APPLICATION NO. : H16/0476/92

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0476/92 Received:23-APR-92 Type:FULL

Name: Broadgate Builders
(Spalding) Limited
Broadgate House
Weston Hills
Spalding Lincs

Agent: Broadgate Builders
(Spalding) Limited
Broadgate House
Weston Hills
Spalding Lincs

Description: Proposed house with integral garage

Location : Plot 1 Albion Street
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

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

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

2 Notwithstanding the submitted details, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

5 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate

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)

roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

6 Visibility splays of 2.4 metres x 70 metres shall be provided at the estate road junction with Albion Street.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

Director of Planning and Building Control Services
29-JUN-92 H16/0476/92

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0476/92

Date Registered 23 APR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADGATE BUILDERS (SPALDING) Ltd.
BROADGATE HOUSE, BROADGATE,
WESTON HILLS, SPALDING, LINCS.

Tel. No. HOLBEACH 380532.

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

PLOT 1. ALBION STREET, SPALDING, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED HOUSE WITH INTEGRAL GARAGE.

Please complete

Signed. S. Liquorish Date. 22.4.92

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £110.00 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: ONE.

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: _____ sq. metres

B. Please state size of any new structure:- (a) max. height: 7.900 metres
(b) max. length: 12.420 metres
(c) max. width: 14.700 metres

C. Please state type and colour of materials for facing external walls: THE BRICK & STONE COMPANY. OLDE CHESHIRE RED MULTI HANDMADE.

D. Please state type and colour of roofing materials. REDLAND NORFOLK PANTILE TILE ORANGE.

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

5. GENERAL INFORMATION Please complete each section

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

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: ALBION STREET.
Will there be — Individual access(es) ✓ New estate road ✓

C. What provision will be made for garages or parking within the site? DOUBLE GARAGE + TURNING AREA.

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 SOAKAWAYS.

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

C. Please state whether a land drain will be affected No

D. Foul sewerage will be disposed of to:

Mains sewer ✓ Cesspool ☐ Septic tank ☐

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	No	→ If so, **please give details in Part 6**
The proposal affects a listed building	No	
The proposal affects a public footpath	Yes	
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.

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 S. Liquorish (Applicant/~~Agent~~) Date 22.4.92.

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

State Name and address of owner: State Date notice served:

Signed ..... (Applicant/Agent) Date .....

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed S. Liquorish Applicant/~~Agent~~) Date 22.4.92.

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

State Name and address of tenant: State Date notice served:

Signed ..... (Applicant/Agent) Date .....

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed ..... Date .....

ADMIN RECORD SHEET

ITIAL

Submitted Fee £ 110

Receipt Issued ..... No. P1095

Date First Received 23 APR 1992

REGISTRATION

REFERENCE H16/0476/92

Cross-Ref R KL 29-4

Date 24/4/92

VALIDATION Date 27/4/92

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

Site area ..... No. of dwellings 1 Floorspace .....

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

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S65 Advert required ☐ Expiry date .....

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

Correct fee £ 110 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 29-4

Index Sheets 193 OS Nos ..... Grid Ref 5 29290 3 23290

Ward R Parish SPALDING

Inside IBD YES Inside LP Area YES

TR Rural ☐ TR Bypass ☐ Level crossing ☐ Footpath ☐

CA ☐ LB ☐ TPO ☐ Other: Grade

Linked to site ..... Ref 491 Linked to property ..... Ref 491

Planning Records:
Earlier apps 960/90
55/80
234/83

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

Inputs completed.....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

AP. ICATION REF:

D ECTIONS

Art 7 (Outlines)

RM Checklist:

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

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

[Indicate if other Regs]

Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED

PM 5-5-92

Advertised - Re. satisfy yourself that there is no need to advertise an opposing setting of Listed Building

Publicity : General
Departure
Setting of LB ✓ Viz
Wilesby House
✓ DONE
26/5/92
advertised.

Residents (Postal):

Residents (Delivery):

~~Tie-ins Board~~
~~Albion Street~~

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 .....

Sample of [illegible] requested [illegible]
will drop it in but wants it back 8/4

APPLICATION ASSESSMENT

No , for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: PJG
date: 19-5

Adjacent ? Gasboard

Case Officer Conclusions (issues)

Horse requires removal of 3 large (maturing) trees on boundary, one is a poplar also below poplar 2 or 3 smaller trees. Gas Board yard beyond. Boundary ought to be wooden fence. Access will remove two trees one small one large stone parapets carry on a feature of Wittesby House

Case Officer Recommendations (summary) GRANT
(details overleaf) 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 [Reason:	No ✓....
Other circumstances needing committee decision	Yes	Flagged by Senior Officer Signed	No ✓....
			ALL OF ABOVE

Recommended refusals -

Not adopted policy first Applic.	No	Nil fees (not first Submission) Other info. viz: Signed	Yes ✓....
	ANY ONE OF ABOVE		

Committee report
Sub-Committee:
SV recommended .....
Ist/Ind. recommended.....

Delegation confirmed by Senior Officer
.....DC 19/6

report produced.....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0476/92 Received:23-APR-92 Type:FULL

Name: Broadgate Builders
(Spalding) Limited
Broadgate House
Weston Hills
Spalding Lincs

Agent: Broadgate Builders
(Spalding) Limited
Broadgate House
Weston Hills
Spalding Lincs

Description: Proposed house with integral garage

Location : Plot 1 Albion Street
Spalding Lincs

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

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

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

2 Notwithstanding the submitted details, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 A ~~fence 1.8~~ metre high, details of which shall be submitted to and approved by ~~the Local Planning~~ Authority, ~~shall be erected~~ along the north boundary with the Gas Board ~~depot building~~ before dwelling hereby permitted is occupied.

Reason: ~~In~~ In the interests of the amenities of the area.

5 The roads and footways shall be laid out and made up in accordance with

the specification, programme and details to be approved.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

6 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

7 Visibility splays of 2.4 metres x 70 metres shall be provided at the estate road junction with Albion Street.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

Authorised to issue:

19-JUN-92 H16/0476/92

AD...22/6.....DC.....

