APPLICATION NO. : H16.1090.92

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

Listed Building Consent

Reference: H16/1090/92 Received:15-OCT-92 Type:LISTED BUILDING

Name: Mr J Edgoose
7 Abbey Buildings
Priory Road
Spalding
Lincs

Agent: M E Cresswell MBIAT
Horseshoe Bridge
Spalding
Lincs
PE11 3JA

Description: Demolish conservatory/kitchen replace with kitchen & lobby, stair access & velux lights to roof & new boundary walling
Location : 7 Abbey Buildings Priory Road
Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the works in accordance with the application and plans submitted, subject to the following condition(s):

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

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 All works shall be carried out in strict accordance with the approved plans.

Reason: To ensure a satisfactory external appearance and the protection of the character of this Listed Building.

3 The velux rooflights to be used in the main roof shall be of the same size and type as those used on other dwellings within this building and shall be equidistant and line through with those roof lights.

Reason: To ensure a satisfactory external appearance and the protection of the character of this Listed Building.

4 The kitchen and lobby roof shall be covered with Sandtoft "Greenwood" pantiles.

Reason: To ensure a satisfactory external appearance and the protection of the character of this Listed Building.

5 Sample panels of the bricks and mortar to be used for the extension and garden wall shall be erected, inspected and agreed by the Local Planning Authority before work commences.

Reason: To ensure a satisfactory external appearance and the protection of the character of this Listed Building.

6 The garden walling shall be set and pointed in a lime based mortar and that

SOUTH HOLLAND DISTRICT COUNCIL

fronting Priory Road shall be laid in English bond.

Reason: To ensure a satisfactory external appearance and the protection of the character of this Listed Building.

7 The windows shall be plain glazed and in painted timber.

Reason: To ensure a satisfactory external appearance and the protection of the character of this Listed Building.

8 The existing roof timbers such as both roof plates, tie beams to the party and gable walls, the diagonal brace to the wall plate, the redundant ridge piece and gable end crown post shall be retained.

Reason: To ensure a satisfactory appearance and the protection of the character of this Listed Building.

9 Before development is commenced, details of how the new building will be attached to the main existing structure shall be submitted to and approved by the Local Planning Authority.

Reason: To minimise any damage to the historic building, and in particular the medieval buttress.

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

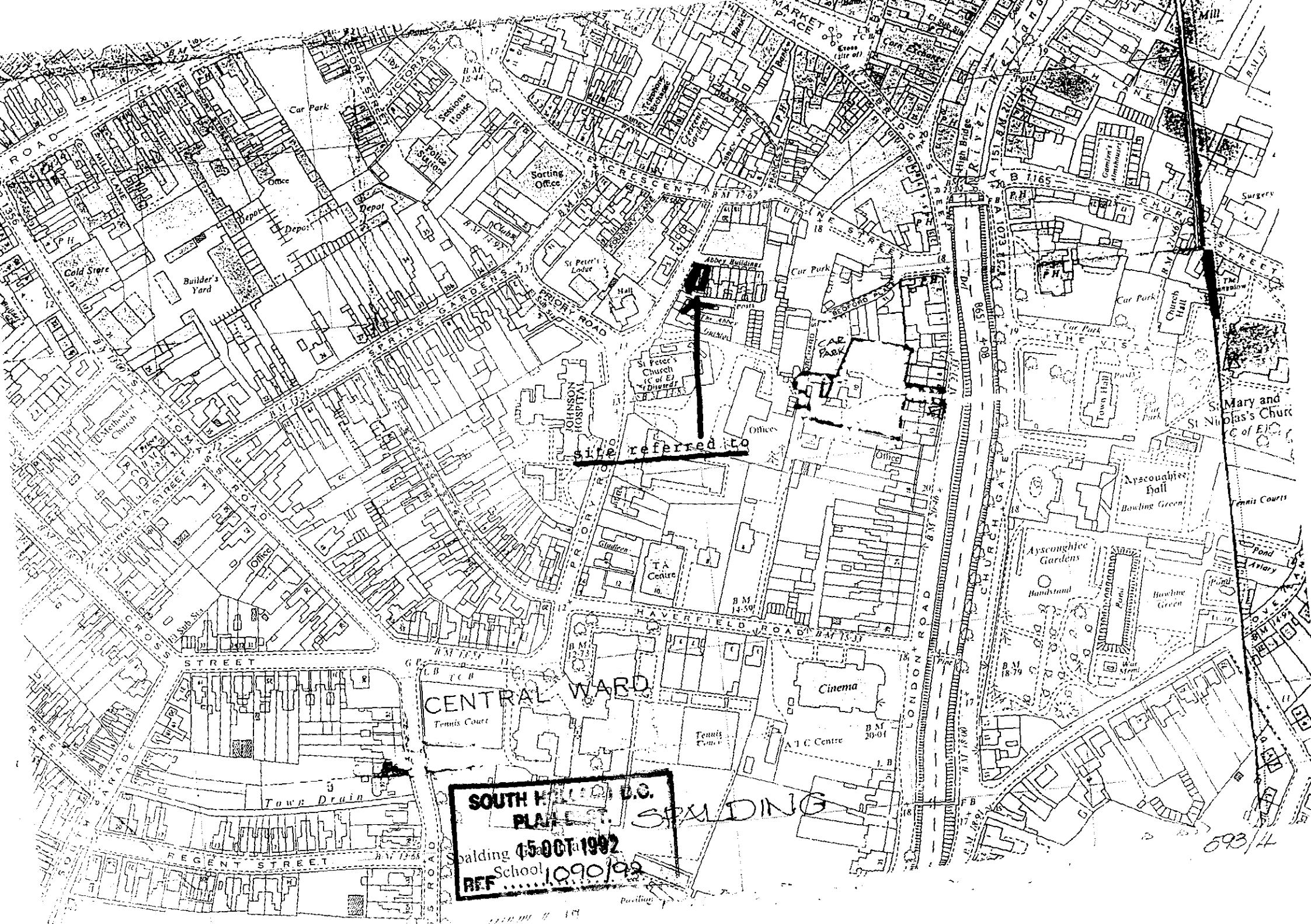
One months notice must be given to the Royal Commission on Historical Monuments of England prior to work commencing at Shelley House, Acomb Road, York YO2 4HB Tel: (0904) 784411.

Director of Planning and Building Control Services
01-APR-93 H16/1090/92

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)


site referred to
CENTRAL WARD
SOUTH HOLLAND D.C.
PLANNING
15 OCT 1992
Spalding
REF 1090/92
SPALDING
693/4

H16/1090/92

15 OCT 1992

MR.J.EDGOOSE
7 ABBEY BUILDINGS
PRIORY ROAD
Spalding.

