SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0760/93

Applicant: Mrs E Boz
81 Hawthorn Bank
Spalding
Lincs
PE11 1JQ

Agent: Mrs E Boz
81 Hawthorn Bank
Spalding
Lincs
PE11 1JQ

Description: Change of use to bedsits

Location: 12 Priory Road
Spalding
Lincs

Type: S192 LAWFUL USE CERT

Date received: 06-AUG-93

29-SEP-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

ACKNOWLEDGEMENT OF WITHDRAWAL

Following your withdrawal of the above application, I confirm that no further action will be taken.

Yours faithfully

Director of Planning and Building Control Services

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)


Spalding Town Station
Car Park
General Market
SWAN STREET
Sunday School
Baptist Church
NEW BOND STREET
Coal Yard
WINSOVER ROAD
STATION STREET
SHEEP MARKET
A 151
Car Park
Bank
Post Office
Telephone Exchange
Sorting Office
Police Station
Seatons House
Depot
Builder's Yard
Tyr
Methodist Church
HENRIETTA STREET
CROSS STREET
SOUTH PARADE
REGENT STREET
SPRING GARDENS
PRIORY ROAD
Abbey Buildings
The Abbey
St. Guthlac
Johnson Hospital
HAVERFIELD ROAD
Queen Elizabeth Royal Free Grammar School
Allot Gdns
Car Park
Sub Sta
Pay
H16/0760/93

A. PLICATION FOR SECTION 192 CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

For Office use only

Application No. H16/0760/93.

Date Registered 05 AUG 93

Grid Reference

Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MRS E. BOZ.
NO 81 HAWTHORN BANK.
SPALDING
LINCS PE11 1SQ.

Tel. No. 0775 723082.

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

Tel. No.

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

NO 12 PRIORY ROAD.
SPALDING LINCS.

Please complete in block letters

FULL DESCRIPTION OF WORKS OR CHANGE OF USE PROPOSED BEDSITS.

Please complete

I attach the necessary plans and information and apply for a Certificate of Lawful Use or Development in respect of a proposed use or proposed operations.

Signed ..... (Applicant ~~/Agent~~) Date 6.8.93.

Please complete

Application is made in relation to (a) Proposed use ✓ or (b) Proposed operations

Describe the use of the land at present, or if vacant, the last use of the land and when it ceased to be used for that purpose.	HOUSE
State the name of any use class which you consider applies to the proposed use.	

State any reasons you have for regarding the proposal as lawful (Continue on separate sheet if necessary)

Both ~~uses~~ uses are for living accommodation

State Applicant's interest in the land

Proposed Purchaser.

State Name and Address of any other person(s) known to have an interest in the land.

MRS Pawter C/O Longstaffs Estate Agents

Have they been notified of the application?

NOT Applicable. Specific

See Notes Overleaf

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by
Date

Site Notice posted by
Date
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.....

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:

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:

P&R 10-8

Additional Consultation/Publicity Required

Let we need more info re. Plan & Rom. many Rebuilt?

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

Extra Consultations:

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

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

Case Officer PA

Senior Officer Confirmed ..... Date 2/8 Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 130 .

Receipt No P30995

Date first Rec'd 1993

Registration

Reference H16/0760/93.

Cross-Ref —

Date 9/8/93.

Validation

TYPE 19

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 £ 130

Nil fee ☐
Discounted ☐

Previous app - ref:
Type of app
Reason:

Additional £
Refund £ ~~130~~ NIL ✓

Receipt No
Voucher No

Date
Date ~~Oct 93~~

Information

Index sheet SX91 OS Plots
Grid ref 5[illegible]3[illegible]

Ward [illegible] Parish [illegible]PAULDING

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
Linked to property Ref 0214288

Dist Bound ☐
Other: ☐

Planning Records:
Earlier apps

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

BRIAN SMITH Dip TP MRTPI
[or 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

H16/0760/93
S192 LAWFUL USE CERT

Applicant: Mrs E Boz
Tel: 0775 723082

Agent: Mrs E Boz
0775 723082

Description: Change of use to bedsits

Location: 12 Priory Road
Spalding
Lincs

Valid date:	06-AUG-93	Terminal date:	01-OCT-93
Target dates:		Target Committee:	14-SEP-93
To case officer	13-AUG-93	Report deadline:	31-AUG-93
Inspected by	20-AUG-93	Agreed TD Ext:	
Extra contacts	27-AUG-93	Case Officer:	
Report if not clear by	10-SEP-93		P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
L C C - No Comments fr cS	14/9/93	