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
'nshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0476/92 Type: FULL

Applicant: Broadgate Builders
Tel: 0406 380532

Agent: Broadgate Builders
0406 380532

Description: Proposed house with integral garage

Location: Plot 1
Albion Street
Spalding
Lincs

Valid date: 23-APR-92 Terminal date: 18-JUN-92
Target dates: Target Committee: 02-JUN-92
To case officer 28-APR-92 Report deadline: 19-MAY-92
Inspected by 03-MAY-92
Extra contacts 08-MAY-92 Case Officer:
Report if not clear by 28-MAY-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr Mrs A J Teale	0775 766412 (Of	29-APR-92	13-MAY-92
SET Advert		26-MAY-92	16-JUN-92
L.C.C - Obs Attached		30/4/92	

SITE DETAILS

Grid ref: 525250 323250
OS Sheets: 183 Parcel:

Completely modernised end terraced 2 bedroom house with gravelled car standing space. Kitchen, dining room, lounge, bathroom. Gas c/h. Coved ceilings. An ideal starter home that has all carpets and curtains included in the sensible asking price of £32,950

In a quiet cul-de-sac within easy walking distance of the town centre, schools and most amenities. Modern semi-detached house with linked garage. Lounge/diner, kitchen, 2 bedrooms, bathroom, gas c/h, artexed ceilings. Good sized rear garden. £41,950

First Floor Flat. Large lounge...
PROFESSIONAL MATURE LADY REQUIRED
£185 plus gas payment of £24 plus £14.12 water rates per calendar month (ie £203.12 per calendar m
FLAT, HIGH STREET, HOLBEACH
2 bedroom flat. Hall, lounge, 2 beds, kitchen, bathroom. Gas ch. Car parking space. NO PETS OR CH
£200 per calendar month. Exclusive of Water Rates

BRAND NEW BUNGALOW, PLOT 7, DRURY LANE, BICKER



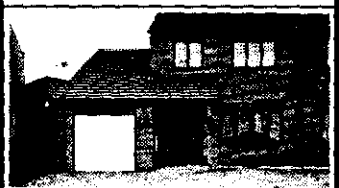
One good sized non estate plot in a rural location, detached 3/4 bedroom bungalow with attached garage. Lounge, kitchen, bathroom, dining room/bed 4. Dg windows with safety locks, coved and artexed ceilings, full oil fired ch. £56,000

GOODFELLOWS HALL, THE RACEGROUND SPALDING COMMON



Set in grounds extending to approx 3/4 acre, very spacious detached 5 bed house with 2 bathrooms. Large lounge diner, cloakroom, utility, study, sun lounge, large fitted breakfast kitchen. Double garage. Full oil c/h, secondary d/g on bottled glass windows. £130,000.

"CHERRY LODGE", STARLODE DROVE WEST PINCHBECK



Two-year-old spacious semi-detached 3 bed house with garage, oil-fired c/h, hermetically sealed d/g, close to schools and shops. Recep hall, lounge/diner, breakfast room, well fitted kitchen, utility, 3 beds, bathroom. Garage. £49,950

'CHELL ADENE', ... STREET, SPA



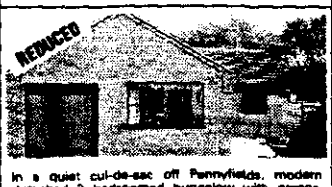
Double fronted detached ... house with full gas ch and ... Recep porch and hall, lounge, ... pantry, 4 beds, bathroom, ... adjoining store, greenhouse. ... with character. £51,500

98 SPALDING ROAD HOLBEACH



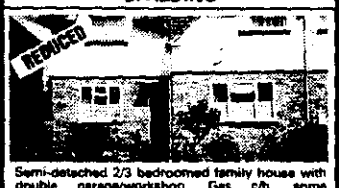
Spacious 3 bed house, offering well maintained family accommodation. All mains services, full gas c/h, secondary d/g. Lounge, dining room, kitchen, pantry, conservatory, bathroom. Garage. Viewing highly recommended. £43,500.

14 MAYFIELD CLOSE PINCHBECK



In a quiet cul-de-sac off Pennyfields, modern detached 3 bedroomed bungalow with garage. Lounge, well fitted kitchen, bathroom with whirlpool bath, separate wc, sun lounge. Coved and artexed ceilings, d/g windows with safety locks. Full gas c/h. Privately enclosed rear garden. All carpets included. No chain involved. £53,000.

7 FIRST AVENUE, PENNYGATE SPALDING



Semi-detached 2/3 bedroomed family house with double garage/workshop. Gas c/h, some replacement windows and partial secondary d/g. Lounge area, dining kitchen area, pantry, conservatory, sitting room/bed 3, 2 beds, bathroom. Small flower garden and canopy to front, lawns to rear. £33,000

"THE WHEELI... 24 SPRING STREE...



Good sized accommodation ... within easy walking distance ... terrace 4 bed house. Lo... breakfast room, kitchen, ba... Gas c/h. Newish roof. £47,50...

OPEN 7 DAYS A WEEK | **COMPETITIVE FEES** | **LOCAL & NATIONAL ADVERTISING** | **ACCOMPANIED VIEWING** | **PE...**

PUBLIC NOTICES

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

PLANNING APPLICATIONS

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.

H08/0378/92 G. R. Merchant FULL
Five bedroom house and detached garage
Plot 1, Hall Drive, Gosberton, Spalding, Lincs.

H16/0476/92 Broadgate Builders FULL
Proposed house with integral garage
Plot 1, Albion 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

26 May, 1992.

SOUTH HOLLAND DISTRICT COUNCIL

cc4354 ©WVN

GOODS VEHICLE OPERATOR'S LICENCE

GEORGE ARTHUR WAGG, trading as Crown Farms, Wingland Marsh, Terrington St Clement, King's Lynn PE34 4HQ, is applying to replace with change a licence to use Crown Farms, Wingland Marsh, Terrington St Clement, King's Lynn PE34 4HQ as an operating centre for 1 goods vehicle.

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 House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

9082

GOODS VEHICLE OPERATOR'S LICENCE

ROBERT FRANK BROCKLEHURST, trading as W. Groom Ltd, of Benner Road, Wardentree Lane Industrial Estate, Pinchbeck, Spalding, Lincs PE11 3UG is applying for a licence to use Benner Road, Wardentree Lane Industrial Estate, Pinchbeck, as an operating centre for one goods vehicle.

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 House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

9084 187/507/LF25-5 9049

TOWN & COUNTRY PLAN... NOTICE UNDER SEC... PROPOSED DEVELO... BOURNE ROAD, PO... SPALDING

I GIVE NOTICE that Pearso... applying to the South Hollan... for planning permission to in... treatment plants to serve a ... tached bungalows.

Members of the public may ... the application and of the ... documents submitted with it ... Department, Council Office ... Spalding, during all reasonabl... 16, 1992.

Anyone who wishes to mak... about this application should ... trict Planning Officer, South ... Council, Priory Road, Spald... by June 16, 1992.

