

AJO//A1151

21st June 2017

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

Dear Sirs

**Proposed refurbishment & remodeling of ground floor offices & the conversion of first floor offices to create a single residential dwelling together with associated external works at 1 Priory Road, Spalding for GCM Adams 2007 Settlement Trust.
Portal Ref: PP-05953035**

We herewith submit our application for Full Planning Approval for the above proposed works comprising the following:

1. Completed application form including Certificate of Ownership.
2. Drawings A11151 – 02a, 03a, 04, 10b, 12b & 13b.
3. Site location plan numbered A1151-01.
4. Design and access statement

Payment of the fee of £385.00 will be made under separate cover.

We would seek to clarify the following item as there is no provision to do so on the planning application form:

1. Floor Risk Assessment

We acknowledge that the site is within flood zone 3 however the ground floor works simply seek approval to refurbish what already exists and is in use as office accommodation already. Whilst new residential use is proposed, all habitable space is at first floor level with only access and storage being provided at ground floor level. On this basis it is considered that a detailed flood risk assessment is unnecessary.

We hope that you will find this application complete and satisfactory however should you have any queries please do not hesitate to contact us.

Yours faithfully



PP Andrew Oglesby BA (Hons) Dip. Arch RIBA
For and on behalf of Oglesby & Limb Limited

Enc

cc. Mr M Adams



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