M.E.Cresswell. MBIAT
Horseshoe Bridge
Spalding.PE11 3JA

72 3656

Mary Cresswell.

OFFICE COPY

7 ABBEY BUILDINGS,PRIORY ROAD,SPALDING.LINCS.

PROPOSED DEMOLITION OF GLAZED CONSERVATORY/Kitchen and replace with reclaIMED BRICK AND PANTILE ROOF KITCHEN AND LOBBY. Provide secondary stair access to roof and Velux roof-lights to main roof (2-each pitch). and new boundary walling.

M E Cresswell

14TH OCTOBER 1992.

OWNER.

14.10.92.

APPLICATION ASSESSMENT

Notes for Case Officer — Nigel suggests application split. Rsk poss of wall problematic.

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by PM
Date 3-11

Notice posted by PM
Date 3-11

Resident Notices required

Sent | Delivered

Case Officer Conclusions

No comment received to date, can't see any valid planning reason.
See chat M. Kerr says.

Spacing & velux not any matters causing concern in a neighbouring property.

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

PDM 19-10 No Point elevations to show position of TCE wall needs P.P. ✓ Velux.

		Requested	Sent
Extra Publicity:			
	Departure	.....	.....
	Setting of LB	.....	.....
	Public Right of Way	.....	.....
	Discretionary	.....	.....
Extra Consultations:			
	Dept of Transport	.....	.....
	Environmental Serv.	.....	.....
	LB/Cons. Area - Local LB+CA.	19-10	25/10
	- Local & National	27/11 AP.	.....
	- English Heritage	.....	.....
	Consultant: Name Mary Kerr		25/10 Order No 4/079
	Other: DoE if decision to grant	.....	.....

hd & gp & LAxd M 2/11

Case Officer PM only A 10% to be demolished according to WSM

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt Issued

Date first Rec'd 15 OCT 1992

Registration

Reference H16/1090/92

Cross-Ref B16/0723/92 (BN)

Date 16/10

Validation

TYPE LB

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app
Type

Correct fee NIL

Additional
Refund

Receipt
Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 2.01

OS No's

Grid ref 524700 329910

Ward SP

Parish SPALDING

TR Rural
TR Bypass
Level Cross
Footpath

CA YES
LB YES
TPO —

Inside IBD YES

Inside LP area YES

Linked to site

Ref

Linked to property 0214/93

Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

Mrs M E Cresswell M.B.E. J.P.
Horseshoe Bridge
Spalding
Lincs
PE11 3JA

Mr P J Udy

PJU/AC
P11/1090/93

7 December 1994

Dear Madam

New Boundary Wall, 7 Abbey Buildings, Priory Road, Spalding.

I refer to your site meeting with my Planning Assistant, Mr Udy, on the 5 December 1994.

The file has been researched and it would seem that subject to Mr Pell using a lime based mortar with a brick bonding to match the adjoining rear wall that the proposed wall will be in accordance with the approved plan.

Yours faithfully

N P Midlen
Principal Planning Officer
Development Control

Seen Mr Pell - Builder.

Using lime based mortar 5 sand : 1 lime : ¼ cement
Bonding to match adjoining rear wall which is
3 stretchers, 1 header.

Advised that what he had [illegible] was
but would check file to ensure that he
was complying with approval. If any probs
would get back to him.

Checked file. Seems to be complying with
conditions + plans

Pass 5-12

M E Cresswell MBIAT
Horseshoe Bridge
Spalding
Lincolnshire
PE11 3JA

P J Udy

PJU/SJS
H16/1090/92

6 October 1994

Dear Madam

Proposed new boundary wall and first floor alterations - 7 Abbey Buildings, Spalding

I enclose the amendment consent notice, which permits you to change the scheme by deleting the velux roof light from the front elevation and inserting it instead on the rear elevation; so that there are now two velux roof lights on that elevation.

I have endeavoured to answer your query regarding the damp proofing. Damp proofing was not carried out as part of the scheme, which was carried out approximately in 1989/1990. It may have been carried out earlier, perhaps in the mid-eighties. I have also been informed that the construction of Abbey Buildings is such that if the building was damp proofed that it may not have been very effective.

I can only advise that if there is no damp proof guarantee with the deeds of the property that it is possible that no such damp proofing was carried out. It may be worth contacting earlier owners of the property. I understand that one of the members of the George Adams' family owned the building in the mid-eighties and if you can contact them they may be able to shed more light on your problem.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

Enclosure

S : E :
S : 1 : ½ cent

P J Udy

PJU/SAH H16/1090/92

MEC/593

28 July 1994

Mrs M E Cresswell
Horseshoe Bridge
Spalding
Lincs
PE11 3JA

Dear Madam

Proposed New Boundary Walls for Mr J Edgoose

The District Council do not have any grants which would help Mr Edgoose with the cost of his wall. These were cut a few years ago and were only for restoration work.

I would be grateful however, if you could advise me on an approximate timescale when the Listed Building Consent will be fully implemented: ie. when all the boundary wall will be constructed.

I thank you for your assistance in this matter.

Yours faithfully

N R Midler
Principal Planning Officer (Development Control)

Mary E. Cresswell [illegible]

[illegible] of the British Institute of Architectural Technicians

Architectural Design

[illegible]

[illegible]

19th July 1994.

Ref. MEC/ 593.

The Director of Planning Services
South Holland District Council
Priory Road
Spalding.

Dear Sir,

Planning reference H16/1090/92.
Proposed new boundary walls.
Mr J.Edgoose.

With reference to the above proposal, my client has received builders estimates for carrying out all the proposed approved walls but as the costs are extremely high he proposes to leave the front hedge and dwarf wall facing Priory Road as it is for the present.

He proposes at this stage to build the rear boundary wall all as the enclosed drawing and the inner wall marking the parking area.

I do not know if a grant may be available to carry out the front wall,which is going to be a very costly item - perhaps you can advise on this . It would certainly look well and he would like to carry out the work-but not at current costs.

Yours faithfully,

Mary Cresswell

M.E.Cresswell.

Enclosure; A3 drawing no.593/5A.

S.H.D.C. PLANNING DEPT.
RECEIVED
21 JUL 1994 PV/DSR
Attached to
File Nos.
DPO
DOPO
JO AOP
Action by
Discussed with
Copy No.

