresswell
Architectural Design
Horseshoe Bridge
Spalding
Lincs PE11 3JA

Description: Restore single dwelling with additional garage in place of derelict later wing (fallen completely) & rebuild wall
Location : Tower House Tower Lane
Cowbit Road Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the works in accordance with the application and plans submitted, subject to the following condition(s):

1 The works must be begun not later than the expiration of five years beginning with the date of this consent.

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 Full details of the windows shall be submitted to and agreed by the Local Planning Authority before they are installed.

Reason: In the interests of the character of this Listed Building.

3 A sample square metre of brickwork shall be constructed and inspected and approved by the Local Planning Authority before work continues, and the work shall be carried out in accordance with the approved sample, which shall be left on site until the works are completed.

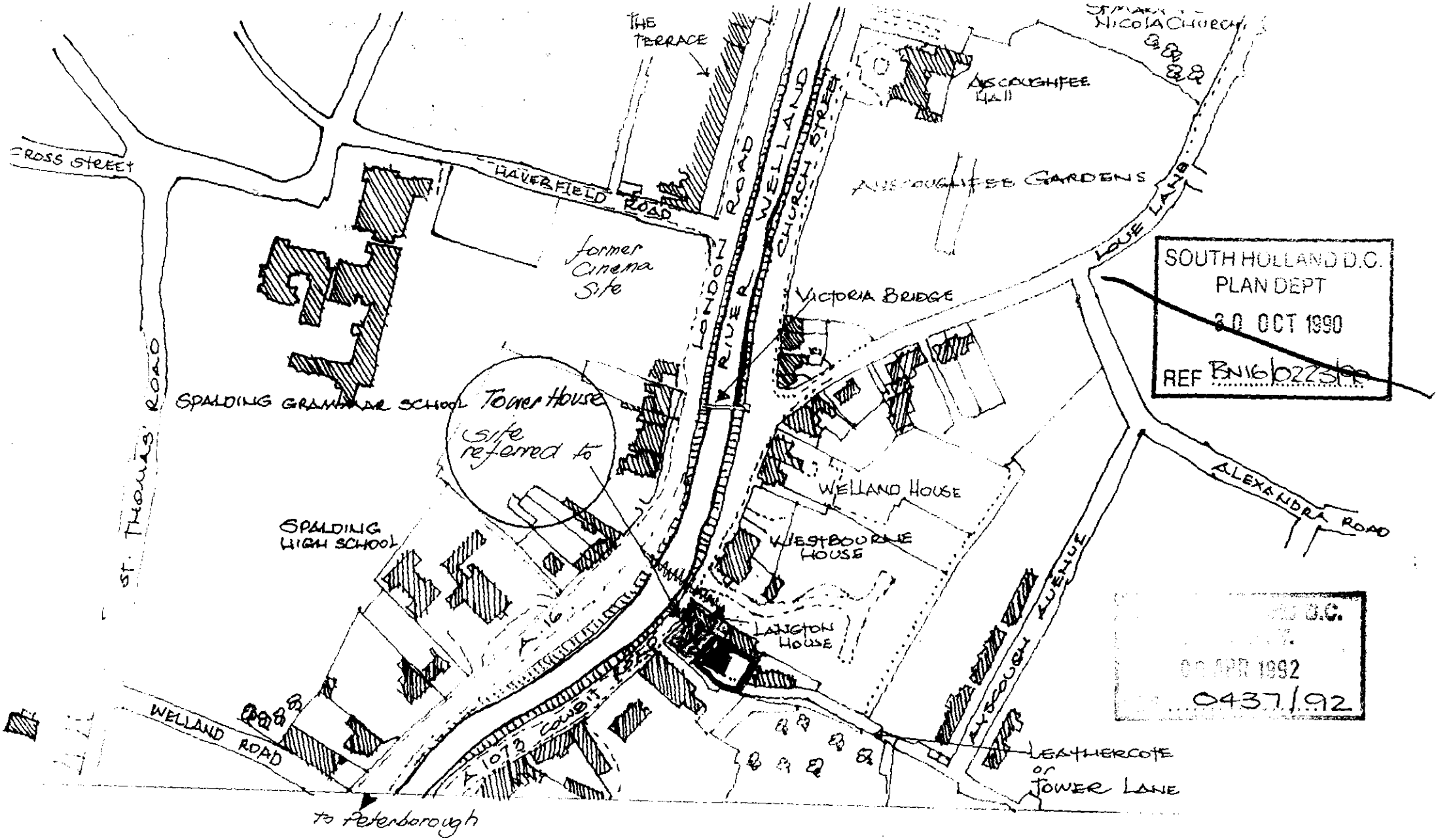
Reason: In the interests of the character of this Listed Building.

Director of Planning and Building Control Services
17-JUN-92 H16/0437/92

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)



SOUTH HOLLAND D.C.
PLAN DEPT
30 OCT 1990
REF S/H/6/0223/90

D.C.
DEC 1992
0437/92

SPALDING.

IDENTIFICATION PLAN: TOWER HOUSE · LEATHERCOTE LANE · SPALDING.
taken from O.S. Sheets TF 2422 and TF 2522. Scale: 1:2500

H16/0437/92

09 APR 1992

Messrs L.M. and R.G.Sharman
15 Cowbit Road
Spalding
Lincs

o775 724895

M.E.Cresswell. Architectural Design
Horseshoe Bridge
Spalding.Lincs
PE11 3JA.
0775 72 3656
Mary Cresswell

TOWER HOUSE.TOWER LANE,Cowbit Road,Spalding.Lincs

Restoration of single dwelling with additional garage in place of derelict later wing,now completely fallen, + rebuild wall.

M E Cresswell.

9th April 1992.

H16/1076/90.dated 22.11.90.

Owners

9th April 1992.

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ .NIL..

Receipt Issued ..... No. .....

Date First Received 09.../1992

REGISTRATION PL. H16/1076/90

REFERENCE H16/0437/92

Cross-Ref ..B16/0318/92

Date 10/4/92

VALIDATION Date 13/11/92

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

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

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

Earlier permission ref .....

	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

Site Advert required ☐ Expiry date .....

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

Correct fee £ NIL Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 15/4...

Index Sheets 201 OS Nos ..... Grid Ref S 24830 I 33070

Part ..S... Parish ..SPALDING.. TB Rural ☐/ C1 ☐/YES
TB Bypass ☐/ C3 ☐/YES Grade II
Inside IBD ..YES.. Inside LB area..YES.. Level crossing ☐/ IBD ☐/—
Footpath ☐/ Other:

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

Planning Decisions:
Earlier apps

10 5/4/90
13 3/94 17/30
94-2153

3 Day Decisions:
Already submitted Ref.....
Requested .....

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: PSy
date: 19-5

Case Officer Conclusions (issues)

Very badly decayed/ fallen down building.
Most of work is rebuild. very little left to renovate.
Idea is ok subbDetails confirmed by Mrs Kerr

Case Officer Recommendations (summary)
(details overleaf) GRANT
REFUSE

Recommended approvals -

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

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

Recommend approval against material objection — Yes ....
Any objection received? No
If yes, is any obj. material? Yes / No
No ....
[Reason:

Other circumstances needing Committee decision — Yes .... Flagged by Senior Officer Signed ..... / No ....

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 by Senior Officer
..DR...8/6.....

Recommendation/draft report produced.....

Conditions/Reasons

Pan 8-6-92 Grant LB Consent

(1) TL 3

2) Full details of the windows shall be submitted to and agreed by the LPA before they are installed.
Reason In the interests the character of this Listed Building.

3) A sample square metre of brickwork shall be constructed and inspected and approved by the LPA before the work continues. and the work shall be carried out in accordance with the approved sample. which shall be left on site until the works are completed.
Reason As 1

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... viz

Other

F U R 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

APPLICAT. / 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

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

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 .....

H16/0437/92.

Tower House
8 Tower Lane
Cowbit Road
Spalding
Lincs
TEL: 724395

Mr. R. Scriven
Housing and Planning
Services Department
Council Offices
Priory Road
Spalding PE11 2XE

10th April 1996

PPM

can I have
file please
MS
12/4

Dear Mr. Scriven,

Re: Tower House, Tower Lane, Spalding.

Would you please make arrangements to come and inspect Tower House, it is now completed and I require a letter from the local authority to confirm the work has been carried out all as the drawings to enable me to claim the "buildings at risk" grant from English Heritage.

Yours faithfully

R G Sharman

R.G. Sharman

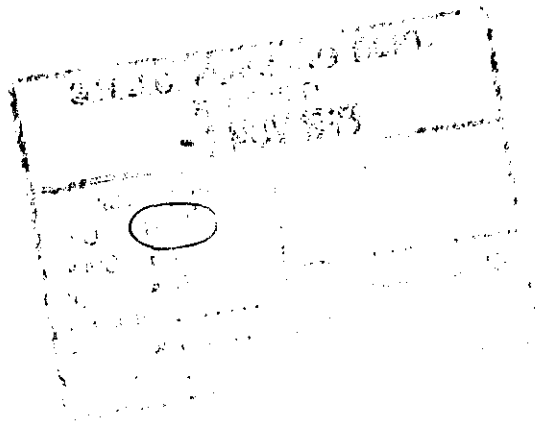
Mary E. Kerr BA., BSc., RIBA
Architect & Historic Buildings Consultant
Tel/Fax: (0529) 240415
Mobile: (0374) 275512

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

YOUR Ref Order No 4/1398
OUR Ref SHDC 39/93

November 1st 1993

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



Dear Mr Smith,

INSPECTION AND REPORT ON REPAIRS ADVICE
6 AND 7 TOWER LANE, SPALDING

This property is in a very poor condition and it has not been possible to carry out a full inspection of the structure as it is not in my view safe to enter the interior of the building.

The building is of two storey construction, in solid brickwork, part rendered, with Welsh slate roofs and a rendered ridge stack. To the rear is a lower two storey brick addition with a tall brick wall stack.

Front Elevation

The front wall is fully rendered. The two houses each have a low timber front door beneath a brick cambered arch. No 6 has a low casement window and No 7 taller divided sash, both with brick arches. Beyond to the left is a further planked door with arch or lintel rendered over. To the first floor is a casement window with brick arch and a divided sash to the eaves.

