SOUTH HOLLAND DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

Listed Building Consent

Reference: H16/0518/93 Received:03-JUN-93 Type:LISTED BUILDING

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

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

Description: Alterations and change of use to form dwelling

Location : Willesby Coach House Albion Street
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 Before any development is commenced, a revised drawing of the ground floor windows, incorporating a single transom at the door head height shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure at satisfactory external appearance.

3 There shall be no external meter boxes.

Reason: To ensure a satisfactory external appearance.

4 The soil vent pipe shall be internal and shall issue to the air via a ridge vent, details of which shall be agreed with the Local Planning Authority before its installation.

Reason: To ensure a satisfactory external appearance.

5 The shutters mounted on the south western elevation shall only be those salvaged from Long's Warehouse, Double Street, and shall be painted or otherwise treated in accordance with a scheme to be agreed with the Local Planning Authority.

Reason: To ensure a satisfactory external appearance.

6 A detail of the windows to a minimum 1:20 scale, indicating the materials to be used, the method of opening, the thickness of the timber members, and the paint colour shall be submitted to and approved by the Local Planning Authority before development is commenced.

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 DISTRICT COUNCIL

Reason: To ensure a satisfactory external appearance.

7 A sample panel of the new brickwork and repointing shall be prepared and no further brickwork or repointing shall take place until this panel has been approved by representatives of the Local Planning Authority.

Reason: To ensure a satisfactory external appearance.

8 All work shall be carried out in strict accordance with the plans submitted and the details and samples approved in compliance with the above conditions.

Reason: To ensure a satisfactory external appearance.

Director of Planning and Building Control Services
08-OCT-93 H16/0518/93

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)

BUILDING REGULATIONS APPLICATION

H16/0518/93

03 JUN 1993

BROADGATE BUILDERS (SPALDING) LTD
BROADGATE
KIRTON HILLS
SPALDING
LINCS.
0406 380532.

LILLESBY COACH HOUSE, ALBION STREET, SPALDING. LINCS.

ALTERATIONS. CHANGE OF USE TO FORM DWELLING.

3-06-93.

OWNERSHIP CERTIFICATES

(for Listed Building or Conservation Area Consent applications)

1. **APPLICANT'S INTEREST**
Please state interest (eg. owner, prospective purchaser)

owner.

2. **OWNERSHIP OF THE SITE**
This certificate is to make sure that all owners of the land or buildings have been notified.

If the applicant is the **sole owner** of the whole site, complete Certificate A.
In any other case (ie. if the applicant is a prospective purchaser, or leaseholder, or is the sole owner of only part of the site) then you must complete and serve Certificate B.
You should use the notice at the bottom of this form to send to anyone who is a "owner". "owner" is a person having a freehold interest, or having a leasehold interest of which there are 7 years or more unexpired.
If you are unable to trace the owner, please contact the Planning Office.

Certificate A

I/We certify that the person named in the application was the owner of any part of the land or building to which the application relates at the beginning of the period of 20 days before the date of the application.

Signed [signature] Date 3-06-93.

Certificate B

I/We certify that I/we have given the requisite notice to all persons other than the applicant who were owners of any part of the land or building to which the application relates at the beginning of the period of 20 days before the date of the application, namely:

Name and address of owner | Date notice served

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

Use the notice below to notify any other owners of the building who is not the applicant.

NOTICE UNDER REGULATION 6 OF TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND BUILDINGS IN CONSERVATION AREAS) REGULATIONS 1987

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposal to DEMOLISH / ALTER / EXTEND / VARY or DISCHARGE CONDITIONS (delete as appropriate)

at ..... (location)

Take notice that application is being made to South Holland District Council by ..... (name)

for listed building consent/conservation area consent/variation or discharge of conditions (delete as appropriate)

to ..... (description)

If you should wish to make representations about the application, you should make them in writing not later than 20 days from the date of service of this notice to Director of Planning and Building Control Services, South Holland District Council, Priory Road, Spalding, Lincolnshire.

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

DC INSTRUCTION SHEET

APPLICATION REF: H16/0518/93

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☐ Non Std

Precise details:

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Reconsultations:

All.....
Specified:

Unsatisfactory –
Further direction:
Signed.....
Senior Off.....

Precise details:

Additional Consultation/Publicity Required

Pam 8-6
DC 9/6

	Publicity: >>	Consultations:	
Departure	.....	County	..... ✓
Setting of LB	..... ?	E Heritage	.....
Public Right of Way	.....	Societies	..... G ROW
Discretionary	.....		

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	..... G ENV	Specify:
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	..... ✓ Mr Kent	Order No: 41212
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer

Senior Officer Confirmed ..... Passed to PP 18/6 Date..... Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by
Date

Site Notice posted by
Date 15/06/95
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve ✓ (or equiv)
Refuse (or equiv)

Signed ..... Date....11/10

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

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

Conditions/Reasons: (cont overleaf)

ADMIN RECORD SHEET

Initial

Submitted Fee £NIL

Receipt No

Date first Rec'd

Registration

Reference H16/0518/93

Cross-Ref

Date 4/6

Validation

TYPE LB

Site area
No of dwellings
Floorspace

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

Description to be recorded

Invalid

Site plans
Certificate

Fee
Fee (not free)

Inaccurate
Incomplete
Unclear

Fees

Correct fee £NIL

Nil fee

Discounted

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 183 OS Plots
Grid ref 523503 e 33330

Ward R Parish SPALDING

Inside IBD YES Inside LP area YES

Constraints:

CA Cons Area – 4
LB Listed – Grade: II* – 4
ARC Archaeology –
AM Ancient Mon –
SSI Special Int –

TR Rural –
BP TR proposed 67m –
LC Level Cross –
FP Footpath –
TPO Tree Pres –

Hazards –

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

Linked to site Ref

Linked to property Ref 016403A

Dist Bound –
Other: –

Planning Records:
Earlier apps

519/93
693/90
953/91
365/90
569/91
718/90
1007/89
457/82

B Reg Records:
Already submitted – Ref:
Request needed
Requested

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H16/0518/93

LISTED BUILDING

Applicant: Broadgate Builders
Tel: 0406 380532

Agent: Broadgate Builders
0406 380532

Description: Alterations and change of use to form dwelling

Location: Willesby Coach House
Albion Street
Spalding
Lincs

Valid date: 03-JUN-93
Target dates:
To case officer 10-JUN-93
Inspected by 17-JUN-93
Extra contacts 24-JUN-93
Report if not clear by 08-JUL-93

Terminal date: 29-JUL-93
Target Committee: 13-JUL-93
Report deadline: 29-JUN-93

Case Officer:
~~N R MIDLEN~~ D. Roberts

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Alteration
Listed building: GRADE II*
Conservation Area: SPALDING

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert CLB		15-JUN-93	06-JUL-93
Mrs M E Kerr	0529 240713	09-JUN-93	23-JUN-93
English Heritage (Hi		09-JUN-93	23-JUN-93
Cllr Mrs A J Teale	0775 766412 (Of	09-JUN-93	16-JUN-93

L.C.C. – See comments on H16/0519/93 JCB 1/7/93

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: H16/0518/93
Description: Alterations and change of use to form dwelling

Location: Willesby Coach House
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 06-JUL-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

15-JUN-93

SOUTH HOLLAND DISTRICT COUNCIL

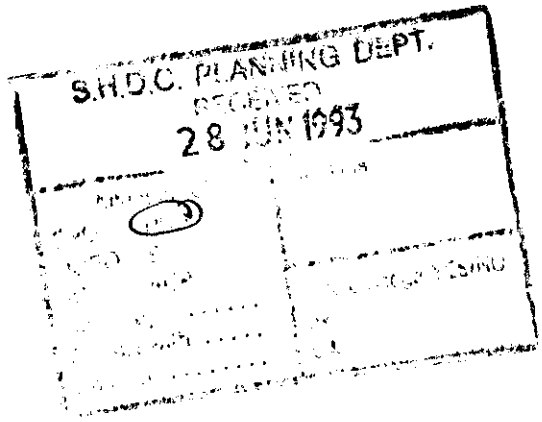
Mary E. Kerr BA. ,Sc., RIBA
Architect & Historic Buildings Consultant

Tel/Fax: (0529) 240415

Historic Buildings
Consultancy

Manor Farm House
Spanby
Sleaford
Lincolnshire
NG34 0BB

YOUR Ref H16/0518/93
OUR Ref SHDC 24/93



23rd June 1993

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

Dear Mr Smith,

ALTERATIONS AND CHANGE OF USE TO FORM DWELLING
WILLESBY COACH HOUSE, ALBION STREET, SPALDING

This building is part of the listed group with the wall and the house. It is clearly important that is has a suitable use to ensure its future survival. However before commenting on the proposed change of use and the alterations indicated I must ask the question regarding proposed garaging for the main house. A dwelling of this size is likely to require garaging and out offices. If this range is converted will there follow on a request for new buildings to house those requirements elsewhere? Although tight at 5m internal length, this will fit most normal sized vehicles although not large and long estate cars or Rolls Royces. Similarly is there likely to be pressure for a new build garage to accompany the converted coach house?