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: H16/1090/92

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/0985/93 Received:18-OCT-93 Type:CONDITION COMPLIANCE

Name: Mr J Edgoose
7 Abbey Buildings
Priory Road
Spalding
Lincs

Agent: M E Cresswell
Horseshoe Bridge
Spalding
Lincs

Description: Details of bricks and attachment of new building to existing structure (Conditions 5 & 9 of H16/1090/92)

Location : 7 Abbey Buildings Priory 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:

sgd B SMITH
Director of Planning and Building Control Services

18-NOV-93 H16/0985/93

P J Udy

PJU/SAH R16/1090/92

11 November 1993

M E Cresswell MBIAT
Horseshoe Bridge
Spalding
Lincs
PE11 3JE

Dear Madam

Alterations to 7 Abbey Buildings, Priory Road, Spalding

I enclose the Condition Compliance notice in relation to conditions 5 and 9 of the above reference planning application.

Further to your conversation with me on 28 October 1993, a further inspection has been undertaken when it was noticed that the majority of points raised had been put right. However, I request that an amendment is submitted to show the altered format of the stable door which has been installed. The reason for this is that a condition is placed on the Listed Building consent requiring work to be in full accordance with the approved plans. This aspect is not in accordance with the approved plan and therefore must be attended to.

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

Yours faithfully

N R Midlen
Principal Planning Officer (Development Control)

Encs.

14-10

I Mr Martin Port Beeden Drive meeting 4pm 19-10

I John Wright Classic Porters Crowland Asbestos unit. Will need P.P. no guarantees may be ok but depends on Situation, neighbours, highways etc. 6 weeks for decision if delegated, if cttee longer.

I Drainage from 6 Abbey Buildings development causing a problem. Is it in accordance with plans will speak to Nem, KW.

15-10

IP Mr + Mrs Fleming re the cost for Landman-Dorrington-Weston large cost shoring these gardens, agreed it as a large cost, but if built in accordance the approved plans can't do anything about it. Can go to boundary as long as in their side. The issue is ~~is~~ is it responsible + it was considered that it is not but thought to be reported.

IP Mr Dobney re 7 Abbey Buildings Phil him to stop until Conditions complied with, letter going to Mr Postlethwaite + Mr Redgrove. Ask NEM to view on Monday.

O Mrs Kendrick appointment made weekly

I L&C. re Crowland Methodist Church Bricks not suitable.

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: H16/1090/92 Type: LISTED BUILDING

Applicant: Mr J Edgoose Agent: M E Cresswell MBIAT
Tel: 0775 723656

Description: Demolish conservatory/kitchen replace with kitchen & lobby, stair access & velux lights to roof & new boundary walling
Location: 7 Abbey Buildings
Priory Road
Spalding
Lincs

Valid date: 15-OCT-92 Terminal date: 10-DEC-92
Target dates: Target Committee: 08-DEC-92
To case officer 22-OCT-92 Report deadline: 24-NOV-92
Inspected by 25-OCT-92
Extra contacts 29-OCT-92 Case Officer:
Report if not clear by 19-NOV-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Alteration
Listed building: GRADE II Other Constraints:
Conservation Area: SPALDING

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Cllr G J Hawkins		28-OCT-92	11-NOV-92	
Lincs/Sth Humb HB Jo		28-OCT-92	11-NOV-92	No comments
Spalding & District	0775 722475	28-OCT-92	11-NOV-92	
Mrs M E Kerr	0529 240713	28-OCT-92	11-NOV-92	✓
Ancient Monuments So		27-NOV-92	11-DEC-92	
Council for Brit Arc		27-NOV-92	11-DEC-92	
The Georgian Group		27-NOV-92	11-DEC-92	
Soc for Prot of Anci		27-NOV-92	11-DEC-92	
The Victorian Societ		27-NOV-92	11-DEC-92	
Royal Commission		27-NOV-92	11-DEC-92	Comments noted
Site/Press Advert CLB		03-NOV-92	24-NOV-92	

Lcc - No objections /c cS

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: H16/1090/92

Type: LISTED BUILDING

Applicant: Mr J Edgoose
Tel:

Agent: M E Cresswell MBIAT
0775 723656

Description: Demolish conservatory/kitchen replace with kitchen & lobby, stair access & velux lights to roof & new boundary walling

Location: 7 Abbey Buildings
Priory Road
Spalding
Lincs

Valid date: 15-OCT-92

Target dates:
To case officer 20-OCT-92
Inspected by 25-OCT-92
Extra contacts 30-OCT-92
Report if not clear by 19-NOV-92

Terminal date: 10-DEC-92
Target Committee: 08-DEC-92
Report deadline: 24-NOV-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Alteration
Listed building: GRADE II
Conservation Area: SPALDING

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Spalding & District	0775 722475	28-OCT-92	11-NOV-92	
Mrs M E Kerr	0529 240713	28-OCT-92	11-NOV-92	comments
Site/Press Advert CLB		03-NOV-92	24-NOV-92	

L.C.C – No objections JC 29/10/92

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/1090/92 Received:15-OCT-92 Type:LISTED BUILDING

Name: Mr J Edgoose
7 Abbey Buildings
Priory Road
Spalding
Lincs

Agent: M E Cresswell MBIAT
Horseshoe Bridge
Spalding
Lincs
PE11 3JA

Description: Demolish conservatory/kitchen replace with kitchen & lobby, stair access & velux lights to roof & new boundary walling
Location : 7 Abbey Buildings Priory Road
Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

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

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 All works shall be carried out in strict accordance with the approved plans.

Reason: To ensure a satisfactory external appearance and the protection of the character of this Listed Building.

3 The velux rooflights to be used in the main roof shall be of the same size and type as those used on other dwellings within this building and shall be equidistant and line through with those roof lights.

Reason: To ensure a satisfactory external appearance and the protection of the character of this Listed Building.

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Reason: To ensure a satisfactory external appearance and the protection of the character of this Listed Building.

5 Sample panels of the bricks and mortar to be used for the extension and garden wall shall be erected, inspected and agreed by the Local Planning Authority before work commences.

Reason: To ensure a satisfactory external appearance and the protection of the character of this Listed Building.

6 The garden walling shall be set and pointed in a lime based mortar and that

fronting Priory Road shall be laid in English bond.

Reason: To ensure a satisfactory external appearance and the protection of the character of this Listed Building.

7 The windows shall be plain glazed and in painted timber.

Reason: To ensure a satisfactory external appearance and the protection of the character of this Listed Building.

8 The existing roof timbers such as both roof plates, tie beams to the party and gable walls, the diagonal brace to the wall plate, the redundant ridge piece and gable end crown post shall be retained.