All the joinery items are in a very poor condition with rotted cills, frames, and broken glazing. The doors are worn, and the panelled door to No 6 has the bottom rail missing. The brickwork in the arch over the door to No 7 is damaged.

The paint finish to the render is stained and flaking, the render is clearly very damp, and towards the gable end the render is cracked. The wall dishes in at first floor level towards the end, and then moves out and away from the gable wall. There are further cracks in the render at the other end

of the front wall where it abuts the earlier taller house. There is ivy growing up the wall at this point and it has overwhelmed and choked the downpipe. The half round gutter is rusty ,open jointed and weed filled near the outlet.

The slate roof is very poor especially where it abuts the adjacent property. Many slates are slipped and it is clearly no longer providing a watertight roof covering.

The rendered chimney stack is very worn and has no proper flashings.

Gable End

This is rendered at first floor level and bare brick below. The render has come off towards the front corner, revealing that the brick front skin is not bonded into the cross wall. It appears likely that a further single storey wall must have been rather poorly toothed into this gable wall as there is some disturbed brickwork at this level.

The rendered lower wall of the rear extension has numerous horizontal cracks, and is leaning outwards.

Rear Wall

This is in even worse condition because it has been partially demolished. The lean to of Number 7 has been taken down, leaving the roof in an unsafe condition. The rear wall at first floor level is not tied into the end wall of the adjacent house, presumably to allow access through to the rear wing. A further door to the ground floor is to one side of that opening, levaing a section of first floor brickwork very precariously supported on a weak link of only one brick. The supporting lintel is also badly perished.

All the rear walling is very wet and softened, especially at the angle between the two ranges. There is no guttering on this side at all. The roof is in an appalling condition and there is no supporting structure over the opening in the rear wall beside the adjacent property which must be suffering excessive damp as a result.

Above the pitch line of the cottage roofs the adjacent property has been clad in blue polythene, fixed by battens.

The interior which can be glimpsed through the rear opening has disintegrating lath and plaster ceilings. The first floor has been inadequately supported by a single acrow prop.

The roof structure would appear to be a common sawn softwood roof of scanty proportions as often found on mid nineteenth century slated roofs. The timbers are all very damp.

FUTURE REPAIRS

I am quite concerned about the condition of this building. The bow on the front wall, and the preamture demolitions at the rear leave it in a very vulnerable condition. The state of this property must also be causing some detioration to the adjacent one.

I would suggest that in the immediate short term a tarpaulin should be hired to cover over the roof area, and tied down with adequate weighting against wind lift.

The front corner and gable wall should be supported with raking shores.

The first floor and roof structure should be through propped to solid structure.

The first and ground floor openings should be framed up and braced in treated softwood.

It would be advisable for structural advice from English Heritage to be obtained concerning the future of the building. If it appears that it can be repaired without too much further demolition then I would suggest that a temporary felt roof covering and plastic rainwater system be considered

Yours Sincerely,

MARY E. KERR BA BSc RIBA

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Principal Planning Officer
Development Control

To: Director of Planning and
Building Control Services

Our Ref: NRM/JJ H16/0437/92
H16/1076/90

Your Ref:

Date: 20 Jan 1994

TOWER HOUSE

Discussion with Geoff Sharman re: Tower Lane. I brought up the topic of Tower Lane with Geoff Sharman after we had completed our inspection No. 59 Double Street (in very bad repair). As far as Tower House is concerned, he wishes to continue with the work. Whilst acknowledging he did not submit a sample panel of brickwork, it is his view that what he had done matches what was there, and he suggests there is some original work there for comparison. I have asked Keith Woods to make an inspection, but I have to say from my recollection it is most unlikely that work in stretcher-a-bond with struck pointing matches the original which was an 18th Century house in solid 9" walls. We may well have some photographic evidence to prove the point one way or another, and I know that Sharman took a comprehensive series of photographs himself, so if we do not, he does.

As for listed cottages 9 and 10, he wants to demolish them and states he has not got enough funds to restore them. This would give Tower House a reasonably big garden and he would rebuild the garden wall.

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 H16/1076/90
H16/0437/92

Your Ref:

Date: 30 Nov 1993

LISTED BUILDINGS TOWER LANE, SPALDING.

I am becoming increasingly concerned at the situation with regard to the 4 listed buildings that (should) exist in Tower Lane. If you recollect, a report was submitted to the Planning Committee on the 10th October 1990, advising on the dilapidation that was occurring to the buildings, including the total unauthorised demolition of one of the buildings, and advising that legal action and enforcement action should be taken. In view of representations from the owner and agent you recommended to the Committee that the matter be deferred and subsequently meetings were held with them. As a result of this, Listed Building Consent was granted on Tower House, and some work has proceeded - not, unfortunately, in accordance with the Listed Building Consent. No response has been received following our letters to the developer about this although work has ceased. However, of the original structure of Tower House, there is now less and less remaining, and the various remedial measures that were taken following the Committee meeting to protect the existing structure have now largely decayed and are useless. Frankly, there is now so little of the original structure of Tower House left that I would have thought its value as a listed building is virtually nil.

In addition to Tower House itself, there should be 4 other listed buildings in the lane. One has been completely demolished i.e. the wall to Tower House, No 9 is in a very dilapidated condition, and No 10 is also extremely dilapidated, and has had substantial parts recently demolished and urgently needs emergency repairs if it is to be saved (see Mrs Kerr's report). Only No 11 is in reasonably good repair, although over the past few years there have also been alterations e.g. to the windows, without Listed Building Consent. As I see it, we could unless positive action is taken find ourselves quite shortly with only one of the listed Tower Lane buildings remaining in existence.

I mentioned the situation to you shortly after your return from holiday, and I understood you were going to have a meeting with the owner and agent. Did anything come of this?

N Midlen
Principal Planning Officer
Development Control

M E Cresswell
Architectural Design
Horseshoe Bridge
Spalding
Lincs
PE11 3JA

Mr P J Udy

PJU/LAC
H15/0437/92

18 August 1993

Dear Madam

Restore Tower House, Tower Lane, Cowbit Road, Spalding.

I refer to the above planning application which was granted on the 17 June 1992.

The Department currently has an application to demolish the buildings adjacent this property and whilst that site was being visited by the Council's Consultant Architect it was noticed that the restoration of Tower House appears to have begun.

I would be grateful if you would advise me on what reconstruction is being undertaken on Tower House and also advise that the Listed Building Consent notice has a condition, number 3, requiring a sample panel of brickwork to be constructed, inspected and approved by the Local Planning Authority before work continues and the work shall be carried out in accordance with the approved sample, which shall be left on site until the works are completed.

Yours faithfully

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 H16/0629/93
OUR Ref SHDC 93/30

22 July 1993

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

Dear Mr Smith,

DEMOLISH PAIR OF DILAPIDATED AND UNSAFE HOUSES, TO PROVIDE OPEN SPACE AND PRIVATE GARDENS FOR 8 & 11 TOWER LANE, SPALDING

These 19th century cottages are in a poor condition and they are rendered with slate roofs and have obvious structural problems. If they are to be demolished it is important that the enclosed character of the lane is retained by the provision of a well designed wall to surround the new garden areas. It will also be necessary to make good in matching materials to the end of No 11 and possibly consider the insertion of a small window to enliven the newly exposed wall.

Whilst on site I noted the slow progress that is being made in restoring Tower House and that it is being rebuilt in stretcher bond using weather struck pointing and a smooth mortar - both aspects unsuitable for this historic building.

Yours Sincerely,

MARY E. KERR BA BSc RIBA

S.H.D.C. PLANNING DEPT.
RECEIVED
23 JUL 1993 PJ
Attention of
DPO NRM
DOPO BS
JC ACP
Action by
Discuss with
Copy to
File Nos.
Acknowledge YES/NO
By

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0437/92 Received:09-APR-92 Type:LISTED BUILDING

Name: Messrs L M & R G Sharman
15 Cowbit Road
Spalding
Lincs

Agent: M E Cresswell
Architectural Design
Horseshoe Bridge
Spalding
Lincs PE11 3JA

Description: Restore single dwelling with additional garage in place of derelict later wing (fallen completely) & rebuild wall
Location : Tower House Tower Lane
Cowbit Road Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

1 The works must be begun not later than the expiration of five years beginning with the date of this consent.

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 Full details of the windows shall be submitted to and agreed by the Local Planning Authority before they are installed.

Reason: In the interests of the character of this Listed Building.

3 A sample square metre of brickwork shall be constructed and inspected and approved by the Local Planning Authority before work continues, and the work shall be carried out in accordance with the approved sample, which shall be left on site until the works are completed.

Reason: In the interests of the character of this Listed Building.

Authorised to issue:

09-JUN-92 H16/0437/92 AD...16/6.....DC...15/6...

BRIAN SMITH Dip TP MRTPI
Director of Pla , & 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: H16/0437/92 Type: LISTED BUILDING

Applicant: Messrs L M & R G Sharman Agent: M E Cresswell
Tel: 0775 724895 0775 72 3656

Description: Restore single dwelling with additional garage in place of derelict later wing (fallen completely) & rebuild wall
Location: Tower House
Tower Lane
Cowbit Road
Spalding Lincs

Valid date:	09-APR-92	Terminal date:	04-JUN-92
Target dates:		Target Committee:	02-JUN-92
To case officer	14-APR-92	Report deadline:	19-MAY-92
Inspected by	19-APR-92		
Extra contacts	24-APR-92	Case Officer:	
Report if not clear by	14-MAY-92	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Alteration
Listed building: GRADE II
Conservation Area: SPALDING

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr B J Davies	16-APR-92	30-APR-92
Cllr C Evans	16-APR-92	30-APR-92
Cllr M C White	16-APR-92	30-APR-92
Owner/Occupier Tower Lane x 4	22 MAY 92	5 JUNE 92
Owner/Occupier Cowbit Road x 4		
Mrs M E Kerr 0529 240713	21-MAY-92	04-JUN-92
Site/Press Advert CLB	24-APR-92	15-MAY-92

C.C.C - No Obs Jc CB 23/4/92

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: H16/0437/92 Type: LISTED BUILDING

Applicant: Messrs L M & R G Sharman
Tel: 0775 724895

Agent: M E Cresswell
0775 72 3656

Description: Restore single dwelling with additional garage in place of derelict later wing (fallen completely) & rebuild wall

Location: Tower House
Tower Lane
Cowbit Road
Spalding Lincs

Valid date:	09-APR-92	Terminal date:	04-JUN-92
Target dates:		Target Committee:	02-JUN-92
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Cllr M C White	16-APR-92	30-APR-92
Site/Press Advert CLB	24-APR-92	15-MAY-92

L.C.C - No obs Jc 23/4/92.