It would be clearly be preferably for the building to be used in a similar way to the original use - that way alterations are kept to a minimum. If however the conversion process seems to be the only reasonable option my comments on the proposals are as follows:

1. There is no indication of the material, finish, or form of opening for the windows and doors. A detail will certainly be required for the infill screen to the carriage arch.

2. The notes refer to rebuilding of bulging brickwork etc. These areas should be indicated and agreed in advance. The type of brick to be used in the repairs will need to be approved and the bond, mortar mix and style.

3. Silicone spray treatment is not recommended; it can cause more damp problems than it solves.

4. The soil and vent pipe should be taken to a ridge vent. External plumbing must be avoided.

Yours Sincerely,

MARY E. KERR BA BSc RIBA

Ex 18

Grand Canal.

1. Before any development is commenced, a revised drawing of the ground floor windows, incorporating a single transom at the door head height shall be submitted to and approved by the L.P.A.

To ensure a satisfactory external appearance

2 ~~The window arches shall~~

There shall be no external meter boxes.

To ensure a satisfactory external appearance

3. The soil vent pipe shall be internal & shall issue to the air via a ridge vent, details of which shall be agreed with the L.P.A before its installation

please see below

4. The shutters shall be mounted on the South western elevation shall only be those salvaged from Long's Warehouse, Donald St., & shall be painted or otherwise treated in accordance with a scheme to be agreed with the L.P.A.

4. A detail of the window @ a min 1:20 scale, indicating the materials to be used, the method of glazing & the thickness of the timber members, & the paint finish shall be submitted to & and approved by the L.P.A before development is commenced.

please see below

5. A sample panel of the brickwork & repointing shall be prepared, & no further brickwork or repointing shall take place until this panel has been approved by representatives of the L.P.A

see below →

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 PJU/H16/0518 & 0519/93
OUR Ref SHDC 24/93

August 4th 1993

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

Dear Mr Smith,

ALTERATIONS AND CONVERSION TO FORM DWELLING AT WILLESBY COACH HOUSE, ALBION STREET, SPALDING

The plans have been amended following the meeting on site between myself, Mr Midlen and Mr Clarke. Perhaps due to a slight misunderstanding of my suggestion, the window openings either side of the door position, have been filled with 2 panes of glass divided by a central mullion. I had in fact intended to suggest that there also be a transom at the same level as the door head height. I think this would look better. If the plans are amended to show that there would be no need to reconsult me on this item.

It may be advisable to require that a sample area of brickwork rebuilt and repointed is approved in advance of the work proceeding. Also that the colour and finish of doors and windows be agreed in advance.

There must be no external plumbing and the SVP would be best taken to a ridge vent.

Yours Sincerely,

MARY E. KERR BA BSc RIBA

S.H.D.C. PLANNING DEPT.
RECEIVED
- 5 AUG 1993
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos
Acknowledge YES/NO
by
date

Mrs M Kerr
The Manor House
Sparby
Sleaford
Lincs
NG34 0BB

Mr P J Day

PJD/LAB/316/
0519&0519/93

13 July 1993

Dear Madam

Alterations and Conversion To Form Dwelling At Willesby Coach House, Albion Street, Spalding.

I forward to you a copy of a plan I have received for your comments.

Yours faithfully

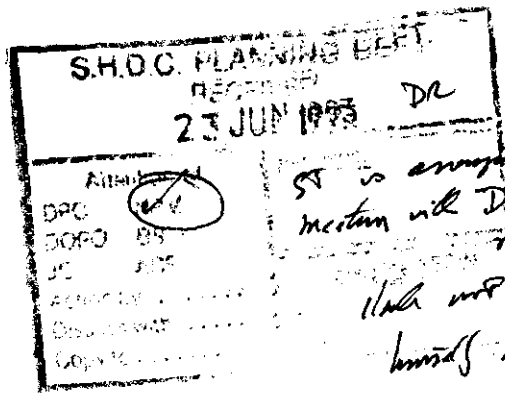
N R Midlen
Principal Planning Officer
Development Control

Enc

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

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

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



YOUR Ref H16/0518/93
OUR Ref SHDC 24/93

23rd June 1993

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

Dear Mr Smith,

ALTERATIONS AND CHANGE OF USE TO FORM DWELLING
WILLESBY COACH HOUSE, ALBION STREET, SPALDING

This building is part of the listed group with the wall and the house. It is clearly important that is has a suitable use to ensure its future survival. However before commenting on the proposed change of use and the alterations indicated I must ask the question regarding proposed garaging for the main house. A dwelling of this size is likely to require garaging and out offices. If this range is converted will there follow on a request for new buildings to house those requirements elsewhere? Although tight at 5m internal length, this will fit most normal sized vehicles although not large and long estate cars or Rolls Royces. Similarly is there likely to be pressure for a new build garage to accompany the converted coach house?

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1. There is no indication of the material, finish, or form of opening for the windows and doors. A detail will certainly be required for the infill screen to the carriage arch.

2. The notes refer to rebuilding of bulging brickwork etc. These areas should be indicated and agreed in advance. The type of brick to be used in the repairs will need to be approved and the bond, mortar mix and style.

3. Silicone spray treatment is not recommended; it can cause more damp problems than it solves.

4. The soil and vent pipe should be taken to a ridge vent. External plumbing must be avoided.

Yours Sincerely,

MARY E. KERR BA BSc RIBA



1.
5313

ALBION STREET
(West Side)

Willesby

TF 2523 3/8 29.12.50.

II* GV

2.
Early C17 brick house with 2 stone-capped projecting gable ends. Stone plinth and part stone quoins. Centre has 3 windows of 2-1-2 lights, mullions. Gables are of 3 storeys with 4 and 2-light windows. Restored 4-centred stone doorway. Old tile roof.

Langtoft House, Former Stables to Langtoft House, Albion House, White House Chambers, Nos 69, 71 and Willesby form a group. (Former Stables to Langtoft House are local interest buildings.)

BRIDGE IMPROVERS EVENING
WEDNESDAY, JUNE 16
7.00pm start
at the
Services & Social Club, High Street, Spalding
Tel: Fred Davis SPALDING 724454
DG8710

Anybody interested in helping to start up or just joining as a member of a MINI OWNERS CLUB?
South Lincs area
Tel: Dave (0778) 380413
DST8666



Don't forget.
The Royal Show
8th July 1993
Kneleigh Park,
Warwickshire
THE BEST OF THE BRITISH COUNTRYSIDE.
000 animals.
untry sports
and crafts.
owjumping.
wer Show and
more. Ample
car parking.
details call
391 884535.
ged at 35p/min cheap
min all other times.



SUTTON ST JAMES AND TYDD ST MARY
GALA
W KEND
C. T STALLS
Some spaces left.
£5 per day
£7 all weekend
JULY 3rd & 4th
Tel: 0945 85539
DG8575

VICTORY HALL GEDNEY
DANCE
JUNE 26th
8pm till 12 Midnight
LIVE MUSIC BY
"SOUNDS FAMILIAR"
Bar, Ploughmans Supper
TICKETS £5
Contact DG8710
0406 362993

MAMMOTH CAR BOOT SALE
SUNDAY, JULY 11
9am - 12 noon
AT ROSE COTTAGE AQUATIC CENTRE, GLENSIDE NORTH (RIVERSIDE) PINCHBECK
NO TRADERS
Book Early
£4 pre-booked.
£5 on day
Tel 0775 723148
Action Research into Crippling Disease
DSP6766

MACHINERY

BALER, International B47 working condition, £120. P Bettinson. Tel 0406 540232.
MINI Diggers for hire. Peljob EB12 on rubber tracks. Free delivery and pick up. Tel Holbeach 351394 or mobile 0850 882393.

CARAVANS & CAMPING

40FT Mobile home, £350 ono. Spalding 821315.

