SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0951/93 Received:05-OCT-93 Type:FULL

Name: Broadgate Blds (Spalding) Ltd.
Broadgate House
Weston Hills
Spalding
Lincs PE12 6DB

Agent: Broadgate Blds (Spalding) Ltd
Broadgate House
Weston Hills
Spalding
Lincs PE12 6DB

Description: Proposed garage block and walling

Location : Willesby House Albion Street
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 Before the development hereby permitted is commenced samples of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

3 All foundations under any tree shall be hand dug. No materials shall be stored or burned under the canopy of any tree and no site huts or vehicles shall be sited or manoeuvred under any tree.

Reason: The proposed garden wall and garage block are located close to existing mature trees. it is important that the soil under these trees is not compacted or disturbed other than for the excavation of the foundations in the interests of the health of these trees.

This permission is granted in accordance with the application submitted as revised by the amended details received by the Local Planning Authority on 24 November and 16 December 1993.

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

Director of Planning and Building Control Services
12-JAN-94 H16/0951/93

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. H16/0951/93

Date Registered 05 OCT 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADGATE BUILDERS (SPALDING) LTD.
BROADGATE HOUSE
WESTON HILLS
SPALDING
LINCS. PE12 6DB

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)
BROADGATE BUILDERS (SPALDING) LTD.
BROADGATE HOUSE
WESTON HILLS
SPALDING
LINCS. PE12 6DB
Tel. No. 0406 380632.
(Personal contact name) S. LIQUORISH

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

WILLESBY HOUSE, ALBION STREET, SPALDING, LINCS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED GARAGE BLOCK & WALLING.

Please complete

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

Signed S. Liquorish Date 27.9.93 Previous application No.

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

This is a **full** application for change of use and/or new building works [✓] ➡ **Now complete Parts 3, 4 and 5 and an Ownership Certificates**

or This is an **outline** application [ ]

Please state Site Area [ ] (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ]

A. Please state Reference Number of outline permission. B. Please state which reserved matters are dealt with in this application. **Now complete Part 4 only**	

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [ ]

A. Please state reference Number of previous permission B. Please state Condition Number referred to **Now complete an Ownership Certificate**	

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ]

A. Please state Reference Number of pervious permission B. Please state Condition Number referred to C. Please state variation required **Now complete an Ownership Certificate.**	

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

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

4. A. If building works are proposed, please state extra floor space to be created: — sq. metres

B. Please state size of any new structure:- (a) max. height: 6·000 metres
(b) max. length: 6·800 metres
(c) max. width: 10·100 metres

C. Please state type and colour of materials for facing external walls: RECLAIMED BRICKS.

D. Please state type and colour of roofing materials. RECLAIMED CLAY PANTILES.

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. REAR GARDEN.

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? DOUBLE GARAGE + PARKING AREA.

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: SOAKAWAYS

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: N.A.
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	YES	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	—	➡ Date: Consultee(s)
Is this application related to a previous submission?	—	➡ Application No.

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER.

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.**
(An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed S. Tiquorish (Applicant / Agent) Date 27.9.93

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed S. Tiquorish (Applicant / Agent) Date 27.9.93.

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

meet agent, remove gable, tiles, bonding, timber, door/window details ✓

Notes Case Officer

Phoned S.L. 15-11-93 no buildings previously on site, old wall from garage to house - lots of Leeds.

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by
Date

Site Notice posted by PM
Date 26-10
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

As 950/93

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation ✓

Approve (or equiv)
Refuse (or equiv)

Signed PM Date 22-12

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received: 24-11-93
16-12-93

Conditions/Reasons: (cont overleaf)

① Sc 12 Samples

② C2(a) (amended) The buildings to which this ...
reason B6

③ All foundations under any tree shall be hand dug. No materials shall be stored or burned under the canopy of any tree and no site huts or vehicles shall be sited or manoeuvred under any tree.
Reason The proposed garden wall & garage block are located close to existing PTO

mature trees. It is important that the soil under these trees is not compacted or disturbed other than for the excavation of the foundations in the interests of the health of these trees.

Prior submission ✓

Works restricted ✓

DC INSTRUCTION SHEET

APPLICATION REF: H16/0951/93

Directio.

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 ☑ Scale dwg: Highway S/W: Agric appraisal: NOT TO BE REC

LB ☐ Advt ☐

Non-std: Details needed: The pitch has been marked out with line and it would appear that a tree shown on the plan to be outside the curtilage will be inside. Please clarify the situation and submit amended plans if necessary. Please provide 1:20 details of door + window design, confirm brick bonding and change the parapet coping to Stone. 4 d.

Other.....

Direction authorised by Senior Officer..... DR Date..... 23/11

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations: All ☐ See below ☐

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

Precise details:

PA18-10

Additional Consultation/Publicity Required

RECONSULTS

Publicity: >>

Departure .....
Setting of LB ..✓..
Public Right of Way .....
Discretionary .....

Consultations:

County .....
E Heritage .....
Societies ..... G ROW

Extra Consultations:

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/ Drainage	Env Services	.....	
	NRA	.....	
WAT	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:

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

Press
PC
WM
Residents

Case Officer: PJV

Senior Officer Confirmed .....gm Date..14/10 Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £60.

Receipt No P3347

Date first Rec'd 05 OCT 1993

Registration

Reference H16/0951/93

Cross-Ref R

Date 06-OCT-93 LAC

Validation

TYPE FUL

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 £60.

Nil fee

Discounted

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 193 OS Plots
Grid ref 5[illegible] 3[illegible]

Ward R Parish SPALDING

Inside IBD Y Inside LP area Y

Constraints:

CA Cons Area: Y
LB Listed – Grade: 2*
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 0164034

Dist Bound
Other

Planning Records:
Earlier apps

S/13/93 Refusal
90/93
659/90
365/90
93/91
1007/89
1175/90
568/91
451/89

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

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: H16/0951/93

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/0076/94 Received:21-JAN-94 Type:CONDITION COMPLIANCE

Name: Broadgate Builders (Spalding)
Broadgate
Weston Hills
Spalding
Lincs

Agent: Broadgate Builders (Spalding)
Broadgate
Weston Hills
Spalding
Lincs

Description: Brick and roof tiles submitted (Condition 2 of H16/0951/93)

Location : Willesby House Albion Street
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:

sgd B SMITH
Director of Planning and Building Control Services

07-MAR-94 H16/0076/94

BRIAN SMITH Dip TP MRTPI
Director of P. g & 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

H16/0951/93

FULL

Applicant: Broadgate Blds (Spalding) Ltd. Agent: Broadgate Blds (Spalding)
Tel: 0406 380532

