SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0701/92 Received:07-JUL-92 Type:FULL

Name: Mr Feary
59 Cradge Bank
Spalding
Lincs

Agent: Care & Repair
c/o Meldrum, Lee & Gillatt
49 High Street
Boston
Lincs

Description: Porch extension

Location : 59 Cradge Bank 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
14-AUG-92 H16/0701/92

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)

TF 2321

SOUTH HOLLAND DISTRICT

SPALDING
LITTLE LONDON

235 236 237 238 239

A16

Railway Delph Drain

Depot

AINTREE DRIVE

Trees

Drain

Drain

Drain

6156
5·063ha
12·51

7364 279na 69

River Welland

Welland Bank

Soke Dyke

Cowbit Wash

0701/92

7033
5·338ha
13·19

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0701/92

Date Registered 25 JUN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR FEARY
59 CRADGE BANK
SPALDING
Lincs

Tel. No.

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

CARE & REPAIR
C/O MELDRUM LEE & GILLATT
49 HIGH STREET
BOSTON LINCS

Tel. No. (0205) 364795
(Personal contact name) B G HALL

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

59 CRADGE BANK SPALDING LINCS

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PORCH EXTENSION

Please complete

Signed B G Hall
pp Meldrum Lee & Gillatt

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

Date 19 June 1992

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: -

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

B. Please state size of any new structure:- (a) max. height: 2300 sq. metres

(b) max. length: 2275 metres

(c) max. width: 2050 metres

C. Please state type and colour of materials for facing external walls: FACINGS TO MATCH EXISTING

D. Please state type and colour of roofing materials. CLEAR TRANSLUCENT ROOF

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. 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

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 SOAKAWAY

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

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	NO	
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.	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. APPLICANTS WIFE IS DISABLED AND PORCH REQUIRED TO IMPROVE ACCESS

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 pp Meldrum Lee & Gillatt (~~Applicant~~/Agent) Date 19 June 1992

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 pp Meldrum Lee & Gillatt (~~Applicant~~/Agent) Date 19 June 1992

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy — Neighbours YES — Other

Boundaries — Site Features

Inspected by: PJH
date: 14-7

Case Officer Conclusions (issues)

Existing porch, glass house extension to be demolished + removed. Larger than existing + 1½ storey rear extension. Industrial uses to west + rail line. Design is ok

Case Officer Recommendations (summary) GRANT / REFUSE
(details overleaf)

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 — No ----

[Reason:

Other circumstances needing Committee decision — Yes ----

Flagged by Senior Officer
Signed ..... — No ----

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first Applic. — No ----

Nil fees (not first Submission)

ANY ONE OF ABOVE.

Other info. viz:
Signed ..... — Yes ----

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

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

Conditions/Reasons

P24 G-8

Grant Permission

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... Yes

Other

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

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines)						
RM Checklist:	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 PJH 8-7

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):
TC Warran
57 Cradge Bank
Spalding ✓ DONE 15/7 RB

Residents (Delivery):

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 .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ NIL

Receipt Issued ..... No. .....

Date First Received 25 JUN 1992

REGISTRATION

REFERENCE H16/0701/92

Cross-Ref ?? N/A

Date 25/6

VALIDATION Date 25/6/92

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

Site area ..... No. of dwellings ..... Floorspace 4.66

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 ☐ Ref .....
- – type ☐
- Discounted fee ☐ Reason DISABLED
- Correct fee £ NIL Additional £ ..... Receipt no. .....
- Refund £ ..... Issued .....

CONSTRAINTS Date 29.6.92

Index Sheets 2419 OS Nos ..... Grid Ref 5[illegible] 3[illegible]

Ward ..... Parish .....

Inside IDD YES Inside LP Area YES

TR Rural	☐	CA	☐
TR Bypass	☐	LB	☐
Level crossing	☐	TPO	☐
Footpath	☐	Other:	

Grade ☐

Linked to site.....Ref..... Linked to property.....Ref..92/80483

Planning Records:
Earlier apps

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

Inputs completed.....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0701/92 Received:07-JUL-92 Type:FULL

Name: Mr Feary
59 Cradge Bank
Spalding
Lincs

Agent: Care & Repair
c/o Meldrum, Lee & Gillatt
49 High Street
Boston
Lincs

Description: Porch extension

Location : 59 Cradge Bank 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.

