



Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	65
Suffix	
Property Name	Cromwell House
Address Line 1	Double Street
Address Line 2	
Address Line 3	Lincolnshire
Town/city	Spalding
Postcode	PE11 2AB

Description of site location must be completed if postcode is not known:

Easting (x)	524987	Northing (y)	322738
Description			

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Following helpful consultations with Mr Gregory Watkinson I wish to seek retrospective planning consent for the erection of a section of fencing which replaced the brick walls of a garage/workshop which was demolished following partial collapse some years ago by the former owner. I understand that

‘from the perspective of South Holland District Council as the Local Planning Authority, planning permission is no longer required, having been granted without enforceable conditions under (a) previous application’.

NONETHELESS - the garage was demolished and I would wish to include it in this application as I hope to clear up all doubts.

Those parts of the house which remained after the demolition of the garage - where the Utilities and Washing/WC were and are located - were clad in weather-boarding to match with the pre-existing and subsequent fencing. I wish this cladding to be included in this application.

There was, as referenced above, a pre- existing long section of wood fencing adjoining the garage/workshop already constituting the boundary of the garden/curtilage where the boundary was not demarcated by the walls of the garage/workshop.
Fencing to match the existing sections of wood fencing replaced the demolished walls to demarcate the existing boundary.

I seek retrospective permission for these sections of fence and wish to include reference to the demolished garage/workshop.

I have been unable to obtain details of when this work was put in hand from the former owner and have estimated the date these works were embarked upon using historic photos from the internet. Some, for example show that the garage had gone and the fence was erected when the 1960's former Council Building was still extant in the east side of the river opposite, by the pedestrian bridge - now replaced by handsome 18th century-style apartments.

Has the work already been started without consent?

- ☒ Yes
☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

03/05/2010

Has the work already been completed without consent?

- ☒ Yes
☐ No

If Yes, please state when the development or work was completed (date must be pre-application submission)

31/05/2010

Materials

Does the proposed development require any materials to be used externally?

- ☐ Yes
☒ No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- ☐ Yes
☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ☐ Yes
☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes
☒ No

Parking

Will the proposed works affect existing car parking arrangements?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

22/05/2022

Details of the pre-application advice received

On the phone, you confirmed that the 'timber' structure to the side of your property is not a new structure, rather it is a leftover/remnant.

As we discussed, planning permission was at one stage granted for the demolition of the garage – whilst at the time, the demolition was conditioned to agreement of a contract to redevelop the site, this condition was poorly worded and unenforceable, meaning that from the perspective of South Holland District Council as the Local Planning Authority, planning permission is no longer required, having been granted without enforceable conditions under that previous application. However, the cladding of the exterior requires Listed Building Consent to be sought and approved retrospectively. The timber fence which has been erected represents a new form of unpermitted development within the curtilage of a listed building and therefore, shall require retrospective planning permission (rather than listed building consent).

We did also discuss that, whilst planning permission or listed building consent for the demolition of the garage are not required, having already been permitted, we do advise that you may wish still to include this element in the applications you are required to submit for the fencing and cladding, as these applications are required regardless of the demolition and it allows for simple way to 'clean' this issue up and to formalise the situation for your own peace of mind and legal clarity, given the complex circumstances surrounding how these demolition works came to be permissible.

I subsequently note that you have indeed submitted a Listed Building Consent application. However, I note that you have only submitted a Listed Building Consent application form and have not included reference to the fence – I acknowledge that you may wish to approach the fence matter at a later date and the fence does not require Listed Building Consent. However, this is a reminder that you will need to seek separate Planning Permission for the new timber fence that was erected and seeing as you include the garage demolition in your current Listed Building Consent application – you may wish (but are not required) to include the garage works in that PP application when you get around to it, so that both PP and LBC are covered off.

I have discussed the matter of your LBC application with our Support Team, who have confirmed to me that your application has not yet been validated due to some difficulty interpreting your plans – they have supplied me with the draft of your application and have asked for me to confirm if I am satisfied a decision can be made based upon the information so far given. As I have, via discussion with you, a close knowledge of the situation, I am satisfied that I can, and as such, I am today recommending that your application be registered and validated. However, if any further requirements spring up before then, I shall be sure to contact you directly and immediately.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

The Reverend

First Name

Michael

Surname

Thompson

Declaration Date

23/05/2022

☒ Declaration made

Declaration

I / We hereby apply for Householder planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Michael Thompson

Date

23/05/2022

Amendments Summary

I have tried to re-word the application more closely in line with the good advice of the Conservation Officer* (below) and to be more specific in reference to the illustrated weather-boarding. I tried to review the plans, pictures, location maps etc but the technology defeated me. I'm very sorry if they are awry. I will, of course, provide anything which is lacking.

*Please find below the summary requested of our phonecall several weeks ago, regarding the works at Cromwell House, 65 Double Street.

On the phone, you confirmed that the 'timber' structure to the side of your property is not a new structure, rather it is a leftover/remnant kept following the collapse/demolition of the side garage which has simply been timber clad for aesthetic purposes.

As we discussed, planning permission was at one stage granted for the demolition of the garage – whilst at the time, the demolition was conditioned to agreement of a contract to redevelop the site, this condition was poorly worded and unenforceable, meaning that from the perspective of South Holland District Council as the Local Planning Authority, planning permission is no longer required, having been granted without enforceable conditions under that previous application. However, the cladding of the exterior requires Listed Building Consent to be sought and approved retrospectively. The timber fence which has been erected represents a new form of unpermitted development within the curtilage of a listed building and therefore, shall require retrospective planning permission (rather than listed building consent).

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