SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0632/93 Received:06-JUL-93 Type:FULL

Name: Mr T Snell
42 Heltwate Court
Bretton
Peterborough

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Proposed extension to form ground floor bathroom

Location : 29 St Thomas's Road 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.

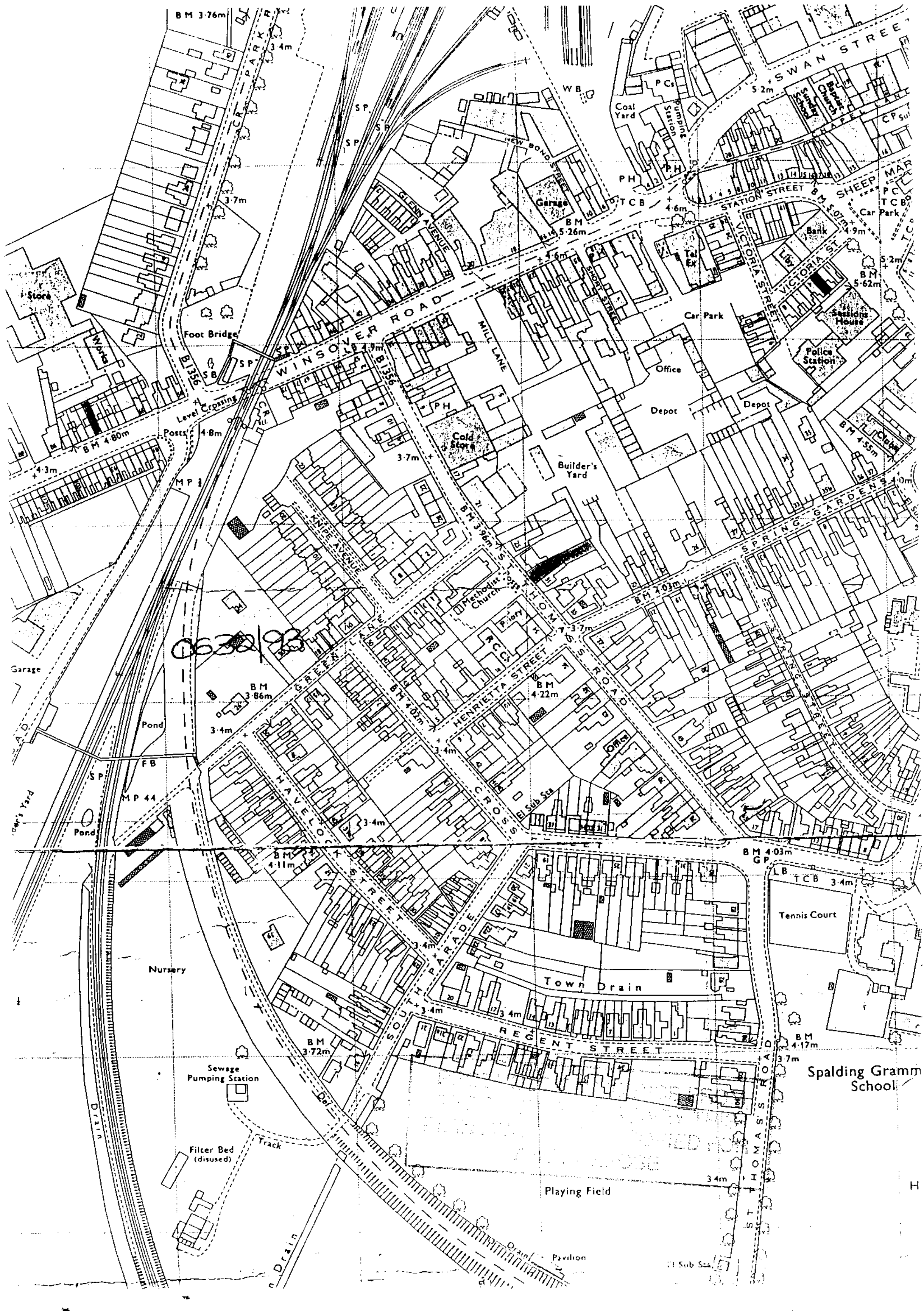
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
13-AUG-93 H16/0632/93