Reason: To ensure a satisfactory appearance and the protection of the character of this Listed Building.

9 Before development is commenced, details of how the new building will be attached to the main existing structure shall be submitted to and approved by the Local Planning Authority.

Reason: To minimise any damage to the historic building, and in particular the medieval buttress.

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

One months notice must be given to the Royal Commission on Historical Monuments of England prior to work commencing at Shelley House, Acomb Road, York YO2 4HB Tel: (0904) 784411.

31
18-MAR-93

AD check.....31/3.

Authorised to issue (inc Delegation).....

PLANNING AMENDMENT

For office use only

Application No. 1161/1090/93

Date registered 16 MAR 1993

Case Officer RU

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Tel. No.

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

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete

EARLIER APPLICATION No.

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

Building Regulation reference relating to same development.

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 ☐

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 ..... Date .....

3. *Please complete in block letters*

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

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)

State drawing no's of the current submission

State Officer dealing with the application, if known.

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

Mrs E Cresswell,
Horseshoe Bridge,
Spalding,
Lincs.
PE11 3JA.

Mr N Midlen

NRM/JJ H16/1090/92

12 Mar 1993

Dear Madam,

PROPOSED ALTERATIONS TO 7 ABBEY BUILDINGS, PRIORY ROAD, SPALDING, GRADE II LISTED BUILDING.

I thank you for your letter of 4th March concerning the above, and share your concern that it has taken so long to determine this issue. I do note from the file that the Department has contributed to this situation by being slow in advising you of the Sub-Committee's views and in responding to the revised plans you submitted, and I apologise for this.

However, I think it is somewhat unfair to suggest that our views have continually shifted. Following the Sub-Committee, Mr Udy wrote to you on the 27th January making it plain that what was required was tiles to match exactly those on the remainder of the range. These are traditional single lap clay pantiles, of varying ages and no doubt of varying makes, but are different from the Sandtoft County Range which is an interlocking tile shaped like a pantile. Unfortunately in your revised plans you still retained the use of the County tile where as either the Sandtoft Old English or the Sandtolf Greenwood, which are genuine pantiles, would be acceptable. My understanding, however, is that in order to comply with the building regulations, the roof pitch will have to be increased such that, as Mr Udy suggested, the small leaded flat roof section may be necessary.

I believe this, and the question of the wall have now been resolved satisfactorily following a meeting between yourself and the Consultant Architect. She, unfortunately has been unavailable recently owing to a family bereavement, otherwise a solution might have been reached earlier.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Mary E. Cresswell

A Member of the British Institute of Architectural Technicians.

4th February 1993.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 4 MAR 1993
Attention of
DCO NDM
DCHO EG
HO ACP
Action by ...
Liaise with .....
Copy to.....
File Nos.
asap
Acknowledge YES/NO
by
date 5/3

The Principal Planning Officer
South Holland District Council
Spalding.

For the attention of Mr N.Midlen.

Dear Sir,

7 Abbey Buildings,Spalding . Ref; H16/1090/92.

The above application was submitted on 14th October 1992 and received provisional approval at the end of December,subject to agreement on details.

There is the problem. We are now in the fifth month and are no further forward judging by the contents of your letter dated 2 March received this morning.

Other Planning authorities with whom I have regular dealings in cases like this make every attempt to expedite agreement on details in an easy manner; yet each adjustment takes weeks of consideration,during which opinions have taken another shift and other adjustments are requested. We are caught in a seeming guessing game...guess what pitch will meet with approval,guess what tile,guess which style of wall is in fashion- simple (as already has been recently erected at the rear)— mediaeval ?.

If we had been informed at the outset that any new work to Abbey Buildings was to be carried out (heaven help us) to a set pattern— much time could have been saved. You now suggest a meeting, I have suggested this some time ago, and have been negotiating with Mr P. Udy — however,yours is the final decision always.

Much inconvenience has been caused to my client,who has to spend considerable time abroad on business by this lack of urgency in any decision making. We need to urgently commence work. I suggest we agree to thicken the boundary wall to a minimum 330mm wide - it is not intended to retain the plinth. The roof pitch will be increased from 22½ to 25 degrees (Note the existing outbuildings pitch is approximately 25 degrees, regardless of what others may or may not have done over the recent years). This makes the provision of a small flat lead roof necessary in order to avoid the stone surround to the first floor window - not desirable but if that is what we have to do in order to gain your approval- so be it.

As to the make of the tiles fitted under your supervision during the recent renovation scheme who knows?.Perhaps you will inform us of their make and pitch suitability. Amended drawings will be sent and work to commence will be put in hand.

M.B.I.A.T.

Yours faithfully,

M.E.Cresswell.

c.c to J.E & DoP

Mary E. Cresswell

A Member of the British Institute of Architectural Technicians.

4th February 1993.

The Principal Planning Officer
South Holland District Council
Spalding.

Copy for information

For the attention of Mr N.Midlen.

Dear Sir,

7 Abbey Buildings,Spalding . Ref; H16/1090/92.

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There is the problem. We are now in the fifth month and are no further forward judging by the contents of your letter dated 2 March received this morning.

Other Planning authorities with whom I have regular dealings in cases like this make every attempt to expedite agreement on details in an easy manner; yet each adjustment takes weeks of consideration,during which opinions have taken another shift and other adjustments are requested. We are caught in a seeming guessing game...guess what pitch will meet with approval,guess what tile,guess which style of wall is in fashion- simple (as already has been recently erected at the rear)— mediaeval ?.

If we had been informed at the outset that any new work to Abbey Buildings was to be carried out (heaven help us) to a set pattern— much time could have been saved. You now suggest a meeting, I have suggested this some time ago, and have been negotiating with Mr P. Udy — however,yours is the final decision always.

Much inconvenience has been caused to my client,who has to spend considerable time abroad on business by this lack of urgency in any decision making. We need to urgently commence work. I suggest we agree to thicken the boundary wall to a minimum 330mm wide - it is not intended to retain the plinth. The roof pitch will be increased from 22½ to 25 degrees (Note the existing outbuildings pitch is approximately 25 degrees, regardless of what others may or may not have done over the recent years). This makes the provision of a small flat lead roof necessary in order to avoid the stone surround to the first floor window - not desirable but if that is what we have to do in order to gain your approval- so be it.

As to the make of the tiles fitted under your supervision during the recent renovation scheme who knows?.Perhaps you will inform us of their make and pitch suitability. Amended drawings will be sent and work to commence will be put in hand.

M.B.I.A.T.