Signe...
On behalf of ...
Dated May 20, 1992.
9048

BOSTON RIBBONS T/A BRL

NOTICE IS HEREBY GI... Section 98 Insolvency Act 1... of Creditors of the above na... be held at 69/75 Lincoln R... PE1 2SQ on Wednesday, J... am for the purposes mentio... and 101 of the said Act. A l... addresses of the company ... available for inspection o... days next preceding the m... coln Road, Peterborough,

Dated this 18th day of ...

26.5.92

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 12.5.92

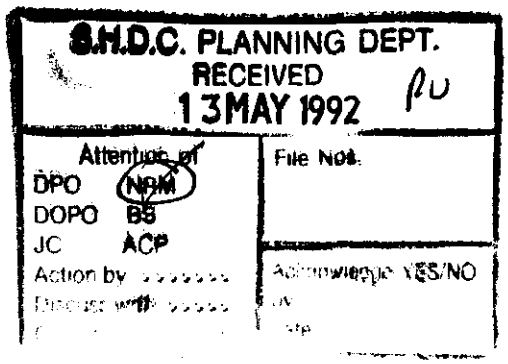
OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING CONTROL YOUR REF:

Planning Application H16/0476/92
Residential development, Albion Street, Spalding

I write with reference to the above and would confirm that I have no objections in principle subject to screening of the house amenity area. I believe a 1.8m close boarded fence is in fact to be erected.

Director of Environmental Services



PLANNING APPLICATION

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

SETTING OF LISTED BUILDING

The proposal affects the setting of a building which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest.

Reference No: H16/0476/92
Description: Proposed house with integral garage

Location: Plot 1
Albion 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 16-JUN-92 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

26-MAY-92

SOUTH HOLLAND DISTRICT COUNCIL

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/38

To: South Holland District Council Application Reference H16/0476/92.

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	2	2	3	2

2. Address or location

Plot 1 Albion St, Spalding.

3. Name, classification and number of road

U C

4. Date application referred 30/4/92

5. State whether outline, detailed application etc.

Full.

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

House & Garage

7. Delete as appropriate

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:—

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 10b as shown overleaf.

Date: 30/4/92 Signed: 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) C2 - - - to be approved.

(2) C2(A)

(3) Visibility splays of 2·4m × ~~90m~~ 70m shall be provided at the estate road junction with Albion St

Delete as appropriate

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

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

(1) C2

(2) C2(A)

(3) B4.

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

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

Our Ref: SL/hmr

REF 0476/92

District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

23rd April 1992

Dear Sir,

Re: Proposed dwelling at Plot 1 Albion Street, Spalding.

I enclose a full planning application for a single dwelling, for a specific client, which is situated at the beginning of a site where outline approval has already been obtained. (ref H16-0960-90).

The siting of the dwelling has been planned so as not to prejudice the future development behind.

The chosen materials have been carefully selected to blend in with the existing coach-house adjacent.

I have tried to retain as many of the existing trees as possible but inevitably a few will need removing to gain access into the site as well as erecting the dwelling.

The private drive will initially serve the proposal together with Willesby House but will be constructed in the form of an access road which will be extended through to serve the future development when the time arises.

I hope you will see the proposal not as a 'one off' dwelling but as the beginning of a pleasant residential development.

Yours faithfully,

S. Liquorish.

SIMON LIQUORISH

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H16/0476/92

Applicant: Broadgate Builders
(Spalding) Limited
Broadgate House
Weston Hills
Spalding Lincs

Agent: Broadgate Builders
(Spalding) Limited
Broadgate House
Weston Hills
Spalding Lincs

Description: Proposed house with integral garage

Location: Plot 1
Albion Street
Spalding
Lincs

Amendment: Realignment of private drive (drawing number 94037-3B)

28-NOV-95

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Director of Housing and Planning Services

Broadgate Homes Limited
Broadgate House, Weston Hills, Spalding, Lincs. PE12 6DB
Telephone: (STD 01406) 380532 Fax No: (01406) 380014
Registered Office as above Reg. No. 3005310

FAX COVER SHEET

PU

SHDC
24 NOV 1995
Housing & Planning
Received

To: PETER UDY.
Of: SHDC (Planning dep't)
Fax No: 01775 710772
From: SIMON LIQUORISH.
Date: 24/11/95. **Number of Pages to Follow:** NONE.

Re: REF NO: H16/~~0255~~ 0476/~~95~~ 92/2
Plot ~~2~~1 Albion Street, Spalding.

INFORMATION REQ'D: SPECIFICATION OF CONSTRUCTION TO PRIVATE DRIVE:-
i 300 mm TYPE 1 Stone as SUB-BASE
ii 50 mm BASE COURSE.
iii 25 mm WEARING COURSE of TARMAC.

NRM oted this 24-11-95

IF ANY PART OF THIS TRANSMISSION HAS FAILED, PLEASE CONTACT THE SENDER IMMEDIATELY.

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: H16/0476/92/A1 Date Received: 6/11/92

Applicant: Broadgate Builders
Broadgate House
Broadgate
Weston Hills
Spalding
Lincs

Agent:

Description of Original Development: Proposed house with integral garage

Location: Plot 1, Albion Street, Spalding

Amendment Submitted: Change facing brick type:-

Butterley Clockhouse
Knightsbridge Multi-stock

Drawing Number(s): 92012

11 November, 1992

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations.

Yours faithfully

Director of Planning and Building Control Services

amd.2

FIRST SCHEDULE

Trees Specified Individually
(encircled in black on the map)

No. on Map	Description	Situation
T1	Sycamore	At grid reference TF25279 - TF23251. Situated on the land between Willesby House and the Gas Distribution Station and Depot, Albion Street, Spalding.
T2	Sycamore	At grid reference TF25266 - TF23232. Situated on the land between Willesby House and the Gas Distribution Station and Depot, Albion Street, Spalding.
T3	Norway Maples	At grid reference TF25246 - TF23246. Situated on the land between Willesby House and the Gas Distribution Station and Depot, Albion Street, Spalding.