SPRITE ALPINE
4 berth caravan
Electrics, Fridge. Double glazed, excellent condition, many extras.
£1850 ono
Tel: (0529) 240670 anytime
D4298

HOME SERVICES

½ PRICE BLINDS SUMMER SALE
UP TO **50%** OFF
VERTICALS · VENETIANS
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* OFF CURRENT PRICES ON SELECTED RANGES
FREE MEASURING & FITTING
FAST LOCAL SERVICE
Phone NOW 9am - 9pm
For Spalding, Holbeach, Wisbech, Long Sutton and Sutton Bridge phone Long Sutton 0406 364771
Albany BLINDS IF NO REPLY 0800 212 537
FM 11066

PUBLIC NOTICES

The Insolvency Act 1986
RISEGATE PRODUCE LTD

Notice is hereby given, pursuant to Section 98 of the Insolvency Act 1986 that a Meeting of Creditors of the above named Company will be held at 401 St John Streeet, London EC1V 4LH on Friday 18th June 1993 at 3.00 pm, for the purposes mentioned in Sections 99, 100 and 101 of the said Act. Pursuant to Section 98(2)(a) of the Insolvency Act 1986 the Licensed Insolvency Practitioner dealing with the Company's affairs is Geoffrey C.A. Morphitis of Cape & Dalgleish, 401 St John Street, London EC1V 4LH.
Dated this 4th day of June 1993
By Order of the Board
D. PAUL, Director.

MUSICAL

PIANOS
15/20 new and reconditioned instruments on display.
Part exchanges
Quality repairs and overhauls
White & Sentance
(Est 1867) 21402
15c Southgate, Sleaford (0529) 302037
Open Sats until 4 pm
Weekdays — please ring

GOODS VEHICLE OPERATOR'S LICENCE

THE POST OFFICE, trading as Parcelforce, of 6th Floor, Charles House, 148-149 Great Charles Street, Birmingham B3 3HT is applying to keep 15 vehicles and one trailer at the operating centre at Parcelforce, Unit 4, Millfield Road, Donington, Lincs PE11 4UR.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre(s), if they believe that their use or enjoyment of their 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.

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

9g8714 187/507 LF15-6

GOODS VEHICLE OPERATOR'S LICENCE

HARGRAVE INTERNATIONAL LTD, of Eastern House, Town Drove, Quadring, Spalding, Lincs PE11 4PU is applying to replace with change a licence to use Eastern House, Town Drove, Quadring, Spalding, Lincs PE11 4PU as an operating centre for 85 goods vehicles and 120 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 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.

9g4354 187/507 LF15-6

PLANNING APPLICATIONS

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

H19/0152/93 Mr J. Allen Esq
Change of use to parking, corral outdoor equestrian centre and paddock.
Broadgate, Sutton St Edmunds, Spalding.
FULL

The following application does not accord with the provisions of the relevant Development plan.

H04/0504/93 Mr P. Bates
Use of site for parking of lorry and installation of diesel tank
29 Northorpe Road, Donington, Spalding
FULL

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.

H06/0524/93 Mr & Mrs R. L. Towell
Refurbishment of house
The Elms, Broadgate, Gedney, Spalding.
LISTED BUILDING

H08/0394/93 Gosberton PCC
Demolish existing church hall and rebuild
Gosberton Church, Salem Street/Church Street, Gosberton, Spalding, Lincs.
CONS AREA CONSENT

H16/0518/93 Broadgate Builders
Alterations and change of use to form dwelling
Willesby Coach House, Albion Street, Spadling, Lincs.
LISTED BUILDING

H16/0519/93 Broadgate Builders
Alterations and change of use to form dwelling.
Willesby Coach House, Albion Street, Spalding, Lincs.
FULL

H16/0529/93 R. Todd & J. Rahman
Alterations to shop front/entrance.
6 Sheep Market, Spalding, Lincs.
FULL

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.

SOUTH HOLLAND DISTRICT COUNCIL

B. Smith
Director of Planning and Building Control Services

15 JUNE, 1993.

8767 eWVN

LFP 15/6/93.

DA

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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H16/0518/93

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/0988/93 Received:18-OCT-93 Type:CONDITION COMPLIANCE

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

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

Description: Details of single transom to windows, soil vent pipe, salvaged shutters, windows (Cond.2,4,5,6 of H16/0518/93)

Location : Willesby Coach House Albion Street
Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd B SMITH
Director of Planning and Building Control Services

29-DEC-93 H16/0988/93

PLANNING AMENDMENT

For office use only

Application No. H16/0518/93

Date registered 29 JUL 1993

Case Officer DN

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADGATE BUILDERS (SPALDING) LTD
BROADGATE
KEATON HILLS
SPALDING

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

KILLEBY COACH HOUSE, ALBION STREET SPALDING.

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

PLANNING. H16/0519/93

L.B.C. H16/0518/93

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 ..... Date 29 July 93

2. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

ALTERATIONS + CHANGE OF USE TO FORM DWELLING.

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)

SOUTH WEST ELEVATION AMENDED - GROUND FLOOR FENESTRATION
VENTILATED DRY RIDGE SYSTEM PROPOSED
BALUSTRADE TO S.E. ELEVATION AMENDED

State drawing no's of the current submission

State Officer dealing with the application, if known.

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

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

or

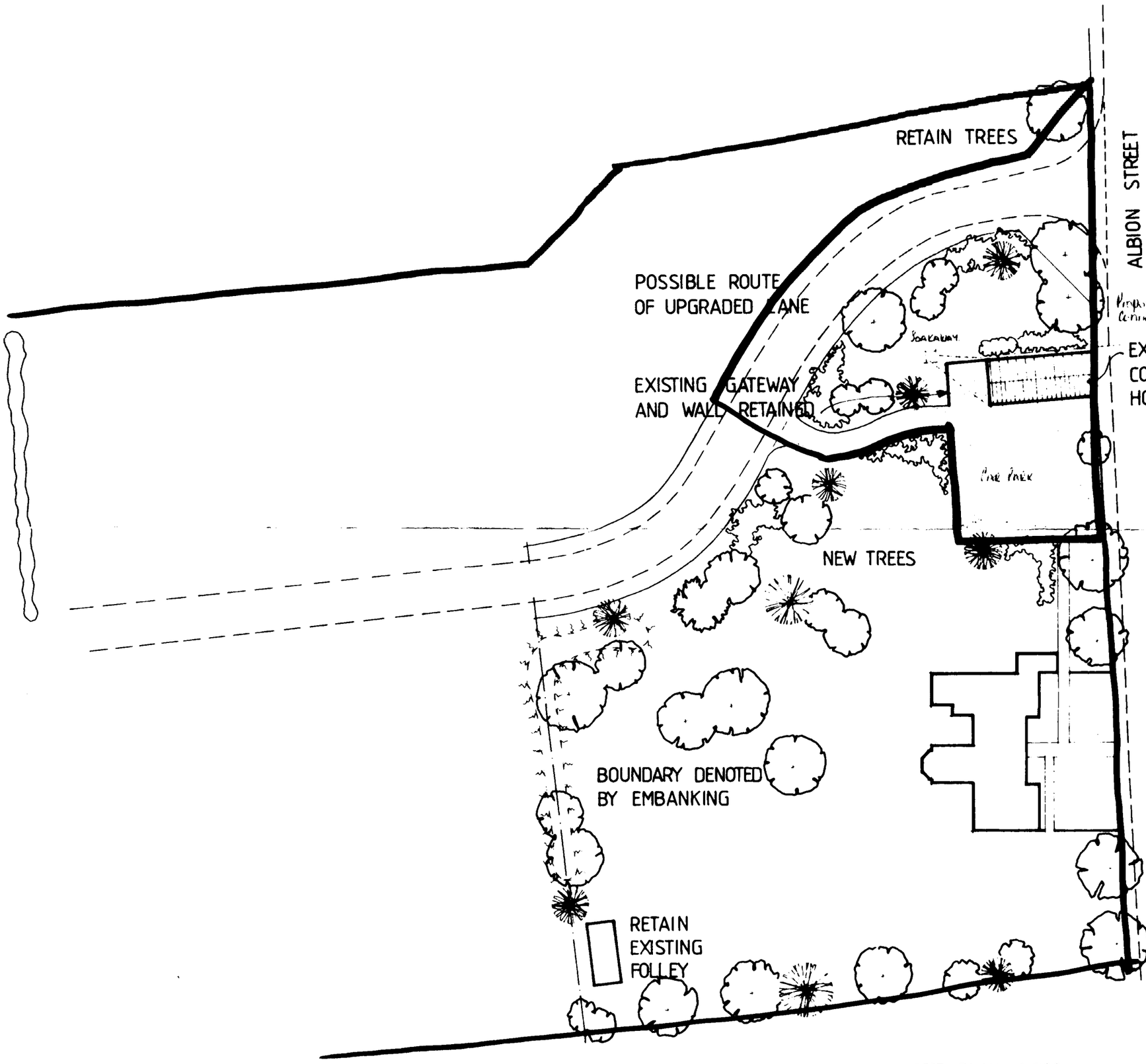
Amendment is to a proposal currently being considered. If yes, submit four forms and four plans. — B. [✓]