Authorised to issue:

10-AUG-92 H16/0701/92 AD...NC 12/8.....DC.....13/8...

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: H16/0701/92 Type: FULL

Applicant: Mr Feary
Tel:

Agent: Care & Repair
0205 364795 B G Hall

Description: Porch extension

Location: 59 Cradge Bank
Spalding
Lincs

Valid date: 07-JUL-92 Terminal date: 01-SEP-92
Target dates: Target Committee: 05-AUG-92
To case officer 12-JUL-92 Report deadline: 22-JUL-92
Inspected by 17-JUL-92
Extra contacts 22-JUL-92 Case Officer:
Report if not clear by 11-AUG-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 4.66 M2
Category: Extension
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr B J Davies	07-JUL-92	21-JUL-92
Cllr C Evans	07-JUL-92	21-JUL-92
Cllr M C White	07-JUL-92	21-JUL-92
Owner/Occupier, The Warren, 57 Cradge Bank	15-JUL-92	29-JUL-92

L.C.C. - No Objections jc 8 9/7/92

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
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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0701/92 Type: FULL

Applicant: Mr Feary
Tel:

Agent: Care & Repair
0205 364795 B G Hall

Description: Porch extension

Location: 59 Cradge Bank
Spalding
Lincs

Valid date: 07-JUL-92
Target dates:
To case officer 12-JUL-92
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Report if not clear by 11-AUG-92

Terminal date: 01-SEP-92
Target Committee: 05-AUG-92
Report deadline: 22-JUL-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 4.66 M2
Category: Extension
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

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Cllr B J Davies	07-JUL-92	21-JUL-92
Cllr C Evans	07-JUL-92	21-JUL-92
Cllr M C White	07-JUL-92	21-JUL-92

L.C.C - No objections fc 08 9/7/92.

Meldrum Lee & Gillatt

49 High Street, Boston, Lincolnshire PE21 8SP
Telephone: 0205 364795 Fax: 0205 310842

ERS/JLM/12055

1st July 1992

Director of Planning & Building Control Services
Council Offices
Priory Road
SPALDING
Lincs
PE11 2XE

For the attention of Mrs Maxwell

Dear Sir,

Porch extension to No 59 Cradge Bank, Spalding,
for Mr Feary

We acknowledge receipt of your formal notice advising that the Application for Full Planning Approval is invalid.

Having checked with our Client, we can confirm that the application does relate to the present no 59 Cradge Bank and known as Heatherlea.

Four copies of the extract from the O.S. sheet are enclosed suitably marked, together with one copy of your notice.

No doubt the application can now be re-activated.

Yours faithfully

E R Sylvester, MBIAT

SOUTH HOLLAND D.C.
PLAN DEPT
02 JUL 1992
REF. S01/92

encs.

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: H16/0701/92

Applicant: Mr Feary
59 Cradge Bank
Spalding
Lincs

Agent: Care & Repair
c/o Meldrum, Lee & Gillatt
49 High Street
Boston
Lincs

Description: Porch extension

- 1 JUL 1992
12055

SOUTH HOLLAND D.C.
PLAN DEPT
02 JUL 1992
REF.....

Location: 59 Cradge Bank
Spalding
Lincs

Type: FULL

Date received: 25-JUN-92

30-JUN-92

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

The numbers in Cradge Bank were changed last year and the property relating to the application needs to be confirmed. The property shown as 59 on the submitted plan is now numbered 83. Enclosed please find an up to date plan showing the present No. 59 known as "Heatherlea". Please confirm as soon as possible. It is not now necessary to provide a letter as requested re the applicant's disability as one has been acquired from our Health Dept.
Please return a copy of the letter with your reply.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