Trees Specified by Reference to an Area
(within a dotted black line on the map)

No. on Map	Description	Situation
	None	

Groups of Trees
(within a broken line on the map)

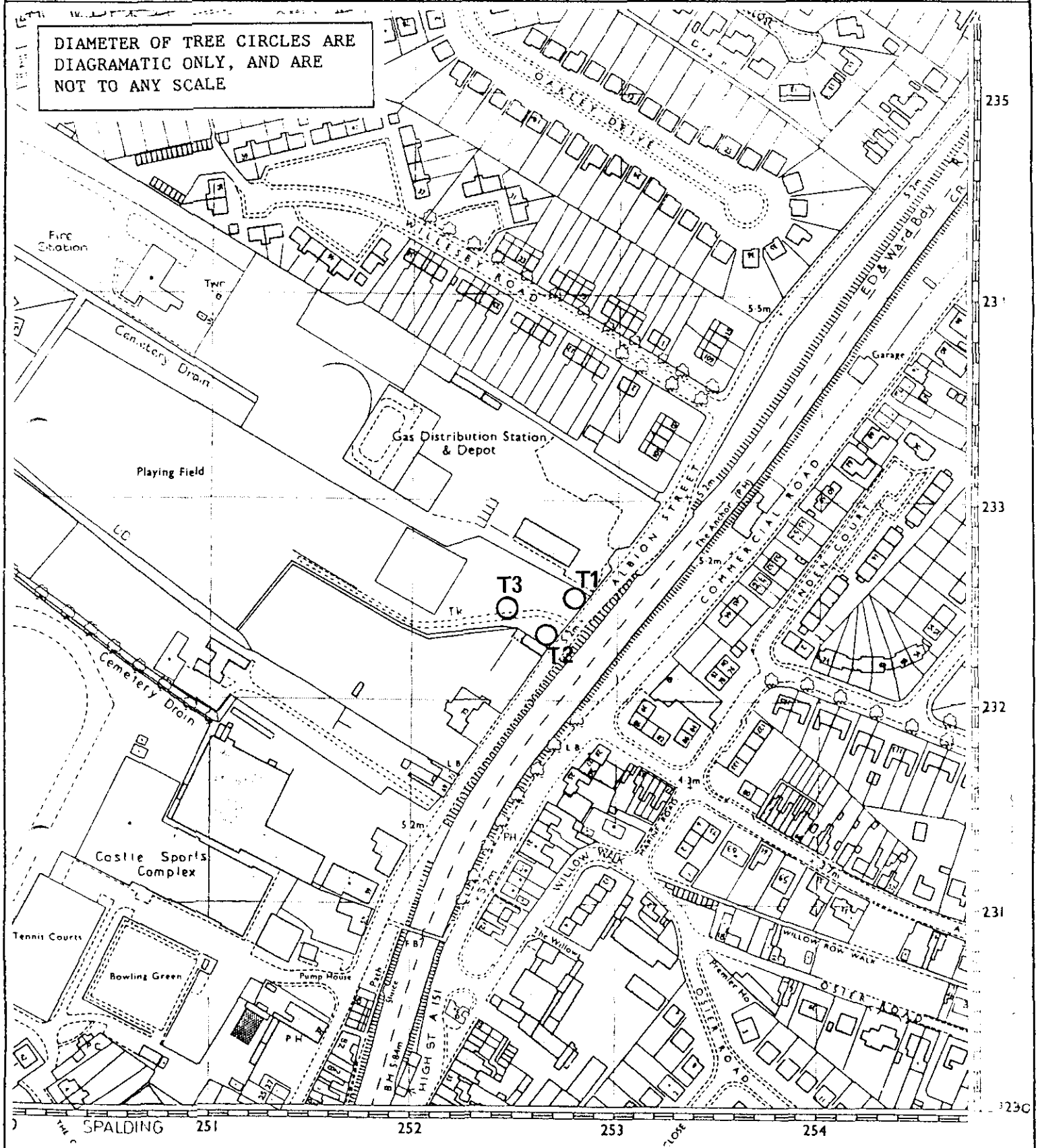
No. on Map	Description	Situation
	None	

Woodlands
(within a continuous black line on the map)

No. on Map	Description	Situation
	None	

H16/0476/92 . G

SOUTH HOLLAND DISTRICT COUNCIL



SPALDING TREE PRESERVATION ORDER No. 50 1992

PLAN No.	TF 2623
SCALE	1:2500
DATE	JULY '92
BASE	

B.SMITH M.R.T.P.I.
District Planning Officer

PLANNING AMENDMENT

For office use only
Application No. H16/0476/92/2
Date Registered 17 NOV 1995
Case Officer DR

1. Please complete in block letters
NAME AND ADDRESS OF APPLICANT
Broadgate Builders (Spalding) Ltd
Broadgate House
Weston Hills, Spalding
Tel. No. 01406 380532

NAME AND ADDRESS OF AGENT
(if form completed by agent)
Tel. No. (Contact)

OFFICE COPY

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE
Plot 1 Alburn Steet Spalding

Please complete
APPLICATION No.
This amendment **cannot be considered** unless the relevant reference is stated
H16/0476/92

Building Regulation reference relating to same development (if any)
—

2. Please tick **one** box only
Amendment is proposed where permission already granted — A ✓
If yes, submit two forms and two plans.

or

Amendment is to a proposal currently being considered — B
If yes, submit four forms and four plans.

Please complete
I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.
Signed ..... Date 17th November 1995

3. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

State details of amendments proposed
(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)
Realignment of Private Drive + Construction Specification

State drawing no's of the current submission
94037-36

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)
YES / ~~NO~~

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

Has a similar amendment been submitted under Building Regulations? Yes / No

H/G/0476/95

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

Registered 21-NOV-95 JAC

DC Procedural Assessment

Is the information given correct? Yes/~~No (If No, state above what details are needed)~~

Is it an amendment in principle? Immaterial/~~Needs new app~~

Confirmed: PM 24-11

Give a revised description if the details accepted are different to the submission:

Acceptance issued:

PLANNING AMENDMENT

For office use only
Application No. H16/476/92/A1
Date registered
Case Officer 06 NOV 1992 PU

1. Please complete in block letters
NAME AND ADDRESS OF APPLICANT
BROADGATE BUILDERS (SPALDING) Ltd.
BROADGATE HOUSE, BROADGATE,
WESTERN HILLS, SPALDING, LINCS.

Tel. No. 0406 380532.

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

Tel. No. (Contact)

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE
PLOT 1. ALBION STREET, SPALDING, LINCS.

Please complete
EARLIER APPLICATION No.
This application **cannot be considered** unless the relevant reference is stated

H16/0476/92.

Please complete
I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed S. Liquorish Date 6th NOVEMBER 1992.

2. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

PROPOSED HOUSE WITH INTEGRAL GARAGE.

As **NOW PROPOSED**, if different

—

State details of amendments proposed
(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

CHANGE FACING BRICK TYPE:-
BUTTERLEY CLOCKHOUSE
KNIGHTSBRIDGE MULTI STOCK.

State drawing no's of the current submission

92012.

State Officer dealing with the application, if known.

