SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

## Planning Permission

Reference: H16/0817/93 Received:27-AUG-93 Type:FULL

Name: Mr & Mrs W K Lam
26 Ambleside Close
Sleaford
Lincs
NG34 7LW

Agent: Stewart Graphics & Design
8 Mareham Lane
Sleaford
Lincs
NG34 7LZ

Description: Proposed chinese takeaway restaurant with living accommodation above
Location : 51 Winsover Road Spalding

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.

2 The premises shall only be used between the hours of 12.00 midday to 2.00 p.m. and 5.00 p.m. to midnight Mondays to Saturdays (inclusive) and between the hours of 12.00 midday to 2.00 p.m. and 5.0 p.m. to 11.30 p.m. on Sundays and Bank Holidays.

Reason: In the interests of the amenities of the locality.

3 Before the fume extraction system is installed, further details shall be submitted to and approved by the Local Planning Authority. Such details should include the filters to be used, chimney height and the efflux velocity of the gases.

Reason: In the interests of the amenities of the locality.

4 The use of the cooking equipment shall not commence unitl the fume extraction system has been installed in accordance with the approved details.

In order to allow the fumes to rise unheeded from the chimney, it may be that the "Chinese Hat" should not be installed.

This permission is granted in accordance with the application submitted as revised by the amended plan received by the Local Planning Authority on 16 November, 1993.

Your attention is drawn to the need to comply with the provisions of

**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)

SOUTH HOLLAND DISTRICT COUNCIL

Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

Director of Planning and Building Control Services
07-DEC-93 H16/0817/93

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)

FOUR COPIES REQUIRED

# PLANNING APPLICATION

**For office use only**

Application No. H16/0817/93

Date Registered 27 AUG 1993

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

MR & MRS. W. K. LAM.
26 AMBLESIDE CLOSE,
SLEAFORD, LINCS.
NG34 7LW.

Tel. No. —

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

STEWART GRAPHICS & DESIGN.
8 MAREHAM LANE,
SLEAFORD, LINCS.
NG34 7LZ.
Tel. No. 0529 - 305030
(Personal contact name) PETER STEWART.

OFFICE COPY

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

51 WINSOVER ROAD, SPALDING, LINCS.

Please complete in block letters

**DESCRIPTION OF PROPOSED DEVELOPMENT**

PROPOSED CHINESE TAKEAWAY RESTAURANT WITH LIVING ACCOMMODATION ABOVE

Please complete — I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £120.00. If you consider no fee is payable include a written explanation instead.

Signed... P.W.Stewart..... Date 25-8-93..... 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 | NO | If so, how many: |
| (ii) Other new building(s) | NO | |
| (iii) Alterations or extension | YES | |
| (iv) Change of use | YES | |

| | |
|---|---|
| 4. A. Please state site area (in all cases) | 150 sq m. ~~hectares~~ |
| B. If building works are proposed, please state extra floor space to be created: | 27.0 sq. metres |
| C. Please state size of any new structure:- (a) max. height: | 4.9 metres |
| (b) max. length: | 1.0m longer than existing metres |
| (c) max. width: | -as existing 5.6m. metres |
| D. Please state type and colour of materials for facing external walls: | render to match existing |
| E. Please state type and colour of roofing materials. | grey roofing felt & chippings. |
| 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.

VEGETABLE SALES.

**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?

Roadside parking opposite.

**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

Existing surface water drains

B. For estate developments, please state how highway surface water will be disposed of

—

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. | YES | ➡ 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.

## 7. ~~INDUSTRIAL~~, WAREHOUSING, OFFICES OR SHOPS Please complete if appropriate

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐ 1 ➡

Proposed total gross floorspace 110 sq. m. Previous total gross floor space 83 sq. m.

This new total includes the following net floorspace:

Retail 25 sq. m. ~~Office~~ KITCHEN 18 sq. m. ~~Industrial~~ TOILETS 7 sq. m. ~~Warehousing~~ LIVING. 60 sq. m.

Other sq. m. ➡ If so, please state use:

| | Office Staff | Industrial staff | Other staff |
|---|---|---|---|
| How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff? | — | — | 1 SERVING 2 COOKING. |
| If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected. | — | | |
| In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed. | — | | |
| If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development | — | | |
| Is the proposal related to an existing use on or near the site? | State Yes or No: NO | | |
| If so, please explain the relationship | — | | |
| Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? | State Yes or No: NO | | |
| If so, please give details including gross floor area of such premises and state your intentions in respect of those premises. | — | | |
| What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes) | ROADSIDE PARKING AVAILABLE ON OPPOSITE SIDE OF ROAD. | | |
| What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work) | 20 | | |
| What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse? | N/A | | |
| Will the proposed use involve the use of storage of any hazardous materials? | State Yes or No: NO | If yes, you may need to apply for Hazardous Substances Consent | |
| What provision is being made for access to premises for the disabled? | ALL AS EXISTING. | | |

# 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).

PROSPECTIVE PURCHASER.

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

**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: MRS. J. WILLETS. C/O BRADFORD & BINGLEY BUILDING SOC.
Address of owner at which notice was served: State Date notice served:
BINGLEY OPERATIONS CENTRE, P.O. BOX 2. MAIN STREET, BINGLEY, WEST YORKSHIRE, BD 16 2LW
25.8.93

Signed ... P.W.Stewart ... ~~(Applicant~~ / Agent) Date 25.8.93

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 ... P.W.Stewart ... ~~(Applicant~~ / Agent) Date 25.8.93

**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

Agent phoned 28-9 see Book

Notes for Case Officer

Phoned again 11-10 will try to negot

Site Inspection

Fruit/veg shop in commercial frontage

office - go + see them

Accuracy :
Neighbours :
Boundaries :
Site Features :

Area not zoned to allow

Key in Gratton

On street parking restrictions

PM.

no objection in principle

Inspected by TR
Date 3/9

Site Notice posted by TR
Date
Expiry 3/9

Individual Resident Notices required:

| Addresses to be sent to – | Addresses delivered to – |
|---|---|
| | |

Case Officer Conclusions

53 rated as Residential.

from 13-10-93

Rang agent again on 13-10-93 applicant will be living over shop, can't no letter box for dwelling will be willing to negotiate over opening hours.

## 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)

23 Winsor Rd 638/83 – cork
no hours cond'n

# DC INSTRUCTION SHEET

APPLICATION REF: H16/0817/93

## Directions

Art 7 ☐ RM checklist

| | Sit | Des | Ext | Acc | Land |
|---|---|---|---|---|---|
| Previous | | | | | |
| Current | | | | | |
| Required | | | | | |

Reg 4 ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Non-std: Details needed

Other.....

Direction authorised by Senior Officer..... Date.....

## Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Reconsultations: All ☐ See below ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

## Additional Consultation/Publicity Required

RECONSULTS

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

Extra Consultations:

| | | |
|---|---|---|
| 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: |

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

Press
PC
WM
Residents

**Case Officer** : PM

Senior Officer Confirmed ...DZ Date..1/9.. Recorded DC....

# ADMIN RECORD SHEET

## Initial

Submitted Fee £ 120

Receipt No P3182

Date first Rec'd 27 AUG 1993

## Registration

Reference H16/0817/93

Cross-Ref R

Date 31-AUG-93 ~~JAS~~

## Validation

TYPE FULL

Site area 27
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 £120
- 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 524350 322580

Ward P Parish SPALDING

Inside IBD YES Inside LP area YES

Constraints:

- ☐ CA Cons Area
- ☐ LB Listed – Grade:
- ☐ ARC Archaeology
- ☐ AM Ancient Mon
- ☐ SSI Special Int

Hazards –

- ☐ Dist Bound
- ☐ Other:

- ☐ TR Rural
- ☐ BP TR proposed 67m
- ☐ LC Level Cross
- ☐ FP Footpath
- ☐ TPO Tree Pres
- ☐ HAZ Site
- ☐ AIR Safeguard
- ☐ LIN Elect
- ☐ PIP Pipe
- ☐ CON Waste/contamin

Linked to site Ref

Linked to property Ref 0231130

Planning Records:
Earlier apps

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

**BRIAN SMITH** Dip TP MRTPI
Director of Planning & Building Control Services
ning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

Cam

SOUTH HOLLAND DISTRICT COUNCIL

**H16/0817/93**
FULL

Applicant: Mr & Mrs W K Lam
Tel:

Agent: Stewart Graphics & Design
0529 305039

Description: Proposed chinese takeaway restaurant with living accommodation above

Location: 51 Winsover Road
Spalding

---

| | | | |
|---|---|---|---|
| Valid date: | 27-AUG-93 | Terminal date: | 22-OCT-93 |
| Target dates: | | Target Committee: | 06-OCT-93 |
| To case officer | 03-SEP-93 | Report deadline: | 22-SEP-93 |
| Inspected by | 10-SEP-93 | Agreed TD Ext: | |
| Extra contacts | 17-SEP-93 | Case Officer: | |
| Report if not clear by | 01-OCT-93 | | P J UDY |

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DEVELOPMENT/CONSTRAINTS

Size: 27 M2
Category: Change of use only
Listed building: Other Constraints:
Conservation Area:

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CONSULTATIONS CARRIED OUT

| | Sent | Expiry |
|---|---|---|
| Site/Press Advert MIN | 07-SEP-93 | 28-SEP-93 |
| Dir of Environmental | 02-SEP-93 | 16-SEP-93 |
| Cllr G J Hawkins | 02-SEP-93 | 09-SEP-93 |

L.C.C - No Objections Jo 8 9/9/93

**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

# REGISTER COPY TO EARLIER PERMISSION

Previous permission: H16/0817/93

Town and Country Planning Act 1990

## Approval required by Condition of Planning Permission

Reference: H16/0371/94 Received:18-APR-94 Type:CONDITION COMPLIANCE

Name: Mr & Mrs W K Lam
26 Ambleside Close
Sleaford
Lincs
NG34 7LW

Agent: Mr & Mrs W K Lam
26 Ambleside Close
Sleaford
Lincs
NG34 7LW

Description: Details of extraction ductwork (Condition 3 of application H16/0817/93)