A.E.Maxwell

Principal Administrative Officer

Todill Nurseries
Drain
Railway Delph
Ward Bdy
LONDON ROAD
LITTLE LONDON
WESTMINSTER DRIVE
WESTMINSTER CLOSE
BELVEDERE CLOSE
KENSINGTON DRIVE
EUSTON AVE
TWYSTOCK ROAD
Level Crossing
Methodist Church
Allotment Gardens
SOUTH WARD
TF 2421
211
212
213
214
215
216
10
20

Lincolnshire County Council
Social Services
Director: Malcolm Ashman

H M Boddy
Area Manager
Spalding Area Office
17 High Street
Spalding
PE11 1TJ

Telephone Spalding 725751 STD 0775
Fax 0775 710991

This matter is being dealt with by:-

DB/WMM

13 January 1992

Mr G Ridgeway
Director of Environmental Services
South Holland District Council
Priory Road
SPALDING
Lincs

Dear Mr Ridgeway

RE: MRS DORIS FEARY 59 CRADGE BANK, SPALDING

Further to my letter of 17th December 1991 concerning the need for alternative bathing facilities for this lady additional information has come to light regarding the entrance to this property.

I would be grateful if you would also consider assessing Mrs Feary for disabled facilities grant assistance with a view to storage space for her invalid vehicle and improved access to to the property.

Yours sincerely

D. R. Buckingham

D BUCKINGHAM (MRS)
OCCUPATIONAL THERAPIST

Lincolnshire County Council
Social Services
Director: Malcolm Ashman

H M Boddy
Area Manager
Spalding Area Office
17 High Street
Spalding
PE11 1TJ
Telephone Spalding 725751 STD 0775

This matter is being dealt with by:-

DB/WMM

17 December 1991

Mr G Ridgeway
Director of Environmental Services
South Holland District Council
Priory Road
SPALDING
Lincs

Dear Mr Ridgeway

Re: MRS DORIS FEARY 59 CRADGE BANK, SPALDING

Mrs Feary has limited mobility and I confirm that she is eligible for registration as a disabled person. Mrs Feary has difficulty using the bath and would benefit from an easy access shower instead.

Due to the nature of the property (pre-fabricated surrounded by brick) it may be problematic to propose a tiled level access shower, it may be that an easy access shower tray is more appropriate. Also Mr & Mrs Feary already have a shower installed over the bath.

I would be grateful if you would also consider the following specifications:

(i) Grabrails as necessary.
(ii) Widening doorway to bath room to 800mm.

Mrs Feary has already approached Care and Repair for advice and is aware that the above information constitutes a recommendation only at this stage and that any future provision will depend on an assessment of all the factors by South Holland District Council.

Yours sincerely

D. R. Buckingham.

D BUCKINGHAM (MRS)
OCCUPATIONAL THERAPIST

S. H. D. COUNCIL
ENV. HEALTH DEPT.
RECEIVED 19 DEC 1991
ATTENTION OF.....

Copy: Mrs Feary

Meldrum Lee & Gillatt

49 High Street, Boston, Lincolnshire PE21 8SP
Telephone: 0205 364795 Fax: 0205 310842

BGH/TAE/12055

19 June 1992

The Department of Planning
South Holland District Council
Priory Road
SPALDING
Lincs

