BRIAN TH DipTPMRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/1006/91 Received:21-OCT-91 Type:FULL

Name: Mr & Mrs T Stanhope
1 Euston Avenue
Spalding
Lincs
PE11 2UX

Agent: A Roffe
1 Green Lane
Spalding
Lincs
PE11 2YB

Description: Extension to bungalow

Location : 1 Euston Avenue 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:

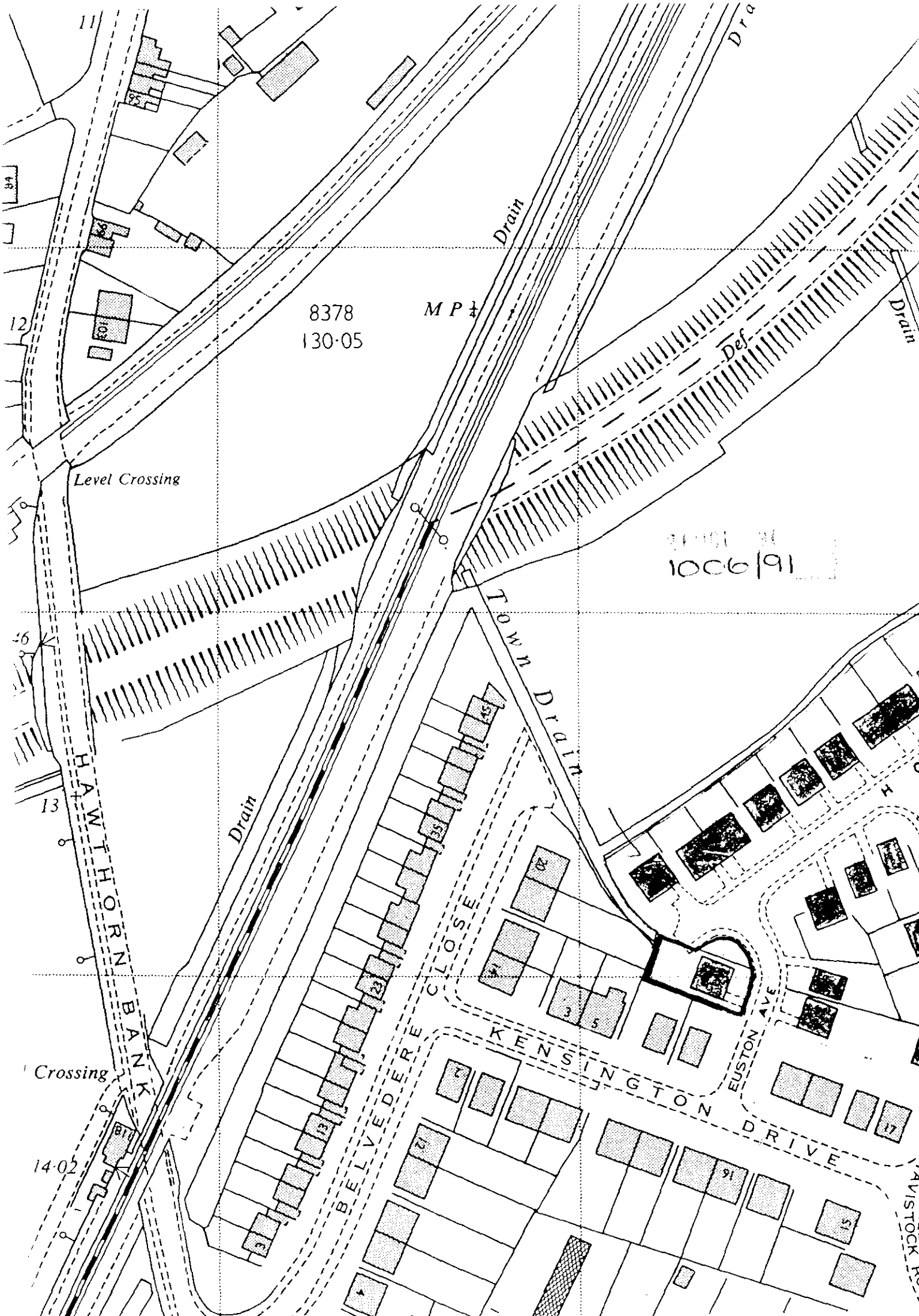
1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
06-DEC-91

H16/1006/91

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.