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)



BM 3·76m
PARK R
3·4m
3·7m
Store
Works
Foot Bridge
B1356
SB
SP
Level Crossing
Posts
4·8m
BM 4·80m
4·3m
MP
CR
WINSOVER ROAD
BM 4·9m
GLENN AVENUE
NEW BOND STREET
Garage
WB
Coal Yard
PCs
Pumping Station
PH
SWAN STREET
Baptist Church
Sunday School
CHAPEL
CP
SHEEP MAR
STATION STREET
TCB
4·6m
BM 5·26m
BM 5·07m
Car Park
Bank
Libr
4·9m
VICTORIA STREET
VICTORIA ST
Tel Ex
SHORT STREET
MILL LANE
5·2m
BM 5·62m
Sessions House
Police Station
Office
Depot
Cold Store
Builder's Yard
3·7m
BM 4·55m
Club
KNIPE AVENUE
BM 3·96m
ST THOMAS ROAD
Methodist Church
Priory
RCC
SPRING GARDENS
BM 4·03m
3·7m
SPRING STREET
GREEN LANE
HENRIETTA STREET
BM 4·22m
BM 4·03m
BM 3·86m
3·4m
Pond
Garage
FB
MP 44
Pond
HAVELOCK STREET
CROSS STREET
Office
El Sub Sta
3·4m
BM 4·11m
BM 4·03m
GP
LB
TCB
3·4m
Tennis Court
Nursery
SOUTH PARADE
Town Drain
3·4m
REGENT STREET
BM 3·72m
BM 4·17m
3·7m
Spalding Gramm
School
Sewage Pumping Station
Filter Bed (disused)
Track
Drain
Playing Field
3·4m
Pavilion
El Sub Sta

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0632/93

Date Registered

06 JUL 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. T. SNELL,
42 HELTWATE COURT,
BRETTON,
PETERBOROUGH.

Tel. No.

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

MESSRS. PODDINGTONS,
43 DOUBLE STREET,
SPALDING.

Tel. No. 761856
(Personal contact name) M. R. HOLLAND.

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

29 ST. THOMAS'S ROAD, SPALDING, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED EXTENSION TO FORM GROUND FLOOR BATHROOM.

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £60.00 If you consider no fee is payable include a written explanation instead.

Signed. Poddingtons Date 6/7/93 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 Certificates

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 pervious 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 Dwellings		If so, how many:
(ii) Other new building(s)		
(iii) Alterations or extension	✓	
(iv) Change of use		

4. A. Please state site area (in all cases)	hectares
B. *If building works are proposed, please state extra* floor space to be created:	11.233 sq. metres
C. Please state size of any new structure:- (a) max. height:	3.3 metres
(b) max. length:	4.115 metres
(c) max. width:	2.73 metres
D. Please state type and colour of materials for facing external walls:	BRICKS TO MATCH EXISTING.
E. Please state type and colour of roofing materials.	CONCRETE INTERLOCKING TILES TO MATCH EXISTING.
F. 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.

DWELLING.

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:
Will there be—
Individual access(es)
New estate road

C. What provision will be made for garages or parking within the site?

EXISTING PARKING SPACE.

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 or more trees ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of	MAIN SEWER.
B. For estate developments, please state how highway surface water will be disposed of	N/A
C. Please state whether a land drain will be affected	NO

D. Foul sewerage will be disposed of to:
Mains sewer ✓ Cesspool Septic tank

PLEASE COMPLETE IN ALL CASES

	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 right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial 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.	NO	➡ Date: Consultee(s)
Is this application related to a previous submission?	NO	➡ 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.

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.**
(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 ..... Poddingtons ~~(Applicant~~ / Agent) Date 6/7/93 .....

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.
Owner's Name:
Address of owner at which notice was served: 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 farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. 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 ..... Poddingtons ~~(Applicant~~ / Agent) Date 6/7/93 .....