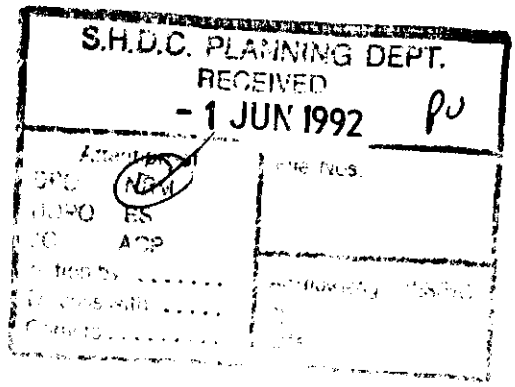
Mary E. Kerr BA., BSc., RIBA
Architect

Tel: Sleaford (0529) 240713
Fax: (0529) 240415

The Manor House,
Spanby,
Sleaford,
Lincolnshire.
NG34 OBB

Your ref: H16/0437/92
Our ref: SHDC 16/92

28th May 1992



B. Smith Esq., Dip TP, MRTPI
District Planning Officer
Planning Department
Council Offices
Priory Road
SPALDING
Lincs
PE11 2XE

Dear Mr Smith

RESTORE SINGLE DWELLING WITH ADDITIONAL GARAGE IN PLACE OF DERELICT LATER WING (FALLEN COMPLETELY) & REBUILT WALL

I have had a number of meetings with the applicant, his agent and Nigel Midlen. The restoration of this derelict building is welcome.

The application is acceptable as it stands. You may wish to condition that a sample of the rebuilt brickwork be approved and that the windows manufactured are approved before installation.

Yours sincerely

MARY E. KERR, BA, BSc., RIBA

historical and architectural terms is progressively deminishing. Indeed almost every time it is inspected there appears to be less of the original remaining.

Although the Town Scheme for Spalding has been abolished, the Authority retain as you are probably aware, some limited ability to give grants under the Historic Buildings Act, however the sum involved is of course very small in relation to the work needed here. These grants were mainly intended to help people carry out relatively minor repairs.

I do think that the English Heritage grants are your best hope of obtaining money to assist you in the rebuilding scheme, either a Buildings at Risk grant or a Section 10 grant. Although there is now specific Section 10 allocation retained for Spalding, my understanding is that English Heritage are still prepared to give these grants on a "on hoc" basis if they feel the circumstances are justified, and I would suggest that you discuss the matter further with them.

If you are advised to apply for a Buildings at Risk grant I understand the Council has to certify that, in their opinion the buildings is indeed at risk. Obviously I would be only too happy to do so.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

S.H.D.C. PLANNING DEPT.
MAY 1992
G
No

Stanley E. Caswell
A.A.T.
Architectural Design
Planning Consultant PE1 3JA

7th May 1992.

The District Planning Officer
South Holland District Council

Your refence NRM/JJ H16/437/92.

Dear Sir,

Restoration of Tower House,Tower Lane,Cowbit Road,Spalding
for Messrs L.M. and R.G.Sharman.

Your letter dated 24th April 1992 has been handed to me in which you explain the reasons for the need for Planning Consent.

We have been considering the overall costs involved in the complete restoration which my clients would hope they would be able to carry out. As you can imagine,these are considerable and your letter has prompted us into the question ofjust why,when as you say "the restoration goes beyond repair work and really constitutes re-building" , Tower House should now qualify for or deserve its Listing.

Much as we would all wish to see the property fully restored to its original outward appearance,the actual costs involved may prove to be prohibitive. I have had discussion with Dawn Anderson od Eastern Sector for Buildings at Risk (English Heritage) who has been trying to contact Mr Midlen for some time to obtain information on file in regard to the past history on Tower House.However, without further infomation she has sent to me application forms for Section 75 grants, which she thinks we may be able to qualify for.

We would like to state that the scheme submitted recently under Listed Building Consent is one which my clients would very much wish to carry out,but we feel this will only be possible if some fairly substantial grant aid is offered to help acheiev this ideal. We are informed that there will be no grant aid under the Environmental "Repairs Grants" as Tower House is a derelict property in their opinion.

Your letter,stating that Tower House has so little of it remaining , leads us to assume that,in reality,the Grade 11 Listing need no longer be applicable and that there can be no oompulsion to restore ,except by choice,a building which barely exists except in old photographs and a few reclaimed fragments.

We shall await some clarification of the situation before moving forward. Hopefully,Ms Anderson will soon be in a position to ascertain the grant likelihood-once she has seen the details under the Listed Building procedure.A reduced or perhaps alternative scheme may have to be considered to reduce costs. We shall be interested to receive your views on the questions raised.

Yours faithfully,

M.E. Caswell.

c.c L.M. & R.G.Sharman.

R G Sharman,
15 Cowbit Road,
Spalding,
Lincs.

Mr N Midlen

NRM/JJ H16/437/92

26th April 1992

Dear Sir,

RESTORATION OF TOWER HOUSE, TOWER LANE, COWBIT ROAD, SPALDING, GRADE II LISTED BUILDING.

I thank you for your letter of the 16th April concerning the request for a planning application for the above proposal.

At one time, it was possible to combine listed building consent with planning permission, but, in their wisdom, the Government has changed this and a separate planning application has to be made if planning permission, as well as listed building consent is needed for the works proposed.

While repair work to existing buildings does not require planning permission, substantial rebuilding does. Precisely where the demarcation line should be drawn, can, in some cases, be difficult to determine, but in this case there is unfortunately very little left of Tower House. The roof is, of course, completely gone, as are nearly all the internal walls and most of the rear walls. More than 50% of both side walls have been dismantled, and only the front wall onto Tower Lane is in anything like its original state, and even this has been reduced in height by the removal of a parapet.

Consequently, I am afraid that I have to take the view that the restoration of Tower House goes beyond repair work that does not need planning permission, and principally constitute a rebuilding of the property. Planning permission is, therefore, required.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

INVOICE No.

R.G. Sharman

CRAFTSMANSHIP
That's our business



BUILDER & CABINET MAKER

15 Cowbit Road
SPALDING
Telephone 724895

For the attention of Mr B.Smith
District Planning Officer
South Holland District Council
Priory Road
Spalding.

10th April 1992.

ESTABLISHED 1968

V.A.T. No. 281 7936 24

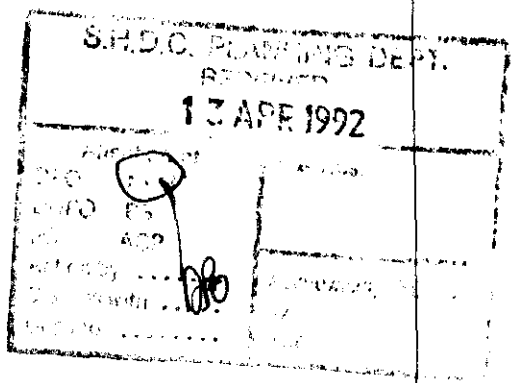
Dear Sir,

Restoration of Tower House as single dwelling with attached garage and rebuild wall,Tower Lane,Cowbit Road,Spalding for Messrs L.M. & R.G.Sharman.

After consultations with Mr.N.Midlen and Mrs M.Kerr,an application under Listed Building has been submitted.

However,I understand that a Full Planning application has been requested, in addition. This seems unecessary as nothing is being added on. The former added-on wing of indifferent design,now fallen,is being substituted by a garage and Utility attached and the wall is replaing the one which became derelict from which reclaimed bricks will be utilised. Will you verify the fact that a duplicate application for Full Planning is really neceesary?.

Yours faithfully,



R.G. Sharman

Partners: R.G. Sharman, A.J . Sharman, L.M. Sharman.

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: H16/0437/92
Description: Restore single dwelling with additional garage in place of derelict later wing (fallen completely) & rebuild wall
Location: Tower House
Tower Lane
Cowbit Road
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 15-MAY-92 quoting the above reference number.

B Smith
District Planning Officer

24-APR-92

SOUTH HOLLAND DISTRICT COUNCIL



ver. (H1177/27)

ore!





DING

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Time Out

- Theatre
- Screen!
- Exhibitions

CONTINUED FROM PAGES 16 & 21

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Gosberton Risegate



HAPPY HOUR DRINKS
£1 a pint lager/bitter
12 until 2 lunchtimes ★ 7 till 8 evenings
Whisky and spirits £1.20 a double
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SATURDAY, APRIL 25th Tanglewood
Country Rock Duo
SATURDAY, MAY 2nd Ray Wilson
Excellent Country Middle-of-the-road Singer/guitarist
SATURDAY, MAY 9th Tracey Mellinda,
one of the finest young female talents around

Telephone (0775) 840193 SkcWVN 8118



COMING EVENTS

CATS' PROTECTION LEAGUE. Cakes and goods stall in foyer, Civic Centre, Spalding; April 25; 9.30-11.30.

JINGLES the Clown, professional Children's Entertainer. Magic, Punch and Judy, Puppets plus Crazy Comedy Car. Whole parties arranged. G. Wilson 0553 673789.

UNCLE LEN — Magician, Childrens Entertainer. Rabbits, balloons and games etc. Private functions a speciality. Please phone for details on (0945) 880488.

WHAPLODE Drove Playing Field Association AGM; on Friday, 1st May, 1992; 8.30 pm; at the Elizabethan Centre, Whaplode Drove.

LOOKING for someone, for those household jobs? Then look through our Home Service Directory.