Description: Proposed garage block and walling

Location: Willesby House
Albion Street
Spalding
Lincs

10 Feb 94
14 Feb 94

Valid date:	05-OCT-93	Terminal date:	~~30-NOV~~-93
Target dates:		Target Committee:	17-NOV-93
To case officer	12-OCT-93	Report deadline:	03-NOV-93
Inspected by	19-OCT-93	Agreed TD Ext:	
Extra contacts	26-OCT-93	Case Officer:	
Report if not clear by 09-NOV-93		P J UDY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Misc works
Listed building: GRADE II* Other Constraints:
Conservation Area: SPALDING

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert SLB	26-OCT-93	16-NOV-93
Cllr Mrs A J Teale 0775 766412 (Of	20-OCT-93	27-OCT-93

L.C.C. Obs Attached fc CS 21/10/93

BRIAN SMITH TP MRTPI
Director of Plan. & Building Control Services
Planning & Building Control Department,
Coun Offices,
Priory ad, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0951/93

Applicant: Broadgate Blds (Spalding) Ltd.
Broadgate House
Weston Hills
Spalding
Lincs PE12 6DB

Agent: Broadgate Blds (Spalding) L
Broadgate House
Weston Hills
Spalding
Lincs PE12 6DB

Description: Proposed garage block and walling

Location: Willesby House
Albion Street
Spalding
Lincs

Amendment: Details of door, windows and brickwork (drawings 93037 - 1, 2, 3)

20-DEC-93

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above proposal. These have been incorporated into the application which will now only be considered in its amended form.

The terminal date for dealing with the application has now been extended to 10-FEB-94, based on the date of receipt of the amendment, and your rights of appeal remain as explained on the original acknowledgement.

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully

Director of Planning and Building Control Services

PLANNING AMENDMENT

For office use only

Application No. H16/0951/93

Date Registered 16 DEC 1993

Case Officer

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADGATE BUILDERS (SPALDING) LTD.
BROADGATE HOUSE
WESTON HILLS
SPALDING
LINCS. PE12 6DB

Tel. No. 0406 380532

NAME AND ADDRESS OF AGENT

(if form completed by agent)

BROADGATE BUILDERS (SPALDING) LTD.
BROADGATE HOUSE
WESTON HILLS
SPALDING
LINCS. PE12 6DB

Tel. No. (Contact) S. LIQUORISH

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

WILLESBY HOUSE, ALBION STREET, SPALDING, LINCS.

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

H16/0951/93.

Building Regulation reference relating to same development

B16/0708/93.

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

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 S. Liquorish Date 16 December 1993

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

PROPOSED GARAGE BLOCK & WALLING.

State details of amendments proposed

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

DETAILS AS LISTED IN YOUR LETTER DATED 9/12/93

State drawing no's of the current submission

93037 - 1, 2, 3.

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

YES. 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

/

AMENDMENT RECORD SHEET – LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ KL

Registered .....

Terminal date/committee updated ✓ SA 20/12

DC Procedural Assessment

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

Has this amendment been requested? Yes/~~No~~

If Yes, is it what was asked for? Yes/~~No~~

Who do you need to reconsult as a result of this amendment? None ☑

PC
WM
Press
Residents
Other –

Is it an amendment in principle? Yes/~~No~~

Is it the same character/description for fee purposes? Yes/~~No~~ (Refer to Admin ?)

If No, but Yes to (*) requested :–

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment – new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: .....

Superseded details removed ☑

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

Acceptance issued: ✓

Public register updated: ✓ 20/12

DC Professional Assessment

NOTES:

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING & BUILDING CONTROL DEPARTMENT

BRIAN SMITH
Dip TP MRTPI
Director of Planning and Building Control Services

Broadgate Builders
Broadgate House
Weston Hills
Spalding
Lincs

Your Contact: Mr P J Udy

Our Ref: PJU/JK/H16/0950/93 & H16/0951/93

Your Ref:

Date: 9 December, 1993

Dear Sir

Proposed Garage Block and Walling, Willesby House, Albion Street, Spalding

I refer to the above planning and Listed Building application which you have submitted for consideration.

I write to request amended plans showing the tiled parapets replaced with stoneclad parapets. I also request drawings at a scale of 1:20 showing elevations and cross-sections of the proposed doors and windows which will show clearly all mouldings and detailing. I would also be grateful if you would confirm the brick bond to be used, since stretcher bond will not be acceptable.

I enclose the necessary amendment forms and standard letter for you to complete and return with the amended plans.

Yours faithfully

Peter Udy

p.p. N R MIDLEN
Principal Planning Officer (Development Control)

Encl.

Planning & Building
Control Department
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

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

BRIAN SM[illegible] Dip TP MRTPI
Director of [illegible]ning & Building Control Services
Planning & Building Control Department,
Co[illegible] Offices,
Prio[illegible], Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0951/93

Applicant: Broadgate Blds (Spalding) Ltd.
Broadgate House
Weston Hills
Spalding
Lincs PE12 6DB

Agent: Broadgate Blds (Spalding) L
Broadgate House
Weston Hills
Spalding
Lincs PE12 6DB

Description: Proposed garage block and walling

Location: Willesby House
Albion Street
Spalding
Lincs

Amendment: Reposition garage block and walling (see plans for details) (Drawing no: 93037 - 1 & 2)

30-NOV-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 the changes are able to be incorporated into application, which will now be considered only in its amended form. You are reminded that revision may also be needed to any submission made under the Building Regulations.

In view of the need to repeat certain procedures as a result of the amendment, the terminal date for the Authority to determine the application will now be extended to 19-JAN-94, based on the date of receipt of the amendment, and your rights of appeal remain as explained on the original acknowledgement. It will not necessarily take that length of time to reach a decision of course.

If you do not agree to this extension of time and wish instead to have your application dealt with more quickly but on the basis of the original submission, please let me know in writing within the next 5 days.

Yours faithfully

Director of Planning and Building Control Services

PLANNING AMENDMENT

For office use only
Application No. H16/0951/93
Date registered 24 NOV 1993
Case Officer

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADGATE BUILDERS (SPALDING) LTD.
BROADGATE HOUSE
WESTON HILLS
SPALDING
LINCS. PE12 6DB
Tel. No. 0406 380532

NAME AND ADDRESS OF AGENT
(if form completed by agent)
BROADGATE BUILDERS (SPALDING) LTD.
BROADGATE HOUSE
WESTON HILLS
SPALDING
LINCS. PE12 6DB
Tel. No. (Contact) S. Liquorish.

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE
WILLESBY HOUSE, ALBION STREET, SPALDING, LINCS.

Please complete
EARLIER APPLICATION No.
This application **cannot be considered** unless the relevant reference is stated
H16/0951/93.

Building Regulation reference relating to same development.
B16/0708/93

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. [✓]
State whether amendment has been requested by the Council [No]

Has a similar amendment been submitted under Building Regulations? Yes ~~No~~

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 S. Liquorish. Date 22.11.93.

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION
PROPOSED GARAGE BLOCK & WALLING.