Mr. P. UDY.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

—

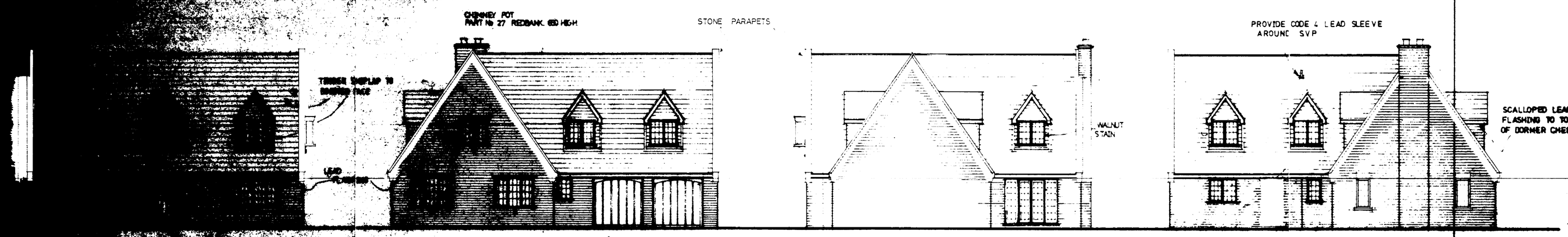
3. Please tick **one** box only

A. Amendment is proposed where permission already granted ☑
If yes, submit two forms and two plans

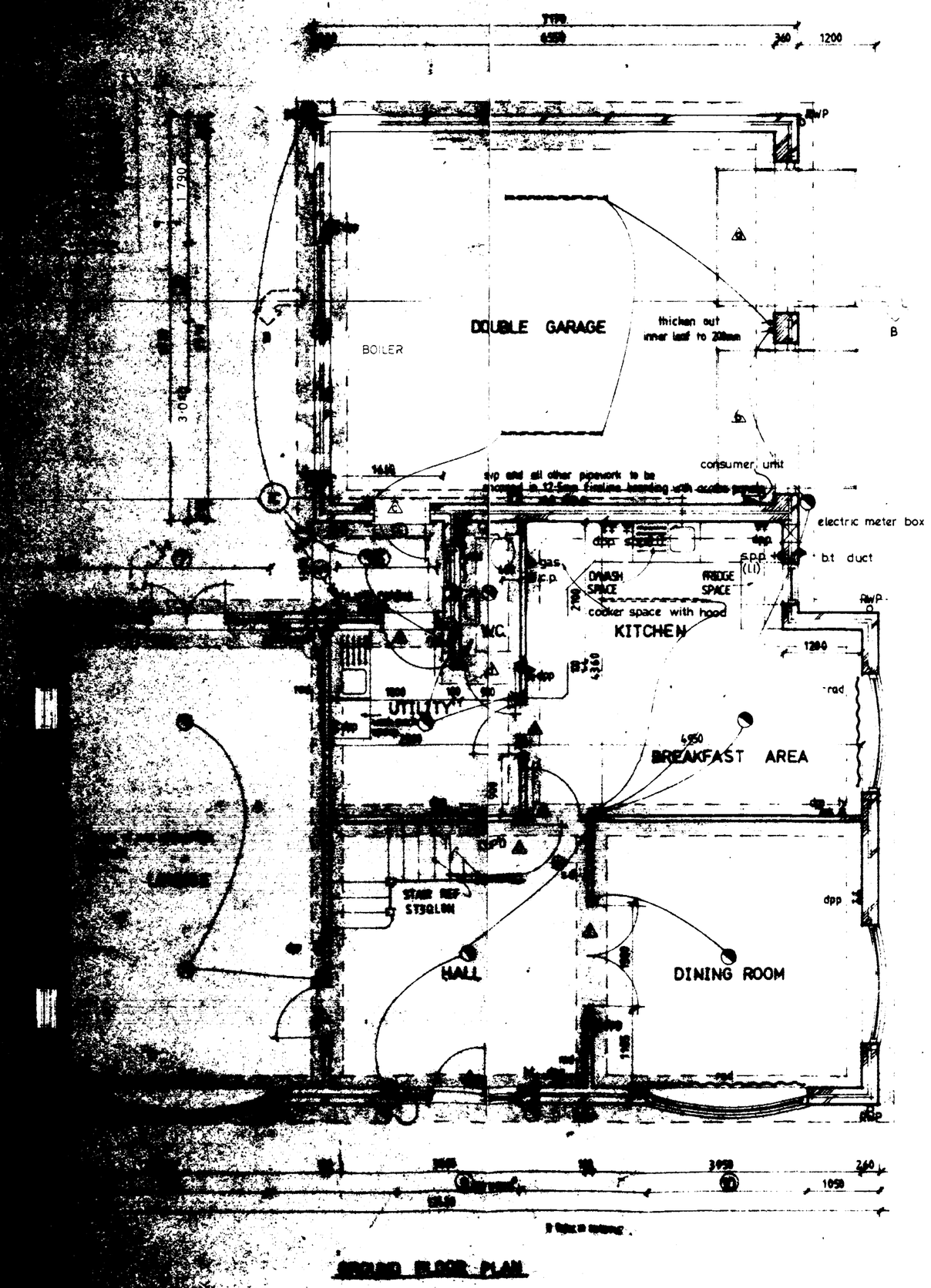
or

B. Amendment is to a proposal currently being considered ☐
If yes, submit four forms and four plans.

State whether amendment has been requested by the Council ☐



NOTES



GROUND FLOOR PLAN

METER BOXES

POSITION GAS AND ELECTRIC METER BOXES AS SHOWN BOXES TO BE 500mm [illegible] ABOVE PATH LEVEL CONSUMER [illegible] LEVEL

CYLINDER

450 mm DIA INDIRECT [illegible] COMPLETE WITH 3 kW [illegible] HEATER AND INSULATION JACKET