Yours faithfully,

M.E.Cresswell.

c.c to J.E & DoP

Pan/mc/mkorr. 10-3-93

Marked line marks ✓

Back wall to match Boundary ✓

Path & area of loading space to be lower, to where dumpers park

4 bolts at base then 3. ✓

Only Greenwood title, bolts bolt ✓

Tot Vol of House = 7.2
× 7.7
× 8
443.5 m³

Tot Vol of deductions = 4
× 2.3
× 3
27.6 m³

% less than 10% of Vol

M E Cresswell
Horseshoe Bridge
Spalding
Lincs
PE11 3JA

Mr P J Udy

PJU/LAB
H16/1090/92

2 March 1993

Dear Madam

Proposed Alterations, 7 Abbey Buildings, Priory Road, Spalding.

I refer to your letter and submitted plans which were received on the 8 February 1993.

It is my opinion that the design of the proposed wall is still not quite right. I think the main reason for this is that it is too narrow. I have inspected a recently erected wall in front Willesby House in Spalding and the thickness of this wall is two bricks i.e. twice as thick as what you propose. I assume the reason the wall is at your proposed width is because you wish to build off the old plinth, however, I do not consider this to be feasible since the courses do not appear to be level since part of it appears to have sunk.

I also have some concerns over the proposed rear extension in that I am still unconvinced that the pitch of the lean-to is correct. As I have previously advised the Council would like to see the roof pitch and tiles the same as other extensions to the rear of Abbey Buildings. The tiles you have named appear to be interlocking which do not appear to be used on other extensions and from one set of plans of a rear extension the roof pitch is somewhat steeper than what you propose.

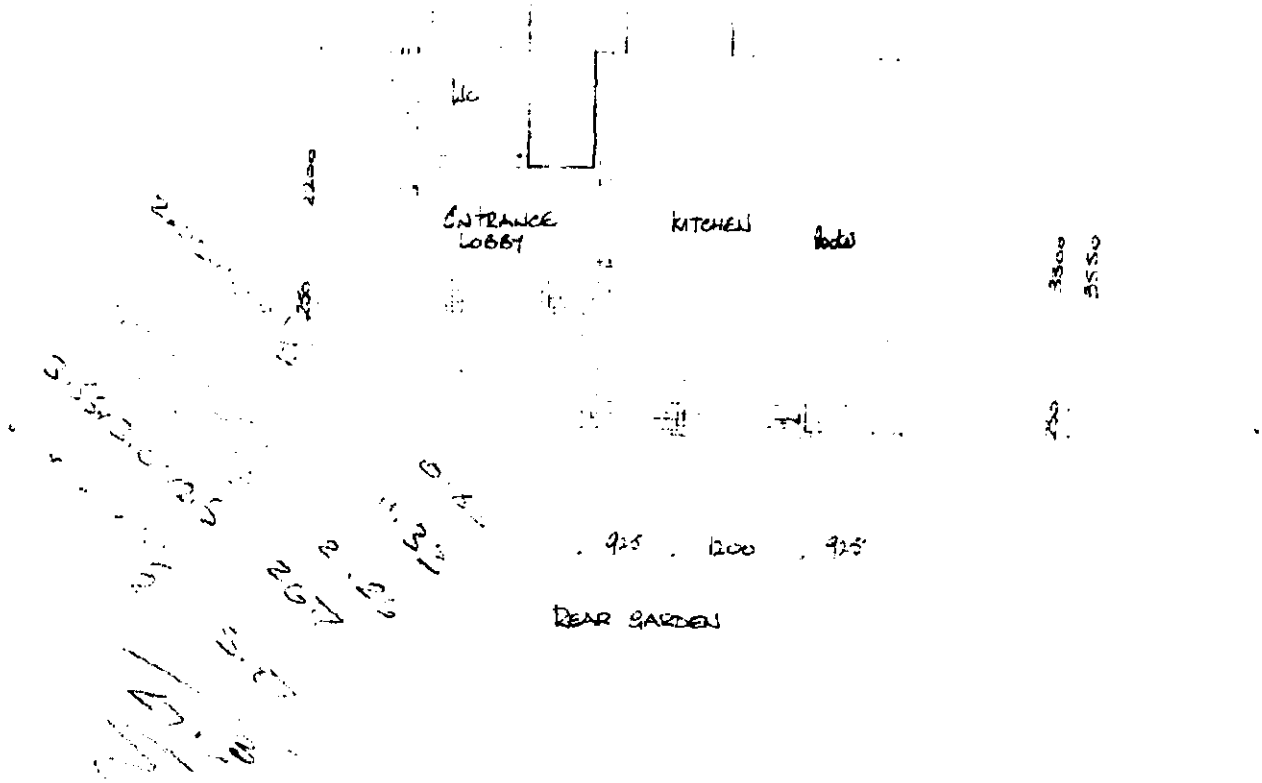
I suggest that a site meeting is convened with the Council's Consultant Architect in which the above points can be discussed. I will contact you when I have some dates.

Yours faithfully

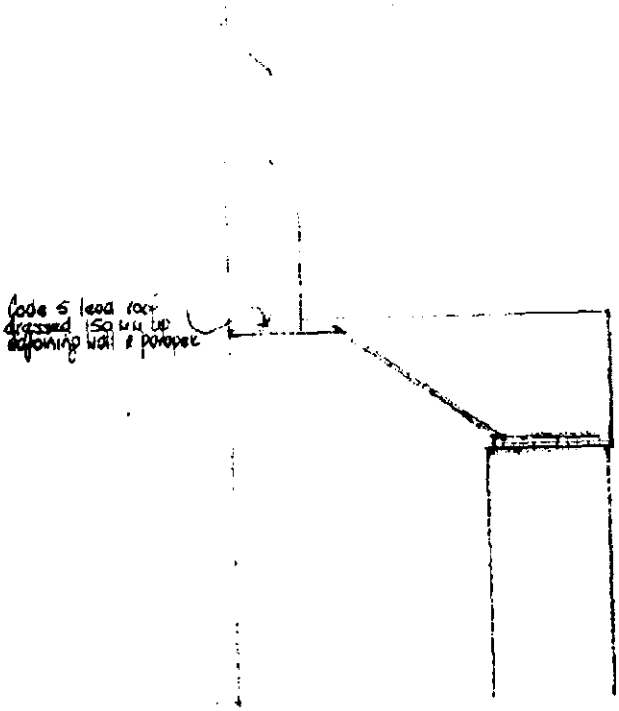
N R Midlen
Principal Planning Officer
Development Control

Wall.