As **NOW PROPOSED**, if different
"

State details of amendments proposed
(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)
REPOSITION GARAGE BLOCK & WALLING.
(SEE PLANS FOR DETAILS)

State drawing no's of the current submission
93037-1 & 2

State Officer dealing with the application, if known.
P. J. UDY.

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

AMENDMENT RECORD SHEET – LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ AL

Registered .....

Terminal date/committee updated 6/11/12

DC Procedural Assessment

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

Has this amendment been requested? ~~Yes~~/No *

If Yes, is it what was asked for? Yes/No *

Who do you need to reconsult as a result of this amendment? PC None ☑

WM

Press

Residents

Other –

Is it an amendment in principle? Yes/~~No~~

Is it the same character/description for fee purposes? Yes/~~No (Refer to Admin ?)~~

If No, but Yes to (*) requested :-

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment – new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: PDM 26-11

Superseded details removed ☐

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

Acceptance issued:

Public register updated: 6/11/12

DC Professional Assessment

NOTES:

Application No. H/16/0951/93.
At Willesby House, Spalding.

Comments on the building of a garage adjacent to yew trees which are within Spalding Conservation Area.

From drawing number 93037-2 of the above planning application - dated September 1993, there are six yew trees plotted nearby the proposed garage, plus one either side of the proposed access. Three trees are particularly close to the proposed garage:

A. Half a metre from the proposed garage.

B. 1.3 metres from the proposed garage.

C. 1.4 metres " " " "

The trees are in average condition having been planted close together. Recenty they have been pruned. In general yew trees can have a considerable life expectancy.

There appears to have been a wall at some time where the South western wall of the garage is proposed. If this wall had any substantial foundations and the proposed garage wall was built directly on top, then although the yews would be in very close proximity to the garage it is possible that their root system, having already adapted to the presence of the foundations over a long period of time, may survive, if a garage was built in the proposed position. Should the demolished wall have foundations of any

depth, these may have caused the yew tree roots to be deflected away from, rather than under the wall. It is likely that the roots do spread to the position of the proposed garage. Should this be so, if the garage is built in its proposed position, in such close proximity to the trees, it's presence is likely to eventually cause a reduction in the availability of soil moisture, to the underlying root system.

The more likely scenario is that new foundations are dug directly adjacent to the yew trees.

It may be that the presence of the demolished wall has discouraged root growth on the site of the proposed garage. Unless this is so the yew trees could suffer greatly when the foundations and garage are constructed.

The N.H.B.C. Standards, Building near trees state that special precautions may be required to prevent excessive damage to the roots, should foundations be dug up to six metres from a yew tree, which is a moderate water demand coniferous tree.

Should the soils be of high shrinkability, it is recommended that for a yew tree of mature height of 12 metres the foundation depth of a building would need to be 2.02 metres deep at 1 metre distant, and 1.68 metres deep at 2 metres distance, for soils of moderate shrinkability, the foundation depth would need to be 1.69 metres deep at 1 metre distant, and 1.43 metres deep at 2 metres, and for soils of low shrinkability, the foundation depth would need to be 1.35 metres

at 1 metre distant, and 1·15 metres deep at 2 metres.

It is suggested that if possible the proposed garage is built at least 5 metres away from the yew trees.

Care should be taken to minimize disturbance of the roots of the two young yew trees flanking the access 'road' to the proposed garage, which are situated at approximately 1 metre distance, from the proposed 'road' edge. It may be benefical for the adjacent trees and the roadway if it could be constructed of a water permeable material.

All trees should be fenced during construction, if possible the fence should encompass the entire canopied area, or at least up to 4 metres from the trunk which ever is greater (to prevent soil compaction and root damage).

Care must be taken not to change the soil levels around the base of the trees. The yew (A) closest to the proposed garage site, already appears to have roots slightly exposed, this should be remedied.

D. M. Fairchild
13.11.93.

County Offices, Newland, Lincoln, Monday to Friday between 9 am and 4 pm. Copies of the reports will be supplied on request to this office.

©WVN bb5398 187/507 LF26-10

SOUTH HOLLAND DISTRICT COUNCIL

REFUSE COLLECTION SERVICE

Please note that with effect from week beginning 1st November 1993, changes may affect the day and time your refuse is collected.

TIME CHANGES

You are probably used to having your refuse collected at a particular time of the day but because of the changes it may be at a different time in future.

Sacks must be placed ready for collection by 7.30 am.

DAY CHANGES

A note will be delivered to your home if your day of collection is to change. Otherwise, your collection day remains unchanged but you will still need to have your refuse ready for collection by 7.30 in case the time is different.

If your collection day is to change you will be notified.

It is necessary to revise refuse rounds from time to time to cater for new properties. We apologise for any inconvenience the resultant changes may cause you.

Howard Williamson
Contracts Manager

x5253

PLANNING APPLICATION

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:

The following application(s) do not accord with the provisions of the relevant Development Plan.

H14/0904/93
Mr W. H. B. and Mrs K. J. Booth
S73A CONTINUATION
Continuation of planning permission without complying with agricultural habitation clause.
Northcote Mill Green Road, Pinchbeck, Spalding, Lincs.

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H09/0974/93
Mossop & Bowser
CONS AREA CONSENT
Part demolition of boundary wall to Northons Lane.
The Beeches, Spalding Road, Holbeach, Spalding, Lincs.

H11/0922/93
Nat West Bank plc
CONS AREA CONSENT
Installation of service till.
Nat West Bank plc, 25 Market Place, Long Sutton, Spalding.

H16/0950/93
Broadgate Builders (Spalding)
LISTED BUILDING
Proposed garage block and walling.
Willesby House, Albion Street, Spalding, Lincs.

H16/0951/93
Broadgate Blds (Spalding) Ltd FULL
Proposed garage block and walling.
Willesby House, Albion Street, Spalding, Lincs.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

B. Smith
Director of Planning and Building Control Services

October 26, 1993.

SOUTH HOLLAND DISTRICT COUNCIL

©WVN bb5414 187/507 LF26-10

Public Notices continued on Page 32

CARAVANS & CAMPING

NORWICH CARAVANS
In over 40 years
We've seen them come, we've seen them go, but we are here to stay.
With fantastic money saving opportunities on NEW & USED CARAVANS
Come and see for yourselves you'll be suitably impressed
BUY NOW — PAY LATER
Free storage until required
City Centre — Ber Street, Norwich.
Tel 0603 626641
also
Showground, Dereham Road, Costessey.
Tel 0603 742317
p4949

NORWICH CARAVANS
BUY NOW
To receive up to
£1000
CASH BACK
Plus Discounts off List Prices on 1994 ELDDIS
Showground, Dereham Road, Costessey.
Tel 0603 742317
p4949

LFP 26/10/93

PJ

PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

LISTED BUILDING IN CONSERVATION AREA

The proposal affects a building which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest and may affect the character or appearance of the Conservation Area of SPALDING

Reference No: H16/0951/93
Description: Proposed garage block and walling

Location: Willesby House
Albion Street
Spalding
Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 16-NOV-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

26-OCT-93

SOUTH HOLLAND DISTRICT COUNCIL

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H16/0951/93

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

WILLOUGHBY HOUSE, ASTON ST SPALDING.