Location : 51 Winsover Road Spalding
Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

This consent has been granted on the basis of a letter received by the Local Planning Authority from Weldtec Limited on 2 June 1994 and advice from the Environmental Services Department suggesting that the maximum speed that the unit is operated at should not exceed setting no. 3.

sgd B SMITH
Director of Planning and Building Control Services

16-JUN-94 H16/0371/94

| | | | |
|---|---|---|---|
| 28 | H08/0684/93<br>Mr & Mrs Hare | DJR | Deferred.<br>Clarify areas of land involved and check with DoT on request for refusal with regards to reference to construction of vehicular access and possible direction. Try to return application to 7 Dec 93 cttee. The use of imperial and metric measurements within the report should not be mixed. |
| 30 | H20/0695/93<br>A & DW Gent<br>John Allen Tpt | JB | DPBCS Auth subject to sect 106 agreement as recommended. |
| 32 | H04/0697/93<br>B Smith & Co | PJU | Grant as recommended. |
| 34 | H04/0726/93<br>H04/0727/93<br>Mr & Mrs Woodcock | PJU | Refused as recommended. |
| 36 | H23/0748/93<br>Mr Harris | DMG | Grant as recommended. |
| 38 | H05/0782/93<br>Mr & Mrs Clark | DMG | Deferred for site visit.<br>Plan required showing cross section of frontage (Local Plans to do) indicating infill sites plus definition of infilling to be checked and given to Roger Smith. |
| 40 | H13/0783/93<br>A F Garner | DMG | Deferred for site visit.<br>Draft appropriate conditions/legal obligation in anticipation of committee being mindfull to grant. Discuss Nigel Midlen. |
| 42 | H20/0787/93<br>Mr Rager | DMG | DPBCS Auth to refuse as recommended. |
| 44 | H16/0812/93<br>Mr & Mrs Hobbs | DMG | Deferred for site visit.<br>Advise committee on possible coordinated scheme providing access across land, including plan if possible. Letter to agent offering them a chance to clarify matter. |
| 45 | H16/0817/93<br>Mr & Mrs Lam | PJU | DPBCS Auth as recommended. |
| 47 | H08/0835/93<br>Barclays Property | PJU | Grant as recommended. |
| 48 | H16/0845/93<br>H16/0846/93<br>Dixons Stores Gp | PJU | Refused as recommended. |
| 50 | H14/0849/93<br>W H Sneath | DJR | Refused as recommended. |
| 52 | H13/0873/93<br>Mr Abbots &<br>Miss Whitworth | JB | Deferred for site visit. |

27th Oct 93

Signed: .....

N Midlen
Principal Planning Officer

APPLICATION REFERENCE: H16/0817/93 DATE RECEIVED: 27-AUG-93

TYPE: Full

DESCRIPTION: Proposed chinese takeaway restaurant with living accommodation above

LOCATION: 51 Winsover Road, Spalding

APPLICANT: Mr & Mrs W K Lam AGENT: Stewart Graphics & Design

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REASON FOR COMMITTEE CONSIDERATION

Objections received.

Date 26 OCT 1993

RECOMMENDATION

*Authorise Director of Planning & Building Control to grant permission, subject to Environmental Health being satisfied that all practical measures to minimise smell nuisance are incorporated into the proposal, and to discussion over limiting opening hours.*

---

COMMENTS

1 Site is vacant shop unit in row of commercial properties, except one dwelling located directly to west, numbered 53 Winsover Road.

2 Site located within shopping area is acceptable in principle.

3 The proposal includes extension to the rear which will include the kitchen. Vent pipe located adjacent neighbouring commercial property not seen from Winsover Road. The applicants will live over the shop. However, no direct link between shop and living accommodation above could easily be separated once a kitchen had been installed upstairs.

4 Have been refusals for takeaways in vicinity, most recent nearly opposite was refused on grounds of impact on residential properties. Consider northern side of Winsover Road at this point is more residential, either dwellings or flats over commercial properties, than the properties adjacent this site on the southern side of Winsover Road, therefore refusal more justifiable.

5 Agent agreeable to negotiations over opening hours. Midnight is late.

RE[illegible]ESENTATIONS

Environmental Services: Dwelling next door and several others nearby. Some impact i.e. noise and odour, possible to mitigate with conditions but in principle consider location away from dwellings more appropriate.

Public: One letter received from 32 Winsover Road (summarised):-

Live opposite proposed takeaway, will experience even more rubbish. Enough takeaways in town, surely can't support many more. No convenient parking. St Thomas's Road junction is diabolical. Railway crossing causes havoc when closed. Previous refusal for takeaway in same area.

Already have fish and chip shop, kebab style takeaway, public house which sells food and an empty cafe.

Applicant: Will install ventilation system/hoods/ ducting and filters to eliminate emissions from the flue. Cooking ranges and ventilation system of high quality installed to current legislation requirements.

Flue will be hidden from view from Winsover Road.

All materials for new extension will match that of existing building and improve rear elevation. Provision of new vertical sliding sash window to front elevation, otherwise elevation unaltered. Adverts will be tastefully designed.

Unlike fish and chip sales which result in much litter, chinese takeaway food present no litter problem. Meals usually in hot sauce provided in foil containers and are invariably consumed at home, eating utensils being required. Unrestricted on-street parking is available. Intended times of opening would be 12 midday to 2 p.m. and 5 p.m. to midnight seven days a week.

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703. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred (Continued)

| | |
|---|---|
| H13/0873/93<br>Mr M Abbots & Miss L Whitworth | Two bedroom bungalow on plot adjacent to The Plough Inn, Woodgate Road, Moulton Chapel. |

(Pending a site inspection to assess the suitability of the site for the proposal.)

(d) Applications Director of Planning and Building Control Services Authorised to Approve

The Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned developments, in accordance with his recommendations, as amended where indicated:-

| Plan No. and Applicant | Proposal |
|---|---|
| H15/0291/93<br>H Grantham | Condition compliance relating to details of landscaping (Condition 1 of application H15/0716/92) at 6 Main Road, Quadring. |
| H16/0817/93<br>Mr & Mrs W K Lam | Chinese takeaway restaurant with living accommodation above at 51 Winsover Road, Spalding. |

(e) Application Director of Planning and Building Control Services Authorised to Refuse

The Director of Planning and Building Control Services be authorised to refuse planning permission for the undermentioned development in accordance with his recommendations:-

| Plan No. and Applicant | | Proposal |
|---|---|---|
| H20/0787/93<br>Mr D Rager | O.A | Two dwellings including siting, design and means of access. |

(It was reported that the Parish Council had observed that the site was unsuitable for the proposed development.)

(f) Applications Approved Subject to Planning Obligations

Subject to the applicants first entering into a Planning Obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 for the purposes indicated, the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned developments in accordance with his recommendations:-

| Plan No. and Applicant | Proposal |
|---|---|
| H09/0384/93<br>Longhurst Housing Association | St Matthew Society hostel and move-on flats and 6 two-bedroom bungalows for the elderly at site off Arthurs Avenue, Holbeach. |

(To ensure that the occupation of the hostel and move-on flats to be provided is solely for persons nominated by the St Matthew Housing Association, or any other registered housing association.)

BRI[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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0817/93

Applicant: Mr & Mrs W K Lam
26 Ambleside Close
Sleaford
Lincs
NG34 7LW

Agent: Stewart Graphics & Design
8 Mareham Lane
Sleaford
Lincs
NG34 7LZ

Description: Proposed chinese takeaway restaurant with living accommodation above
Location: 51 Winsover Road Spalding

Type: FULL

*08-DEC-93*

Dear Sir/Madam,

PLANNING APPLICATION

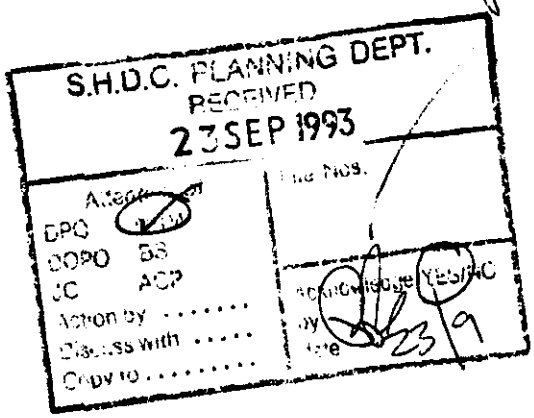
The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Mr & Mrs M Barnes
32 Winsover Road
Spalding
Lincs
PE11 1EJ

PH.




MR & MRS.M.Barnes.
32,Winsover Rd
SPALDING.
LINCS
PE11 1EJ
20 September 1993

OBJECTION

DEAR Sir/Madam

REF:- H16/0817/93

We are writing to you to object about the proposed restaurant & take away in 51,Winsover Rd. We live opposite the proposed take away, and the thought of a take away opposite will only fill our yard with even more rubbish, as we get our fare share from the fish & chip shop up the road. Don't you think we have enough take away's in the town surely we can't support many more take away's, or do you think we all eat from take away's, well I FOR ONE DON'T.

There is no convenient parking anywhere along Winsover only the Co-op car park. There is ST. Thomas Rd. junction which is diabolical to come out of without having to contend with cars park out side the proposed take away's, and a railway crossing which causes havoc when they are closed.

You have already rejected one take away in the same area. This poses a good question, why propose another one.

Already in Winsover Rd we have a fish & chip shop, kebab type take away, public house which sells food, and an empty cafe that has recently gone out of business.

Your sincerely

MR & MRS M.BARNES.

R Barnes.

M Barnes

# STEWART GRAPHICS AND DESIGN
ARCHITECTURAL & TOWN PLANNING DRAWING SERVICES
8 Mareham Lane, Sleaford, Lincolnshire. NG34 7LZ
Telephone: Sleaford (0529) 305039


15th November, 1993.

Your Ref: PJU/JK/H16/0817/93.