0701/92

Dear Sirs

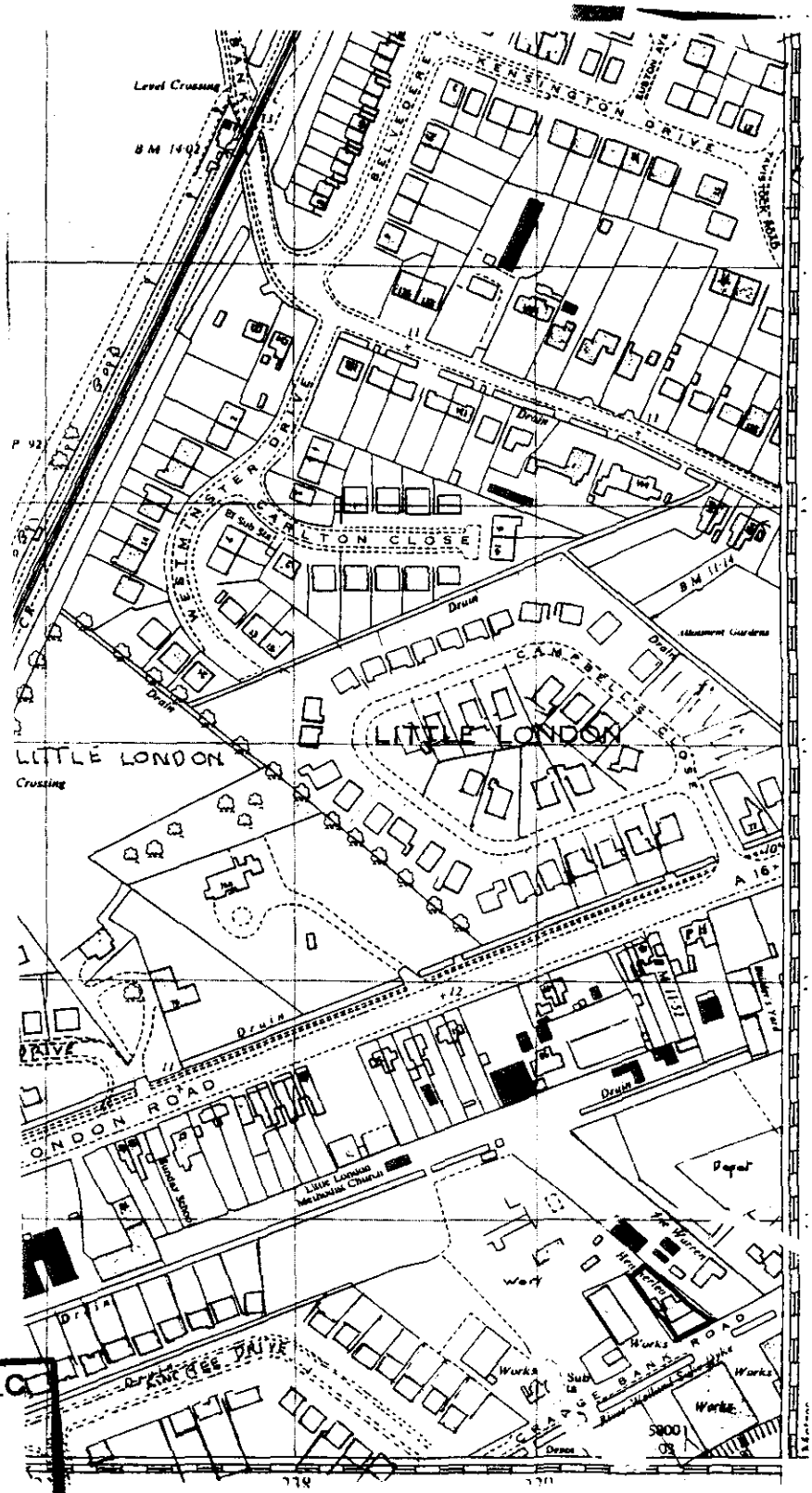
Porch Extension for Disabled Access
59 Cradge Bank Spalding for Mr Feary

Please find enclosed planning application and relative drawings for your attention. We would confirm that the applicants wife is severely disabled and therefore we understand that no fee is required. We would be pleased if this application could be dealt with as soon as possible to enable the porch to be provided for Mrs Feary.

Yours faithfully

B G Hall AMIAS

Encs



SOUTH HOLLAND D.C.
PLAN DEPT
02 JUL 1992
REF. S01/92

Reproduced from the Ordnance Survey's 1/2500 map of Spalding with the permission of the Controller of Her Majesty's Stationery Office, (c) Crown Copyright.