11
12
13
14·02
Drain
8378
130·05
M P
Def.
Level Crossing
1006|91
Town Drain
HAWTHORN BANK
Crossing
BELVEDERE CLOSE
KENSINGTON DRIVE
EUSTON AVE

PLANNING APPLICATION

For office use only

Application No. H16/1006/91

Date Registered 21 OCT 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr and Mrs T. Stanhope
1, Euston Avenue,
SPALDING PE11 2UX

Tel. No.

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

A. ROFFE
Building Design and Plans
1 Green Lane
SPALDING, Lincs. PE11 2YB
Tel: (0775) 723680

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

1, Euston Avenue, SPALDING

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Extension to bungalow

Please complete

Signed. A. Roffe Date. 18th October 1991

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £46-00
If you consider no fee is payable include a written explanation instead.
Previous application No:

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

2. **TYPE OF APPLICATION**

(✓)

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

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

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to

Now complete an Ownership Certificate

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required

Now complete an Ownership Certificate

TYPES OF DEVELOPMENT

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

(i) New building(s) [ ]

(ii) Alterations or extension [✓]

(iii) Change of use [ ]

B. If new dwellings are proposed, please state how many: [ ]

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

B. Please state size of any new structure:- (a) max. height: 4.0 metres

(b) max. length: 4.3 metres

(c) max. width: 3.1 metres

C. Please state type and colour of materials for facing external walls: L.B.C. Saxon brown double roman

D. Please state type and colour of roofing materials.

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. Residential

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? Ex garage/drive

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees [✓]

B. The proposal does involve the felling of one of more trees [ ] ⇒ If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of Soakaway

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

C. Please state whether a land drain will be affected NO

D. Foul sewerage will be disposed of to:

Mains sewer [✓] Cesspool [ ] Septic tank [ ]

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	NO	⇒ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	NO	⇒ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	[ ]	⇒ Date: Consultee:
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.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

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 ☐

Proposed total gross floorspace ____ sq. m. Previous total gross floorspace ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ 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?			
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? If so, please explain the relationship	State Yes or No ☐		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises	State Yes or No ☐		
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)			
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)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐		
What provision is being made for access to the premises for the disabled?			

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THR SECTIONS.

Use the notice at the bottom of the page only when necessary.

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

OWNER

2. **OWNERSHIP OF THE SITE**

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

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

Certificate A

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

Signed H. Kolfe (~~Applicant~~/Agent) Date 18/10/91

Certificate B

The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

State Name and address of owner: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1

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

Signed H. Kolfe ~~Applicant~~/Agent) Date 18/10/91

Certificate 2

The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

State Name and address of tenant: State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed ..... Date .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 46.....

Receipt Issued ..... No. 12197

Date First Received .....

REGISTRATION

REFERENCE .H116/.1006/91.....

Cross-Ref .....R.....N/A.....

Date.22/10/91

VALIDATION Date.23/10/91

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

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

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees: Nil fee - previous app ☐ Ref .....
- type ☐
Discounted fee ☐ Reason .....

Correct fee £ 46 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date....24.10.91

Index Sheets 2151 OS Nos ..... Grid Ref 5[illegible] 3[illegible]

Ward ..S.. Parish ..SPALDING

Inside IBD YES Inside LP Area YES

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

Linked to site.....Ref..... Linked to property.....Ref.....

Planning Records:
Earlier apps

B Reg Records:
Already submitted Ref.S/1764/87
Requested .....

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy OK Neighbours 2 Cs Other

Boundaries Upon Site Features grade

Inspected by: PM
date: 13/7

Residents notified on site visit: No Sending Post to. 1, Holborn Road.