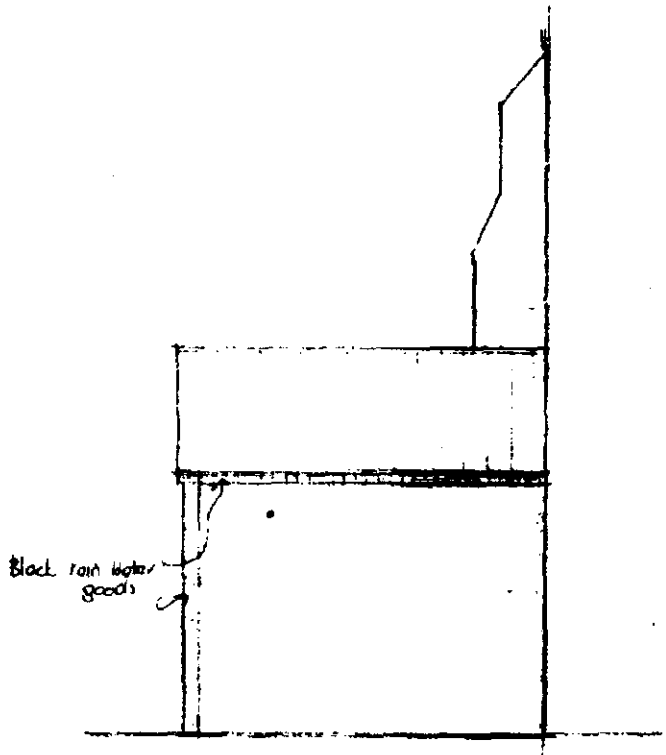
1) 18in high B. Regs. BRE note suggests single brick 1.75m.
2) Walkerby House wall is 2 bricks thick, a brick as thick.
3) Roof pitches 22° + 20° New Tiles can go down to 22½°



GROUND FLOOR PLAN – PROPOSED

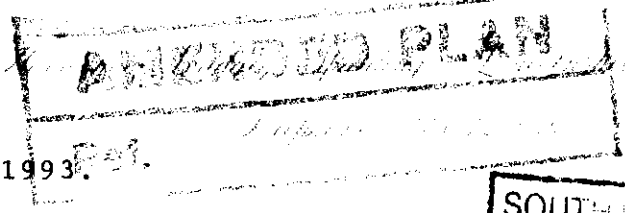


WEST ELEVATION



EAST ELEVATION

Mary E Cresswell
L.M.A.I.T.
A Member of the British Institute of Architectural Technicians.



8th february 1993.



MEC/P.

The Director of Planning
South Holland District Council
Priory Road
Spalding.

Your ref;PJU/JP/H16/1090/92.

Dear Sir,
Alterations and extensions to 7 Abbey Buildings,Spalding
for Mr J.Edgoose.

In response to your letter dated 27th January 1993,I enclose two copies of amended details of the above alterations and the proposed boundary wall, drawing no 573/3a,together with a detailed drawing no 573/5 of the walling and drawing no 573/4 indicating roof-light positioning.

In designing the boundary wall,I have tried to echoe the boundary walling to Ayscoughfee Hall,notably bordering the Avenue and parts of the older wall onto Cowbit Road.

The roof tiles have been amended in line with other roofs in this terrace, and notes have been added to clarify your requirements. If you wish to have a meeting on site shortly, I will try to arrange for Mr Edgooses' contractor to attend also,in the absence of Mr Edgoose,who is still abroad. Please let me know as soon as possible as we are very anxious to commence work on this project.

Yours faithfully,

M.E.Cresswell.

Enclosures; 2 no 573/3A,4 and 5.

M.B.I.A.T.

PLANNING AMENDMENT

For office use only

Application No. 1-116/-1090/93

Date registered 08 FEB 1993

Case Officer

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Tel. No.

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

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete

EARLIER APPLICATION No.

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

Building Regulation reference relating to same development.

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 ☐

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 ..... Date .....

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

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)

State drawing no's of the current submission

State Officer dealing with the application, if known.

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

Pete discussed w/m
KAP

S.H.D.C. PLANNING DEPT.
RECEIVED
25 JAN 1993 (P.U.)
Attention of
DPO (NRM)
DOPO ES
JC ACP
Action by .....
Discuss with .....
Copy to .....
Pete - please
Yours please
Acknowledge YES/NO
by ST
date 26/1

25 Jan 93

Dear Nigel
Tabbey Buildings - H16/1090/92

Could you please check on progress on the above — submitted 15th October. Mr. Elgood is anxious to progress on at least one section of the works.

M E Chesworth

Mrs M Cresswell
Horseshoe Bridge
Spalding
Lincs PE11 3JA

Mr P J Udy

PJU/JP/H16/1090/92

27 January, 1993

Dear Madam

PROPOSED ALTERATIONS, ETC., AT 7 ABBEY BUILDINGS, PRIORY ROAD, SPALDING

This planning application was considered by the Planning Sub-Committee on 29 December, 1992. At that Meeting it was resolved that the Director of Planning & Building Control Services be authorised to grant Listed Building Consent for the proposed work, subject to further details on the design of the boundary wall being submitted and being acceptable to the Council's Consultant Architect and that the design and location of the boundary wall will provide adequate parking facilities on the site. This will require the wall which runs perpendicular to the western elevation of 7 Abbey Buildings to join the boundary wall which runs beside the footpath of Priory Road being moved southwards. It is suggested that the design of the boundary wall should reflect the wall which is found around the Ayscoughfee Gardens. An example of a recently built wall of a similar design can be seen in Boston next to the John Adams Way dual carriageway at the junction with The Haven Bridge.

It is also considered that the rear extension requires some minor alterations so that tiles may be used to match exactly those used on similar rear extensions on other properties within Abbey Buildings. This may require a leaded flat roof section.

I would be grateful if I could receive these details from you as soon as possible, but suggest that in addition it may be beneficial for a meeting to take place, possibly on site, between yourselves and the case officer.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

950. PLANNING APPLICATIONS (Continued)

Plan No. and Applicant		Proposal
H16/1090/92 Mr J Edgoose		Listed building consent for demolition of conservatory/kitchen and replacement with kitchen and lobby, stair access and velux lights to roof and new boundary walling at 7 Abbey Buildings, Priory Road, Spalding.

RESOLVED: The Director of Planning and Building Control Services be authorised to grant Listed Building Consent for the above development, in accordance with his recommendation, subject to (a) the Council's Consultant Architect being satisfied with the design of the wall; (b) additional conditions relating to the materials to be used; and (c) the retention of adequate parking facilities on the site.