3. Name, classification and number of road

4. Date application referred 21/10/93

5. State whether outline, detailed application etc.

FULL

6. Description of proposed development/change of use including access details

GARAGE BLOCK & WALLING

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. ~~Does not wish to restrict the grant of~~ permission.

b. Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. Requests that the ocal planning authority refuse the application (reason overleaf).

d. Requests the loca planning authority to complete Form T.R. 108 para 10b as shown overleaf.

Date: 21/10/93 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent appr ~~l~~ in consultation with the Director of Highways and Planning

(ii) For other applications

(1) C2 as (amended) The building to which this ...

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B6.

Note:— use continuation sheet(s) as necessary.

BRIAN SH 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 : P3347
Date received : 05-OCT-93

Received from

Broadgate Blds (Spalding) Ltd.

Address

Broadgate
Weston Hills
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

Signed.....K. Lowe....
(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: H16/0951/93

Applicant: Broadgate Blds (Spalding) Ltd.
Broadgate House
Weston Hills
Spalding
Lincs PE12 6DB

Agent: Broadgate Blds (Spalding) L
Broadgate House
Weston Hills
Spalding
Lincs PE12 6DB

Description: Proposed garage block and walling

Location: Willesby House
Albion Street
Spalding
Lincs

Amendment: Request brick on edge with tile creasing to finish parapets to remain in-keeping with the Coach House

23-MAR-94

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

PLANNING AMENDMENT

For office use only
Application No. H16/0951/93/1
Date Registered
Case Officer 07 MAR 1994

1. Please complete in block letters
NAME AND ADDRESS OF APPLICANT

BROADGATE BUILDERS (SPALDING) LTD.
BROADGATE HOUSE
WESTON HILLS
SPALDING
LINCS. PE12 6DB
Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)
BROADGATE BUILDERS (SPALDING) LTD.
BROADGATE HOUSE
WESTON HILLS
SPALDING
LINCS. PE12 6DB
Tel. No. 0406 350532 (Contact) S. LIQUORISH

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE
WILLESBY HOUSE, ALBION STREET, SPALDING, LINCS.

Please complete **EARLIER APPLICATION No.** This application **cannot be considered** unless the relevant reference is stated	H16/0951/93.
Building Regulation reference relating to same development	B16/0708/93.

2. Please tick **one** box only

A		or	B	
Amendment is proposed where permission already granted If yes, submit two forms and two plans.	✓		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~~

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 S. Liquorish Date 4 March 1994

3. Please complete in block ~~letters~~ **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**	PROPOSED GARAGE BLOCK & WALLING.
State details of amendments proposed (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)	REQUEST BRICK ON EDGE WITH TILE CREASING TO FINISH PARAPETS TO REMAIN IN-KEEPING WITH THE COACHHOUSE.
State drawing no's of the current submission	93037.
Has this amendment been requested by the Council? (If so, state Officer dealing with the application)	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	

AMENDMENT RECORD SHEET – POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ HL