State whether amendment has been requested by the Council [✓]



LOCATION PLAN 1:2500

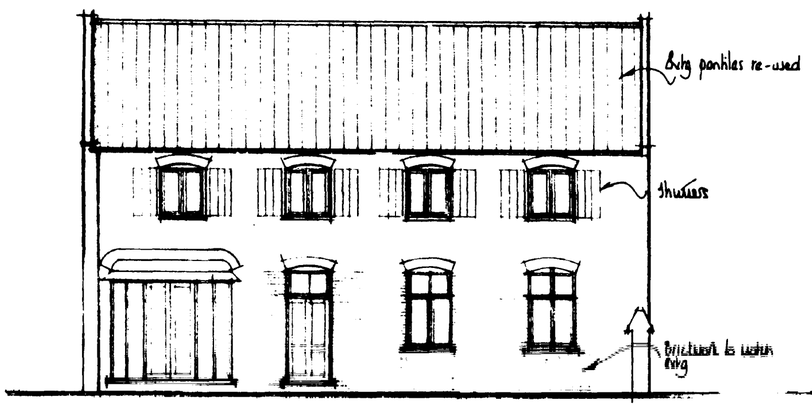
NORTH



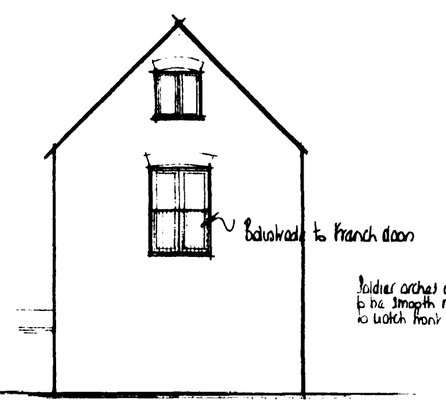
SITE PLAN 1:500

SOUTH HOLLAND D.C.
PLAN DEPT.
03 JUN 1993
REF ...0518/93.

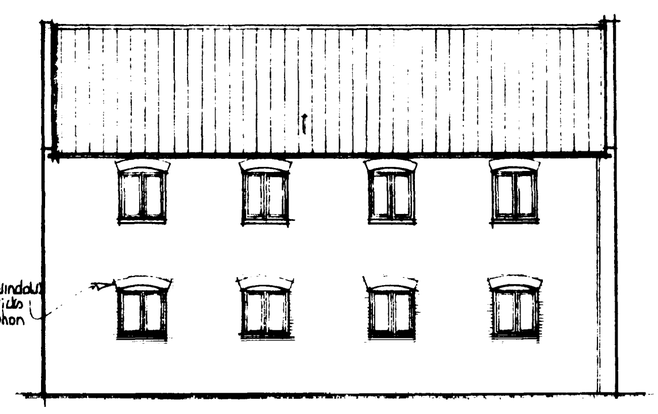
THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.



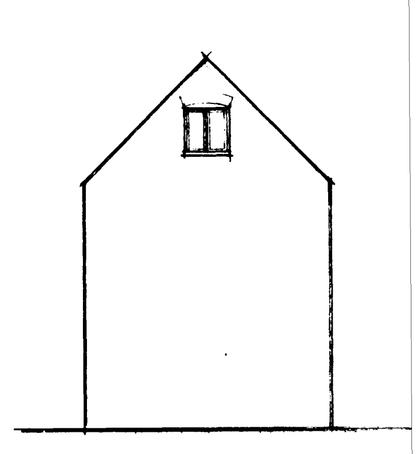
s. west



s. east



n. east



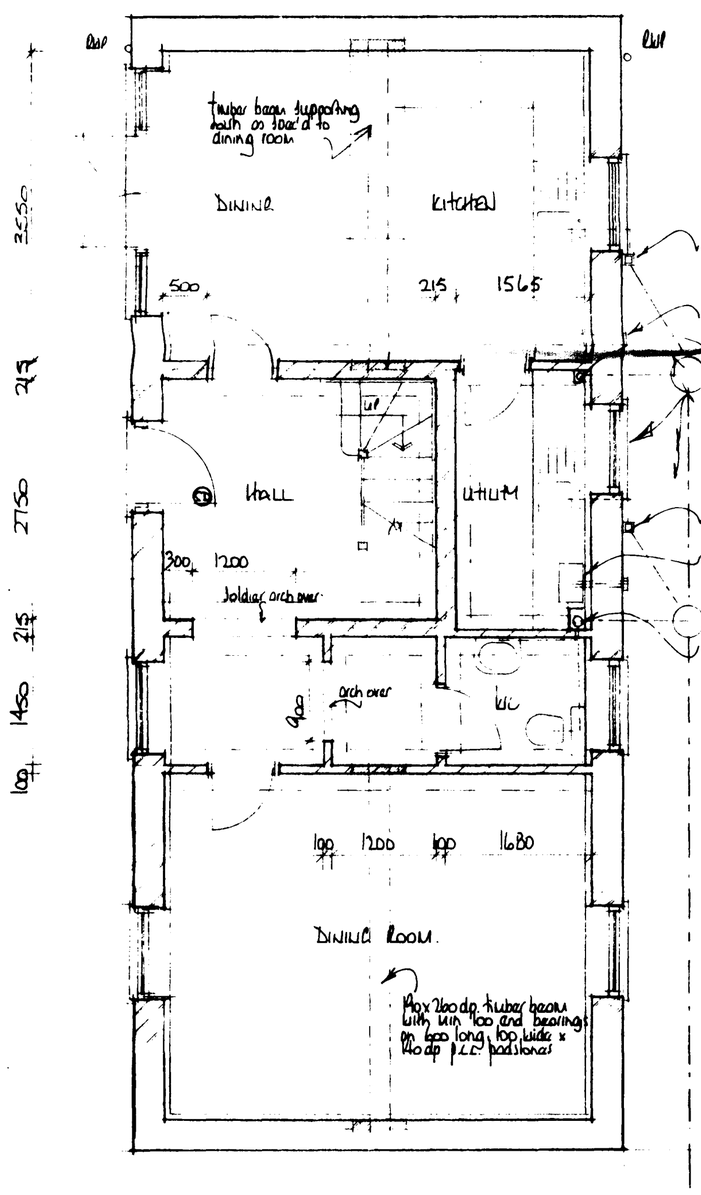
n. west

Thatch to be constructed on plinth to enable access to trap
500m/m ø ventg to thatch.

FOUNDATIONS
Foundations to be C20P grade concrete.

For 215mm " " " " 600 x 230mm.
For 100mm " " " " 450 x 230mm.

Foundations to be taken down to a firm load-bearing strata, min. 1.0m if in shrinkable subsoil, in accord. with the requirements of the Local Authority Building Control Dept.



Connect to sewer in Albion Street

ground floor

WALL CONSTRUCTION

EXTERNAL

Provide integral silicone damp proof course into all ground floor walls - by specialist sub contractor.

Remove all defective bricks and replace. Where cracking is evident remove brickwork to a min. 450mm either side of crack and re-build.

Where bulging of brickwork occurs remove entire defective area and rebuild.

Rake out all defective pointing and re-point

Remove all defective areas of brickwork ie. gables. top courses of eaves ch. and rebuild.

Supply and brush/spray on all external walls - having cleaned down and pointed up as necessary - proprietary approved colourless silicone water repellant applied in strict accordance with manufacturers instructions.

INTERNAL

Walls below ground level to be Class A conc. blocks.

215mm walls to be 100mm facing brick tied to 100mm Hanselite or similar blockwork with S.S. wall ties at distances not exceeding 900 m/m horizontally. 450m/m vertically and staggered.

100m/m walls to be Hanselite or similar.