H13/1100/92 Midland Bank Plc and Trustees of J Ward Snr	O.A.	Dwelling with garage and removal of existing store building at part O.S. 6089, High Road, Moulton.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H16/1125/92 Parigo Horticultural Co. Limited	Change of use from offices with residential flat (ancillary to nursery) to nursing home/old peoples home at Millfield Nursery, Spalding Common, Spalding.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

(End of Minutes)

Ramey J.M.B re minutes not quite right w.r.t recommendation No will get back to me.

PM 6-1-93

J.M.B won't be altering minute PM 11-1-93

950. PLANNING APPLICATIONS (Continued)

Plan No. and Applicant		Proposal
H16/1090/92 Mr J Edgoose		Listed building consent for demolition of conservatory/kitchen and replacement with kitchen and lobby, stair access and velux lights to roof and new boundary walling at 7 Abbey Buildings, Priory Road, Spalding.

RESOLVED: The Director of Planning and Building Control Services be authorised to grant Listed Building Consent for the above development, in accordance with his recommendation, subject to (a) the Council's Consultant Architect being satisfied with the design of the wall; (b) additional conditions relating to the materials to be used; and (c) the retention of adequate parking facilities on the site.

H13/1100/92 Midland Bank Plc and Trustees of J Ward Snr	O.A.	Dwelling with garage and removal of existing store building at part O.S. 6089, High Road, Moulton.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H16/1125/92 Parigo Horticultural Co. Limited		Change of use from offices with residential flat (ancillary to nursery) to nursing home/old peoples home at Millfield Nursery, Spalding Common, Spalding.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

(End of Minutes)

APPLICATION REFERENCE: H16/1090/92 DATE RECEIVED: 15-OCT-92

APPLICANT: Mr J Edgoose
7 Abbey Buildings
Priory Road
Spalding
Lincs

AGENT: M E Cresswell
Horseshoe Bridge
Spalding
Lincs
PE11 3JA

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 8 DEC 1992

TYPE: Listed Building

DESCRIPTION: Demolish conservatory/kitchen replace with kitchen & lobby, stair access and velux lights to roof and new boundary walling

LOCATION: 7 Abbey Buildings, Priory Road, Spalding

County Highways: No objections.

Conservation Bodies: Consultation period not yet complete.

Information from Applicant:
- Maintenance on hedge is difficult to arrange because work abroad.
- Police Crime Prevention Officer unhappy with hedge.
- Other properties in Abbey Buildings have wall to rear. My proposal would carry this on.
- Used to be a wall here at turn of the turn of the Century, 3-4 courses still remain.
- Intend to use old bricks and revise half round capping.

Consultant Architect: Other properties have lean-to's with pantile roofs and velux rooflights in the main roof.
The roof lights on the main roof must be the same size and type and in the same position on the roof slope as those in adjacent properties.
No mention on the proposed plans of the need to retain and expose the remnants of earlier roof timbers.
Clay pantiles should be used on the kitchen roof.
The windows should be plain glazed and in painted timber.
Preferable if the kitchen extension could avoid cutting into and wrapping around the end buttress.
Relationship between the glazed panel and the rear door is uncomfortable.
The bricks to be used for the rear extension should be approved on site.

PLANNING ISSUES

1 This is a Grade II Listed Building, is within the Spalding Conservation Area and is a building upon which the Council has recently spent nearly £37,000 grant on restorations. It is therefore very important that the proposed alterations are correct..

2 It is proposed to replace the existing lean-to, to provide two velux rooflights in the roof slope to allow for space below the roof to be used as a room and also to remove a boundary hedge and replace it with a wall.

3 The principle of replacing the existing lean-to and also utilising the roof space as a room is acceptable. However, the removal of the existing boundary hedge and its replacement with a wall is less satisfactory. The reason for this is that the hedge provides a soft boundary to the site and in Conservation Area terms, marks the change between the hard town centre, where development is immediately behind the footpath, such as the furniture shop immediately to the north of the site and development which is set off the footpath, such as the three houses to the south of the site, the Council's own offices and those residential properties which front Priory Road further to the south. Whilst the Local Planning Authority cannot prevent the applicant from removing the hedge, there is some means of control in that it is likely that the hedge will not be removed unless it can be replaced.

4 The Consultant Architect has made a number of detailed points with respect to the alterations to the building and it is considered that many of these changes can be made subject to conditions. However, one issue will require negotiations. The drawings specify that the tiles will be different in profile to those used in similar rear extensions on this building. It is considered that it is essential that the tiles used match the traditional clay pantiles that have been used (and grant aided by the Council) on the remainder of this range of buildings. This will also involve altering the roof pitch.

CONCLUSIONS

1 It is considered that the alterations to the building can be satisfactory, subject to negotiations. However, the main issue is the replacing of the hedge with a wall, which it is considered is not acceptable.

RECOMMENDATION - Subject to the applicant agreeing to delete the reference to the garden wall and minor alterations to the extension, and subject to no objections from national conservation bodies or Department of the Environment, authorise the Director of Planning & Building Control Services to grant Listed Building Consent subject to the following conditions:-

1 All works shall be carried out in strict accordance with the approved plans.

2 The velux rooflights to be used in the main roof shall be of the same size and type as those used on other dwellings within this building and shall be equidistant and line through with those roof lights.

3 The kitchen roof shall be covered with clay pantiles, details of which shall be submitted to and approved by the Local Planning Authority before development commences.

4 Sample panels of the bricks and mortar to be used for the extension shall be erected, inspected and agreed by the Local Planning Authority before work commences.

5 The walling should be set and pointed in a lime based mortar.

6 The windows shall be plain glazed and in painted timber.

7 Before the development commences, a scheme shall be submitted to and approved by the Local Planning Authority outlining how the existing roof timbers will be exposed and retained.

8 Before development is commenced, details of how the new building will be attached to the main existing structure shall be submitted to and approved by the Local Planning Authority.

Reasons

1-7 To ensure a satisfactory external appearance and protection of this Listed Building.

8 To minimise any damage to the historic building, and in particular the medieval buttress.

Notes

1 SN1 (amended plans)...plan received 3 November, 1992.

...and Countryside Act 1981 that by the National Nature Reserve No 2 Declaration 1992 made on the First day of December 1992 the Nature Conservancy Council for England declared that the land containing 9,802.00 hectares or thereabouts in the Parishes of Gedney, Lutton, Sutton Bridge, Sandringham, North Wootton, South Wootton, Clenchwarton and Terrington St Clements in the Counties of Lincolnshire and Norfolk and shown hatched on the plan attached to the said Declaration is being held by the Nature Conservancy Council for England and managed as a nature reserve.