Case Officer Conclusions (issues)

Extension to ~~front~~ side of bungalow which comes towards road OK No effect on neighbour No roof over flat roof Ext OK

Case Officer Recommendations (summary)
(details overleaf)

Delegation
Recommended approvals –

Confirmed by Case Officer:

Departure from policy — Yes ---- No ----

Ward member request — Yes ---- No ----

Recommend approval against material objection — Yes ----
Any objection received? No
If yes, is any obj. material? No
Yes
No ----

Other circumstances needing Committee decision — Yes ----
Flagged by Senior Officer
Signed .....
No ----

[Reason:

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic. — No ----
Nil fees (not first Submission)
Yes ----

ANY ONE OF ABOVE
Other info. viz:
Signed .....

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

Delegation confirmed by Senior Officer
DC 4/12
.....

Recommendation/draft report produced..... Amended/confirmed.....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED PSM 30-10-01 DR 31/10

Publicity : General
Departure
Setting of LB Viz

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

A. ROFFE

BUILDING DESIGN AND PLANS

1 Green Lane,
SPALDING,
Lincs. PE11 2YB Tel. (0775) 723680

18th November 1991

Dear Sirs,

H16/1006/91 :
Extension to bungalow,
1, Elston Avenue, SPALDING.

I enclose a letter of support in respect of the above planning application from the applicant's doctor,

Yours faithfully

A. Roffe.

S.H.D.C. PLANNING DEPT.
RECEIVED
19 NOV 1991
File Nos.

Dr. A. WALTON
Dr. J.M. COWELL
Dr. P. McCOMBIE
Dr. A.M. CANNON
Dr. C.P.B. LENNON
Dr. K.A.R. WISCOMBE

15a HIGH STREET,
SPALDING,
LINCS.
PE11 1TR.

Telephone: 766181
Appointments: 724848
Prescriptions: 710325

Ref AW/MEP

6 November 1991

To whom it may concern

Re: Terence Stanhope 24 09 41
Yvonne Stanhope 07 12 47
1 Euston Avenue, Spalding

I would support this man's application for the building of an extension at the side of his bungalow to accommodate a larger bathroom and shower room.

I confirm that Mr Stanhope has a chronic ulcerating lesion at the bottom of his spine which requires constant dressings and bathing, particularly in view of his work as a builder.

I trust this will help in his application for the above mentioned extention.

Yours sincerely

A WALTON

A. ROFFE

BUILDING DESIGN AND PLANS

1 Green Lane,
SPALDING,
Lincs. PE11 2YB Tel. (0775) 723680

19th October 19XX

Dear Sirs,

Extension to bungalow for Mr and Mrs T. Stanhope.

I enclose the following documents for your attention in respect of work proposed at the above :-

4 Planning application forms and Certificate "A";
4 location plans - scale 1:1250;
4 copies drawing 1 showing the work to be carried out;
1 copy of the plan as existing.

The proposal is to provide better bathroom facilities for the applicant who is over 6' tall and is suffering from back trouble. The present bathroom is too small (1.68m x 1.88m) and has a 1700mm bath only, with insufficient space for drying and dressing.

Yours faithfully

A. Roffe

A. Roffe.

South Holland District Council.

BRIAN TH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/1006/91 Type: FULL

Applicant: Mr & Mrs T Stanhope Agent: A Roffe
Tel: 0775 723680

Description: Extension to bungalow

Location: 1 Euston Avenue
Spalding

Valid date:	21-OCT-91	Terminal date:	16-DEC-91
Target dates:		Target Committee:	10-DEC-91
To case officer	26-OCT-91	Report deadline:	26-NOV-91
Inspected by	31-OCT-91		
Extra contacts	05-NOV-91	Case Officer:	
Report if not clear by	25-NOV-91	P J UDY	