For the attention of Mr. P. J. Udy

Brian Smith, Dip.T.P., M.R.T.P.I.,
Director of Planning and Building Control Services,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincs.,
PE11 2XE.

Dear Sir,

Proposed Chinese Take-away Restaurant with Living Accommodation above at 51 Winsover Road, Spalding for Mr. and Mrs. W. K. Lam

With reference to the above and to your letter dated the 10th November, 1993, regarding limitations to opening hours and details of fume extraction system, etc., may I provide the following information :-

a. My clients, Mr. and Mrs. W. K. Lam, agree to your recommendations regarding the hours of opening, i.e. a restriction on Sunday and Bank Holiday opening hours. (12.00 Midday to 2.00 p.m. and 5.00 p.m. to 11.30 p.m.) Monday to Saturday opening times as per the application.

b. Please find enclosed 2 no. plan copies providing details for kitchen proposals, etc., which I have highlighted. At present I have no specific details of actual makes/type of equipment to be installed but I will request specialist supplier to forward details of the proposed system to you prior to installation for your approval.

I trust that this meets with your approval and please do not hesitate to contact me should you require any further information.

Yours faithfully,

Peter Stewart

PETER W. STEWART.

S.H.D.C. PLANNING DEPT.
RECEIVED
16 NOV 1993 PU

Attention of
DPO (PJU)
DDPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

Efflux velocity of fumes

Chinese meals hot?

Can we exclude grease/filters, smells, noise etc to noise nuisance

Stewart Graphics & Design
8 Mareham Lane
Sleaford
Lincs NG34 7LZ

Mr P J Udy

PJU/JK/H16/0817/93

10 November, 1993

Dear Sir

Proposed Chinese Takeaway Restaurant with Living Accommodation Above at 51 Winsover Road, Spalding for Mr & Mrs W K Lam

I refer to the above planning application which was considered by the Planning Committee on 26 October, 1993.

At that meeting, the Committee resolved to authorise the Director of Planning & Building Control Services to grant permission, subject to Environmental Health being satisfied that all practical measures to minimise smell nuisance are incorporated into the proposal and to discuss limitations on opening hours.

I therefore request that you provide information on the fume extraction system, including any odour attenuation measures to be incorporated within it. I would also appreciate your comments on the following condition:

"The premises shall only be used between the hours of 12.00 midday to 2.00 p.m. and 5.00 p.m. to midnight Mondays to Saturdays (inclusive) and between the hours of 12.00 midday to 2.00 p.m. and 5.00 p.m. to 11.30 p.m. Sundays and Bank Holidays."

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

## Planning Permission

Reference: H09/0534/93 Received:09-JUN-93 Type:FULL

Name: Mr Mohammed Ajaib
27 Bamber Street
Peterborough
Cambs
PE1 2HN

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs, PE12 7LL

Description: Change of use from retail shop to fast food takeaway

Location : 17 High Street Holbeach
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.

2 Details of fume extraction shall be submitted to and approved by the Local Planning Authority and any equipment shall subsequently be installed before the use hereby permitted is commenced.

Reason: In the interests of the amenities of the locality.

3 No alterations to the external appearance of the building shall be carried out.

Reason: In the interests of the visual amenities of Holbeach Conservation Area.

4 The premises shall only be used between the hours of 5.00 pm to midnight Mondays to Saturdays (inclusive) and between 5.00 pm to 11.30 pm on Sundays and Bank Holidays.

Reason: In the interests of the amenities of the locality.

5 Planning (Control of Advertisements) Regulations 1992, no advertisements shall be displayed on premises without formal advertisement consent.

Reason: In the interests of the visual amenities of Holbeach Conservation Area.

The applicant is informed that the use of the upper floor(s) as living accommodation will require further planning permission.

**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)

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

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FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 12.10.93

OUR REF: JC/SS/PC

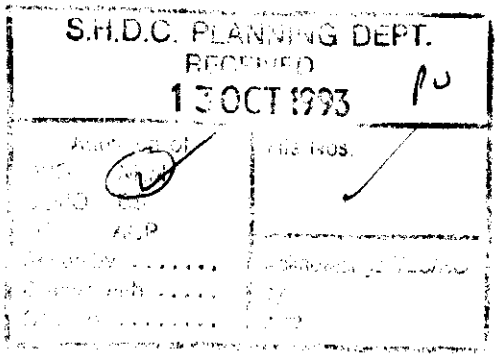
TO: DIRECTOR OF PLANNING & BUILDING CONTROL SERVICES YOUR REF:

---

Planning Application H16/0817/93
Chinese Takeaway, 51 Winsover Road, Spalding

There is a dwelling next door and several others in close proximity. Such an undertaking in this location will have some impact on these dwellings in relation to late night noise and odours. It may be possible to mitigate this impact by conditions but in principle I remain of the opinion that a commercial location away from dwellings is more appropriate.

for Director of Environmental Services



# STEWART GRAPHICS & DESIGN

8 MAREHAM LANE, SLEAFORD, LINCS. NG34 7LZ. Tel. (0529 305039)

26th August, 1993.

Brian Smith, Dip.T.P., M.R.T.P.I.,
The Director of Planning,
Department of Planning and Building Control Services,
South Holland District Council,
Priory Road,
SPALDING,
Lincs.,
PE11 2XE.

SCC
2 AUG 1993
0817/93

Dear Sir,

Proposed Chinese Take-Away Food Service at
51 Winsover Road, Spalding for Mr. and Mrs. W. K. Lam

With reference to the above application may I briefly outline below the intentions of the applicant who is willing to undertake, as necessary, any measures as may be directed/recommended by the Local Authority in order to secure Planning Permission.

a. Installation of a ventilation system/hoods/ducting and filters to effectively eliminate any emissions from the flue. All kitchen cooking ranges and ventilation system to be of a high quality and designed and installed by a specialist manufacturer and installed and maintained all as per their instructions and all to comply with current Building Regulations/Public Health Standards and to comply with necessary British Standards.

b. The flue is to be sited so as to be hidden from view from Winsover Road and is sited within a new building extension so as to be maximum possible distance away from high level window to neighbouring flank wall.

c. All materials involved in new extension to match that of existing building and would greatly improve the rear elevation of the existing building.

d. Provision of new vertical sliding sash window to front elevation, otherwise property to be unaltered on front elevation.

e. It is the applicants' desire (Planning Permission forthcoming) to ensure any necessary advertisements are tastefully designed in order to respect the property and the locality.

f. Provision of litter bin(s) for rubbish. Unlike fish and chip sales (further up the street) which result in much litter, Chinese take-away foods present no litter problem. The meals, usually in a hot sauce, are provided in foil containers and are invariably consumed at home, eating utensils being required.

g. Unrestricted on-street parking is available in front of the property so no parking problems are anticipated.

h. The intended times of opening would be as follows :-

12.00 Midday - 2.00 P.M. and 5.00 P.M. - MIDNIGHT. Seven days a week.

Yours faithfully,

Peter Stewart

PETER W. STEWART.

**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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3182
Date received : 27-AUG-93

Received from

K W Lam

Address

26 Ambleside Close
Sleaford
Lincs
NG34 7LW

| | | |
|---|---|---|
| Fee paid | £ | 120.00 |
| VAT | £ | 0.00 |
| Total received | £ | 120.00 |

Cash/Cheque : Chequq

Signed.....
(Authorised Collector)

**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: H16/0817/93

Applicant: Mr & Mrs W K Lam
26 Ambleside Close
Sleaford
Lincs
NG34 7LW

Agent: Stewart Graphics & Design
8 Mareham Lane
Sleaford
Lincs
NG34 7LZ

Description: Proposed chinese takeaway restaurant with living accommodation above

Location: 51 Winsover Road
Spalding

Amendment: Removal of Georgian glazing bars of ground floor bay window and altering to match first floor bay window.

22-DEC-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Director of Planning and Building Control Services

2 PLAN COPIES.

# PLANNING AMENDMENT

**For office use only**
Application No. H16/0817/93/A1
Date Registered 20 DEC 1993
Case Officer PU

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

MR & MRS. W. K. LAM
26 AMBLESIDE CLOSE,
SLEAFORD, LINCS.
NG 34 7LW
Tel. No. —

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

STEWART GRAPHICS & DESIGN
8 MAREHAM LANE,
SLEAFORD, LINCS. NG34 7LZ.
Tel. No. 0529 - 305039 (Contact) PETER STEWART.

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

51 WINSOVER ROAD, SPALDING, LINCS.

Please complete

**EARLIER APPLICATION No.**
This application **cannot be considered** unless the relevant reference is stated

H16/0817/93

Building Regulation reference relating to same development

B16/0705/93

2. Please tick **one** box only

A ☑ Amendment is proposed where permission already granted
If yes, submit two forms and two plans.

or

B ☐ Amendment is to a proposal currently being considered
If yes, submit four forms and four plans.

Has a similar amendment been submitted under Building Regulations? Yes/No (Non structural)

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed ...P.W.Stewart..... Date ...15/.12/.93.....

3. Please complete in block letters

**FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

REMOVAL OF GEORGIAN GLAZING BARS OF GROUND FLOOR BAY WINDOW & ALTERING TO MATCH FIRST FLOOR BAY WINDOW

State drawing no's of the current submission

NOV. 1993.

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

NOT INITIALLY – MR. P. UDY.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

—

**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

Dear Sir/Madam

Suggested Amendment to Application - Request for Further Time

It has been suggested that changes to your proposal are desirable. Because we may need to repeat certain procedures as a result of the amendment, should you agree to it, the period which the Authority has to determine the application will need to be extended, based on the date of receipt of the amendment. It may not necessarily take that length of time to reach a decision, of course.

Should you submit amended details, please complete the attached amendment forms so that we may process the submission without delay; and at the same time return this letter indicating your agreement to the extra period. If I do not hear from you within two weeks, I shall have to determine the application as originally submitted, so if there may be a delay in supplying the amended details, please let me know.