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CAR BOOT SALE
EVERY SUNDAY 8 am till 2 pm

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APPLES



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Bear Lane, Pinchbeck, Spalding.
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PUBLIC NOTICES

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

PROPOSALS IN CONSERVATION AREAS

The proposal may affect the character or appearance of the Conservation Area —

Restore single dwelling with additional garage in place of derelict later wing (fallen completely) and rebuild wall Tower House, Tower Lane, Cowbit Road, Spalding. (Application H16/0437/92)

SETTING OF LISTED BUILDINGS

The proposal affects the setting of Brunswick Mill which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest.
Erection of two residential dwellings.
Builders Yard Site, Wisbech Road, Long Sutton, Spalding.
(Application H11/0438/92)

The proposal affects the setting of Old Manor House which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest.
Residential development (6 bungalows and 21 houses)
Kingsgate, Black Lion End, Gedney, Spalding.
(Application H06/0442/92)

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 within 21 days of the date of this notice.

B. SMITH
Director of Planning & Building Control Services
Council Offices,
Priory Road,
Spalding.

SOUTH HOLLAND DISTRICT COUNCIL

24th April 1992

SkcWVN 8121

pp
SPG.
24.4.92.

PUBLIC NOTICES

LINCOLNSHIRE COUNTY COUNCIL

ROAD TRAFFIC REGULATION ACT 1984 S.14(1)

TEMPORARY CLOSURE TO TRAFFIC WESTON — BEGGARS LANE

NOTICE IS HEREBY GIVEN that owing to the likelihood of danger to the public by reason of the holding of a tandem marathon the Lincolnshire County Council has

GOODS VEHICLE OPERATOR'S LICENCE

ALAN JOHN HANSARD trading as A. J. Hansard, of 40 Knight Street, Pinchbeck, Spalding, Lincolnshire PE11 3RB, is applying to replace without change a licence to use 40 Knight Street, Pinchbeck, Spalding, Lincolnshire PE11 3RB as an operating centre for one goods vehicle and no trailers.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre or centres, who believe that their use or enjoyment of that land will be prejudicially affected, may make written representations to the Licensing Authority at Eastern Traffic Area, Terrington

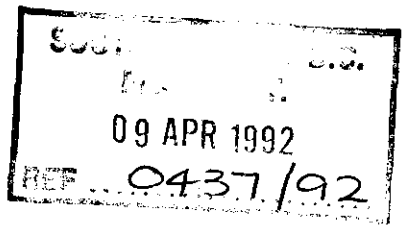
GOODS VEHICLE OPERATOR'S LICENCE

H. LEVERTON LIMITED, of Westlode Street, Spalding, Lincolnshire PE11 2AZ is applying to change an existing licence as follows: To keep five vehicles and four trailers at the operating centre at Wardentree Lane, Pinchbeck, Spalding, Lincolnshire PE11 2AZ.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre(s), if they believe that their use or enjoyment of that land will be prejudicially affected, may make written representations to the Licensing Authority at Eastern Traffic Area, Terrington House, 13-15 Hills Road, Cambridge CB2 1NP within 21

Mary E. Cresswell
L.R.I.B.A.
Architectural Design
[illegible] Planning Consultant PETERSFIELD
[illegible]

9th April 1992.



MEC/P.

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

Dear Sir,

Proposed restoration of Tower House as single dwelling with attached garage in place of former extension. Tower Lane Spalding for Messrs L.M. and R.G.ShaRMAN.

Previous consent: Listed Building Consent H16/1076/90.

I enclose applications under Listed Building and Building Notice for the above and I refer to the meeting on 9th March 1992 between Mr N.Midlen, Mrs M.Kerr and Mr R.G.Sharman and myself, at which the above proposal was discussed.
It was determined that your main concern would be with the external appearance so far as restoration of details is concerned and that internally we shall make use of whatever details remain for re-use or rebuilding e.g. windows, doors, linings, architraves, skirtings stairs and balusters.

Reclaimed slates are to be used but it was agreed if there is a shortfall-smooth grey concrete slates may be fixed to non-visible roof slopes.

The conservatory will be rebuilt to former lines and the tiled flooring restored.

We have submitted an application also to Building Control under a Building Notice, as there are a number of unknown factors which can only be considered as work proceeds, and we confirm that you will liase with Building Control where conflict with regulations arises.

On the advice of Mrs Kerr, I have spoken (twice) with Ms Dawn Anderson on the East Midlands team of English Heritage Tel; 071 973 3225 who is trying to track down previous interest shown by them. We understand E.H. made a survey with your co-operation perhaps 5 or 6 years ago. We may be eligible for a Section 75 grant for listed Buildings at risk in Conservation areas. Perhaps you can advise her from your files as to who you dealt with at that time.

Please let me know if you require any further information as soon as is possible . As you know, restoration work should commence quickly.

Yours faithfully,
M.E.Cresswell.

c.c. R.G &L.M.Sharman.

Mrs M E Cresswell,
Horseshoe Bridge,
Spalding,
Lincs.
PE11 3JA.

Mr N Midlen

NRM/JJ H16/437/92

27th May 1992


Dear Madam,

RESTORATION OF TOWER HOUSE, TOWER LANE, COWBIT ROAD, SPALDING.

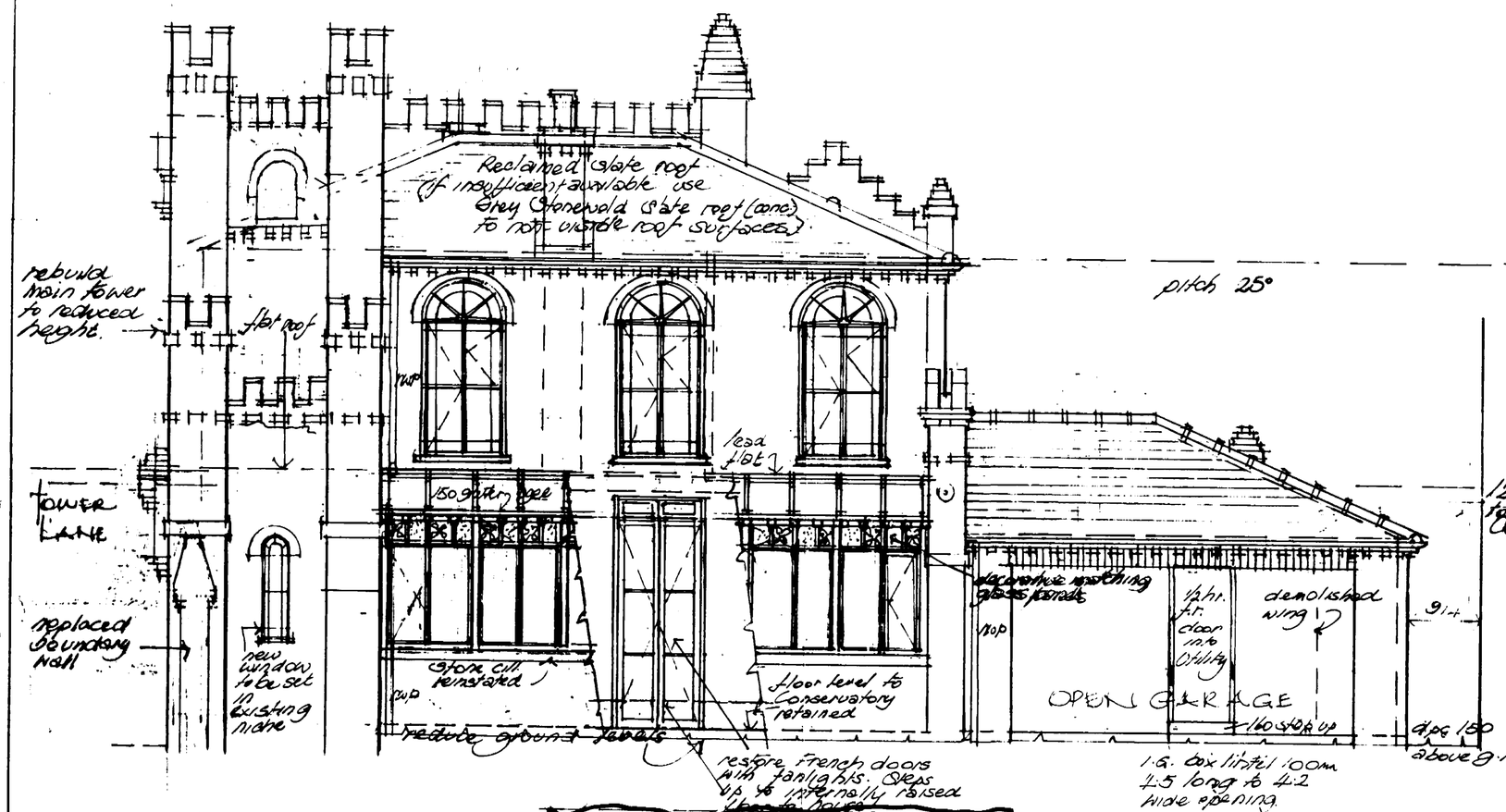
I thank you for your letter of 7th May concerning the question of whether planning permission is required for the works you propose for Tower House. I do understand the reasoning behind your question, and the fact that it may seem inconsistent to say that the building, from the listed building legislation viewpoint remains a listed building, whereas from the planning legislation side the works involved count as rebuilding.

The situation arises from the fact that we are discussing two pieces of separate legislation, the Town and Country Planning Act on the one hand and the Listed Buildings and Buildings in Conservation Areas Act on the other. As far as the Planning Act is concerned, there have been many reported cases that would support my interpretation that the extent to which Tower House is going to have to be rebuilt necessitates planning permission. One has to bear in mind that in terms of the Planning Act, "part of a building" is counted as "a building" and I do not think that any one could deny that large parts of Tower House will have to be totally rebuilt.