PERMEABLE

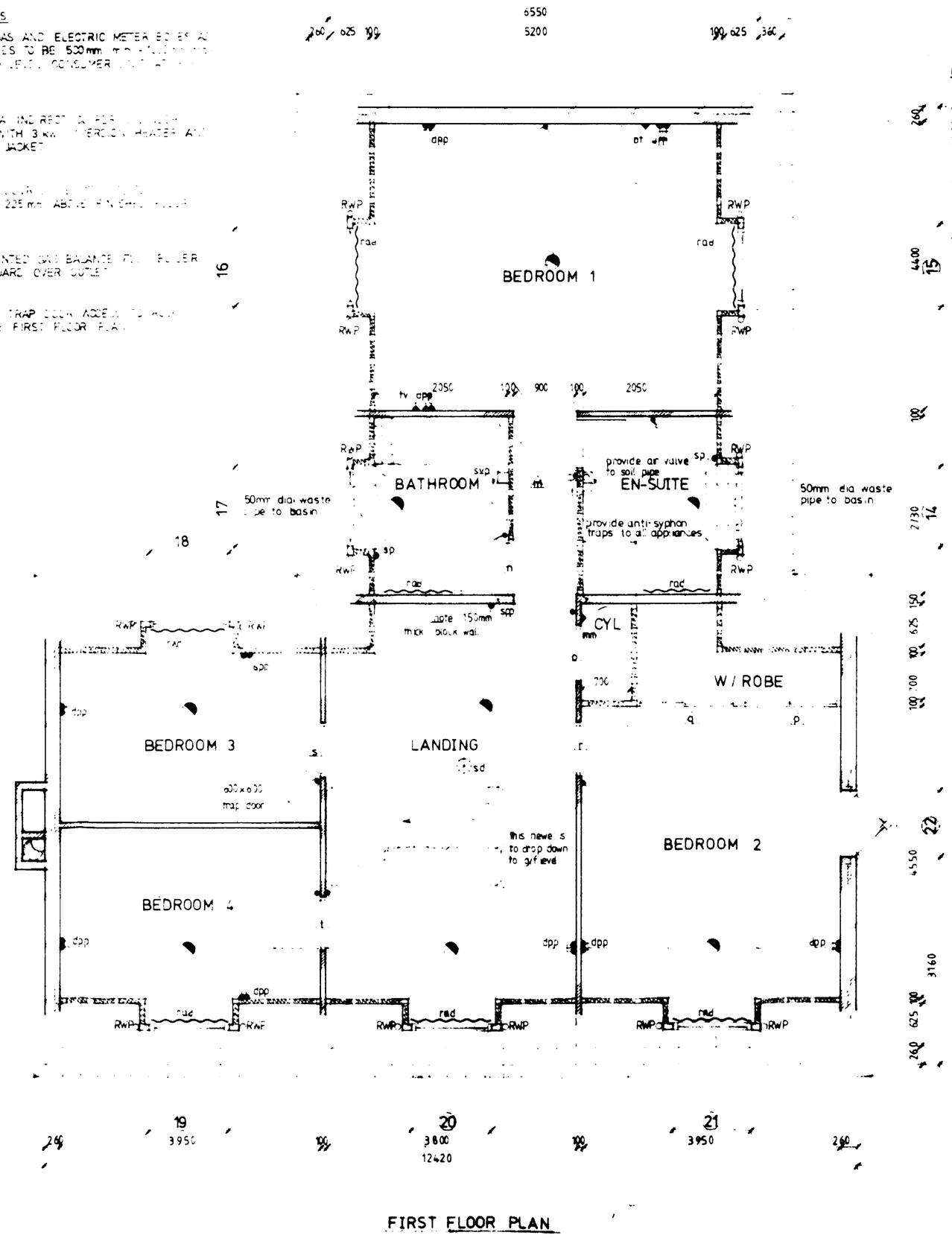
[illegible] POSITIONED 225 mm ABOVE FINISHED [illegible] LEVEL

BOILER

WALL MOUNTED GAS BALANCE FLUE BOILER DURABLE GUARD OVER OUTLET

TRAP DOOR

600 x 600 TRAP DOOR ACCESS TO ROOF SPACE (SEE FIRST FLOOR PLAN)



FIRST FLOOR PLAN

DOOR, WINDOW AND LINTEL SCHEDULE

1	garage door	UF7070N	IG	L/S
2	garage door	UF7070N	IG	L1/HD
3	window	210C	IG	L1/S
4	door	FXS	IG	L1/S
5	window	112C	IG	L1/S
6	door/window	FNS/112C	IG	L1/HD
7	pair of doors, sidelights	2 400 M wide	IG	L1/HD
8	window	CR4S	IG	L1/HD
9	door/sidelights	FN29M /2no 113C	IG	L1/HD
10	window	CR4S	IG	L1/HD
11	"	CR3S	IG	L1/HD
12	"	CR3S	IG	L1/HD
13	"	113C	IG	L1/S
14	"	210C	2no 50×100	
15	"	212CC	"	
16	"	212CC	"	
17	"	210C	"	
18	"	212CC	"	
19	"	212CC	"	
20	"	212C	"	
21	"	212CC	"	
22	"	1.0M×1.2M deep	IG	L1/S
23	"	113C	IG	L1/S
24	"	113C	IG	L1/S

ALL WINDOWS TO HAVE LEADED LIGHTS AS SHOWN ON ELEVATIONS

ALL WINDOWS TO BE DOUBLE - GLAZED

ALL JOINERY REF BOULTON AND PAUL

NOTE

THE VENTILATION REQUIRED FOR THE DOWNSTAIRS W.C. IS 0.0945 m²

BOULTON & PAUL STATE THAT N.L.T. 0.47m² IS NEEDED FOR THE TYPE OF WINDOW IN REF No 5

Broadgate Builders

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 [illegible]

Telephone: Holbeach (0406) 380532.

TITLE

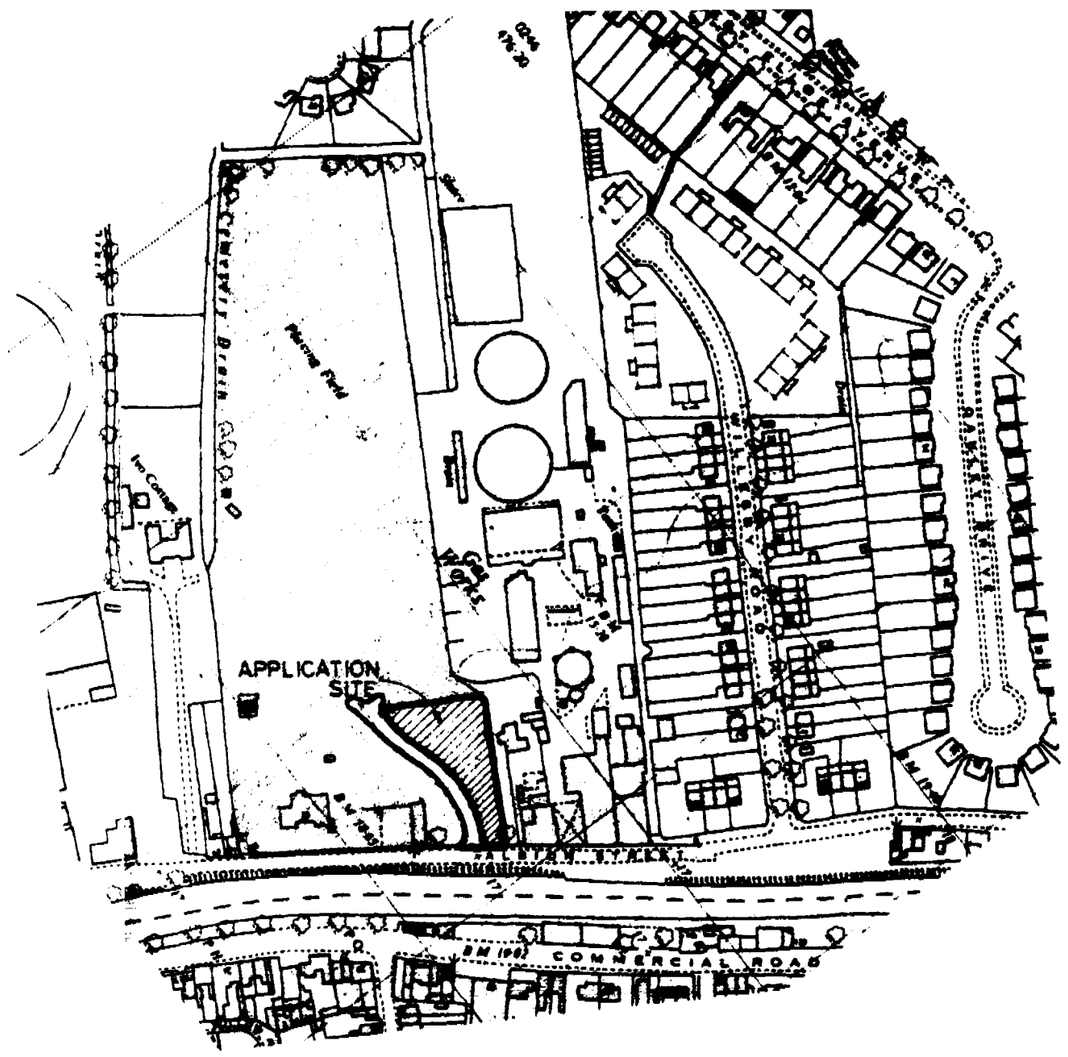
Proposed house with garage at:
Albion Street, Spalding, Lincs Plot 1.
For Mr & Mrs P. Law.