On the other hand, if you do not agree to making the changes suggested, or to the extension of time, please let me know by returning this letter with the reply section completed appropriately, and your application will then be determined as originally submitted.

Yours faithfully

B SMITH MRTPI
Director of Planning & Building Control Services

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*I agree to an extension of time to eight weeks after the date of submission of amended details.

or

*I do not agree to the amendment suggested or to an extension of time.

(*Please delete whichever does not apply)

Signed P N Stewart Date 15/12/93

Application reference:
H16/1072/93 – Advertisement consent
H16/0617/93 – Change to ground floor bay window.

## AMENDMENT RECORD SHEET - POST DECISION

### Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☒

Registered .....

### DC Procedural Assessment

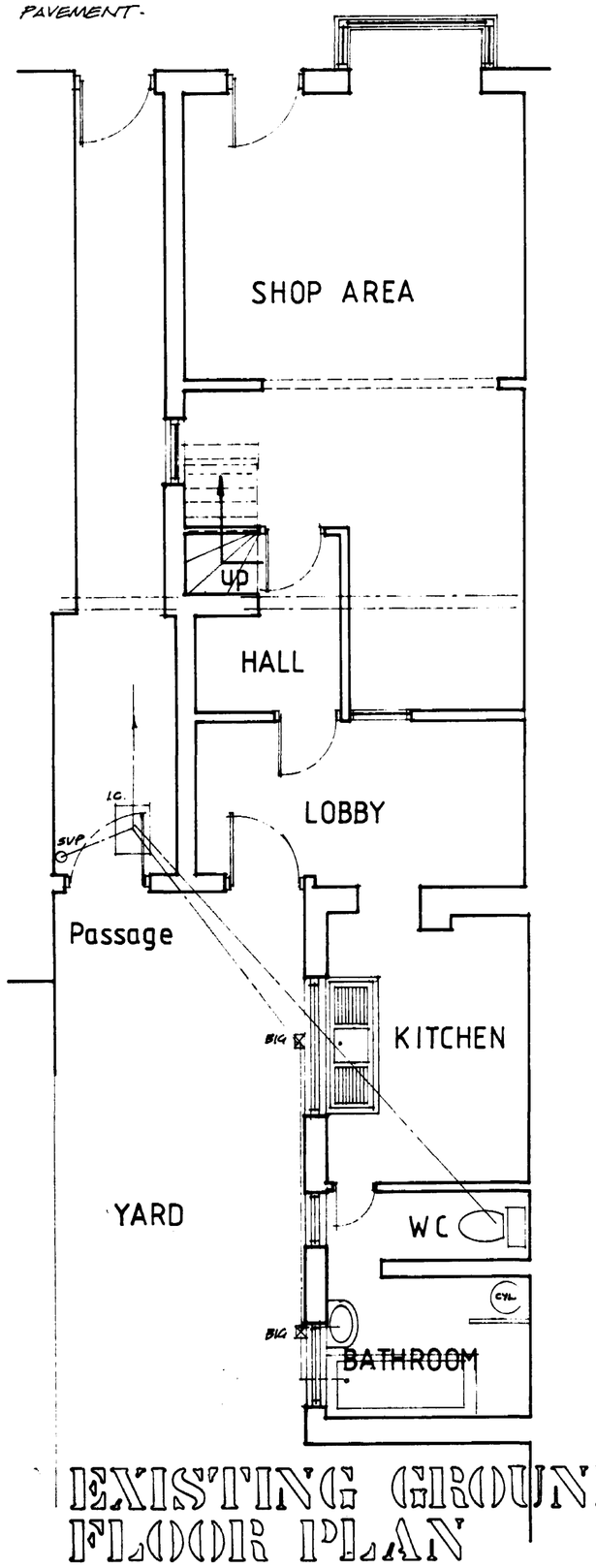
Is the information given correct? Yes/~~No (If No, state above what details are needed)~~

Is it an amendment in principle? Immaterial/~~Needs new app~~

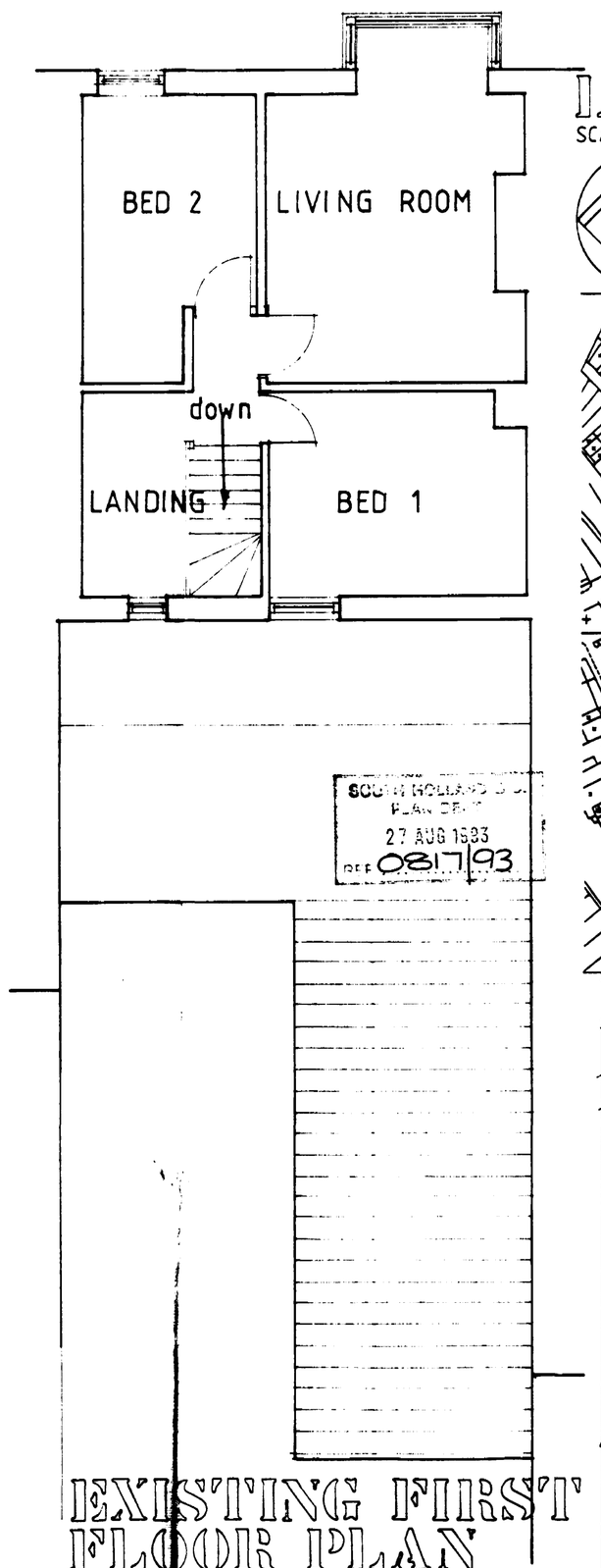
Confirmed: ..... 12-12-93

Give a revised description if the details accepted are different to the submission:

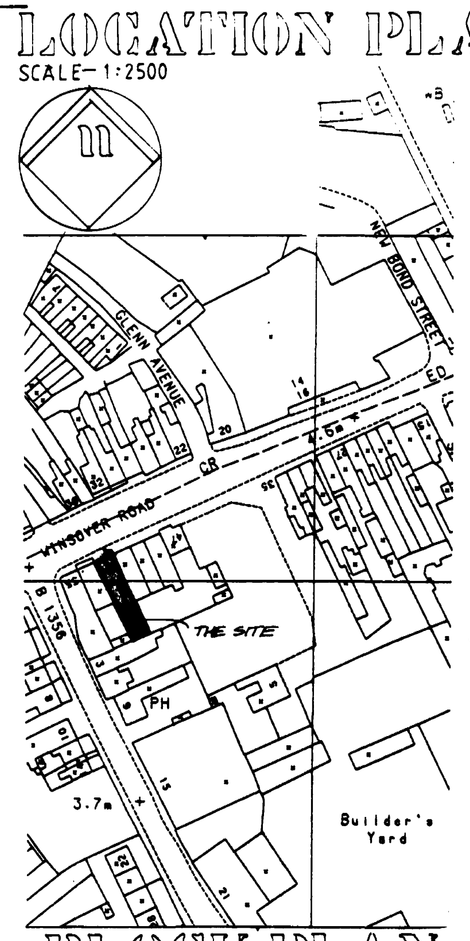
Acceptance issued:



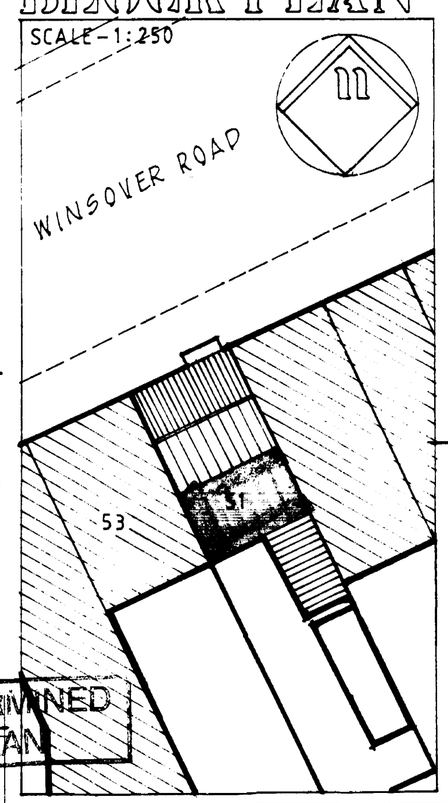

EXISTING GROUND FLOOR PLAN




EXISTING FIRST FLOOR PLAN




LOCATION PLAN
SCALE-1:2500



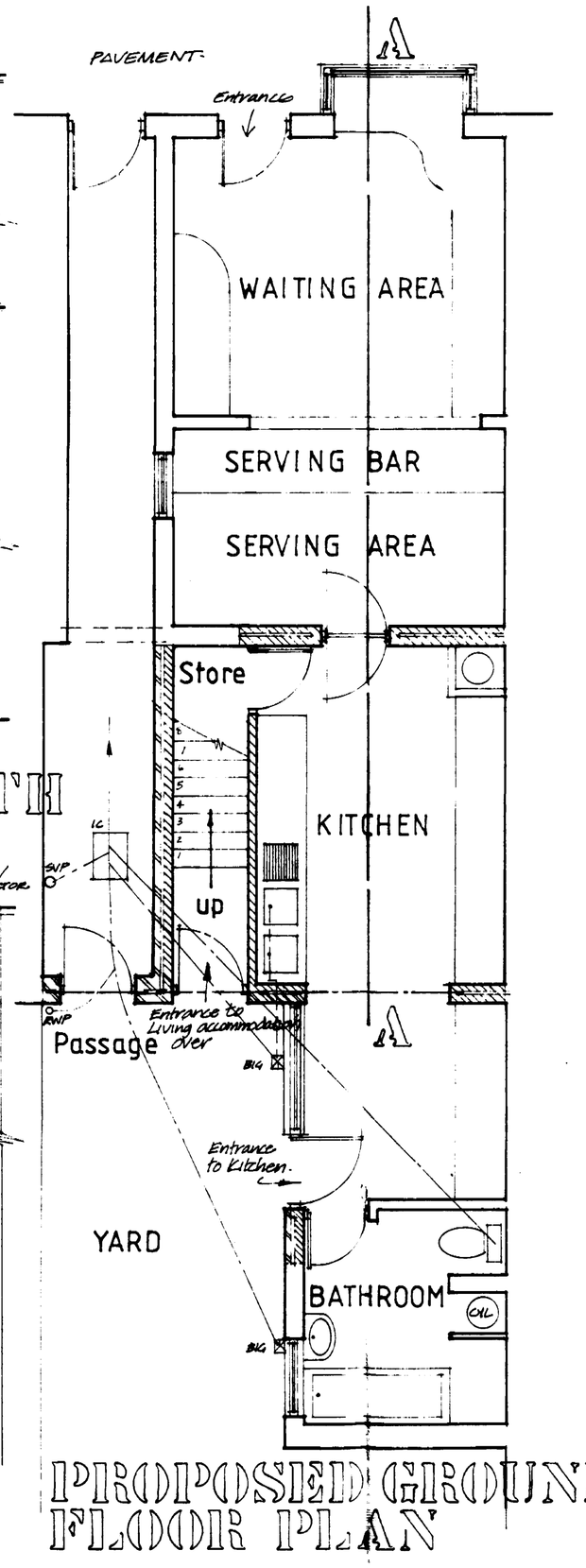

BLOCK PLAN
SCALE-1:250



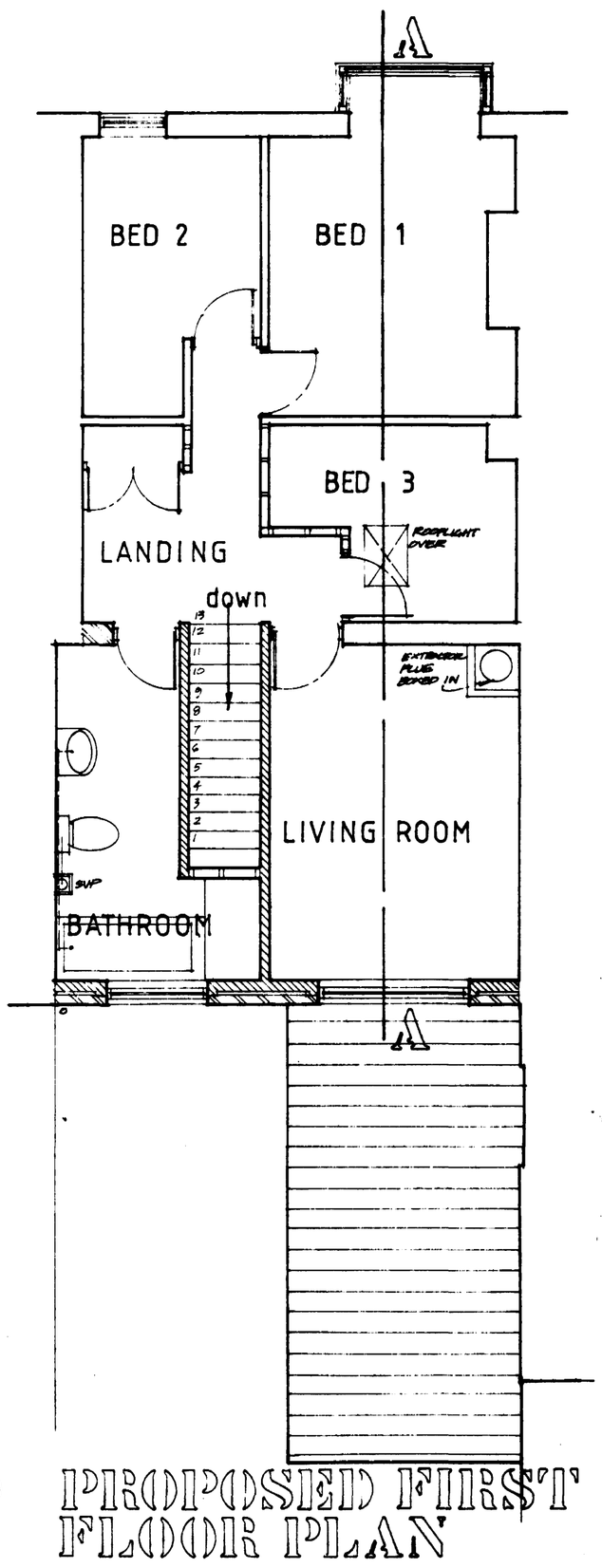

PROPOSED FRONT ELEVATION-NORTH



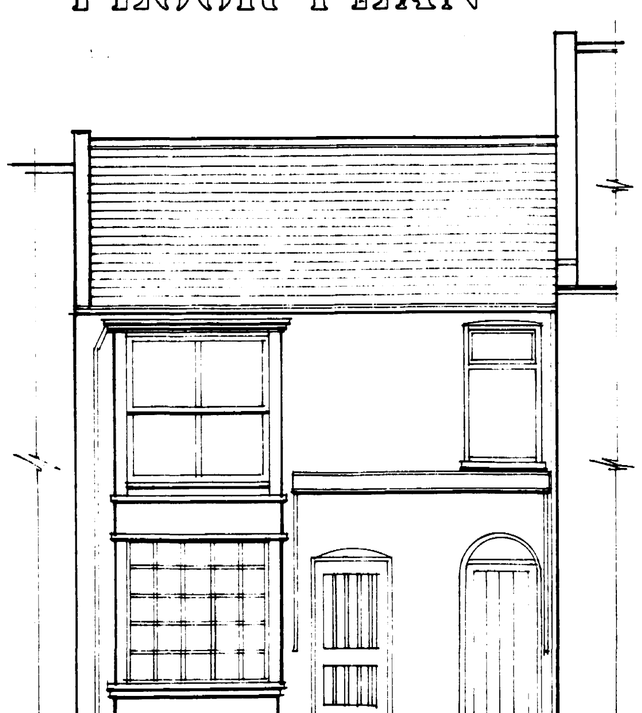
PROPOSED REAR ELEVATION-SOUTH



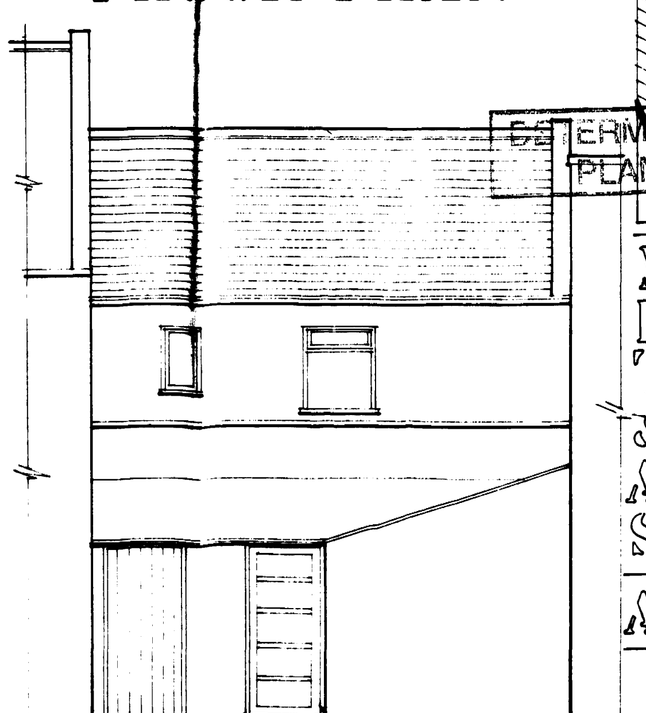

PROPOSED GROUND FLOOR PLAN




PROPOSED FIRST FLOOR PLAN



EXISTING FRONT ELEVATION-NORTH

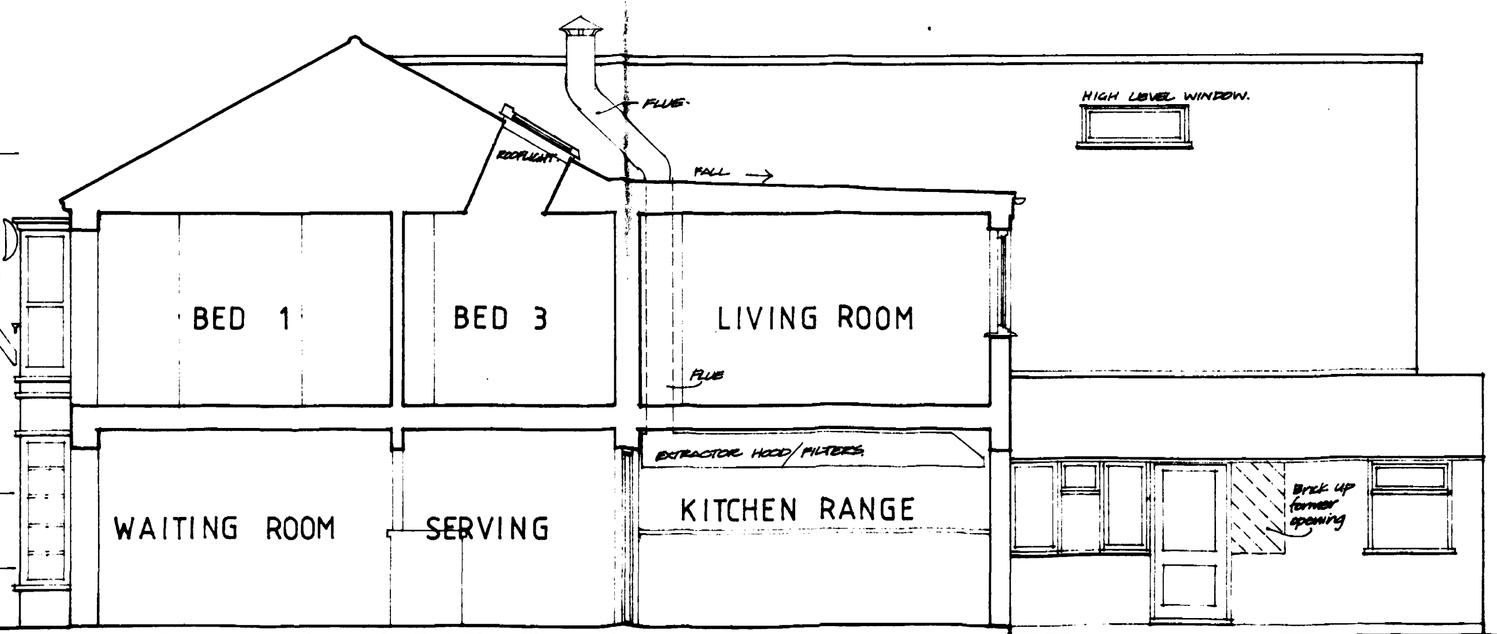



EXISTING REAR ELEVATION-SOUTH

MR.& MRS. W. K. LAM.
PROPOSED CHINESE FOOD TAKEAWAY RESTAURANT & LIVING ACCOMMODATION AT 51 WINSOVER ROAD SPALDING LINCS

AUGUST 1993

STEWART GRAPHICS & DESIGN
Architectural and Planning Drawing Services
Tel Sleaford (0529) 305039




PROPOSED SECTION A-A

View from Yard to Kitchen and Bathroom. elevation

All scales-1:50 unless otherwise stated.

# MR.& MRS. W.K.LAM. PROPOSED CHINESE TAKE AWAY FOOD RESTAURANT. 51. WINSOVER ROAD. SPALDING. NOV. 1993.

PLANNING DEPT
RECEIVED
16 NOV 1993
Attention of
DPO NGM
PO BS
JC ACP
Action by
Discuss with .....
Copy to
File Nos.
Acknowledge YES/NO
by

**EXISTING STRUCTURE**
Refer to client.

**EXISTING DRAINS**
Expose existing drains where to run under new extension. Surround in concrete and incorporate expansion joints to maintain flexibility of drains.

**SITE PREPARATION**
Remove existing lean-to rear lobby. Dig out old foundations. Break up old concrete paths, concrete forecourt as necessary. Break up existing floors as necessary.

**FOUNDATIONS**
Excavate for foundations to cavity walls 700mm wide by a minimum of 675mm deep, (1.0m in clay) and to a depth to be agreed on site with the Area Building Control Officer. To 100mm loadbearing walls excavate 450mm wide. Lay C20P concrete or 1:2:4 by volume a minimum of 225mm thick. Foundation depth to suit conditions.

**GROUND FLOOR**
Break up existing floor slabs. Remove turf and veg. soil a minimum of 150mm deep and further reduce levels as necessary in agreement with the local authority building control officer on site. Lay 150mm minimum of clean stone limestone hardcore, 75mm to dust and well consolidated by mechanical compaction and blind surface with sand. Lay 300 micron (1200 gauge) polythene membrane over blinded hardcore with joints welded where necessary and turned up the face of all foundation walls and turned in at D.P.C. level. Lay 100mm thick oversite concrete slab C20P or 1:2:4 by volume with a 65mm sand/cement screed (1:3) on chicken wire reinforcing on 300 micron polythene membrane on 50mm expanded polystyrene floor insulation. Provide vertical edge insulation strip around floor slab perimeter to prevent cold bridging. Maximum U value of floor to be 0.45 W/m²k. Finished floor level to be level with existing.

PLAN
CHANGED

**FOUNDATION BRICKWORK**
265mm nominal cavity wall comprising of two skins of class B engineering brickwork or two skins of class A concrete blocks in cement mortar (1:3). 1:12 lean mix concrete cavity fill below ground terminating 225mm below dpc level. Allow for facing bricks to outer leaf below D.P.C. level but above ground level. Internal walls below D.P.C. in Class A concrete blocks. Drains passing through wall to be protected by concrete lintels with a 50mm gap between the underside of the lintel and the crown of the pipe.

**DAMP PROOF COURSES**
100mm Hyload pitch polymer d.p.c. a minimum of 150mm above adjoining ground level to both skins of cavity wall. 150mm wide d.p.c. at jambs and sills. Similar cavity tray d.p.c.'s over external wall lintels generally 500mm total width but check each location. To all roof/wall abutments provide Code 4 lead flashing with 150mm upstand. Treat both existing flank walls above new roof with silicone water repellant.