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.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

APPLICATION ASSESSMENT

Notes for Case Officer — No one on 13-7 or 29-7

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PM
Date 30-7

Site Notice posted by PM
Date 13-7
Expiry On street lop opposite

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

Backsate wall shed currently supports lean-to.
No public land affected
1.2m wall + Trellis each boundary

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 PM Date 9-8

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)

DC INSTRUCTION SHEET

APPLICATION REF: H16/0632/93

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

PDL 9-7

TR

		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	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer

Senior Officer Confirmed .....

Date..... Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60

Receipt No P2939

Date first Rec'd 06 JUL 1993

Registration

Reference H16|0632|93

Cross-Ref B16|0403|93

Date 07-JUL-93

Validation

TYPE FULL.

Site area

No of dwellings

Floorspace 11·333 sm

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 £60.

Nil fee ☐

Discounted ☐

Previous app – ref:

Type of app

Reason:

Additional £

Refund £

Receipt No

Voucher No

Date

Date

Information

Index sheet 301 OS Plots

Grid ref 534303 179410

Ward 1

Parish SPALDING

Inside IBD YES

Inside LP area YES

Constraints:

CA Cons Area ☐

LB Listed – Grade: ☐

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 [redacted] ☐

Dist Bound ☐

Linked to property Ref 0219681 ☐

Other: ☐

Planning Records:

Earlier apps

B Reg Records:

Already submitted – Ref:

Request needed

Requested

BR 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

H16/0632/93
FULL

Applicant: Mr T Snell
Tel:

Agent: Messrs Poddingtons
0775 761856

Description: Proposed extension to form ground floor bathroom

Location: 29 St Thomas's Road
Spalding
Lincs

Valid date:	06-JUL-93	Terminal date:	31-AUG-93
Target dates:		Target Committee:	25-AUG-93
To case officer	13-JUL-93	Report deadline:	11-AUG-93
Inspected by	20-JUL-93		
Extra contacts	27-JUL-93	Case Officer:	
Report if not clear by	10-AUG-93	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 11.23 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	16-JUL-93	06-AUG-93
Cllr G J Hawkins	12-JUL-93	19-JUL-93

L.C.C - No Objections rcd 15/7/93

BR[illegible] SMITH Dip TP MRTPI
Dir[illegible] of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2939
Date received : 06-JUL-93

Received from

J T Snell

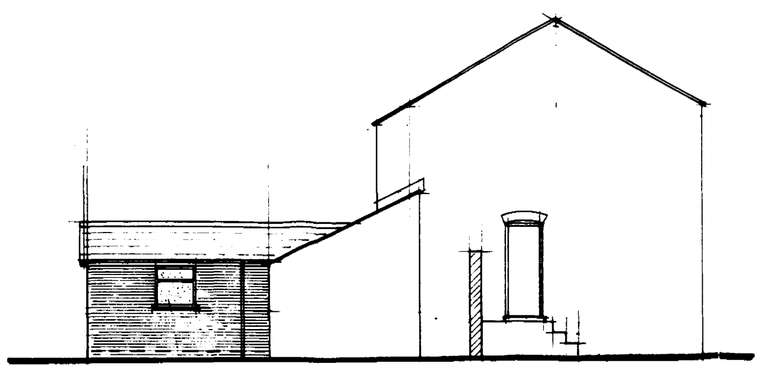
Address

42 Heltwate Road
Bretton
Peterborough

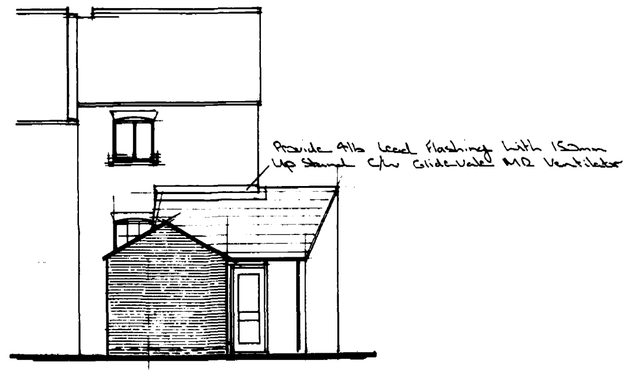
Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