DATE 15-FEB-90

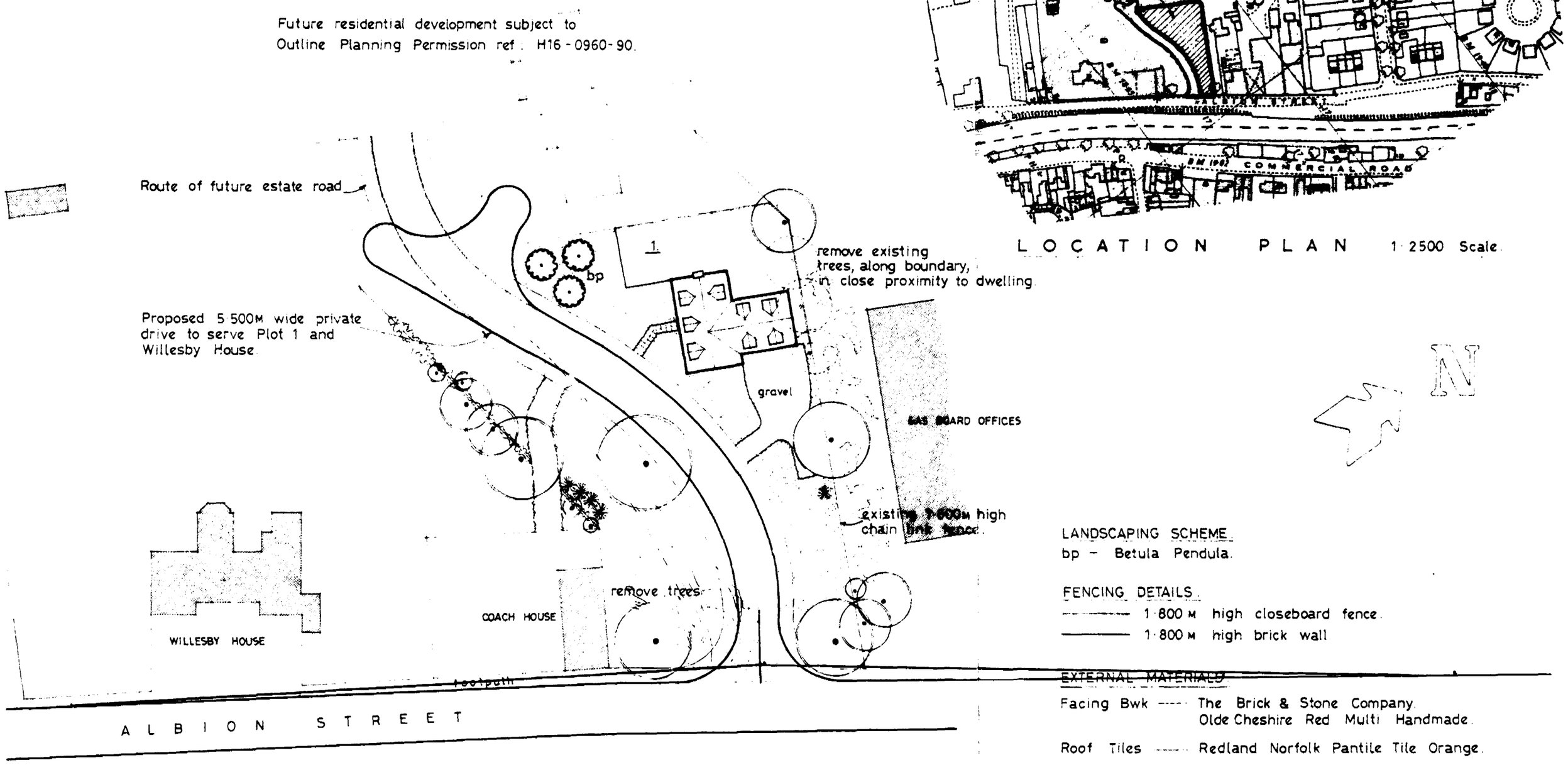
DRWG. No 92012 - 1

[illegible] MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.

SOUTH ... D.C.
23 APR 1992
REF 0476/92



LOCATION PLAN 1:2500 Scale.



SITE LAYOUT 1:500 Scale

LANDSCAPING SCHEME.
bp – Betula Pendula.

FENCING DETAILS.
1.800 M high closeboard fence.
1.800 M high brick wall

EXTERNAL MATERIALS
Facing Bwk ---- The Brick & Stone Company. Olde Cheshire Red Multi Handmade.
Roof Tiles ---- Redland Norfolk Pantile Tile Orange.

Broadgate Builders

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532.