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

Mr. Feary.
59 Cradge Bank.
Spalding. Lincs

Date June 92

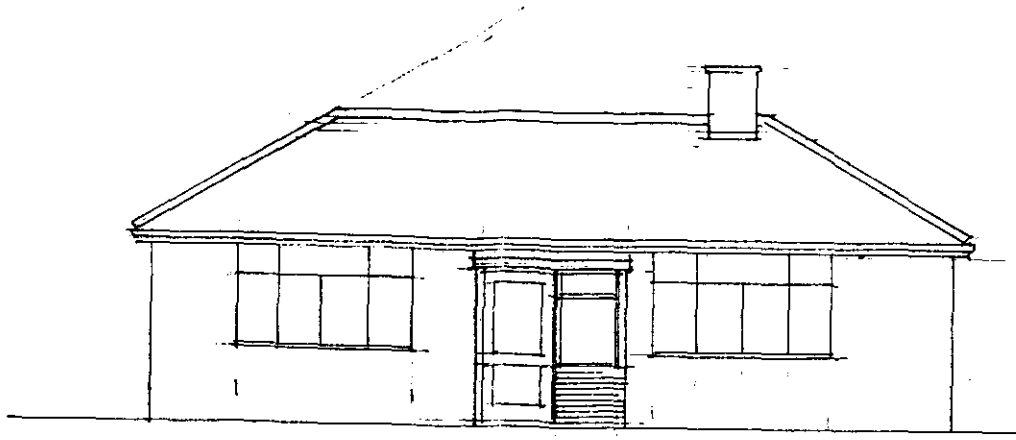
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No. 12055