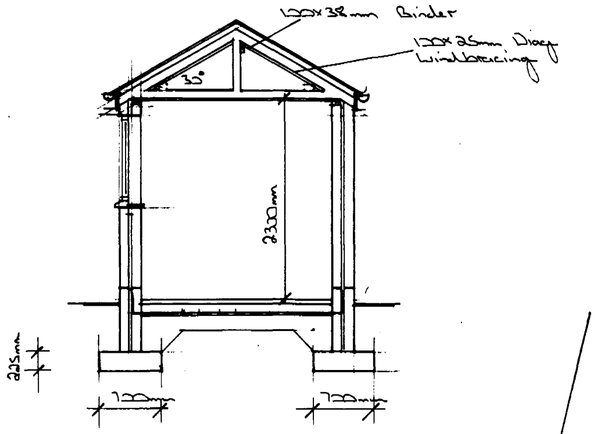
Signed.....K. Lowe....
(Authorised Collector)



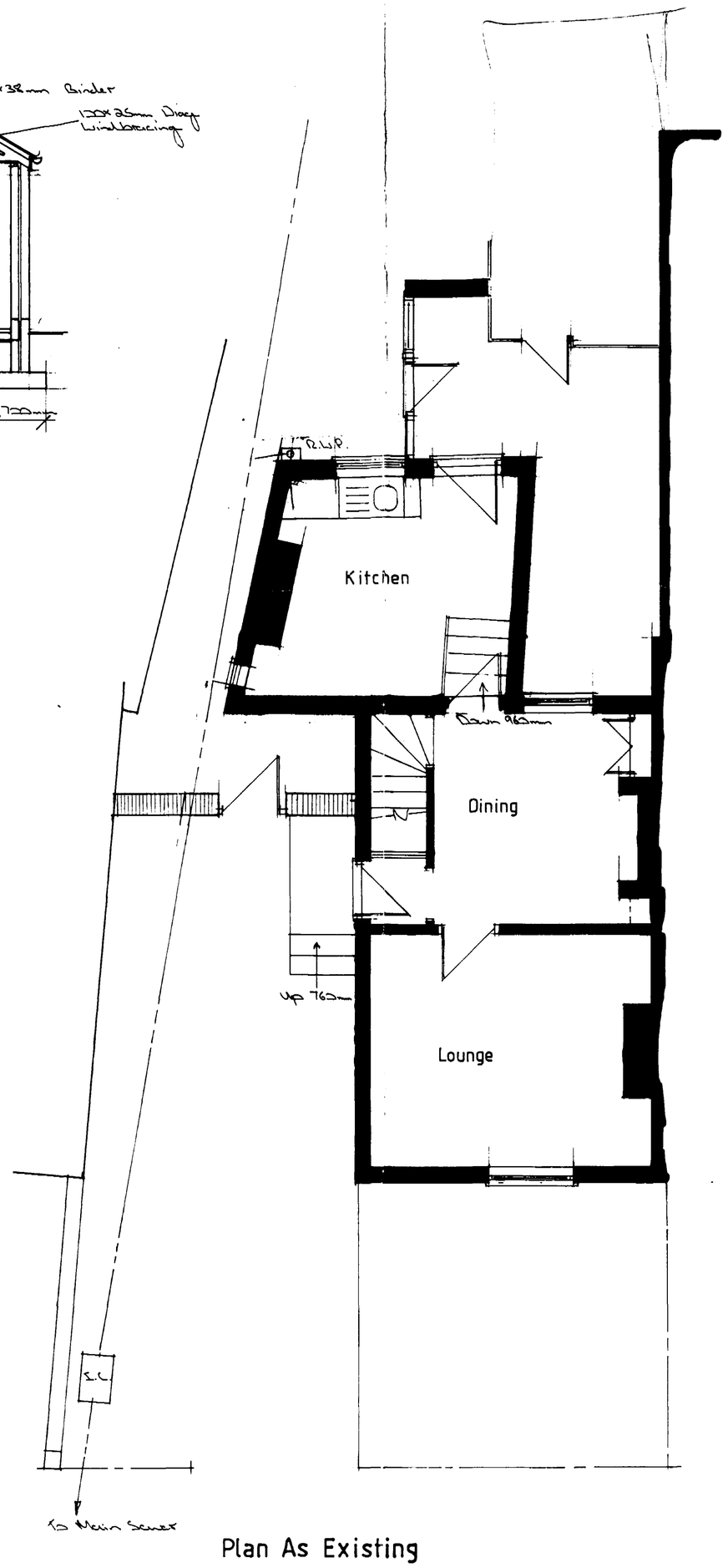
North Elevation



East Elevation



Section AA



Plan As Existing

Bath Room Extension

Pitched Roof

Provide Marley Concrete Interlocking Tiles Style & Colour to Match Those On Existing Dwelling. On 38x25mm Treated Timber Battens. Fixing Of Tiles Rated On Unsheltered Site Up To 44 M/S Category 2 In Exposure To A Single Storey Buildings. Provide Horizontal Reinforced Roofing Felt All Laps To Be Min 150mm Horizontal Laps To Be Covered By Batten To Prevent Flapping Provide Kings Post Pre-Fabricated Trusses @ 600mm Ctrs Trusses To Be Constructed, Erected & Braced In Accordance With B.S. 5268 Pt 3 1985

100x38mm Binders Built Into Gable Wall

100x25mm Diagonal Wind Bracings.

Infill Roof Over Kitchen Main Roof To Be Made Up On Site From 100x50mm SC3 Grade Timber Cut 200x38mm Timber Longboards. Valleys To Be Constructed Using Pre-Formed P.V.C. Valleys. With Tiles Cut & Fully Bedded In Mortar.

100x65mm Timber Wall Plate Bedded In Sand & Cement & Secured With 30x5mm M/S Straps @ Max 2M Ctrs.