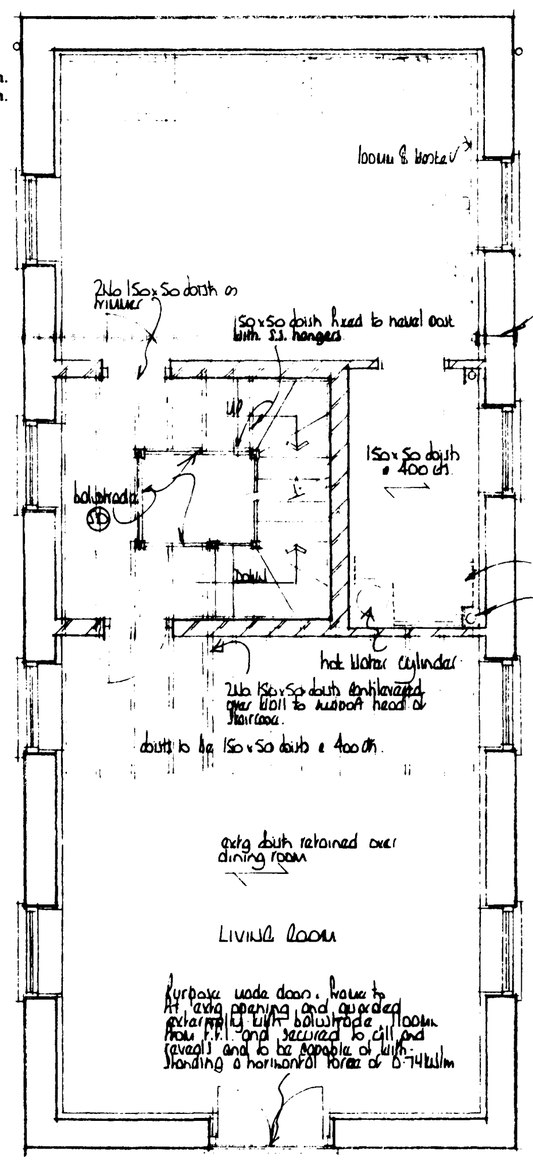
Walls to be tied to external walls with proprietary S.S. profiles fixed in accord with manufacturers instructions.

DPC IN WALLS

to be lapped with dpc in floor.

STUD PARTITION

100x50m/m s/w sole and head plates. 100x50 studs at 400 ctrs and faced both sides with 12.7mm plasterboard and skim finish.



first floor

DRY LINING OF EXTERNAL WALLS

Building paper/vapour barrier held against external walls by 50x50 tanal s/w vertical battens @ 400 ctrs with 2 rows horizontal battens equally spaced all plugged and screwed to walls with spacers as necessary to ensure plumb and true wall.
50m/m DRITHERM or similar insulation material within framework and finished with 12.7mm duplex plasterboard, scrim and tape joints and skim finish.

SMOKE DETECTION
Provide and install self contained smoke alarms complying to BS5446:Pt1:1990 where indicated (SD) on drawing.

Self contained smoke alarms are to be permanently wired to a separately fixed circuit at the distribution board operating at a low voltage via a mains transformer. The wiring installation is to conform to the IEE Wiring Regulations.

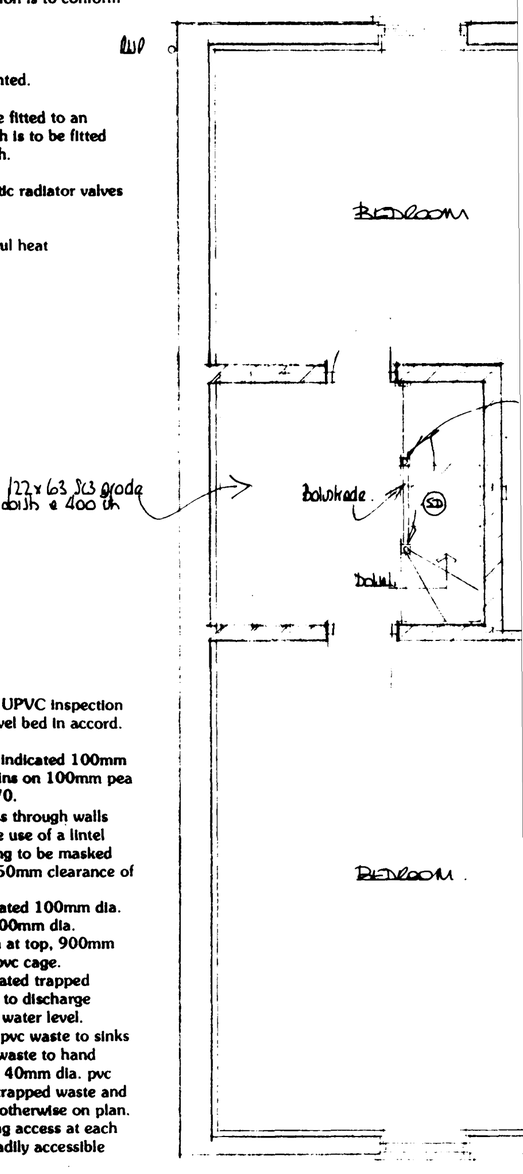
HOT WATER SYSTEMS
The hot water system is to be vented.

A 3k/w immersion heater is to be fitted to an insulated hot water cylinder which is to be fitted with a thermostat and time switch.

A room thermostat or thermostatic radiator valves are to be installed.

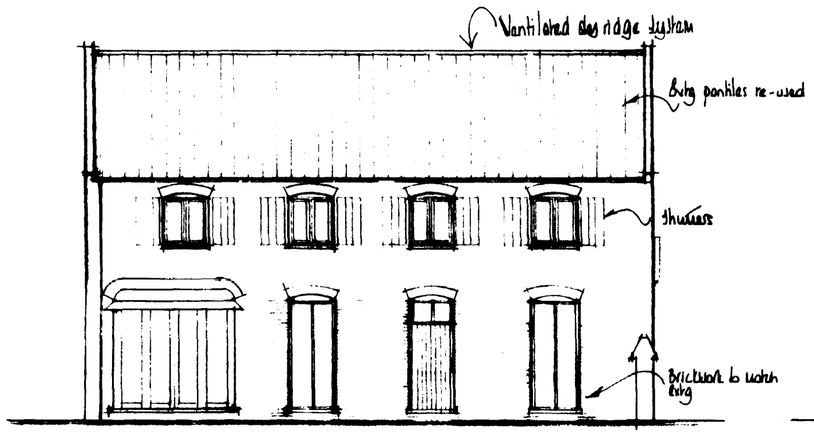
All pipes not contributing to useful heat requirements to be insulated.

DRAINAGE
Foul
Supply and install proprietary UPVC inspection chambers on 100mm pea gravel bed in accord. with manuf. instructions.
Excavate for and lay in where indicated 100mm dia. flexible jointed UPVC drains on 100mm pea gravel bed at a gradient of 1:70.
Where 100mm dia. drains pass through walls they are to be protected by the use of a lintel over. Both sides of the opening to be masked with rigid sheet material with 50mm clearance of the pipe.
Supply and install where indicated 100mm dia. soil and vent pipe jointed to 100mm dia. upturned bend at base. Finish at top, 900mm above window head ht., with pvc cage.
Supply and install where indicated trapped (roddable) gullies, waste pipes to discharge below grating level and above water level.
Supply and install 40mm dia. pvc waste to sinks and showers, 32mm dia. pvc waste to hand basin with 75mm deep traps. 40mm dia. pvc waste to bath with combined trapped waste and overflow - all unless specified otherwise on plan.
All waste pipes to have rodding access at each change of direction and be readily accessible throughout their lengths.
Above ground drainage to comply with BS5272:1978.
Below ground drainage to comply with BS8301:1985.
All drainage items to be installed in strict accord. with manuf. instructions.