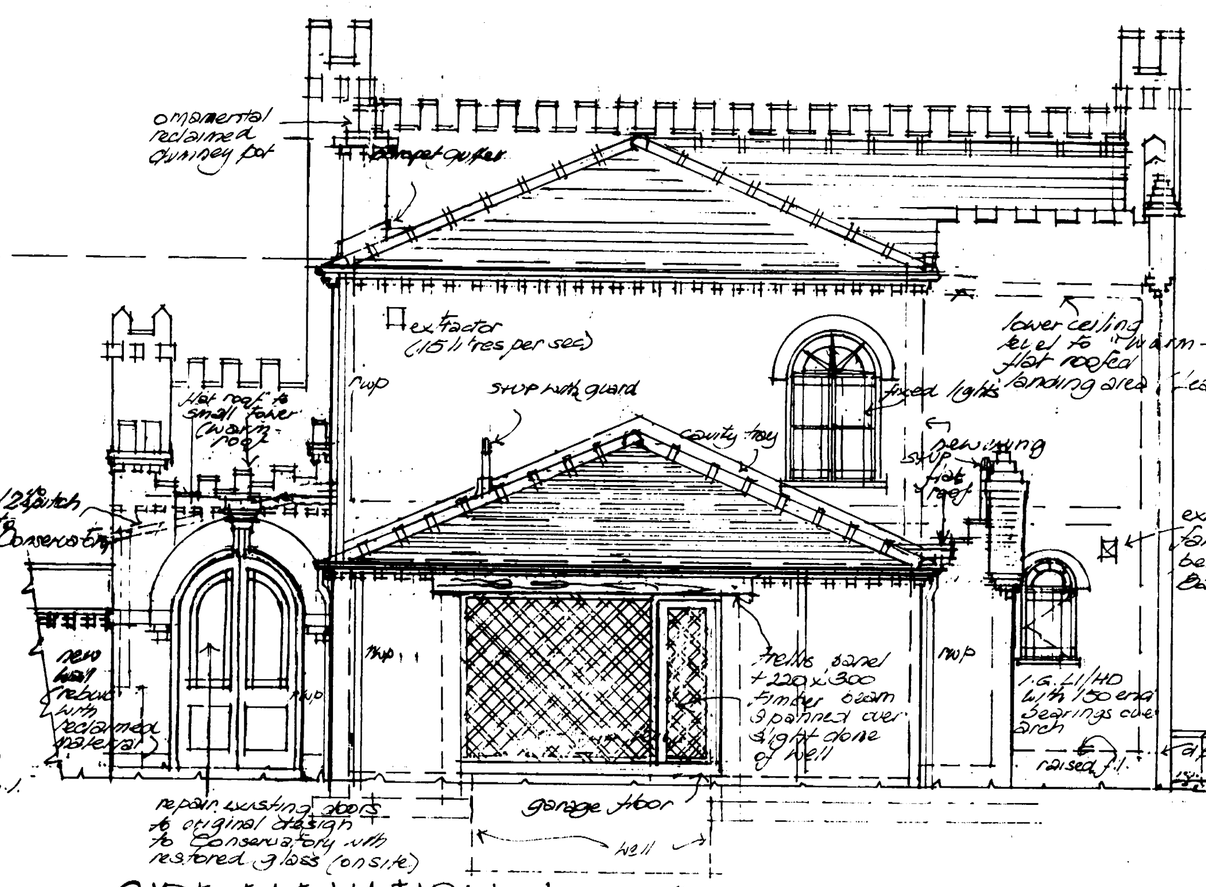
As far as the Historic Buildings Act is concerned, it is equally been often held that provided there is some of the building remaining which is of any significance historically or architecturally, it remains legally a listed building. Indeed, there have been some cases where the building has been totally reconstructed as a facsimile of the original and retained its listing on the basis, I assume, that whilst historically it may no longer be of interest, architecturally the facsimile is of equal value to the original building. However, obviously by the loss of historical character, the value of the building is deminished, and in the case of Tower House it has been of concern to me for some time that the value of the building in


ELEVATION to north-west facing Cowbit Road
ELEVATION to south-west to Tower Lane and Walling
GROUND FLOOR
FIRST FLOOR
PARAPET SECTION
1:50
1:200
WALL DETAIL
AXONOMETRIC
DINING KITCHEN
SITTING
HALL
SHOWER
UTILITY
FUEL
GARAGE
CONSERVATORY
BEDROOM 1
BEDROOM 2
LANDING
BATH
original parapet height
Arch and Castellations to be reconstructed all as original details and height of parapet as original. Insert one layer of Bricktor reinforcement every 3rd course to parapet walling + tied together with butterfly ties to BS 1243 at 900mm h/z + 450 vertically
these partial walls to be rebuilt + underpinned to provide min. 600mm x 230 foundations. All underpinning work is to be in accordance with CP 2004 1971. To be undertaken in stages (weekly) to approx 1m lengths in alternating sequences.
Construct French drain below level of Tower Lane to provide a min. 150mm clearance to dpc from pea gravel base
Heating + hot water will be provided by gas fired balanced flue boiler on non-combustible base + thermostatically controlled (unvented system). All hot water pipes + vessels will be insulated in accordance with Reg. L1 + insulate all ventilation pipes passing thro' roof space
Provide kitchen + Utility with mechanical extraction not less than 60 litres per sec. Bath + shower rooms 15 litres per sec. Food storage to have total capacity 1.75m³ + provision for 4,900mm² natural vent with vermin proof mesh
The Conservatory is to be completely rebuilt on existing lines but with toughened clear glazed roof and sealed unit glazing.
Connect to existing run.
Prepared for submission for Listed Building Consent + B/Regs (notice) April 1992.
PROPOSED RESTORATION of TOWER HOUSE
TOWER LANE SPALDING for Messrs L.M & R.G SHARMAN
PLANS & ELEVATIONS SCALE: 1:50mm DRAWING No. 431/1
M E CRESSWELL SAAT HORSESHOE BRIDGE SPALDING LINCS PE11 2TA
0437/92