Provide 30x5mm M/S Straps @ Max 2m Ctrs Along Verge & @ Ceiling Tie Level To Be Taken Over 3No. Trusses

Provide Soffit Timber Bridgings Beneath Straps.

Close Cavities @ Eaves. Provide 100mm Ø H/R P.V.C. Gutter Level Mark. With 68mm Ø P.V.C. Down Pipes. Provide 175x25mm Timber Fascias Fixed Flush To Brickwork.

Provide 150mm Thk Fiberglass Insulation Between Ceiling Ties. Provide Glidevale FV1200 Over Fascia Ventilator C/w Glidevale RV601 Roller ventilator. 12mm Thk Plasterboard & Skim Ceilings

External Walls

100mm Face Brick To Match Existing

60mm Cavity With Rockwool 65mm Cavity Wall Batts

100mm Hemelite Blocks Complete With 15mm Render & Skim

Walls Below Ground To Be Constructed In Class "A" Blocks.

Openings To Have I.G. L/Js Lintels Over Complete With P.V.C. Cavity Damp Trays. Cavity To Be Closed Around Openings With P.M.C. Thermabate Cavity Closer.

Windows & Doors

All New Windows & Doors To Be Softwood. Note Windows To Be Fitted With Trickle Ventilator To Give Min 4000mm² Of Ventilation. Note Any Glass In New Door Panels Within 1500mm Of Floor To Be Toughened Glass To B.S. 6206.

Internal Walls

To Be Constructed In 100mm Thk Hemelite Blocks Complete With 15mm Render & Skim Finish

D.P.C.