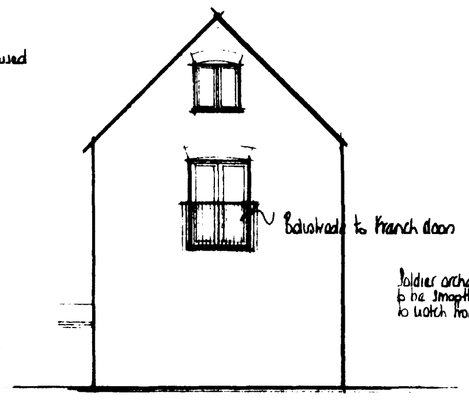


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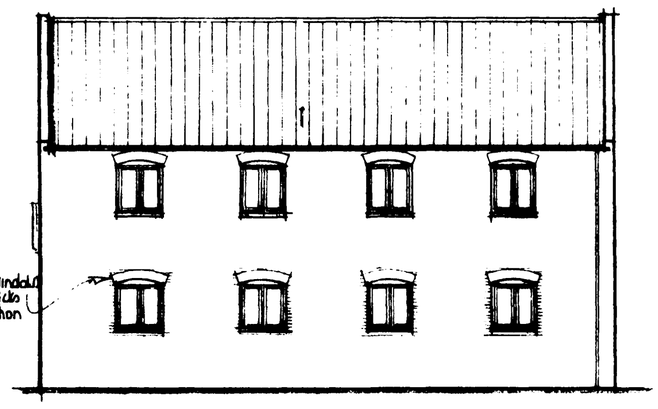
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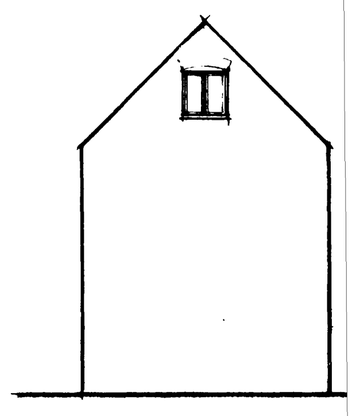
s. west



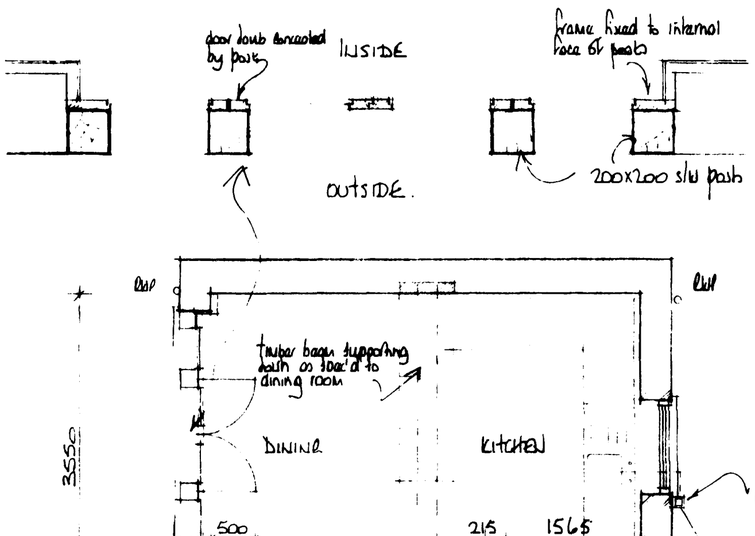
s. east

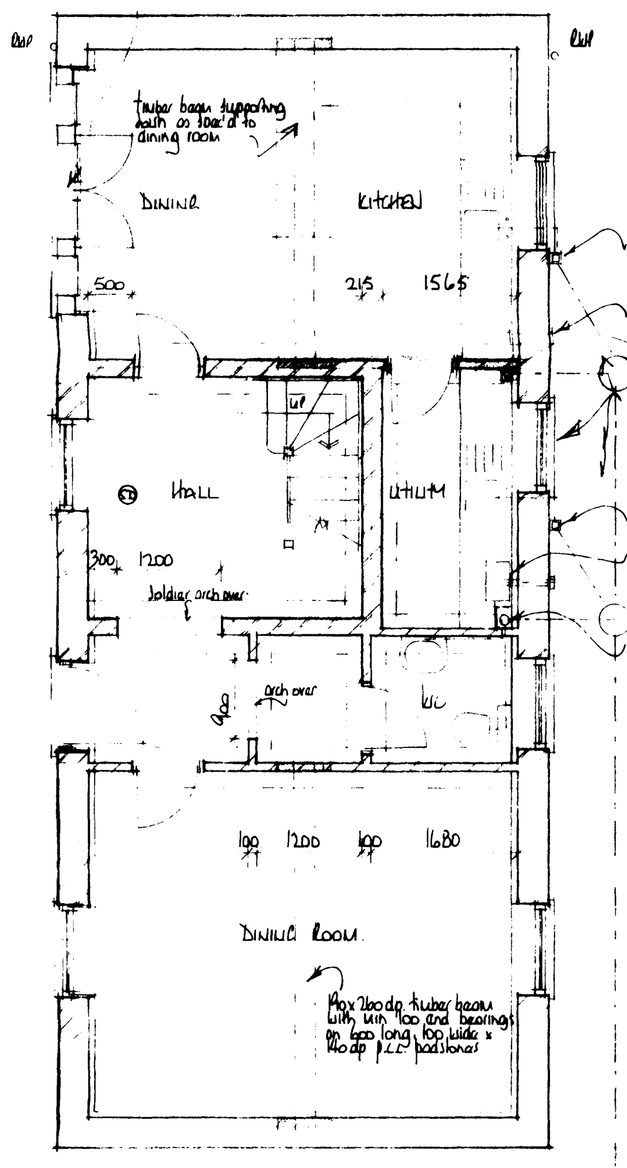


n. east



n. west





Connect to sewer in Albion Street

ground floor

FOUNDATIONS

Foundations to be C20P grade concrete.

For 215mm " " " " 600 x 230mm.
For 100mm " " " " 450 x 230mm.

Foundations to be taken down to a firm load-bearing strata, min. 1.0m if in shrinkable subsoil, in accord. with the requirements of the Local Authority Building Control Dept.

Wall Construction

EXTERNAL

Provide integral silicone damp proof course into all ground floor walls:- by specialist sub contractor.

Remove all defective bricks and replace. Where cracking is evident remove brickwork to a min. 450mm either side of crack and re-build.

Where bulging of brickwork occurs remove entire defective area and rebuild.

Rake out all defective pointing and re-point

Remove all defective areas of brickwork ie. gables. top courses or eaves etc. and rebuild.

Supply and brush/spray on all external walls - having cleaned down and pointed up as necessary - proprietary approved colourless silicone water repellant applied in strict accordance with manufacturers instructions.

INTERNAL

Walls below ground level to be Class A conc. blocks.

215mm walls to be 100mm facing brick tied to 100mm Hemelite or similar blockwork with 3 no. wall ties at distances not exceeding 400mm horizontally. 450mm vertically and staggered.

100mm walls to be Hemelite or similar.

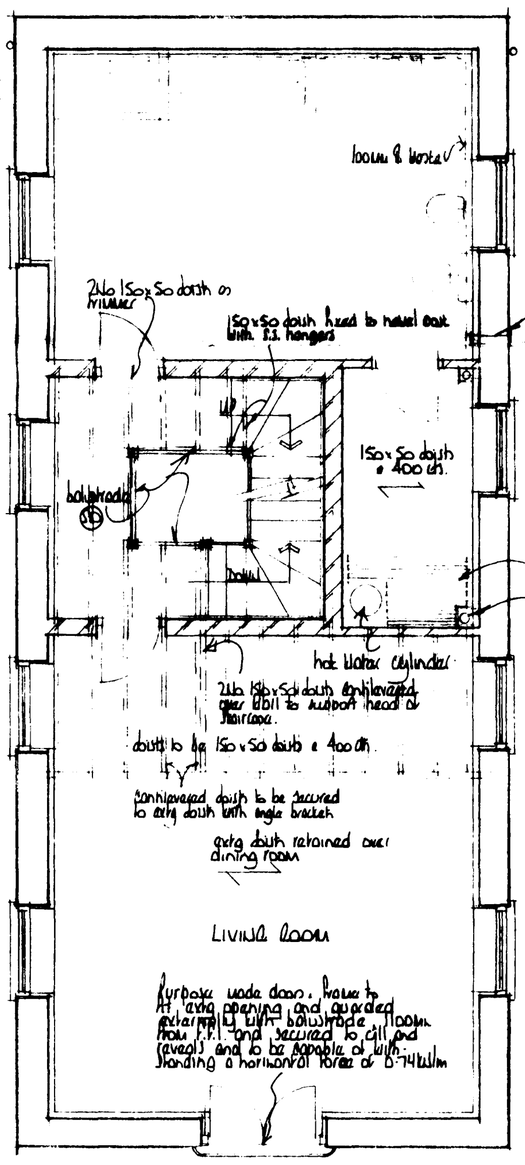
Walls to be tied to external walls with proprietary 3 no. profiles fixed in accord with manufacturers instructions.

DEC IN WALLS

to be topped with dec in floor.

STUD PARTITION

100x50mm s/w sole and head plates. 100x50 studs at 400 ctrs and faced both sides with 12.7mm plasterboard and skim finish.



DPC IN LINING OF EXTERNAL WALLS

Building paper vapour barrier held against external walls by 50x50mm s/w vertical battens @ 400 ctrs with 2 nos horizontal battens equally spaced all plugged and screwed to walls with spacers as necessary to ensure plumb and true wall. 50mm DRITHERM or similar insulation material within framework and finished with 12.7mm duplex plasterboard, scrim and hope dolmb and skim finish.

first floor

SMOKE DETECTION

Provide and install self contained smoke alarms complying to BS5446:Pt1:1990 where indicated (SD) on drawing.