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

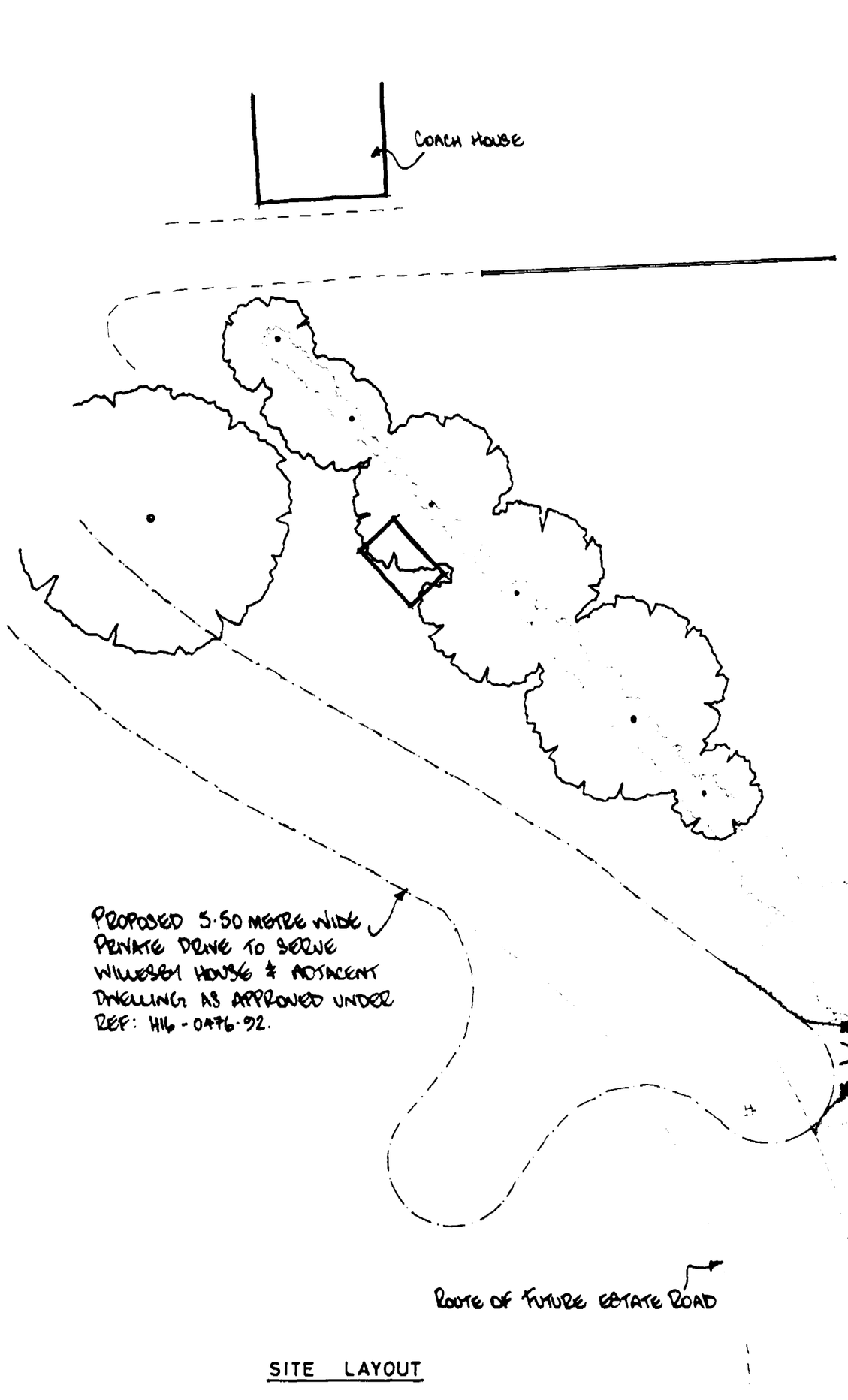
Confirmed: DC 22/3

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

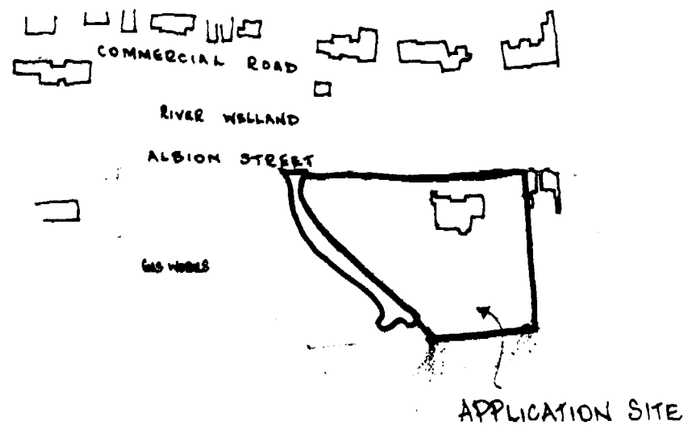
Acceptance issued:

N.B
van Caplin
Rec'd
22/3

O Simon Lecoyer re anchors for Wilkes garage
n-3 asked for details simple seems ok
but need to know what design Uts. Photos
might be useful. Is this work an Coach
house authorized



SITE LAYOUT



LOCATION PLAN

N

DETERMINED PLAN

REF. H16/0951/93.

Broadgate Builders

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532

TITLE

PROPOSED GARAGE BLOCK AND WALLING AT: WILLESBY HOUSE, ALBION STREET, SPALDING.

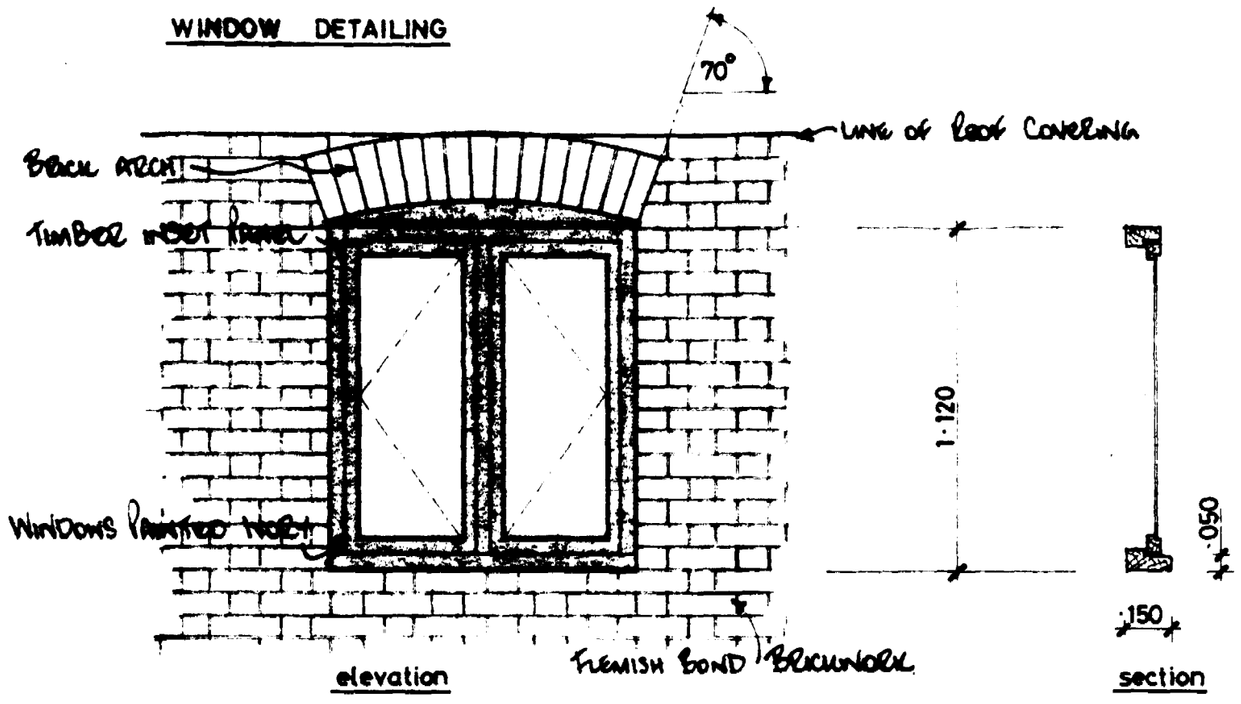
DATE	SEPT. 1993	DRAWN	SL
DRWG. No	93037-2	SCALE	1:200, 1:2500.

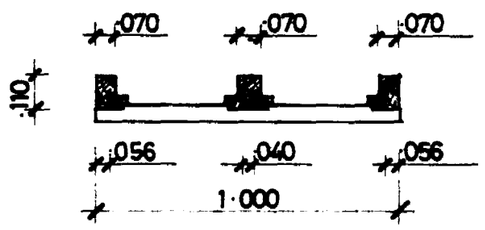
REVISIONS	DES.	DATE	SIGN
a	GARAGE BLOCK RE-POSITIONED	22.11.93	SL