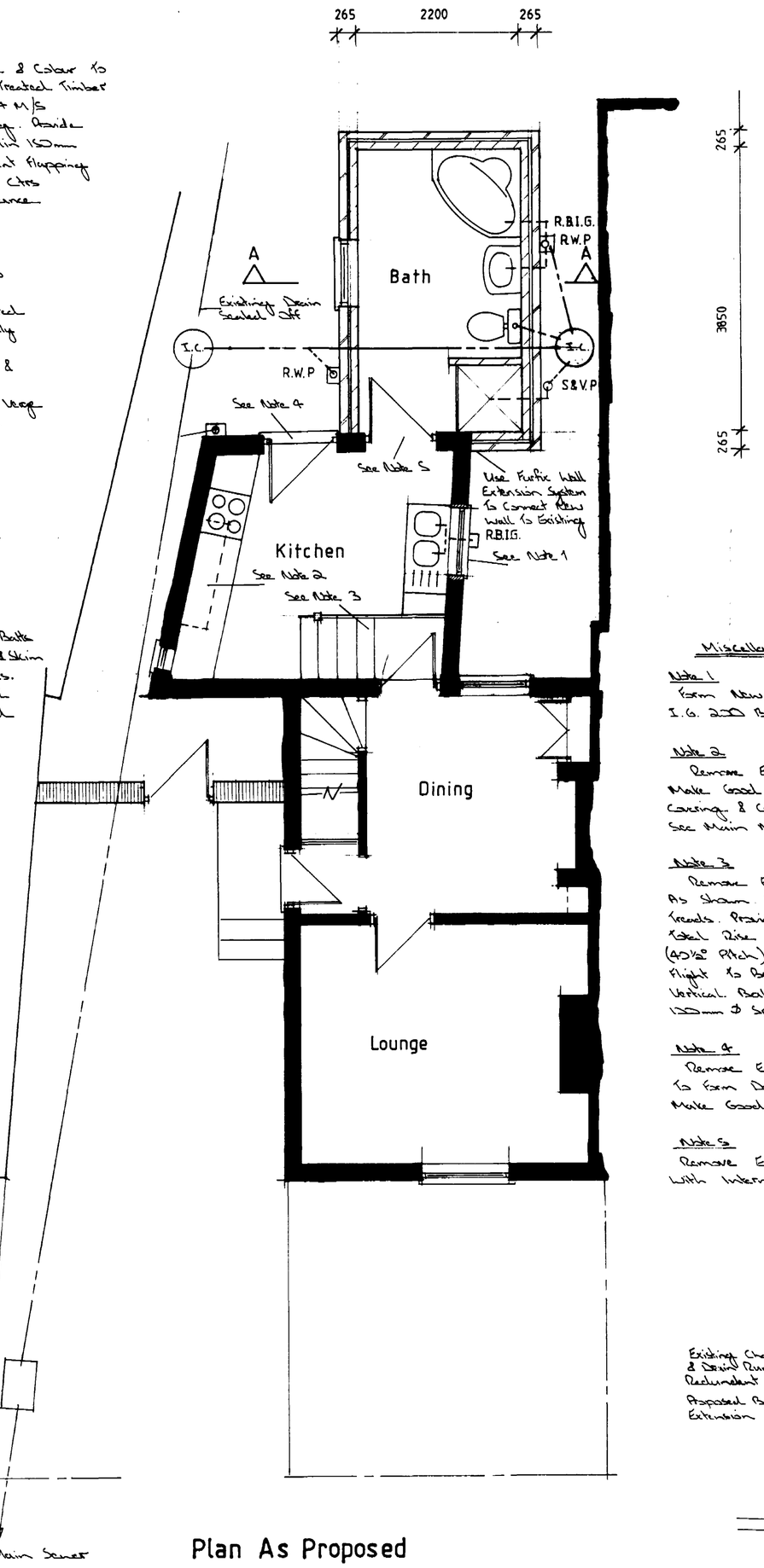
P.V.C. D.P.C. To Be Min 150mm Above G.L. & D.P.C. To Inner Skin To Be Continuous With D.P.M. To Floor.

Ground Floor

50mm Sand & Cement Screed On 100mm C15P Concrete Screeded With 1200 Gauge Polythene D.P.M. To Be Lapped 300 D.P.C. Of Inner Leaf On Min 150mm Thk Blinded & Well Consolidated Hardcore. Note Where Internal Wall Is Built Up Off Thickened Slab. Thicken Slab To 225mm Thk For A Width Of 500mm Positioned Centrally To Wall.

Foundations

Provide 750x225mm Thk C15P Concrete Foundations To All 260mm Walls To Be Taken Down To Suitable Load Bearing Strata As Determined On Site With L.A. Building Inspector. Note Cavity In Wall To Be Filled With Lean Mix Concrete To Terminate Min 150mm Below D.P.C.