**WALLS**
265mm external cavity walls to comprise an outer leaf of 103mm facing bricks, a 65mm cavity incorporating 65mm Dritherm with an inner leaf of Hemelite 1350 blockwork. Galvanized butterfly wall ties at 900mm centres horizontally and 450mm vertically. Wall ties every 225mm at jambs. Close cavity at jambs with 'Thermabate' cavity closers. Maximum 'U' value 1.2 W/m²k. Do not close cavity at sill - carry cavity insulation up to underside of window board. Maximum 'U' value 0.45 W/m²k. Internal partition walls in Hemelite 1350 blockwork. Concrete blockwork to conform to BS 6073 generally.

**LINTELS**
I.G.- galvanised steel lintels - for references refer to floor plans -PROPOSALS.

**ROOF**
Three layers bituminous felt to BS 747, each layer Type 3B - 18Kg/10m² - with bitumen bonding compound. 12mm white mineral chippings on 75mm purlideck on firring pieces laid to a minimum fall of 38mm in 3.0m on 165 x 50mm SC3 softwood rafters at 450mm centres. Joists to be housed into 100 x 50mm poleplate. This to be plugged and screwed to existing brickwork or by M.S. galvanised joist hangers but to be confirmed on site with the Area Building Control Officer/ Building Contractor. Felt to be taken up a minimum of 3 rows under existing tiles. At all abutments provide Code 4 lead flashing with a minimum 150mm upstand. Existing neighbouring flank walls immediately above new flat roof to be treated with silicone water repellant. 100 x 50mm wallplates to be fixed at 1.8m centres by 30 x 5mm mild steel holding down straps. These to be fixed to vertical face of wall. Provide 30 x 5mm mild steel anchor straps to span minimum 3 no. joists. Where joists run parallel to cavity to extend down a minimum of 450mm of block skin and built in a minimum of 75mm.

**EXISTING ROOF**
Provide through vent roof tiles above new flat roof junction and also ridge vent tiles to ventilate existing roof space. Provide Velux roof window GGL 102 all to be fitted and trimmed in accordance with manufacturer's instructions, in position shown.

**SUSPENDED FLOOR CONSTRUCTION**
200 x 50mm SC3 softwood floor joists at 450mm centres fixed to pole plates and wall plates or into M.S. joist hangers with 19mm chipboard decking (moisture resistant) over. 30 x 5mm lateral restraint straps to be provided where joists run parallel to external walls. Noggins to be provided between and in line with lateral restraint straps. Straps to be fixed to a minimum of 3 no. joists with the end turned down tight to the external face of the inner leaf. Herringbone strutting to mid span of joists (over kitchen).

**FIRST FLOOR STUDDING**
100mm stud walling made up from 100 x 50mm vertical studs with 50 x 100mm head and sole plates. Vertical studs at 400mm centres with 12.5mm plasterboard and skim on each side. Incorporate 2 no. rows of 100 x 50mm bracing studs. Where studding runs parallel to floor joists provide double joists under.

**FINISHES**
12.5mm plasterboard and skim to ceilings (Duplex grade plasterboard) and cement render and scratchcoat with 4mm neat plaster finish to internal masonry surfaces. Skirtings, curtain rails etc., to match existing.

**PLUMBING**
Extend hot and cold water supply to new sink position. Provide 40mm waste to sink with 75mm deep seal trap. Seal off old plumbing where required. 100mm half-round P.V.C. guttering and 65mm downpipes to match existing. Extend hot and cold water supply to new W.H.B. position. Provide 32mm waste with 75mm deep seal trap to discharge into existing B.I.G..

**DRAINAGE - FOUL WATER**
Provide new section of foul drain from W.C. B.I.G. into existing M.H. in passage. To be 100mm supersleve bedded and surrounded in pea gravel and laid to a minimum gradient of 1 in 60. Where any drains passing through walls to have concrete lintel over. Maintain 50mm gap between the underside of the lintel and the crown of the pipe. Bathroom bath, W.H.B. and W.C. to discharge into S.V.P. into existing M.H.. Renew existing S.V.P. and replace with 100mm diameter P.V.C. S.V.P.. Where running through bathroom to be in duct of 6mm exterior grade plywood fixed to timber grounds with cups and screws and to be taken up through roof with polypropylene sleeve tile fitted with a baloon gruting a minimum 900mm above window heads. Provide new 100mm half round P.V.C. guttering and 65mm downpipes all to discharge into existing surface water drainage system.