DEVELOPMENT/CONSTRAINTS

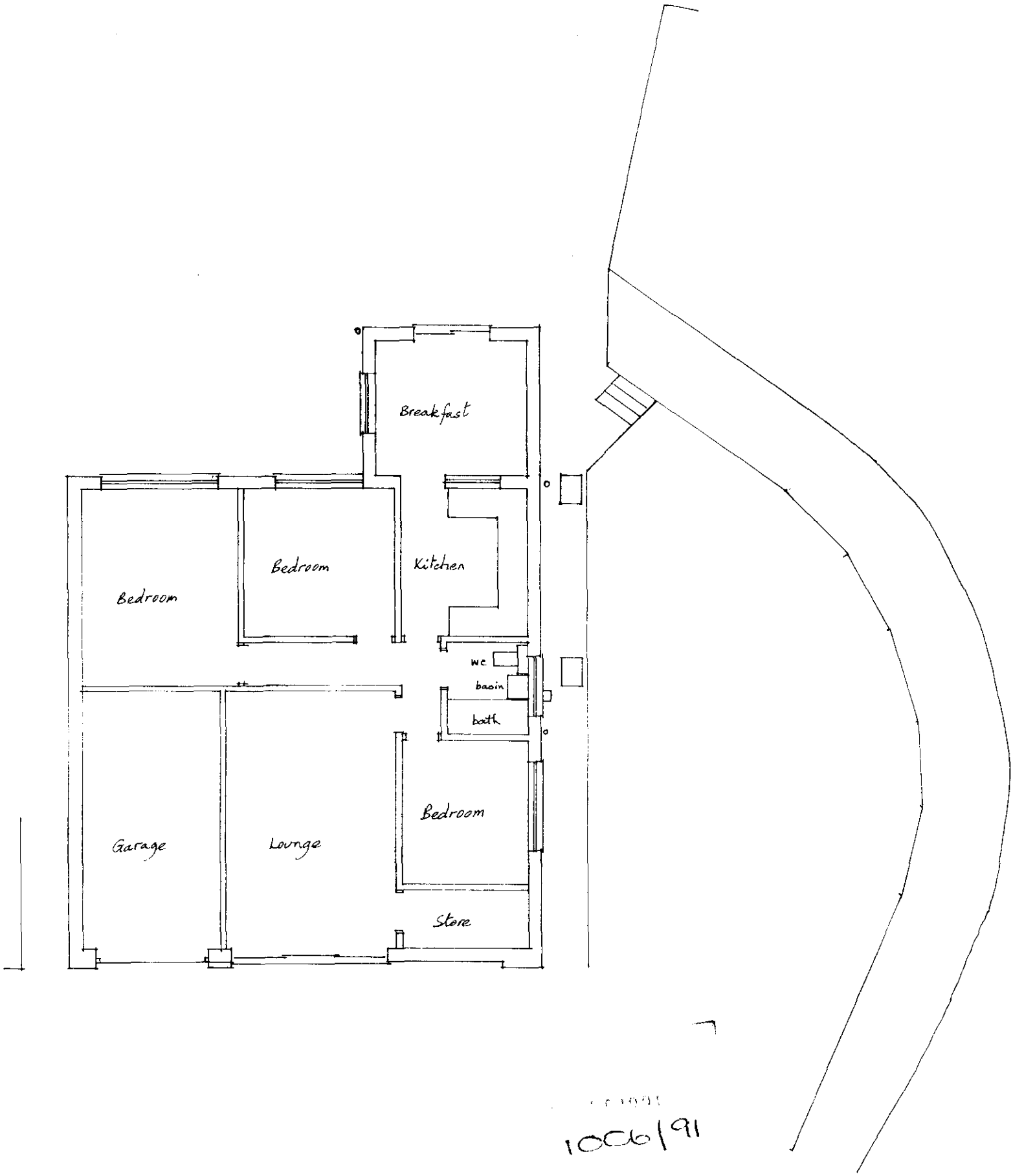
Size:
Category: Extension/curt bldg
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr B J Davies	29-OCT-91	12-NOV-91
Cllr C Evans	29-OCT-91	12-NOV-91
Cllr M C White	29-OCT-91	12-NOV-91

c c c No objections from Cllrs

Reminders 18 NOV 91 2 DEC 91



1006/91

Existing Layout

1, Euston Avenue, SPALDING

October 1991 Scale 1:100

All new windows to be double glazed.