Self contained smoke alarms are to be permanently wired to a separately fixed circuit at the distribution board operating at a low voltage via a mains transformer. The wiring installation is to conform to the IEE Wiring Regulations.

HOT WATER SYSTEMS

The hot water system is to be vented.

A 3kw immersion heater is to be fitted to an insulated hot water cylinder which is to be fitted with a thermostat and time switch.

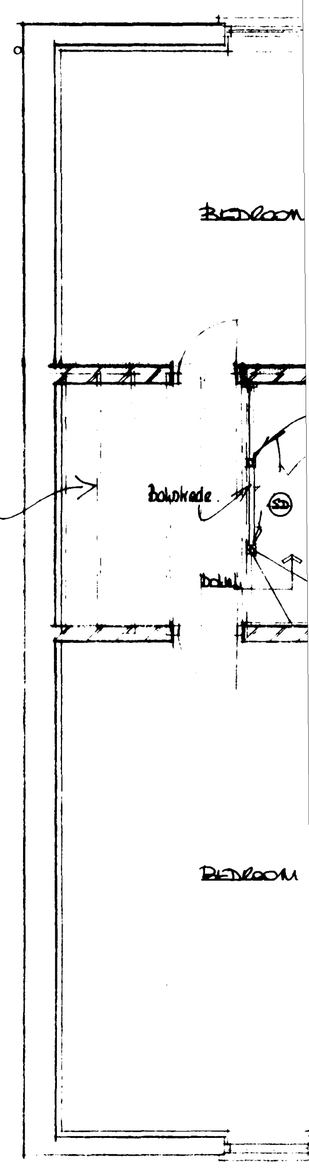
A room thermostat or thermostatic radiator valves are to be installed.

All pipes not contributing to useful heat requirements to be insulated.

DRAINAGE

Foul

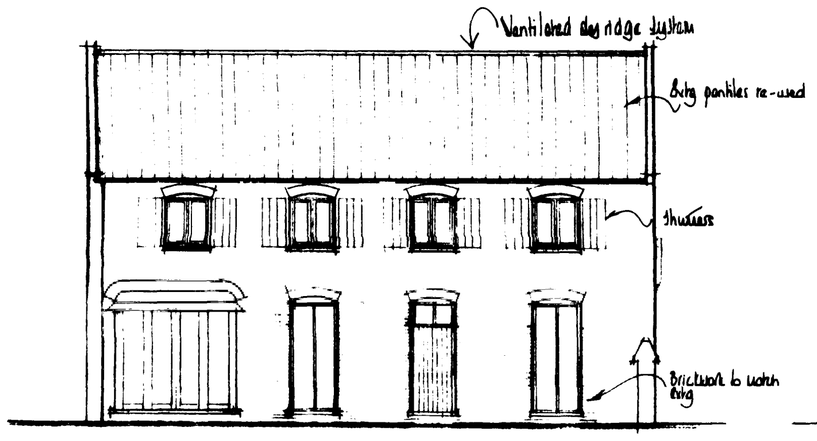
Supply and install proprietary UPVC inspection chambers on 100mm pea gravel bed in accord. with manuf. instructions.
Excavate for and lay in where indicated 100mm dia. flexible jointed UPVC drains on 100mm pea gravel bed at a gradient of 1:70.
Where 100mm dia. drains pass through walls they are to be protected by the use of a lintel over. Both sides of the opening to be masked with rigid sheet material with 50mm clearance of the pipe.
Supply and install where indicated 100mm dia. soil and vent pipe jointed to 100mm dia. upturned bend at base. Finish at top, 900mm above window head ht., with pvc cage.
Supply and install where indicated trapped (roddable) gullies, waste pipes to discharge below grating level and above water level.
Supply and install 40mm dia. pvc waste to sinks and showers, 32mm dia. pvc waste to hand basin with 75mm deep traps. 40mm dia. pvc waste to bath with combined trapped waste and overflow - all unless specified otherwise on plan.
All waste pipes to have rodding access at each change of direction and be readily accessible throughout their lengths.
Above ground drainage to comply with BS5272:1978.
Below ground drainage to comply with BS8301:1985.
All drainage items to be installed in strict accord. with manuf. instructions.



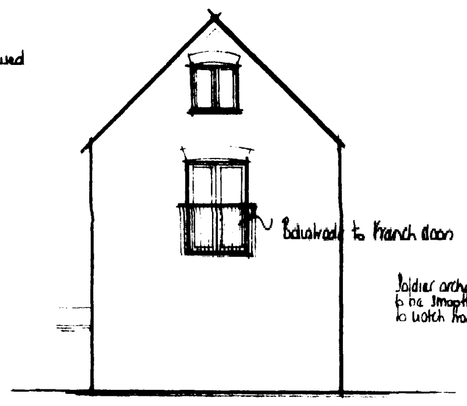
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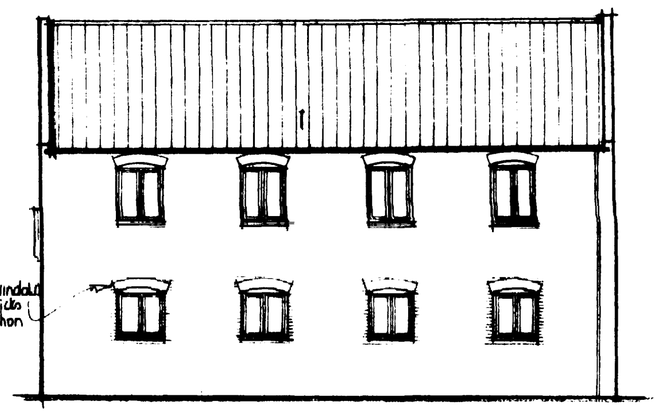
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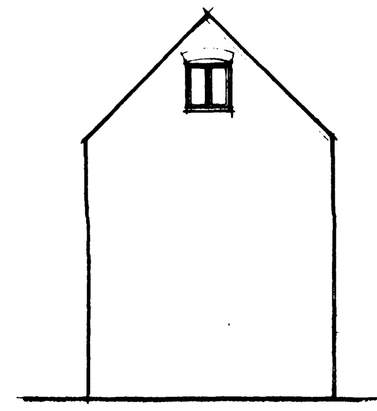
s.west