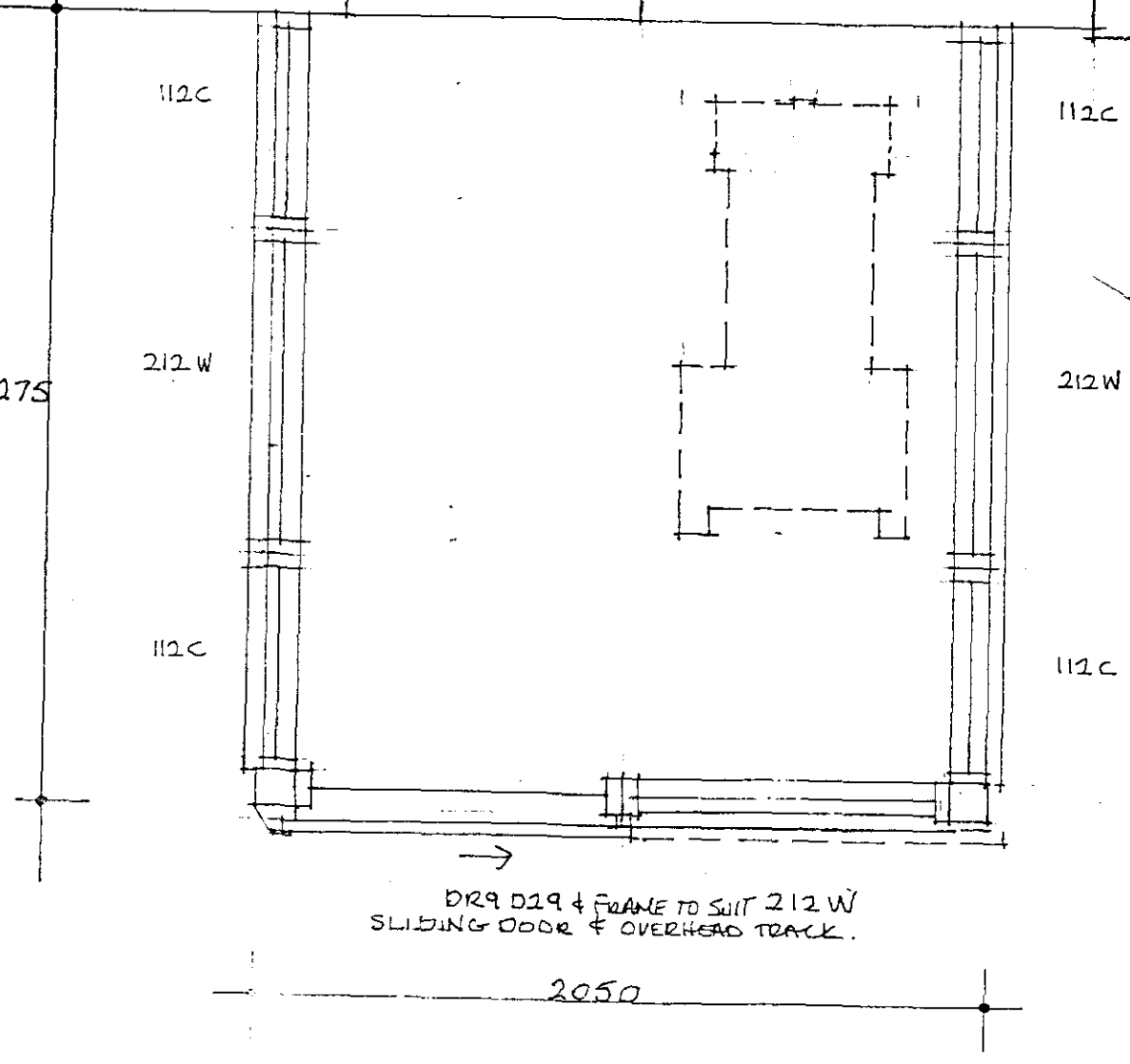
Scale —

Checked by —

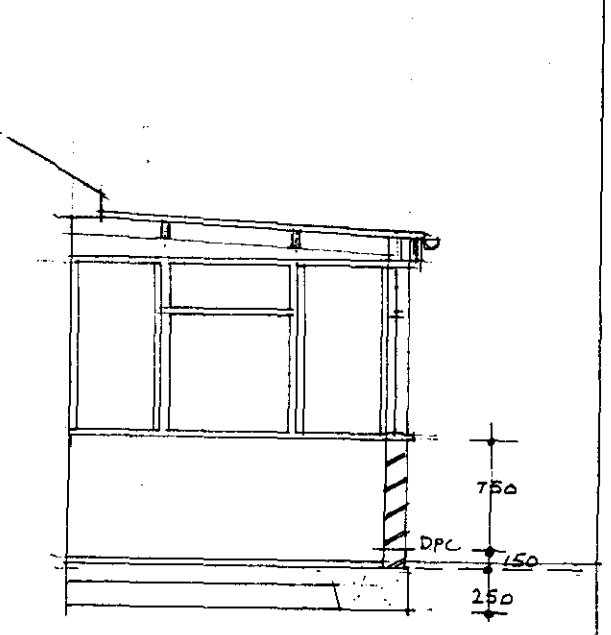
ADMEL P/4/813



FRONT ELEVATION 1:100.



PLAN. 1:20



CROSS SECTION 1:50

SPECIFICATION NOTES.

1. EXISTING STRUCTURE Remov existing lobby structure.

2. BASE Excavate for new concrete base as shown. Provide and lay consolidated and blinded hardcore 150mm(6") thick and 100mm(4") thick concrete site slab with 300x250mm(12"x10") edge thickening all round external edges.

3. WALLS Construct external wall 675mm(27") high in matching facing brickwork with dpc 150mm(6") above ground level.

4. WINDOW. Provide and fix standard Boulton And Paul softwood windows ref as drg glazed with 4mm clear sheet glass and all ironmongery.

5. DOOR - Provide and hang on sliding door track 1 No. DR9D29 external door and frame to suit with safety glass and 5 lever lock set and handles. Provide and fix to door Duraflex threshold ref. RX100 and weatherboards to door.

6. ROOFING Provide and fix Twinwall or similar double skin translucent roofing on 46x96mm (ex2"x4") supports at 900mm (3'0") centres with cover joints to sheet junctions. Supports secured to wall with galv. joist hangers. 2/50x150mm(2"x6") beams bolted together over windows and door with 100x100mm(4"x4") hardwood corner posts secured to frames. Complete with eaves filler cover moulds and facias and Code 4 lead flashing to roof sheeting dressed under existing facia.

7. FLOOR Lay two coats Synthaprufe to site slab with 50mm(2") sand:cement screed to level of existing step. Form ramp to door in 1:2:4 mix with lightly tamped finish.

8. RAINWATER GOODS Provide and fix h.r. rainwater gutter and downpipe with shoe.

9. DECORATIONS Carry out all decorations to new woodwork to match existing.

10. MATERIALS All materials to be supplied from new stock.

0701/92

PORCH EXTENSION

59 CRADGE BANK SPALDING LINCS

MR. FEARN

12055 · 4