**DRAINAGE - SURFACE WATER**
R.W.P.'s to discharge into existing system. If any new lengths of drains required to be as follows. Downpipes to discharge into Hepsleve heads fitted with adapter them to 100mm Supersleve drains bedded and surrounded in pea gravel laid to a minimum fall of 1 in 80 discharging into existing system.

**DOORS AND WINDOWS**
References to Boulton and Paul products. Area of opening lights to be at least 1/20th of their respective floor areas. All new windows to be double glazed factory sealed units and the lounge window to contain trickle ventilator in head giving a minimum of 4000mm background ventilation.

**GLAZING**
All glazing in critical locations and marked on plan with * to be in accordance with the requirements of Part N of Schedule 1 to the Regulations - toughened or laminated glass.

**STAIRCASE**
Based on Boulton and Paul, reference STOTO 12N. Pitch of stairway not more than 42°. Total rise to be measured on site to determine number of risers. Minimum going 224mm, 32mm stringer, 25mm treads. Plywood risers. Handrail (minimum 840mm high) and return to landing (minimum 900mm high) to be of 50 x 75mm timber. Wall hand rail to be 38 x 89mm timber. Stop chamfered square balusters or similar at maximum 100mm centres.

**VENTILATION**
To kitchen - mechanical ventilation giving a minimum airflow of 60 litres per second. To bathroom and W.C./Cloaks - mechanical ventilation giving a minimum airflow of 15 litres per second, this to permit 15 minute overun to provide rapid ventilation giving at least 3 air changes per hour.

**ELECTRICS**
Socket outlets and light points to I.E.E. regulations.

**SMOKE ALARMS**
Smoke alarms in positions shown marked (S). To be mains operated self-contained units to BS 5446:Part 1. Units wired such that triggering of one unit operates remainder. System to have dedicated wiring with independent fuse at distribution board. Unit positions located as shown away from heat sources.

**FIRE EXIT**
Located in kitchen. To be fastened by approved security device, i.e. panic bolt or other approved single action fitting.

**FIRE EXIT SIGNS**
To be white lettering on green background and letters to be a minimum of 100mm high and conform to BS 2560. To be positioned above or to side of door. (kitchen)

**FIRE FIGHTING EQUIPMENT**
Provide 1 no. 9 litre water or gas fire extinguisher located within kitchen area. To conform to BS 5423. Provide similar on first floor landing.

**FIRE DOORS**
To be ½ hour self-closing. Swing door between kitchen and serving area to be ½ hour fire check with intumescent seals in door and frame and to be self-closing.

**FIRE RESISTANT CEILINGS**
Kitchen, Serving Area and Waiting Area existing ceilings to have additional layer 12mm supalux boarding over with skim over or artex, to provide fire check for above accommodation.

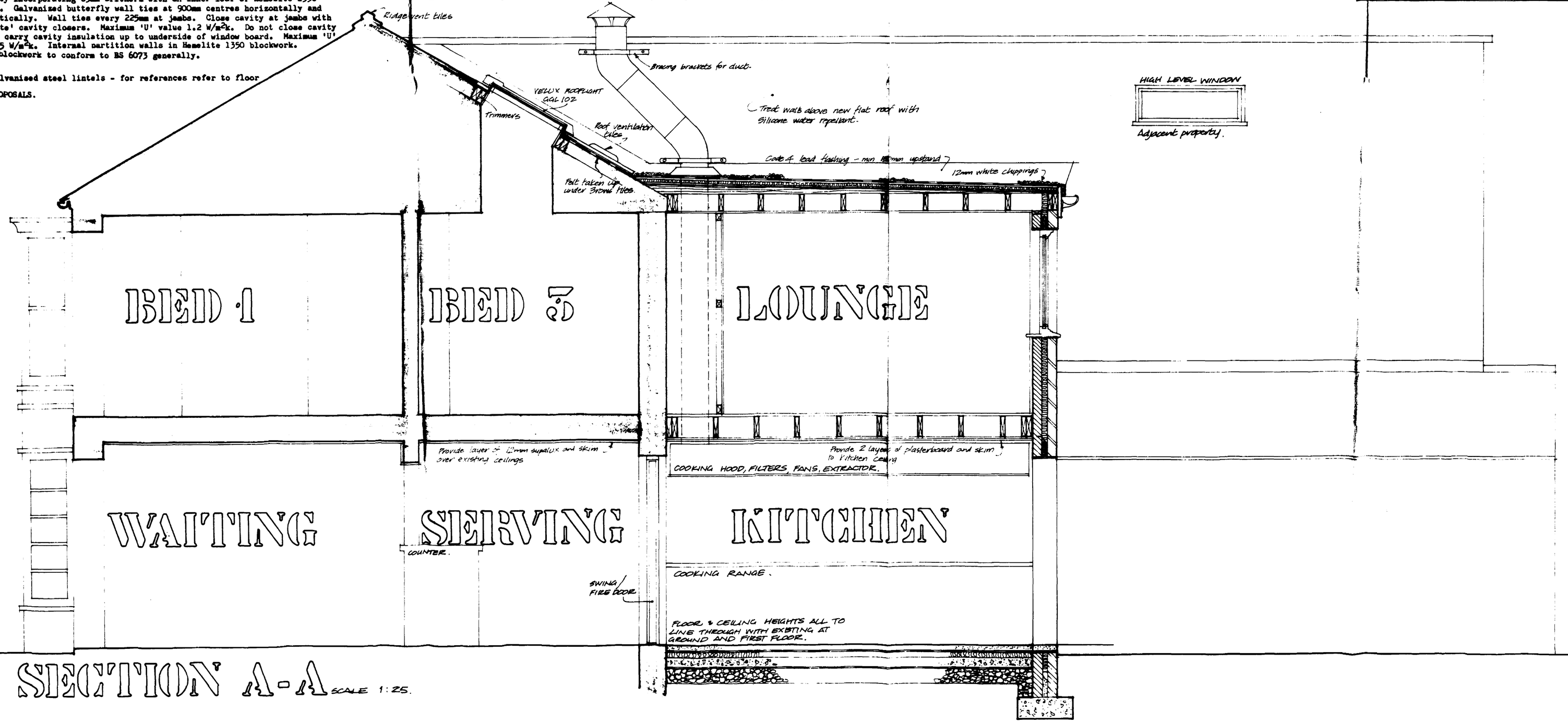
**KITCHEN**
To include Chinese Wok Stove, Oven, Frier, Refrigerator/Freezer and Food Preparation Area, and Food Store Cupboard. The cooking range is to be supplied and fitted by specialist manufacturer as is the installation of extractor hood, filters, fans and extractor duct. Where extractor duct passes through ceiling to have an intumescent collar fitted for fire stopping purposes. Where duct passes through lounge to be boxed in with 12mm Supalux on timber grounds with cups and screws. Where passing through roof to have polypropylene sleeve tile fitted.
Worktops and Wall Finishes - To be impervious to moisture/water and easy clean/wipe down finish, i.e. glazed ceramic tiles with epoxy resin waterproof grout or stainless steel or Extruded P.V.C. Wall cladding system. At junction of worktops and walls provide sealed joint.
Floors - P.V.C. or Resin floor finish with cove former at junction with walls and sealed, flush joints. Alternately quarry tiles with waterproof grouting with coved sealed junction to floor/ walls.
Lighting - To be enclosed with covers.
Windows - Insect screens to opening lights.
Provide grease filtertrap in drain between kitchen sink and manhole. To be of a proprietary brand and fitted and maintained in strict accordance with manufacturer's details, i.e. Condor or Hamlin Filtertrap.

NOTE These plans are prepared solely for the purposes of obtaining Local Authority Planning Approval and Building Regulation Approval.
- Do Not Scale.
- All dimensions to be confirmed on site at setting out stage PRIOR to commencement of any works.
- Permission to be obtained from neighbours in adjacent properties to abut extension to flank walls.

* Details of fume extraction system, filters, hoods etc., to be forwarded to you for approval by S.H.D.C. - prior to installation.

STEWART GRAPHICS AND DESIGN
Architectural and Town Planning Drawing Services.
Tel. Sleaford. (0529) 305039.