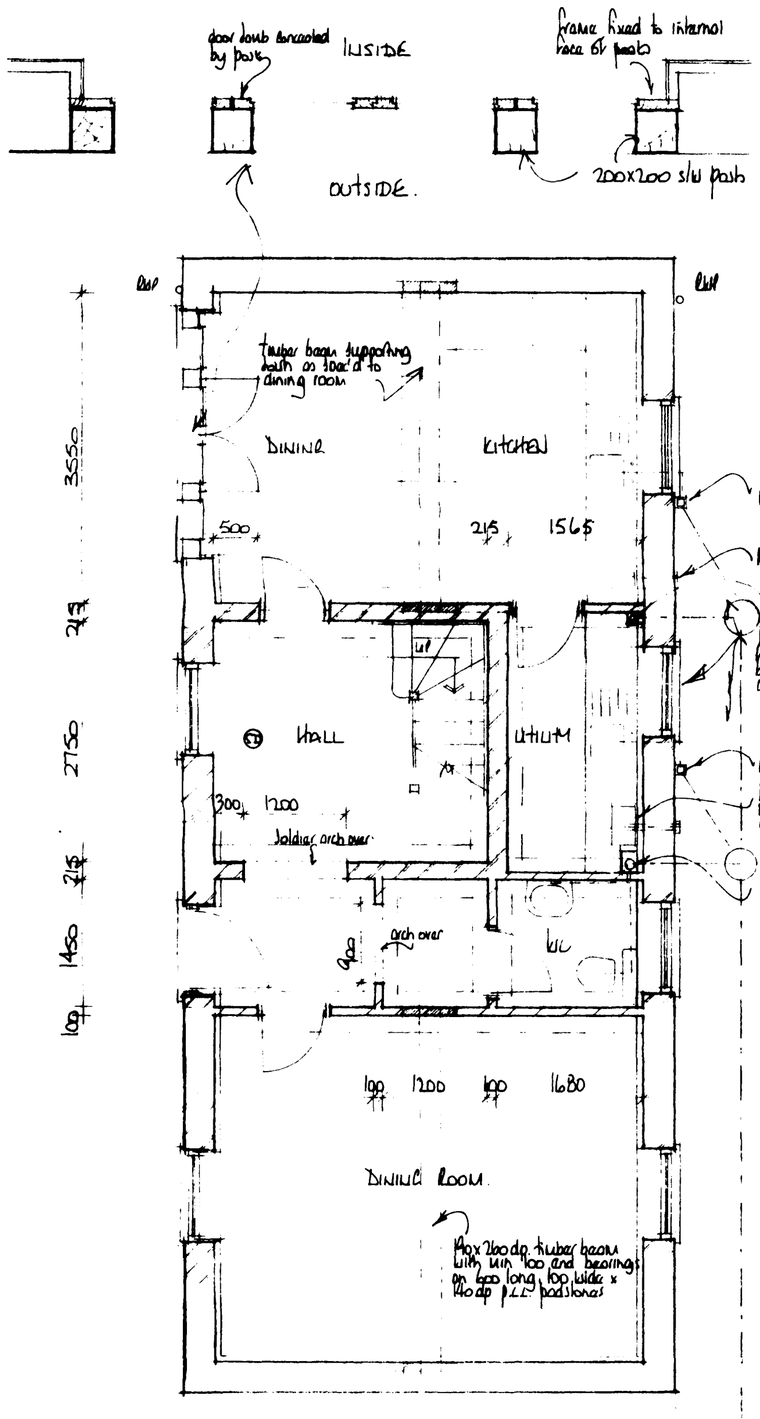
s. east



n. east



n. west



ground floor

FOUNDATIONS

Foundations to be C30P grade concrete.

For 215mm " " " " 600 x 230mm.
For 100mm " " " " 450 x 230mm.

Foundations to be taken down to a firm load-bearing strata, min. 1.0m if in shrinkable subsoil, in accord. with the requirements of the Local Authority Building Control Dept.

Wall construction

External

Provide injected silicone damp proof course into all ground floor walls - by specialist sub contractor.

Remove all defective bricks and replace. Where cracking is evident remove brickwork to a min. 450mm either side of crack and re-build.

Where bulging of brickwork occurs remove entire defective area and rebuild.

Rake out all defective pointing and re-point.

Remove all defective areas of brickwork ie. gables. top courses of copes and rebuild.

Supply and brush/spray on all external walls - having cleaned down and pointed up as necessary - proprietary approved colourless silicone water repellent applied in strict accordance with manufacturers instructions.

Internal

Walls below ground level to be Class A conc. blocks.

215mm walls to be 100mm facing brick tied to 100mm thermalite or similar blockwork with 3.5 wall ties at distances not exceeding 400mm horizontally. 450mm vertically and staggered.

100mm walls to be Thermalite or similar.

Walls to be tied to external walls with proprietary 3.5 profiles fixed in accord with manufacturers instructions.

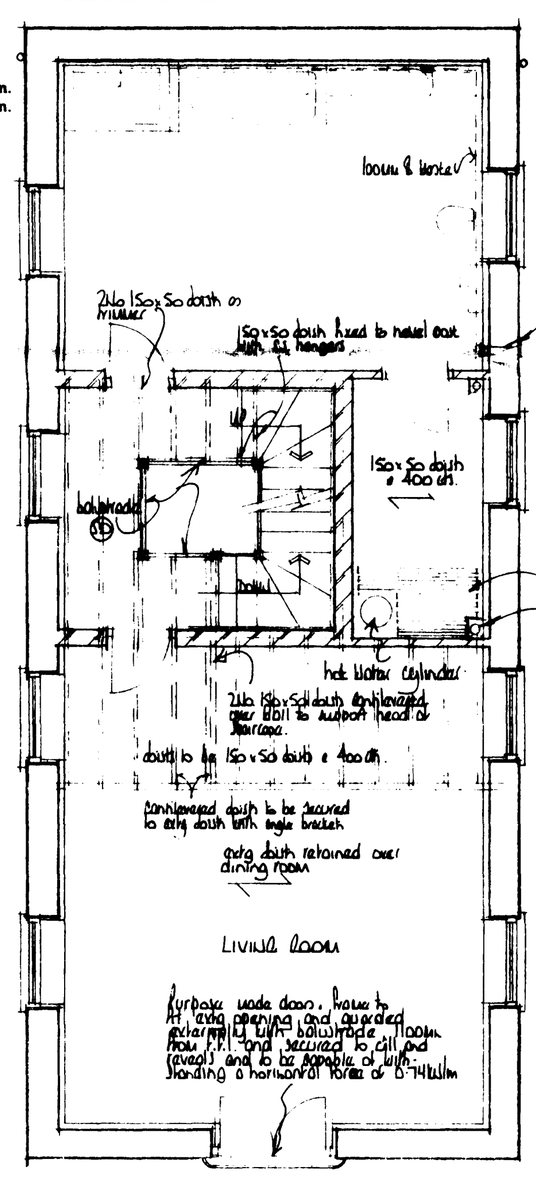
Dpc in walls

to be lapped with dpc in floor.

Stud partition

100x50mm s/w sole and head plates. 100x50 studs at 400 ctrs and faced both sides with 12.7mm plasterboard and skim finish.

Shelves to be constructed on plinth to enable access to tank
50mm ø insert to shelves.



Dry lining to external walls

Building paper/vapour barrier held against external walls by 50x50 timber s/w vertical battens @ 400 ctrs with 2 plus horizontal battens equally spaced all staggered and screwed to walls with spacers as necessary to ensure plumb and true wall. 50mm Dritherm or similar insulation material within framework and finished with 12.7mm duplex plasterboard, scrim and tape joints and skim finish.

first floor

SMOKE DETECTION

Provide and install self contained smoke alarms complying to BS5446:Pt1.:1990 where indicated (SD) on drawing.

Self contained smoke alarms are to be permanently wired to a separately fixed circuit at the distribution board operating at a low voltage via a mains transformer. The wiring installation is to conform to the IEE Wiring Regulations.

HOT WATER SYSTEMS

The hot water system is to be vented.

A 3kw/w immersion heater is to be fitted to an insulated hot water cylinder which is to be fitted with a thermostat and time switch.

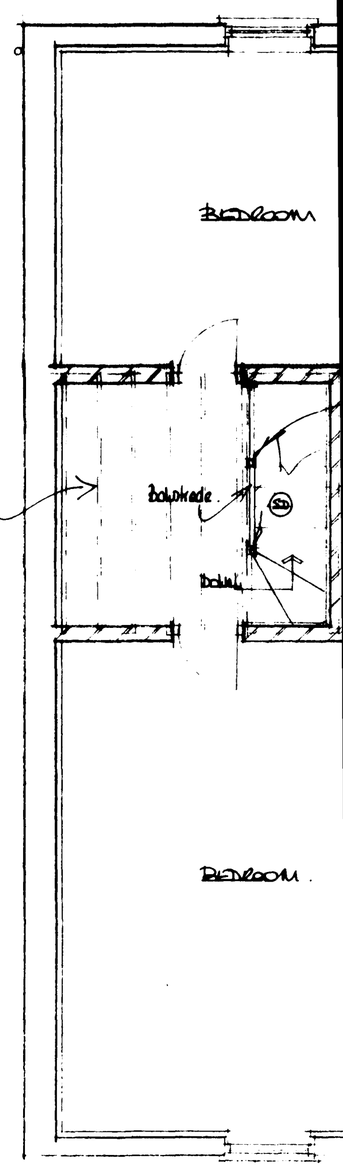
A room thermostat or thermostatic radiator valves are to be installed.

All pipes not contributing to useful heat requirements to be insulated.

DRAINAGE

Foul

Supply and install proprietary UPVC inspection chambers on 100mm pea gravel bed in accord. with manuf. instructions.
Excavate for and lay in where indicated 100mm dia. flexible jointed UPVC drains on 100mm pea gravel bed at a gradient of 1:70.
Where 100mm dia. drains pass through walls they are to be protected by the use of a lintel over. Both sides of the opening to be masked with rigid sheet material with 50mm clearance of the pipe.
Supply and install where indicated 100mm dia. soil and vent pipe jointed to 100mm dia. upturned bend at base. Finish at top, 900mm above window head ht., with pvc cage.
Supply and install where indicated trapped (roddable) gullies, waste pipes to discharge below grating level and above water level.
Supply and install 40mm dia. pvc waste to sinks and showers, 32mm dia. pvc waste to hand basin with 75mm deep traps. 40mm dia. pvc waste to bath with combined trapped waste and overflow - all unless specified otherwise on plan.
All waste pipes to have rodding access at each change of direction and be readily accessible throughout their lengths.
Above ground drainage to comply with BS5272:1978.
Below ground drainage to comply with BS8301:1985.
All drainage items to be installed in strict accord. with manuf. instructions.



second flo

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