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

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Type: S192 LAWFUL USE CERT

05-OCT-93

Dear Sir/Madam,

PLANNING APPLICATION

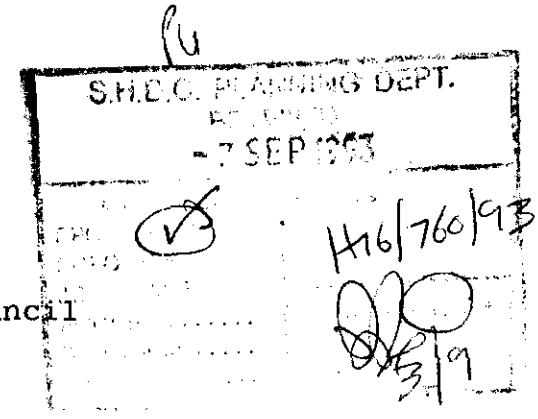
You wrote to the Council concerning the above proposal, and I can now advise you that the application has been withdrawn and no further action will therefore be taken on it. Thank you for your interest.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

(1) Mrs Burrell
10 Priory Road
Spalding
Lincs

(2) Mr R W Peacock
9 Priory Road
Spalding
Lincs

OBJECTION



H16/760/93

1st September, 1993

South Holland District Council
Planning Department

Dear Sirs,

RE: NO. 12 PRIORY ROAD - CHANGE OF USE TO BED-SITS

After a visit on 27th August to the Planning Department to inspect the plans for the change of use of 12 Priory Road, Spalding to bedsits, the tenants of the remaining five terraced houses adjacent to no.12 would like to record their objections as under -

1. The number of bed sits are not stated

2. Sewage pipe for discharging effluent into the mains for nos. 11, 12 and 13 passes under the living room floor of no.11

3. The rear passageway is shared by the six houses and passes under the bedroom of no.10. Extra traffic would hardly be welcome

4. The parking of cars is already a problem for the five existing householders. A petition has already been submitted to the Local County Councillor for residents parking. Car parking spaces are very limited allowing only one car per household

5. The proposed change of use would degrade the only six Victorian terraced houses in Spalding, with their position giving excellent views of the Grammar School and playing fields

6. No.12 Priory Road should remain without change to keep the character it has maintained for over 100 years

NAME: W. H. Barley

ADDRESS: 8 Priory Rd
Spalding

NAME: L. W. Peacock

ADDRESS: 9 Priory Road
Spalding

NAME: B. M. Burrell

ADDRESS: 10, Priory Rd
Spalding

NAME: MR+MRS COXEN

ADDRESS: 11 PRIORY RD
SPALDING

NAME: MR & MRS A. J. DAVIS

ADDRESS: 13, Priory Road
Spalding Lincs PE11 2XS

From: NAME Mrs E Boe.

ADDRESS No 81 Hawthorn Bank
SPALDING.
LINCS. PE11 1SQ.

Tel no SP 723082.

Planning
Reception

MESSAGES

ENQUIRIES

SUBJECT :

Please advise me regarding the following...

COMMENTS ON APPLICATION

APPLICATION NO : H16/0760/93.

SUBJECT : Regarding change of use to Beetsites.

~~My comments are as follows...~~ 12 Priory Rd.

I wish to withdraw my Application for the [redacted] lawful use Certificate

Yours sincerely.

28.9.93. Mrs [redacted].

APPOINTMENTS

You must leave a telephone no for the office to contact you.

Please make an appointment for me to come and discuss the following with an officer of the department.

SUBJECT :

State any times or dates when you will not be able to visit the office :

Mrs E Boz,
No 81 Hawthorn Bank,
Spalding,
Lincs.
PE11 1JQ.

Mr N Midlen

NRM/JJ H16/0760/93

10 Sep 1993

Dear Madam,

PROPOSED LAWFUL USE CERTIFICATE CHANGE OF USE TO BEDSITS, 12 PRIORY ROAD, SPALDING, LINCS.

With reference to our recent telephone conversation, I confirm that, in my opinion, based on the information given verbally to me, planning permission would be needed to use 12 Priory Road as bedsits.

The legal position is that permission is needed unless property is used for "not more than 6 residents living together as a single household" unfortunately, the meaning of this phrase is not at all clear and is open to different interpretations. As a result, there have been a number of appeals and court cases which have gradually helped to define it and I think in essence it means that the occupiers should live communally. I enclose an extract of a publication that discusses this issue and reports the findings of various hearings, which I hope will be helpful to you and explains the different factors that can be material in making a determination.

From our discussion, it was plain that your proposal would be for separate bed sitting rooms, with only a small degree of communal facilities, each occupant having their own rental agreement no acquaintance necessarily with other occupants, and their own bedroom door keys. I think as it stands, therefore, your application for a Lawful Use Certificate would have to be refused. Perhaps, in the circumstances, you would prefer to withdraw it and then to consider whether to submit a planning application for the use.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Enc.

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3095
Date received : 06-AUG-93

Received from

S & E Boz

Address

81 Hawthorn Bank
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

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