PLANNING	BUILDING REGS.
CHECK BY	

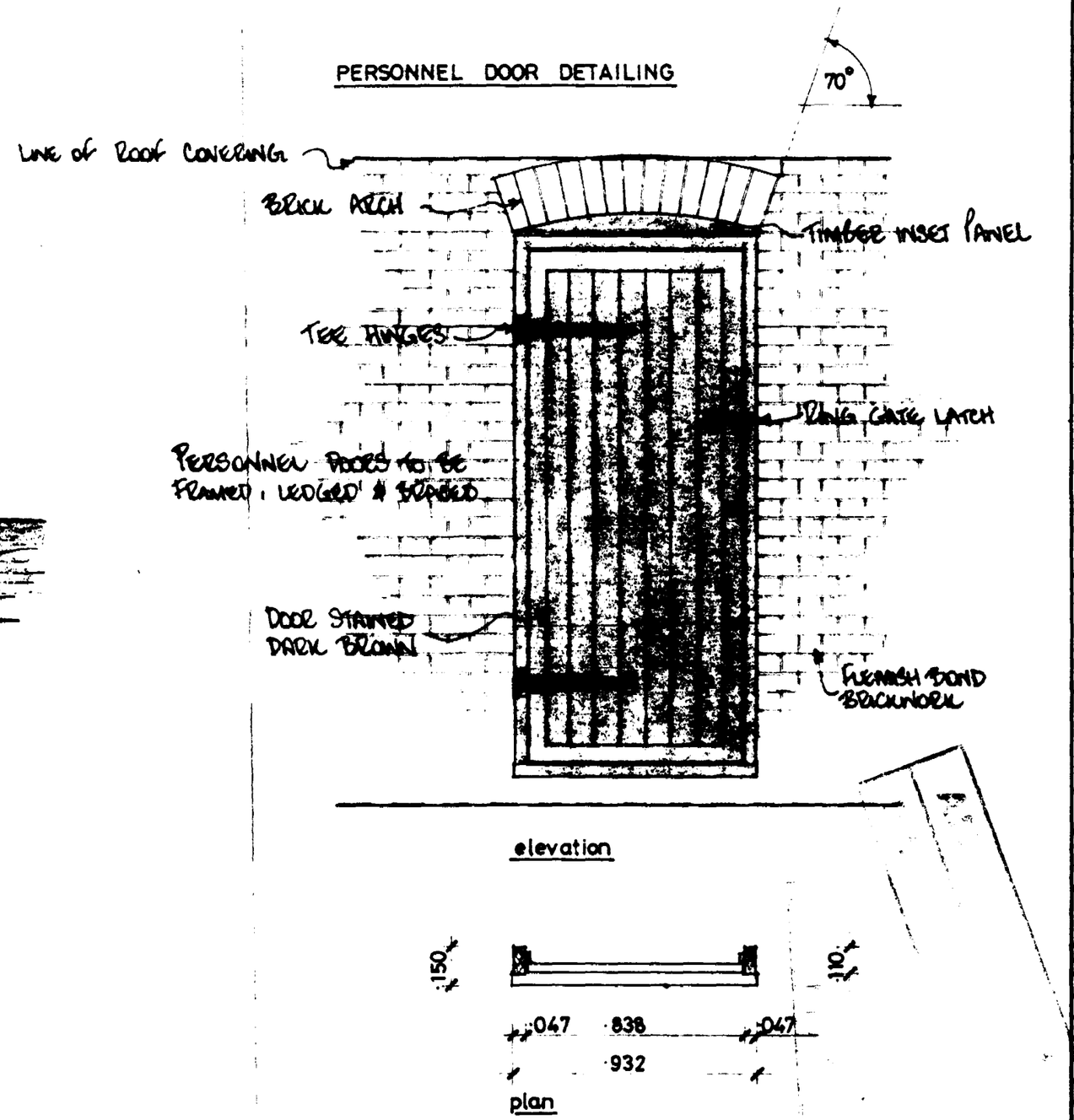
THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.

WINDOW DETAILING

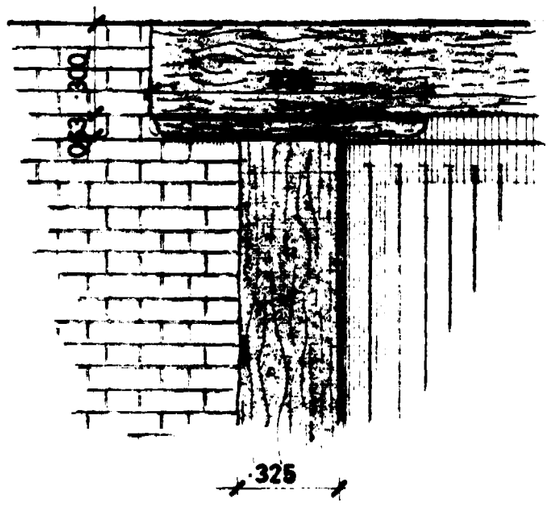


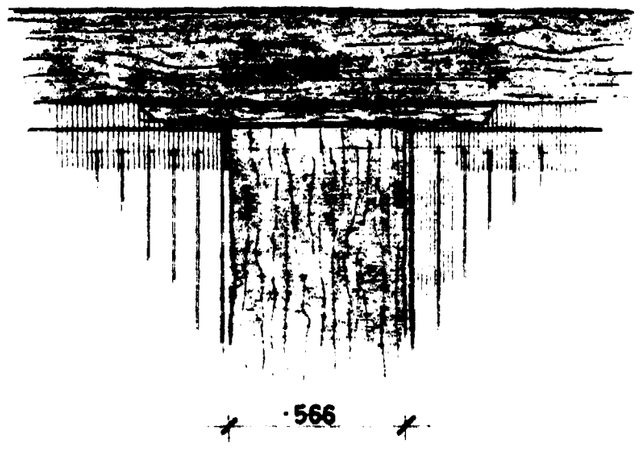


PERSONNEL DOOR DETAILING



TIMBER DETAILING AROUND GARAGE DOORS





Broadgate Builders

SOUTH HOLLAND D.C.
PLAN DEPT.
16 DEC 1993
REF ...095.1/93...