TITLE

Proposed house with garage at :
Albion Street, Spalding, Lincs. (Plot 1)

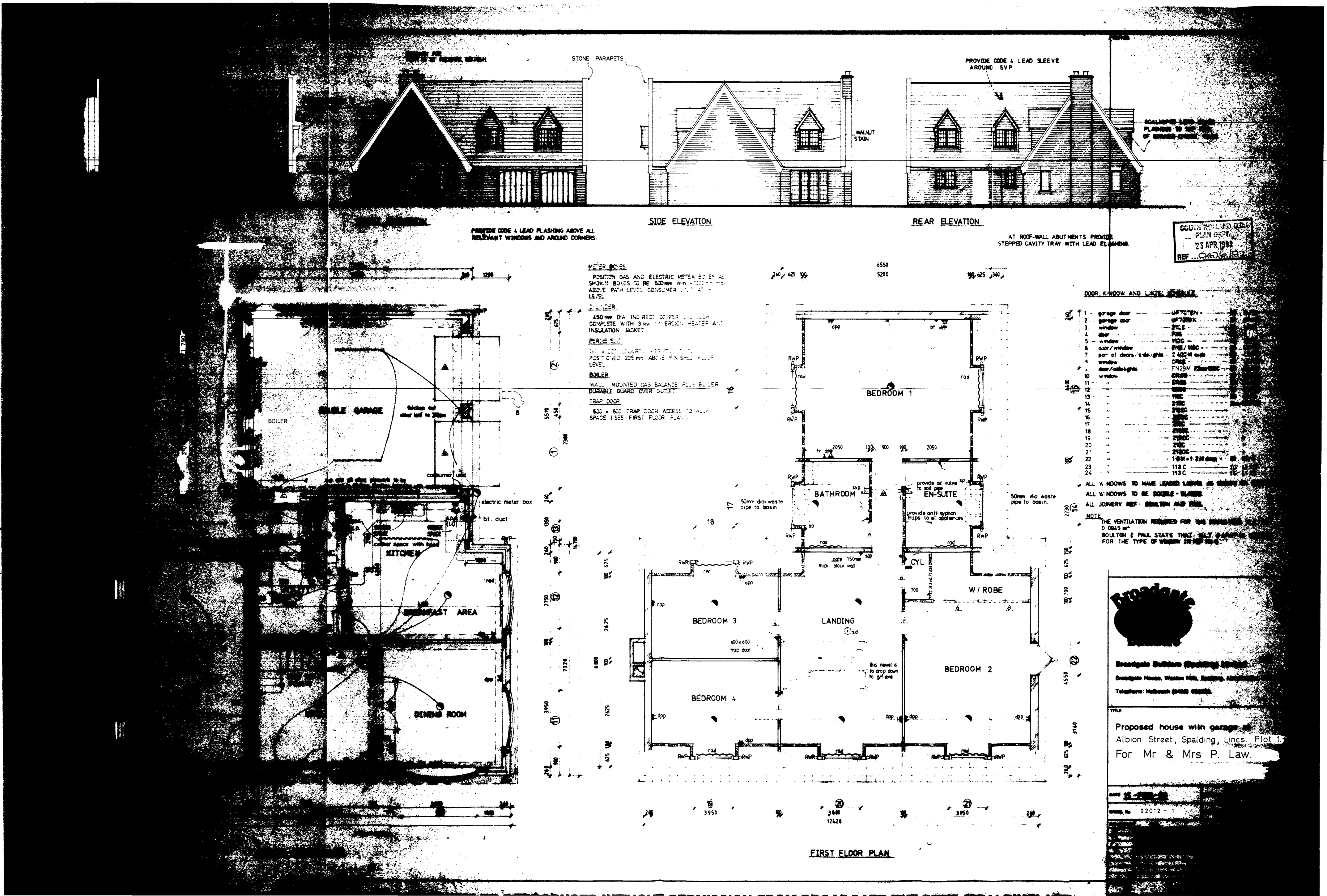
For Mr & Mrs P. Law.

DATE	APRIL 1992	DRAWN	
DRWG. No.	92012-2	SCALE	as shown.

REVISIONS	DES.	DATE	SIGN

PLANNING	BUILDING REGS.
CHECK BY	

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.


STONE PARAPETS
PROVIDE CODE 4 LEAD SLEEVE AROUND SVP
WALNUT STAIN
SIDE ELEVATION
REAR ELEVATION
PROVIDE CODE 4 LEAD FLASHING ABOVE ALL RELEVANT WINDOWS AND AROUND DORMERS.
AT ROOF-WALL ABUTMENTS PROVIDE STEPPED CAVITY TRAY WITH LEAD FLASHING.
SOUTH HOLLAND D.C.
PLAN DEPT.
23 APR 1992
REF ...0476/92
METER BOXES
POSITION GAS AND ELECTRIC METER BOXES AS SHOWN BOXES TO BE 500mm min
ABOVE PATH LEVEL CONSUMER UNIT AT
LEVEL
CYLINDER
450 mm DIA INDIRECT COPPER
COMPLETE WITH 3 kw IMMERSION HEATER AND INSULATION JACKET
PERMEVENT
POSITIONED 225 mm ABOVE FINISHED FLOOR LEVEL
BOILER
WALL MOUNTED GAS BALANCE FLUE BOILER DURABLE GUARD OVER OUTLET
TRAP DOOR
600 x 600 TRAP DOOR ACCESS TO ROOF SPACE (SEE FIRST FLOOR PLAN)
BOILER
GARAGE
thicken out inner leaf to 200mm
consumer unit
electric meter box
b.t. duct
KITCHEN
BREAKFAST AREA
DINING ROOM
BEDROOM 1
BATHROOM
EN-SUITE
50mm dia waste pipe to basin
provide air valve to soil pipe
provide anti-syphon traps to all appliances
note 150mm thick block wall
CYL
W/ROBE
BEDROOM 3
LANDING
600 x 600 trap door
this newel is to drop down to g/f level
BEDROOM 2
BEDROOM 4
FIRST FLOOR PLAN
DOOR, WINDOW AND LINTEL SCHEDULE
1 garage door
2 garage door
3 window
4 door
5 window
6 door/window
7 pair of doors/sidelights
8 window
9 door/sidelights
10 window
11 "
12 "
13 "
14 "
15 "
16 "
17 "
18 "
19 "
20 "
21 "
22 "
23 "
24 "
ALL WINDOWS TO HAVE LEADED LIGHTS
ALL WINDOWS TO BE DOUBLE-GLAZED
ALL JOINERY REF: BOULTON AND PAUL
NOTE
THE VENTILATION REQUIRED FOR THE
0.0945 m²
BOULTON & PAUL STATE THAT
FOR THE TYPE OF WINDOW
Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding
Telephone: Holbeach
TITLE
Proposed house with garage at
Albion Street, Spalding, Lincs. Plot 1.
For Mr & Mrs P. Law.
92012 - 1