Revisions / Additional Notes



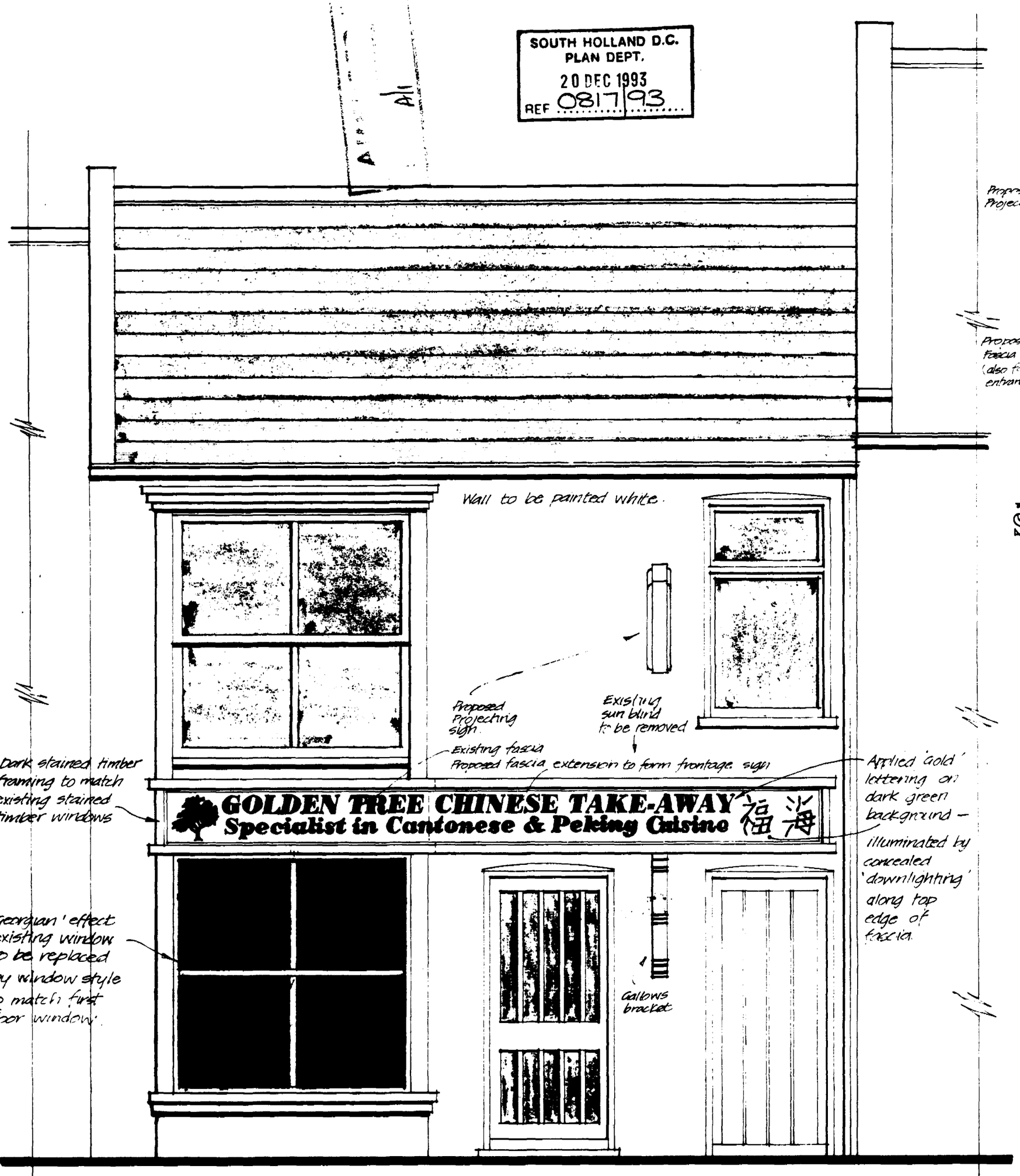

SECTION A-A SCALE 1:25.

# MR. & MRS. W. K. LAM.

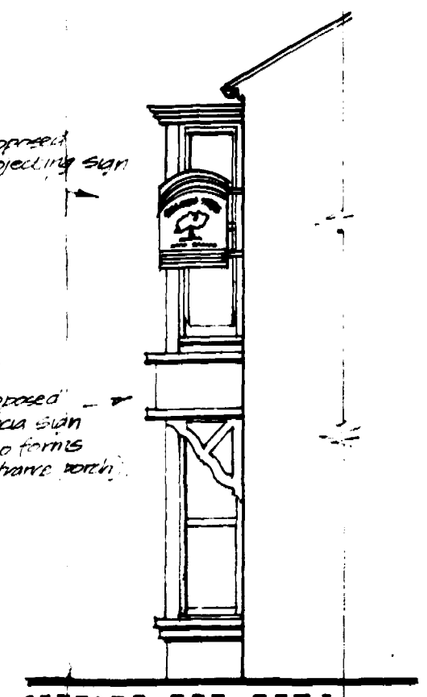
## PROPOSED SIGNAGE FOR CHINESE FOOD TAKEAWAY PREMISES AT 51. WINSOVER ROAD. SPALDING. LINCS.

NOV. 1993.

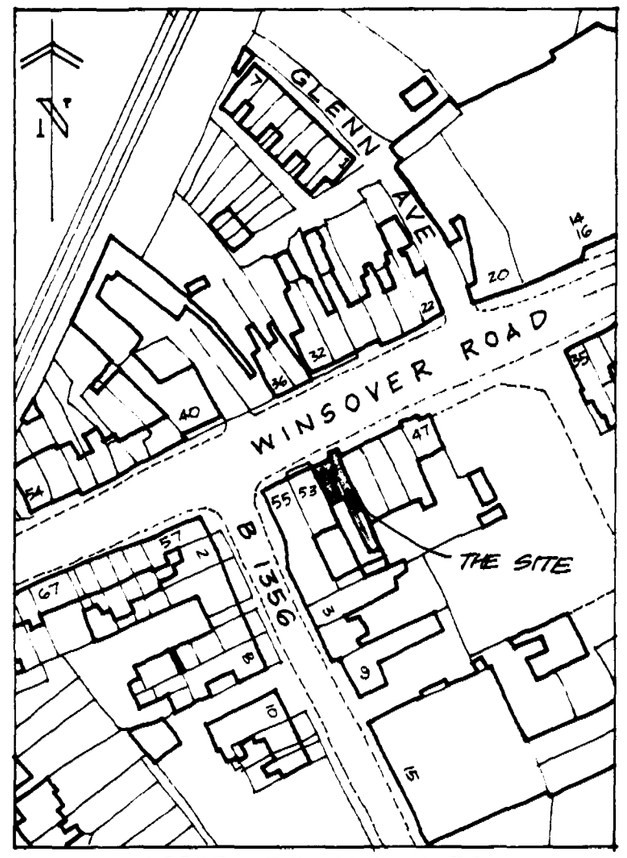
SOUTH HOLLAND D.C.
PLAN DEPT.
20 DEC 1993
REF 0817/93



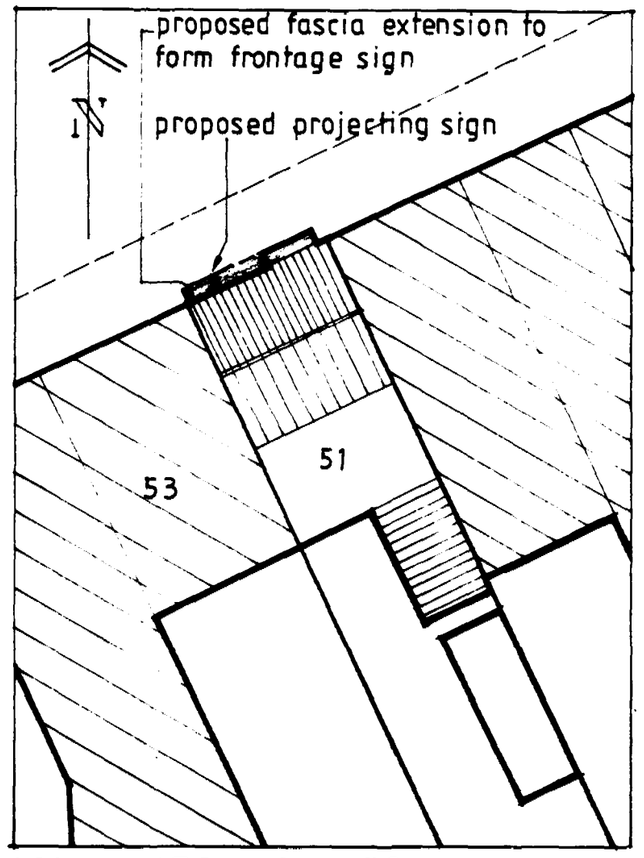

FRONT ELEVATION Scale - 1 : 25.



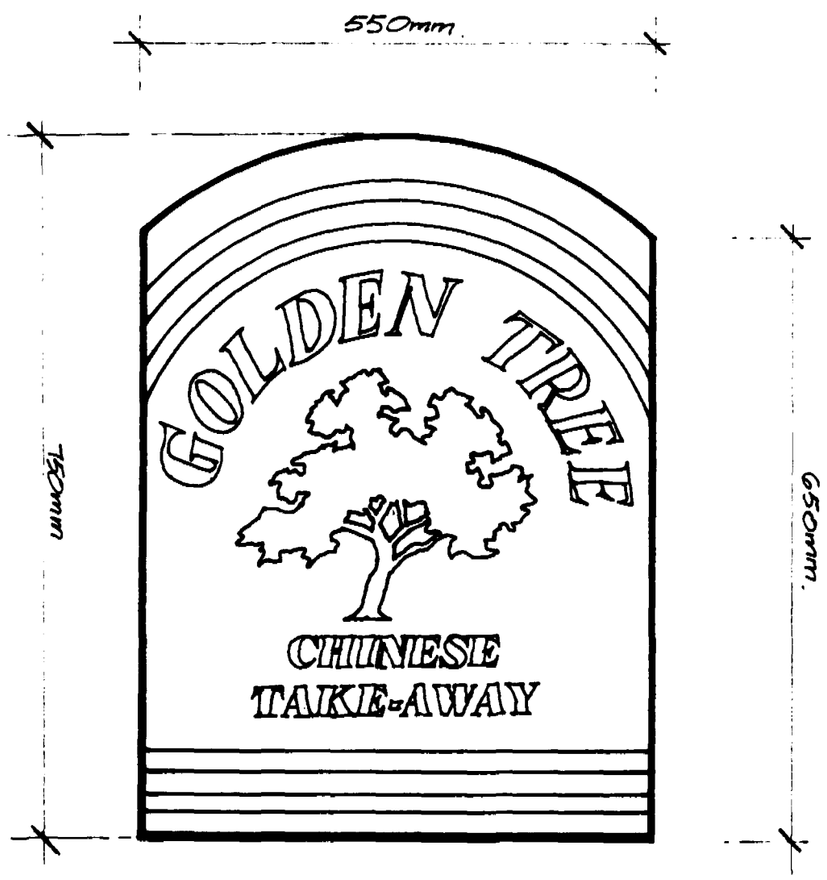

SIDE ELEV Scale 1:50




LOCATION PLAN Scale 1:2500.




BLOCK PLAN Scale 1:250.




Not to scale

PROJECTING SIGN.

- to be manufactured and installed by specialist.
- to be internally illuminated by diffused lighting.
- all components to be rust and waterproofed.
- colour scheme – as shop fascia – dark green background, golden/yellow lettering and symbols internally illuminated – ('back lit').

DRAWING AMENDED DEC. 1993

a - projecting sign reduced in size

b ground floor bay window to match that of first floor bay.

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