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532

TITLE

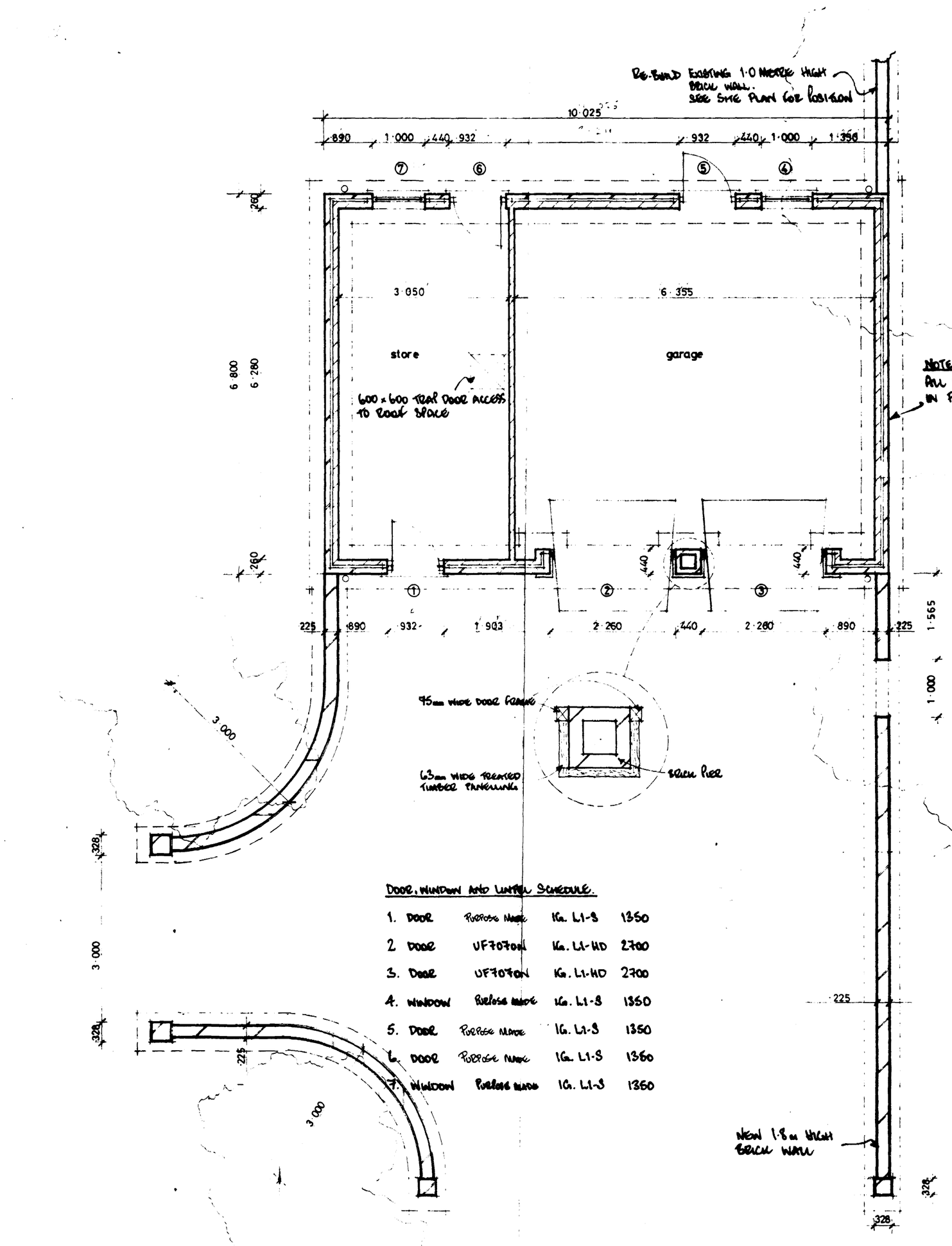
WINDOW & DOOR DETAILS OF PROPOSED GARAGE BLOCK AT:
WILLESBY HOUSE, ALBION STREET, SPALDING, LINCS.

DATE	DECEMBER 1993	DRAWN	
DRWG. No.	93037 - 3	SCALE	1:20

REVISIONS	DES.	DATE	SIGN

PLANNING	BUILDING REGS.
CHECK BY	

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.

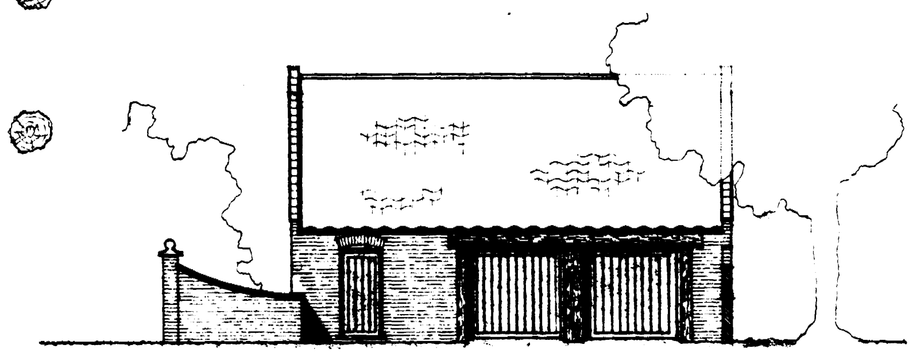


FLOOR LAYOUT

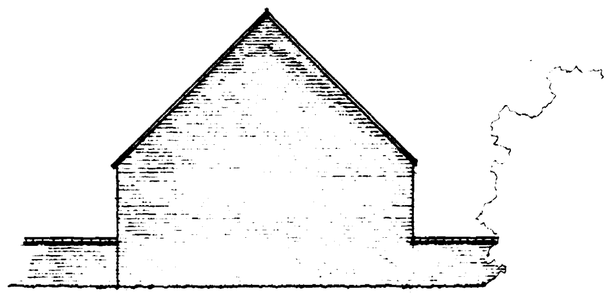
DOOR, WINDOW AND LINTEL SCHEDULE.

1.	DOOR	Purpose Made	Ka. L1-S	1350
2.	DOOR	UF707on	Ka. L1-HD	2700
3.	DOOR	UF707on	Ka. L1-HD	2700
4.	WINDOW	Purpose Made	Ka. L1-S	1350
5.	DOOR	Purpose Made	Ka. L1-S	1350
6.	DOOR	Purpose Made	Ka. L1-S	1350
7.	WINDOW	Purpose Made	Ka. L1-S	1350

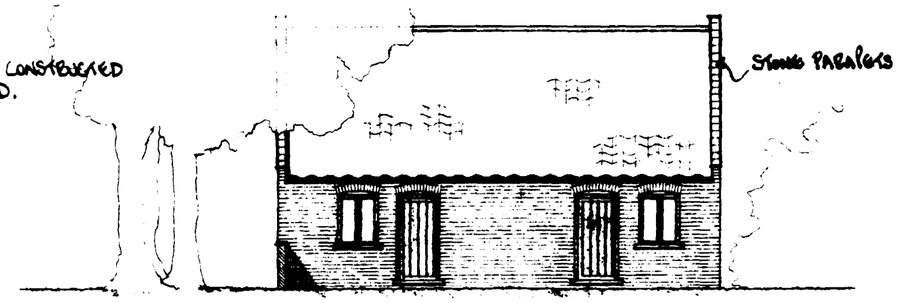
NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH DRAWING No: 93037-3.



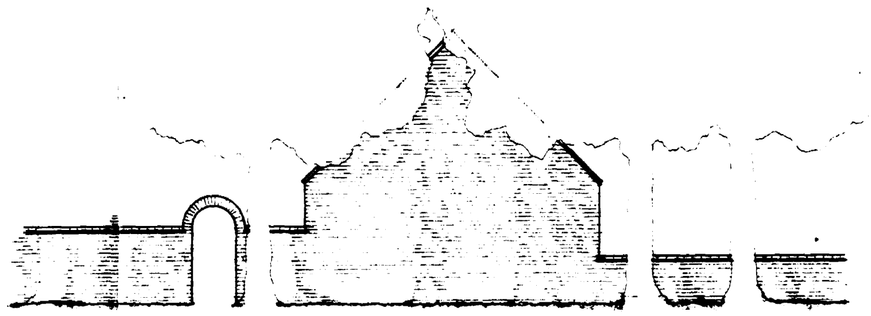
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

ROOF CONSTRUCTION

FOR DETAILS OF ROOF MEMBERS PLEASE REFER TO ROOF PLAN.

CONCRETE INTERLOCKING TILES TO LOCAL AUTHORITY APPROVAL TO BE OF SUITABLE TYPE FOR PITCH AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.