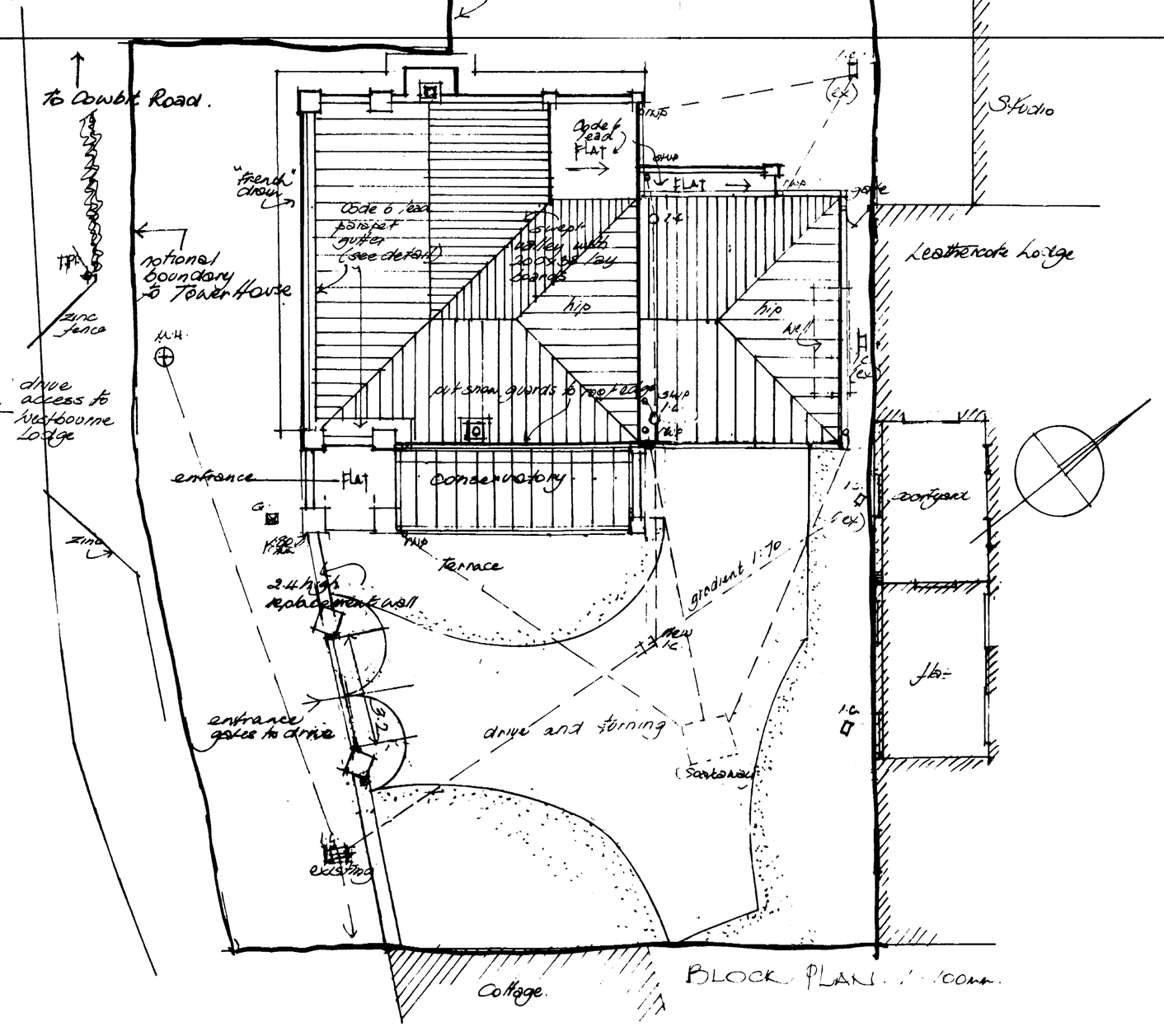
08 APR 1992
0437/92



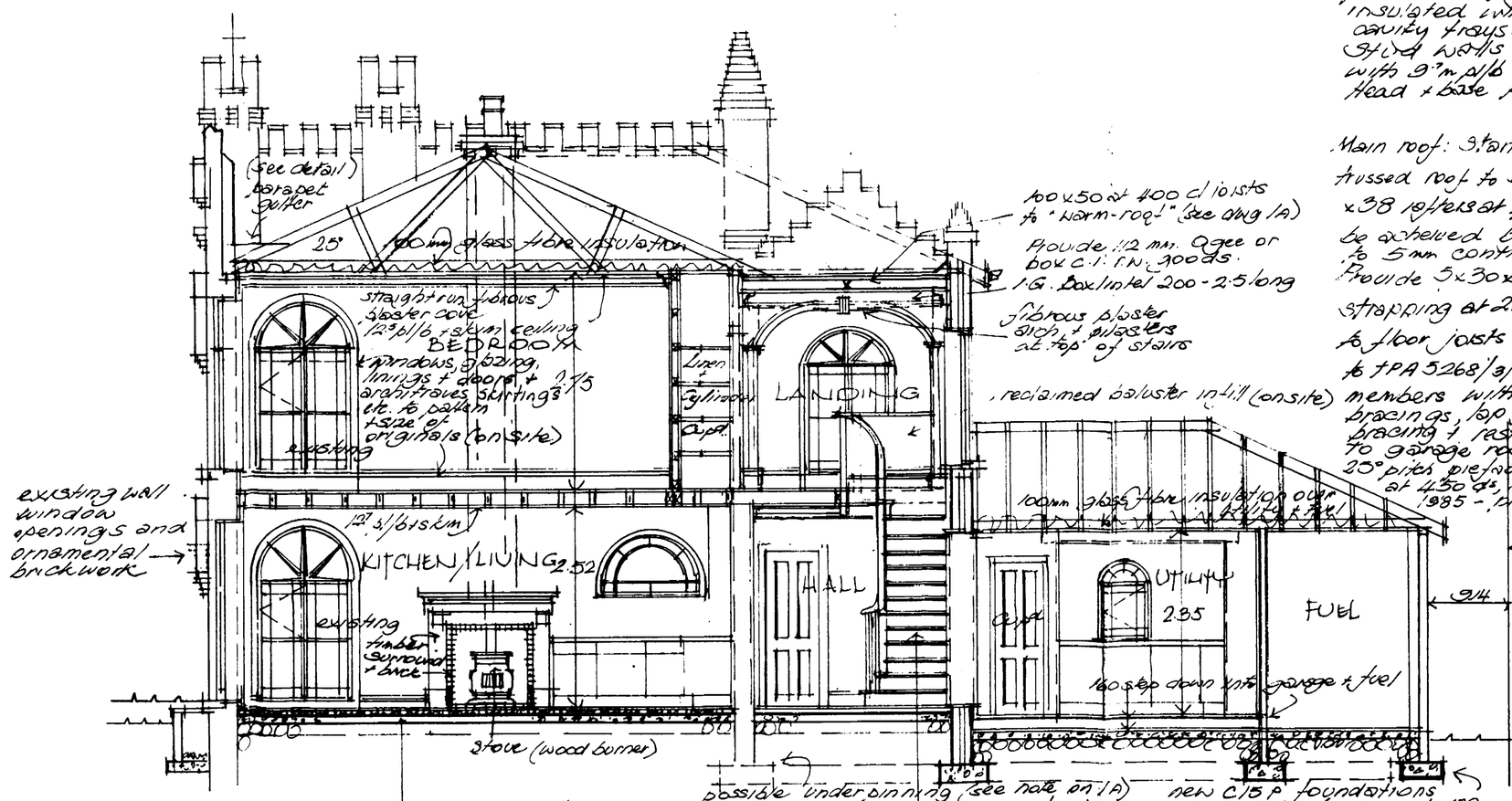
REAR ELEVATION



SIDE ELEVATION to north-east



to south-east (garden / parking)



SECTION 1:50

Prepared for Listed Building + B/C. approval April 1992.

Roof coverings:
New roofs to 25° pitch using blue/grey Welsh slates with minimum 125mm head lap. Cover to be to BS 5534 with good quality reinforced slates - under felt to BS 747.

Fix slates with 2no stout copper nails to and including 19 x 38 pressure treated softwood laths fixed with clout headed galvanised nails.

Provide + fix Code 4 Lead soakers to chimney and wall abutments + make junctions by forming 19 x 9mm raking cutting into which slate creasing can be tucked + wedged.

Note: If sufficient slates are available - (Lead Code 6) blue/grey smooth concrete interlocking slates will be utilised on parts of roof concealed from normal view.

Ventilation to roof voids will be obtained by "Zebra" ventilating slates to provide cross-ventilation.

Brickwork:
It is anticipated there will be sufficient reclaimed bricks on site to use on main building - however, selected close matching facings may be used on new work. Pointing, mortar, brick size will all be as original.

New work:
Build cavity brick walls to new sections with 100mm reclaimed facings, 50mm cavity with partial cavity fill and 100mm Celcon Solar or Durox block work inner leaf. Close cavities + use Class A d/p course below g.l. (Durability designation f/L). To all external openings provide insulated lintols jambs + cills to B.R. value 1.2 W/m²K using thermoblock or similar cavity closer. Put dpc round all openings (fac wall) @ 900 c/c - 450 vertically + 300 vert. to unbonded jambs. Lintols to be + G insulated with 150 end bearings + dpc cavity trays.

Stud walls: At 450 ctrs put 75 x 50 studs with 9.5mm p/b + skin one side + 12.5mm other. Head + base plates noggins at 750 vertically.

Main roof: Standard fink type prefabricated trussed roof to BS 5268 pt 3 1985 using 100 x 38 rafters at 450 ctrs - Cross ventilation to be achieved by ventilating slates - equivalent to 5mm continuous strip. Provide 5 x 30 x 300mm ins. galv. restraint strapping at 2m ctrs fixed across 3 members to floor joists with noggins where parallel to TPA 5268/3/85 + bracing to internal roof members with 100 x 25 diagonal wind bracings, top jointed + longitudinal bracing + restraint strapping to garage roof.
25° pitch prefabricated roof truss 100 x 38 rafters at 450 ctrs, 100 x 50 plate all to BS 5268 pt 3 1985 - provide 25mm continuous eaves vents.
Leathercote Lodge

Drainage: Existing run to connect to sewer in Tower Lane. Foundations should be taken lower than any adjoining foundations. Use 100m Supersleve to 1:70 gradients on sea gravel + allow min. 175 cover under concrete. Protect with conc. lintol where passing thro' walls with 50mm fibre glass packing masked with rigid sheet. Use PVC wastes with reading eyes at all junctions + bends - min. 32mm to basins, 40 to baths + sinks + 50mm to showers + sloping to anti-syphon traps to all runs longer than 1/5

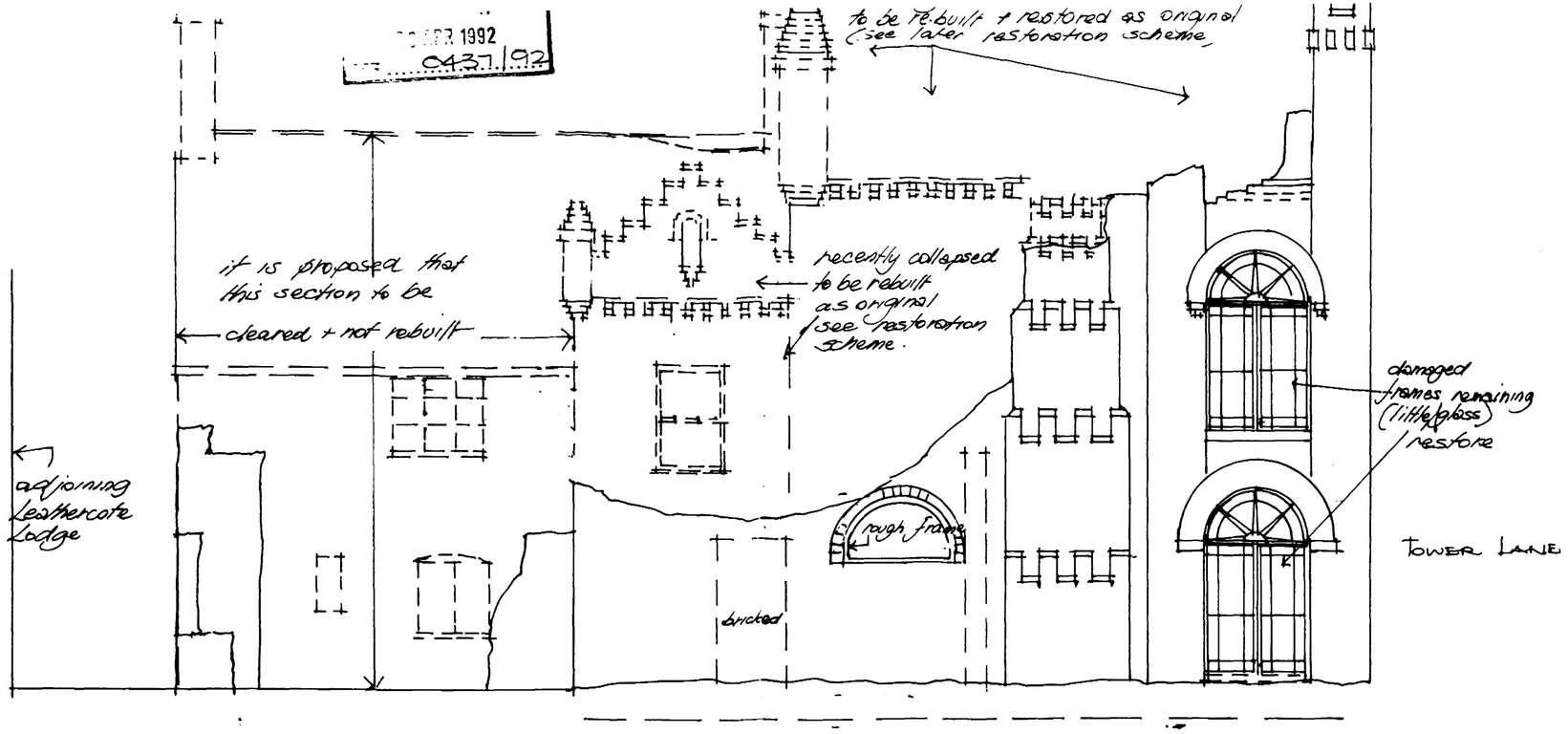
PROPOSED RESTORATION of TOWER HOUSE · TOWER LANE · SPALDING ·