All openings to have vertical and horizontal dpc damp proof courses.

Bath room to have extractor fan capable of 15 litres/sec (54 m³/hr) intermittently.

W.C. to have extractor fan capable of 3 air changes per hour with a 15 minute over run.

Roof tiles to be smooth brown double roman to match existing.

Brickwork to be 1:6 c.c. Semen to match.

EAST

NORTH

WEST

Grade 4 lead flashing with 150 mm upstand

1.6. Life Limbo 1500mm long

new V.P.

Properly bond new and existing walls with Furfix profiles to manufacturers details.

Check drain under building and surround with 150 mm concrete. Refloat with a limbo where passing through wall, with 50 mm gap filled with glass fibre and rigid mesh to either side to prevent entry of vermin.

New drains to be 100 mm Supersleve bedded on pea gravel and to fall 1:70.

New manhole to be Hepworth polypropylene bedded in concrete and surrounded with pea gravel.

Bedroom
Bedroom
Kitchen
Breakfast
Bedroom
Garage
Lounge
Bedroom
Lobby
existing manhole
bath
w.c.
shower
wash hand basin
RWP
back inlet gully.
to sewer
footpath
carriageway

FLOOR PLAN

1000
400
300
1800
1200
2400
2050
2100

FOUNDATION

5 × 50 mm galv. m.s. lateral restraint straps to gable

Remove existing flat roof boarding and felt, form new pitched roof

New gutter to join to existing

RWP (Ex.)

50 × 100 mm wall plate with 8 × 150 mm galv. m.s. holding down straps at max 2 m centres.

preformed glass fibre valley on 32 × 175 mm tanalised battens

RWP (new)

ROOF PLAN

Site Plan
scale 1:500

Marley smooth brown double roman to match on 25 × 38 mm tanalised battens and reinforced roofing felt to B.S. 747 lapped 150 mm horizontally and vertically

38 × 175 mm ridge

38 × 125 mm rafters at 450 mm centres

38 × 100 mm hangers at 900 mm centres

Roof and eaves detail to match original.

38 × 100 mm binder

25°

9.5 mm plasterboard and skim with 250 mm glass fibre insulation

100 mm lightweight cellular concrete roof slabs on 1000g. polythene d.p.m. on top d.p.c.

remove all vegetable matter and 150 mm blinded and well consolidated hardcore fill

450 × 230 mm foundations to internal walls.

100 mm P.V.C. half round gutter

10 mm. Flyproof ventilation to opposite eaves with min. 50 mm air gap to roof spaces

close cavity at eaves and verges with brickwork

100 mm facing brick to match original
50 mm cavity with 50 mm Dritherm insulation
100 mm Thermalite blockwork

wall ties at 900 mm horizontally, 450 mm vertically and at 225 mm vertically to jambs of openings.

mortar to be 1:1:6 cement, lime, sand

d.p.c. to be 150 mm above ground level

Brickwork or Class 'A' concrete blocks below d.p.c. (to B.S. 6073)

700 mm wide 230 mm deep C15P concrete foundations taken down to firm strata and to be compatable with existing

SECTION A-A

Marley smooth brown double roman to match on 25 × 38 mm tanalised battens and reinforced roofing felt to B.S. 747 lapped 150 mm horizontally and vertically

38 × 100 mm hangers at 1350 mm centres

38 × 100 mm rafters at 450 mm centres

existing flat roof joists and ceiling retained

existing wall

SECTION B-B

parking

proposed extension

footpath

carriageway

21 OCT 1991
1096/91

Extension to bungalow,
Mr. and Mrs. T. Stanhope,
1, Euston Avenue, SPALDING.

Scale: 1:100 and 1:50	
Drawing No: 1.	L.A. Ref.:
Date: October 1991	

A. ROFFE
BUILDING DESIGN & PLANS
1 Green Lane.
SPALDING.
Lincs. PE11 2YB Tel. (0775) 723689