INSTALLATION TO BE TO BS 5534 PART 1 : 1978 WITH TILES LAID TO 75MM MIN. HEAD LAP.

38 X 25MM PRESERVATIVE TREATED S.W. BATTENS ON UNDERFELT TO BS 747 FELT TO BE LAPPED 150MM MIN.

TRUSSED RAFTER ROOF TO BE SPECIALIST DESIGNED AND SUPPLIED BY TWINAPLATE LTD. IN ACCORDANCE WITH BS 5268 PART 3 : 1985.

TRUSSES TO BE INSTALLED AT 600MM C/C UNLESS INDICATED OTHERWISE ON ROOF PLAN.

100 X 75MM WALL PLATE STRAPPED TO WALLS AT 1.2M C/C MAX. USING 30 X 5MM GALVANISED STEEL STRAPS.

PROVIDE 30 X 5MM GALVANISED STEEL STRAPS AT 2.0M C/C MAX. FROM RAFTER AND CEILING CHORD MEMBERS TO GABLE WALLS. SPAS 2 NO. TRUSSES WITH NOGGINGS AND PACK R.L.T. 38MM THICK AND R.L.T. ¼ DEPTH OF ROOF TRUSS MEMBER RESTRAINED.

ROOF BRACING IS TO BE IN ACCORDANCE WITH THE BS 5268 PART 3 : 1985 AS INDICATED ON ROOF PLAN.

38 X 100MM RIDGE NOGG BINDER, 50 X 100MM CEILING BINDERS, 38 X 100MM 45° DIAGONAL BRACING SECTIONS.

38 X 175MM P.S.E. FASCIA AND BARGEBOARDS (WHERE APPLICABLE) WITH 6MM PLY SOFFIT.

ALL TIMBER TO BE SC3 STRUCTURAL GRADE MINIMUM.

Floor construction & foundation details

SEE ENGINEERS DETAILS.

EXTERNAL WALLS

260MM CAVITY WALL CONSTRUCTION TO COMPRISE: 102MM FACING BRICK (TO BS 3921 : 1974 FOR CLAY BRICK, BS 187 : 1978 FOR CALCIUM SILICATE BRICK). 60MM CLEAR CAVITY. 100MM BLOCKWORK INNER LEAF.

PROVIDE GALVANISED OR STAINLESS STEEL WALL TIES TO BS 1243 : 1978 INSTALLED AT 900MM C/C MAX. HORIZONTALLY, 450MM C/C VERTICALLY. TIES AT 300MM C/C MAX. VERTICALLY AT UNBONDED JAMBS TO ALL OPENINGS.

CAVITY TO BE CLOSED AT ALL OPENINGS AND IN ROOF SPACE INCORPORATING HORIZONTAL AND VERTICAL D.P.C.'s.

DRAINAGE - SURFACE WATER

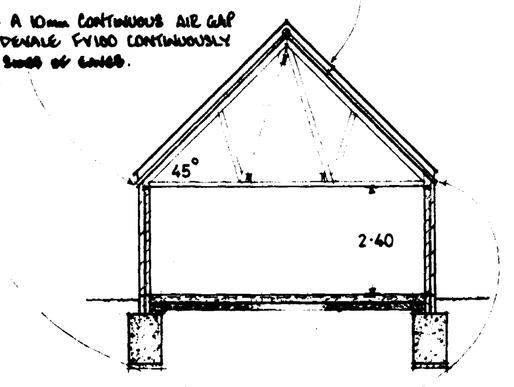
100MM HALF ROUND U.P.V.C. GUTTERS TO DISCHARGE INTO 68MM DOWNPIPES.

BELOW GROUND PIPEWORK TO BE 0638MM U.P.V.C. FLEXIBLE JOINTED WITH 100MM MIN. PEA GRAVEL BED AND SURROUND. PIPES TO BE LAID TO 1 : 70 FALL TO 01.2M SOAKAWAYS AT 5.0M MIN. FROM ANY BUILDING

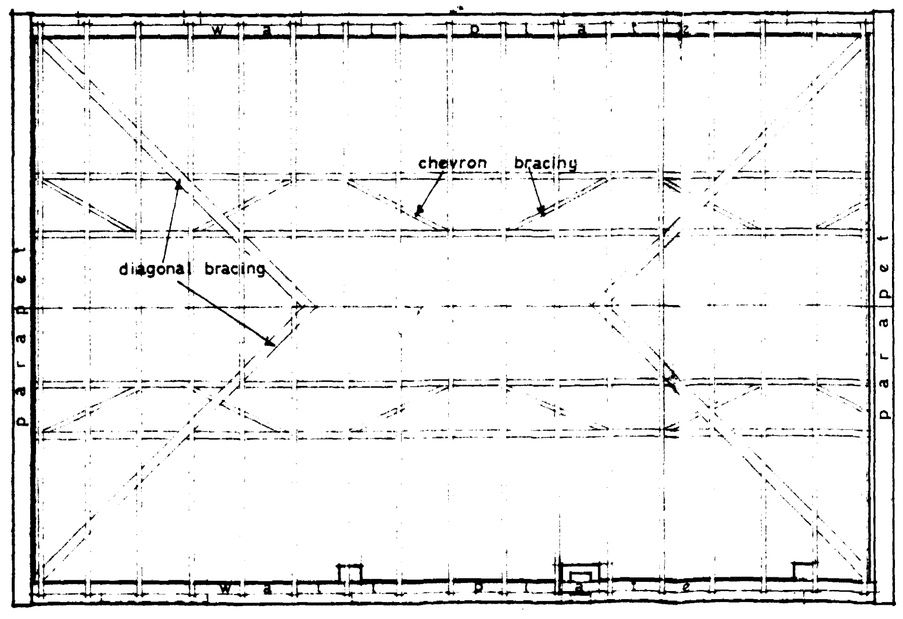
Cillarie.
9·5mm edibex duflex Plasterboard with skim finish.

Ensure a 150mm upstand between roof tile & underside of tile parapet for structural load flashing.

To achieve a 10mm continuous air gap install Glidevale 5"x180 continuously Atomic Bock Sand or Gauge.



NOTE: See engineers details re: floor / foundation construction.



ROOF PLAN

Broadgate Builders

SOUTH HOLLAND D.C. PLAN DEPT. 16 DEC 1993 REF ...S93/1192

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532

TITLE

PROPOSED GARAGE BLOCK AND WALLING AT: WILLESBY HOUSE, SPALDING, LINCS.

APPLICATION DETERMINED

DATE	sept. 1993	DRAWN	
DRWG. No.	93037 - 1	SCALE	1:50 & 1:100.

REVISIONS	DES.	DATE	SIGN
a.	GARAGE BLOCK REPOSITIONED	22.11.93	J.
b.	FLOOR & FOUNDATION DESIGN INCLUDED.	2.12.93	J.

PLANNING

BUILDING REGS.

CHECK BY

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.