Plan As Proposed

Provide 150mm Ø S&V.P. In Position Shown, To Terminate Min 900mm Above Any Opening Within 3000mm & To Be Fitted With Wire Vent Terminal. Provide 40mm Ø P.V.C. Waste Pipes To All Appliances C/w 75mm Deep Seal Traps. Provide Access Plates & Bedding Eyes To All Bends & Changes In Direction. Note To Be Connected To & Made Into Stack Within 450mm Of Invert Of Drain

Foul Drains

Provide 2No. Marley 450mm Ø Polypropylene I.C.S. In Position Shown Bedded & Surrounded In 150mm Pea Gravel. Cover Frames To Be Set In 150mm Concrete. New Drains To Be Constructed In 100mm Ø P.V.C. Pipes Laid At A Fall Of Between 1:40 & 1:80. Pipes To Be Flexible Jointed & Bedded & Surrounded In 150mm Pea Gravel. Where Drains Have Less Than 600mm Cover Provide Concrete Bearing Slabs Over To Act As Bridging Leave 100mm Between W/S Of Slab & Top Of Pipe. Where Drains Pass Thro' Walls Provide 265x65mm Pre-Stressed Concrete Lintel Over Weep Pipe In 25mm Fiberglass Mesh Off Openings With Rigid Sheet Material. Where Drains Run Under Floor Surround Pipe In 150mm Concrete Where TOP Of Pipe Is Within 700mm Of U/S Of Slab This Is To Be Monolithic With Floor Slab.

Provide 4No Lead Flashings With 150mm Upstand C/w Glidevalve M/R Ventilator

Form New Openings For Window Provide I.G. 200 Box Lintel Over & Make Good.

Note 2

Remove Existing Chimney Breast Completely Make Good To Walls & Floor. Note New Roof Coverings & Ceilings To Be Provided Over Kitchen See Main Notes.

Note 3

Remove Existing Stairs Provide New Stairs As Shown Use 225x38mm Stringers 25mm Thk Treads. Provide 5No. Risers Of 190mm Giving Total Rise Of 950mm Go To Be 225mm (60½° Pitch) Provide Handrail To Landings & Flight To Be 900mm Above Pitch Line & Landing Vertical Balustrade To Be Positioned So That A 100mm Ø Sphere Will Not Pass Thro'.

Note 4

Remove Existing Window & Brickwork Below To Form Doorway Keep Existing Lintel Over, Make Good.

Note 5

Remove Existing External Door & Cill. Replace With Internal Door Set & Make Good.

Miscellaneous Construction Notes

Note 1

Form New Openings For Window Provide I.G. 200 Box Lintel Over & Make Good.

Note 2

Remove Existing Chimney Breast Completely Make Good To Walls & Floor. Note New Roof Coverings & Ceilings To Be Provided Over Kitchen See Main Notes.

Note 3

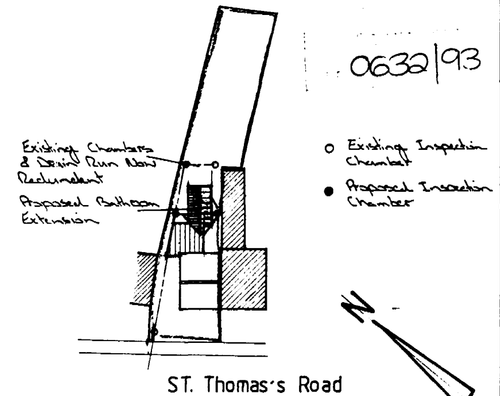
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Note 4

Remove Existing Window & Brickwork Below To Form Doorway Keep Existing Lintel Over, Make Good.

Note 5

Remove Existing External Door & Cill. Replace With Internal Door Set & Make Good.



CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details

PODDINGTONS

Architectural Design Consultants

43 Double Street, Spalding, Lincs. PE11 2AA
Tel: 0775 761856 & 768296. Fax: 0775 710218

project

Proposed Ground Floor Bathroom
At:
29 St. Thomas's Road, Spalding.
For
Mr T. Snell

0632/93

○ Existing Inspection Chamber
● Proposed Inspection Chamber

drawing

Plan As Existing & Proposed

scale	drawing no.
1/50 1/100 1/500	MRH/ 2528/3
June 93	checked

SUMMIT

1257 3927