

Application for Planning Permission and for relevant demolition of an unlisted building in a conservation area

Town and Country Planning Act 1990

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.

1. Applicant Name, Address and Contact Details

Title: Mrs

First name: Sarah

Surname: Patterson

Company name: GC & JN Adams

Street address: 10 St. Peters Street

Town/City: Stamford

County: Lincolnshire

Country: United Kingdom

Postcode: PE9 2PQ

Telephone number:

Country Code

National Number: 07960794217

Extension Number

Mobile number: 07960794217

Fax number:

Email address: sarahpatterson14@btinternet.com

Are you an agent acting on behalf of the applicant?

☒ Yes
☐ No

2. Agent Name, Address and Contact Details

Title: Mr

First Name: Andrew

Surname: Oglesby

Company name: OGLESBY & LIMB LTD

Street address: Suite 4

Town/City: Spalding

County: Lincolnshire

Country: United Kingdom

Postcode: PE11 1SL

Telephone number:

Country Code

National Number: 01775 761196

Extension Number

Mobile number:

Fax number:

Email address: design@o-l-ltd.co.uk

3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

Alterations to shop front to form new residential entrance and entrance to cycle and refuse store together with the removal of an elevated link corridor.

Has the building, work or change of use already started?

☐ Yes
☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	24	Suffix:	
House name:			
Street address:	The Crescent		
Town/City:	Spalding		
County:	Lincolnshire		
Postcode:	PE11 1AF		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	524700
Northing:	322547

Description:

The shopfront relates to the former entrance to the CAB Offices at ground floor level at number 24 The Crescent.
The elevated link corridor spans Foundry Lane at first floor level between offices located above 25-56 The Crescent (George Adams Butchers) and 27-29 The Crescent (Aspire Health and Wellbing).

5. 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:	Mr	First name:	Richard	Surname:	Fidler
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Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

A meeting was held with Richard Fidler who advised that the internal conversion from offices to dwellings would require a notification rather than a planning application. A full planning application would be required for the external alterations required. This was confirmed in an email dated 07.11.13. a copy of which is enclosed with this application.

6. 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

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

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

Do any of these statements apply to you? ☐ Yes ☒ No

9. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The elevated walkway was constructed in the late 20th Century when one owner occupied first floor offices to buildings on both sides of Foundry Lane and there was a need to connect the two. The buildings, though under the same ownership are now occupied independently and as such the link is redundant. It presents a maintenance liability and it's removal is therefore desired.

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

10. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

1. To elevated link corridor - framed glazing.
2. Walls to the upper floors of 25-26 and 27-29 The Crescent - brickwork.
3. Walls to entrance of number 24 The Crescent - glazed tiles.

Description of *proposed* materials and finishes:

1. None - following demolition.
2. Infill following removal of elevated link corridor - brickwork to match existing as closely as possible in all respects including brick size, finish, bond, mortar specification, finish and pointing profile.
3. Infill around new door openings to be in glazed tiles to match existing.

Roof - description:

Description of *existing* materials and finishes:

1. To elevated link corridor - flat roof with appropriate covering.

Description of *proposed* materials and finishes:

1. None following demolition.

Windows - description:

Description of *existing* materials and finishes:

1. To shopfront of number 24 The Crescent - painted timber with glazing.

Description of *proposed* materials and finishes:

1. None following removal of shopfront to form new entrances.

Doors - description:

Description of *existing* materials and finishes:

1. To entrance of number 24 The Crescent - fully glazed within timber frame.

Description of *proposed* materials and finishes:

1. To new residential entrance - painted softwood in painted timber frame.
2. To new refuse and cycle store entrance - painted softwood louvre doors in painted timber frame.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Drawings:
A1003-01a, 02a, 03a, 04, 05a, 06a, 20 and 21.
A1003 - Design and access statement.

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	8	8
Other (e.g. Bus)	0	0	0
Short description of Other	No changes proposed relative to parking except cycle parking within the unit itself..		

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer☐

Package treatment plant☐

Unknown☐

Septic tank☐

Cess pit☐

Other

No Changes to existing are proposed.

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No ☐ Unknown

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☒ Yes ☐ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Main sewer

☐ Pond/lake

☐ Soakaway

☐ Existing watercourse

14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

15. Existing Use

Please describe the current use of the site:

1. Area to the Crescent frontage is the entrance to the former offices of the CAB which were themselves located at first floor level above. The offices are now unoccupied.
2. Area to Foundry Lane is an elevated link corridor connecting offices at first floor level by spanning Foundry Lane. The link is now redundant and disused.

Is the site currently vacant?

☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No

16. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

18. Residential Units

Does your proposal include the gain or loss of residential units?

☐ Yes ☒ No

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

21. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

22. Site Area

What is the site area?

16.00

sq.metres

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Not applicable for this application.

Is the proposal for a waste management development?

Yes No

24. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

25. 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? (Please select only one)

The agent The applicant Other person

26. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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 (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*“agricultural holding” has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act*).

Title:

Mr

First name:

Andrew

Surname:

Oglesby

Person role:

Agent

Declaration date:

28/08/2014

Declaration made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the 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 opinions of the person(s) giving them.

Date

05/09/2014