for Messrs L.M. and R.G. SHARMAN · ELEVATIONS & BLOCK PLAN: Drawing no: 431/2A

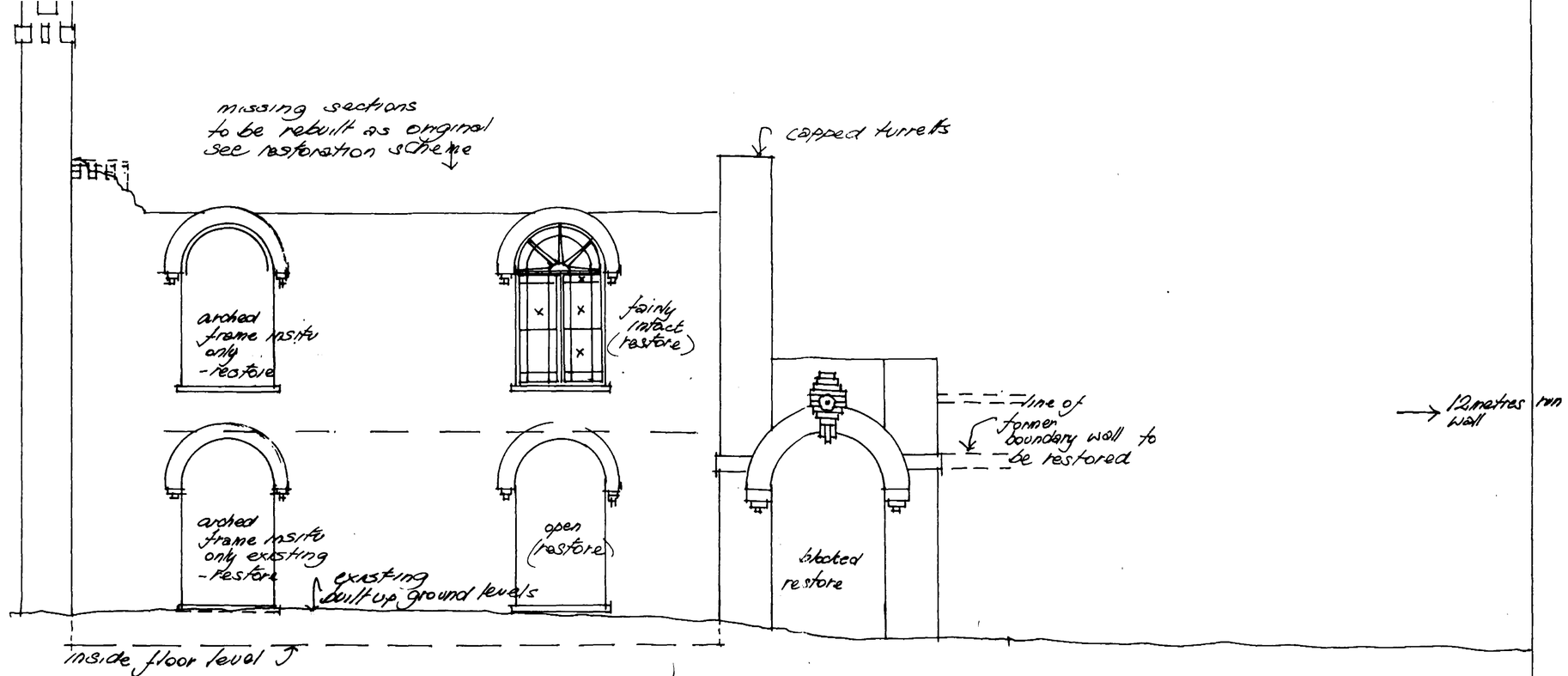
scales: 1:50 and 1:100 mm. February 1992. April 1992.

M.E. CRESSWELL & SON · HORSESHOE BRIDGE · SPALDING · LINCS · PE11 3JA.

RECD 1992
04371/92

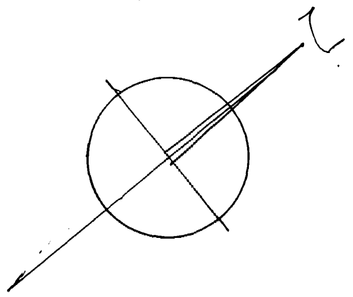


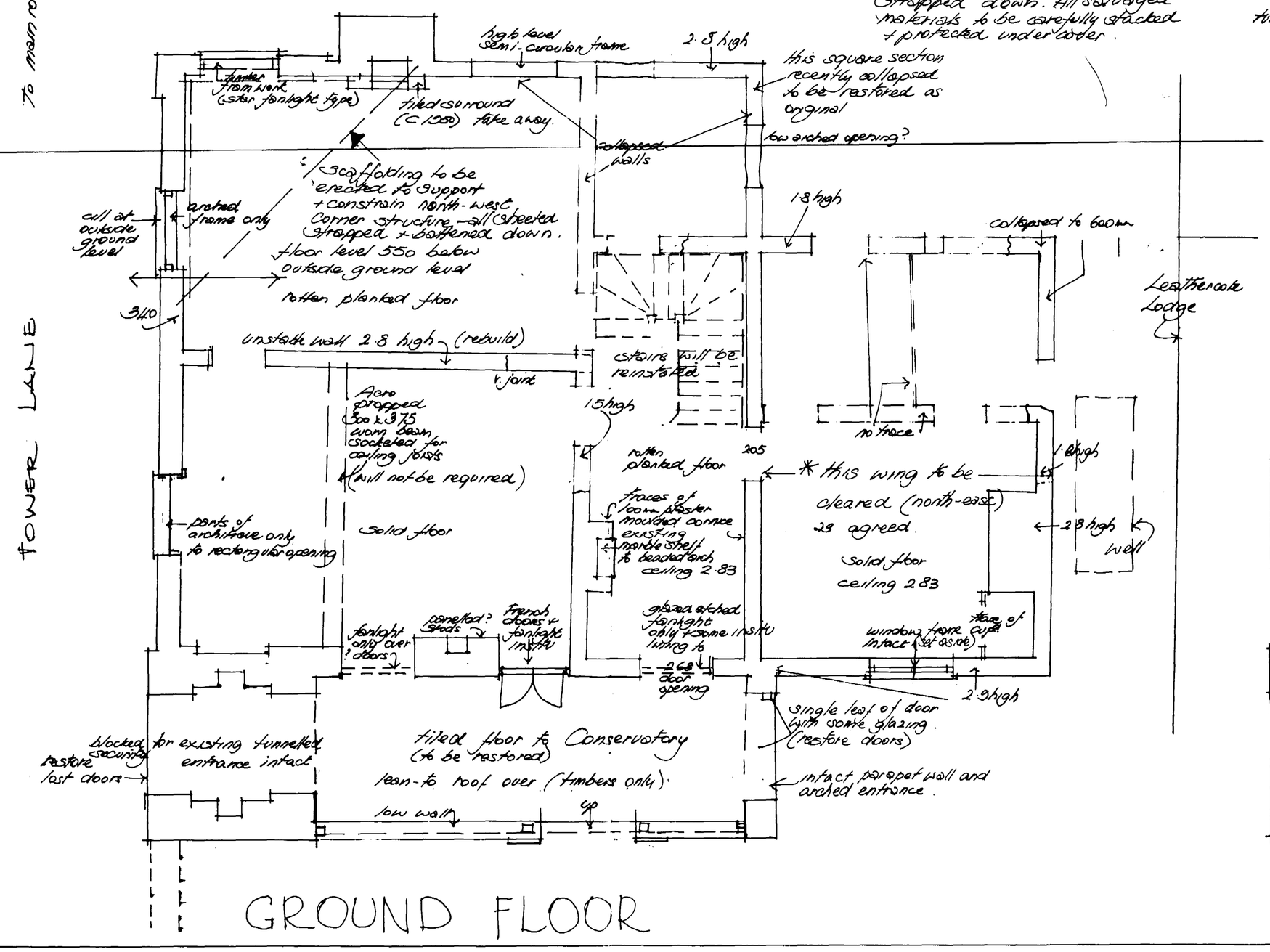
ELEVATION to COWBIT ROAD • north-west



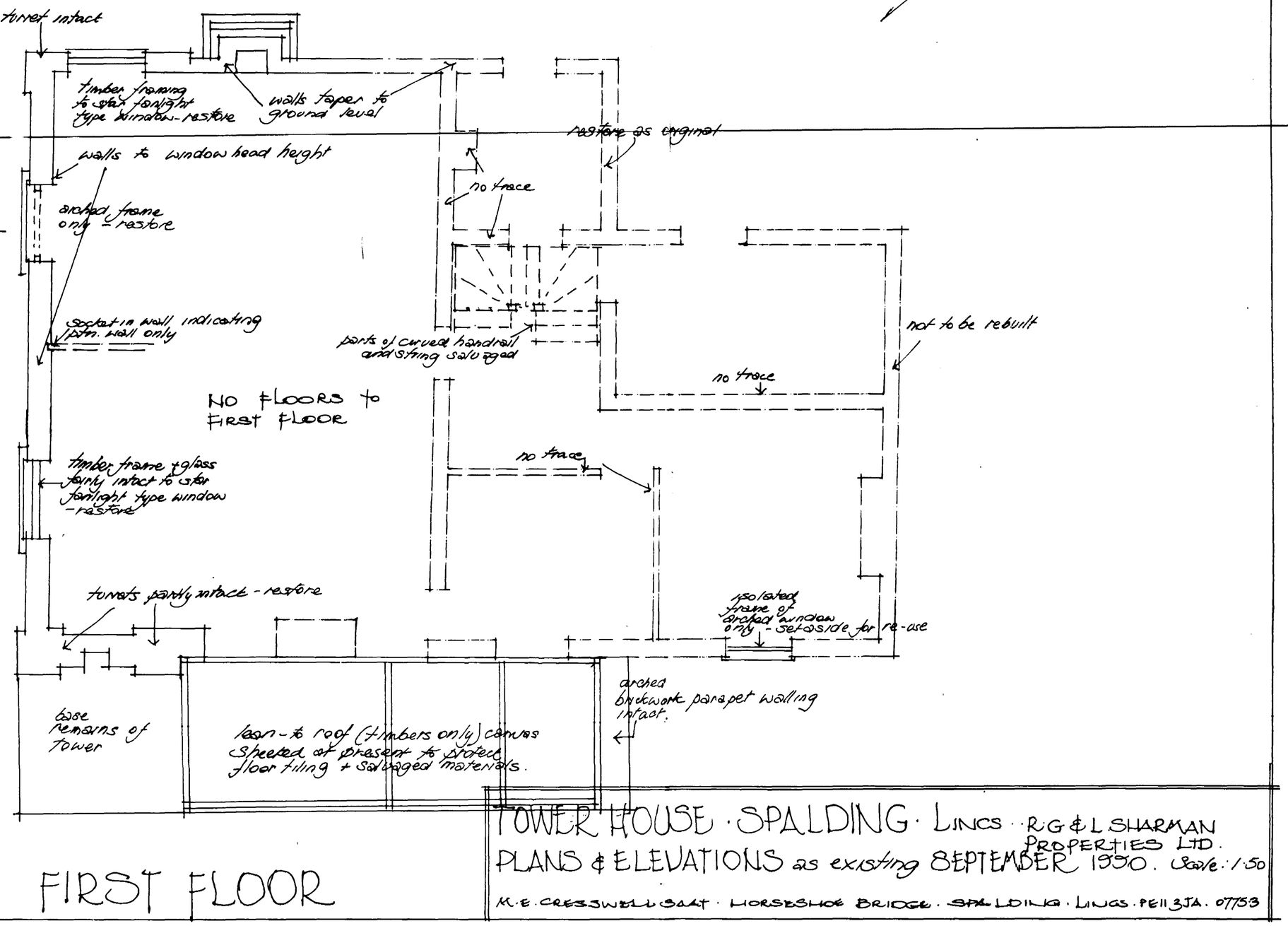
ELEVATION from TOWER LANE - south-west

NOTE : dotted areas indicate known details. Areas edged yellow to be demolished + cleared. All areas edged red on drawings are to be protected + covered with 250g. polythene battened + strapped down. All salvaged materials to be carefully stacked + protected under cover.





GROUND FLOOR

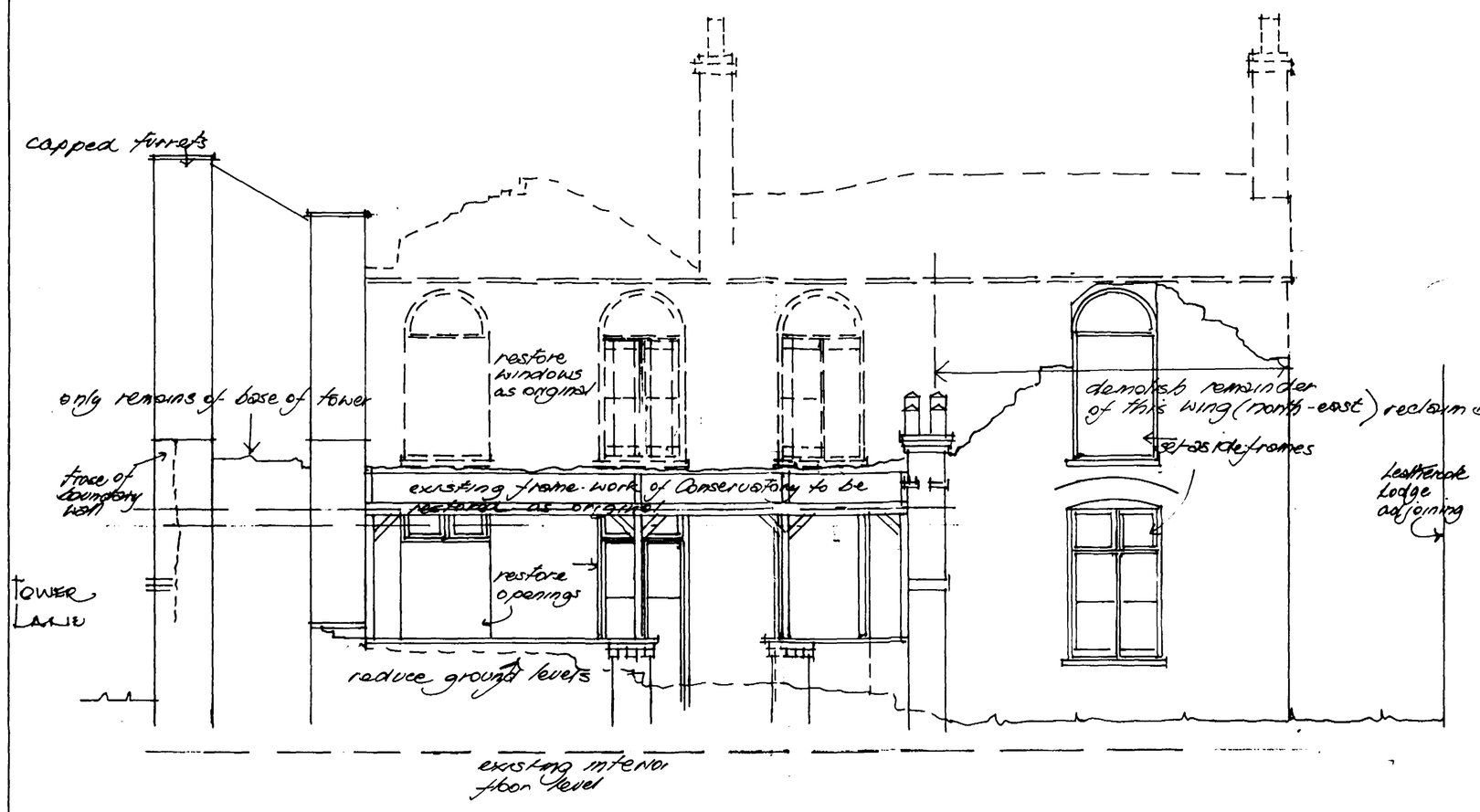


FIRST FLOOR

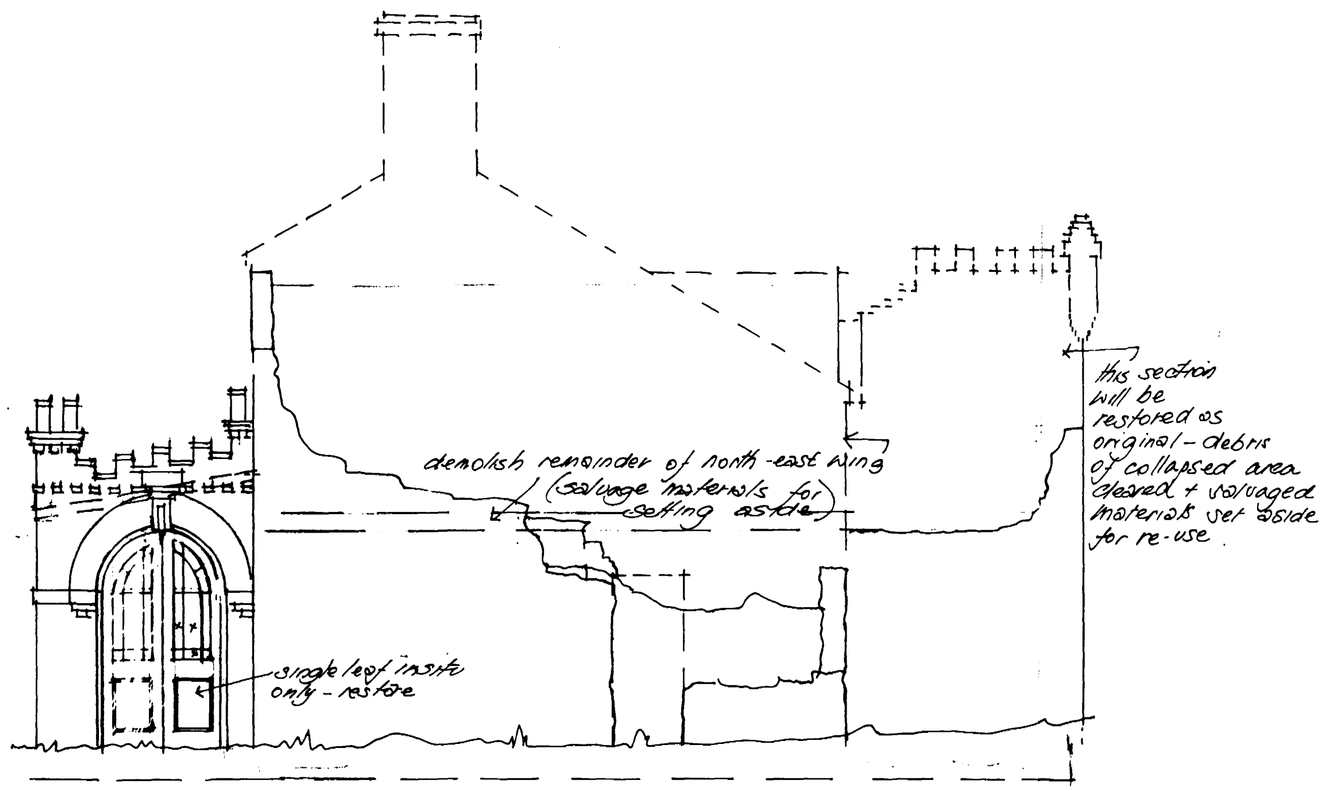
TOWER HOUSE · SPALDING · LINCS · R.G & L SHARMAN PROPERTIES LTD.
PLANS & ELEVATIONS as existing SEPTEMBER 1990. Scale: 1:50

M.E. CRESSWELL & SON · HORSESHOE BRIDGE · SPALDING · LINCS. PE11 3JA. 07753

C S APR 1992
REF. 0437/92



ELEVATION to rear garden · South-east.



ELEVATION to Leathercote Lodge · north-east.

Note.
1. Dotted areas denote known details
2. Areas edged yellow to be demolished + cleared
3. Areas edged red on drawings are to be protected + covered with 250g poly sheet battened + strapped down. All salvaged materials to be carefully stacked + protected under cover.

TOWER HOUSE · COWBIT ROAD · SPALDING · LINCS for
R G & L. SHARMAN PROPERTIES LTD. · ELEVATIONS EXISTING SEPT. 21 1990