Certified copies of the Wash No 2 Declaration 1992 have been deposited for public inspection free of charge during normal office hours at the offices of Lincolnshire County Council, 4th Floor, City Hall, Beaumont Fee, Lincoln, LN1 1DN; Norfolk County Council, County Hall, Martineau Lane, Norwich, NR1 2DH; The Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX and South Holland District Council, Council Offices, Priory Road, Spalding, Lincolnshire, PE11 2XE and at the offices of the Nature Conservancy Council for England at Monkstone House, City Road, Peterborough, Cambridgeshire, and Northminster House, Peterborough, Cambridgeshire.

Dated the First day of December 1992.

J. M. SCHOFIELD,
On behalf of the Nature Conservancy Council for England.

©WVN 3015 187LF1-12

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH
Director of Planning and Building Control Services
4 Dec 1992

10e3910©WVN

LINCOLNSHIRE COUNTY COUNCIL

ROAD TRAFFIC REGULATION ACT 1984
TEMPORARY CLOSURE TO TRAFFIC
SUTTERTON – SHUTTLEFIELD LANE

NOTICE IS HEREBY GIVEN that owing to the culvert works the Lincolnshire County Council has made an Order, under Section 14 of the Road Traffic Regulation Act 1984, as amended, the effect of which will be to prohibit traffic from proceeding on Shuttlefield Lane, Sutterton, commencing on or about December 7, 1992 for a period of two weeks or the completion of the works.

This closure may be extended for a further period.

The alternative route for traffic is via Rainwalls Lane, A17, Asperton Road, Fishmere End Road and vice-versa.

J. EMMERSON,
Director of Highways and Planning.
Lincolnshire County Council.

6e6326 187/507SG4-12

724955.

GREEN toilet with tank and all fittings, low level, £30 ono. Tel: 0775 (Spalding) 767715.

ELECTRIC convector heater, 321, 6 settings, good as new, £15. Tel: 0775 (Spalding) 768593.

GIRL'S Raleigh Bianca bike, suit age 6-10, £30. Tel: 0775 (Spalding) 761002.

GIRL'S Raleigh Lizard, Mountain bike, 18 inch, perfect condition, £85. Suitable for 8 to 11 year old. Surfleet 588.

GOLF clubs, complete set with bag and trolley with accessories, good condition, £170 ono. Tel Spalding 768925.

Where to go, what to do, for all the up-to-date events read the ENTERTAINMENT COLUMNS

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Phone Cass... Spalding 725...

SPG
4/12/92.

ROYAL COMMISSION ON THE HISTORICAL MONUMENTS OF ENGLAND
Shelley House, Acomb Road, YORK, YO2 4HB
Telephone: 0904 784411

LISTED BUILDINGS AND CONSERVATION AREAS ACT, 1990

Date : Mon Dec 7 1992

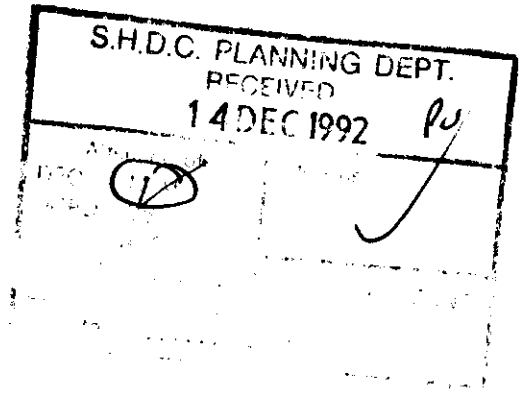
Your ref: H16/1090/92

Our ref: 19688/01/12/A

Re:
ABBEY BUILDINGS
1-7 CONSEC
PRIORY ROAD
LOW FULNEY
SPALDING

Thank you for your letter informing us of an application for Listed Building Consent concerning the above. We are interested in this building and may wish to record it before any work of demolition or alteration commences. For this reason please can you ensure that applicants receiving Listed Building Consent are reminded of their obligations under paragraph 8 of the Listed Buildings and Conservation Areas Act, 1990, to give this Commission one month's notice of their intention to carry out work. Please can you let us know the outcome of any decision made on this application.

Thank you for your co-operation.



CHIEF PLANNING OFFICER
SOUTH HOLLAND DC
COUNCIL OFFICES,CHATTERTON TOWER
WINFREY AVENUE
SPALDING
LINCOLNSHIRE
PE11 1DA

P.C. Preece re Abbey Building. (Edgcote)

Considers hedge could be thickened / strengthened where are vole by planting prickly plants such as barberis.

A chain link fence erected behind the hedge would be just as good.

Wall OK but has part of view but not necessary owing to above.

PM 5-12-92

10/10/92

Received by PSH 27-11-92 @ ~4 pm

S.H.D.C. PLANNING DEPT.
RECEIVED
26 NOV 1992

Attention of	File Nos.
DPO NSH	8/12 Three
DDPO BS	
JC AOP	
Action By:	YES NO
Discuss with:	Date 27/11
Copy to:	

7 Abbey Buildings
Spaldings
Lincs PE 11 2XG
Tel. 0775 - 761546

26 11. 92.

Incorporated into report 30-11-92. @ 9.10-9.20.

Planning Officer
South Holland District Council

Attn Mr N. Midlan

Re Planning Application 7 Abbey Buildings

Dear Sir

With reference to my telephone conversation with Mr Midlan yesterday & outline below my reasons for wanting to replace the existing hedge with a wall

1) I work overseas for long periods of time and maintenance work on the hedge such as trimming is very difficult to arrange and impossible to supervise

2) Because of my periods of absence I sought the advice of the Lincolnshire Police crime prevention officers and he was unhappy with the ~~wall~~ hedge from a security point of view

Phoned 30-11-92 to check PSH

3) The other 6 properties in Abbey Buildings have a wall running along the rear of the properties and my proposal would

merely form a continuation of this along my front and side boundry.

4) You will note from the enclosed photocopy of a photograph taken at the turn of the century that a wall existed on the boundry to Priory Road. Indeed the remaining three or four courses can be seen at the base of the hedge It would be my intention to remove the half round capping, for later use, and build where possible on these courses. Please note the wall would be build using old bricks.

I trust the above explanation provides you with sufficient information into my reasons for requesting the change and will enable you to come to a favourable decision on my planning application

Yours faithfully

C.C Mary Cresswell

LINCOLNSHIRE AND SOUTH HUMBERSIDE HISTORIC BUILDINGS JOINT COMMITTEE

Chairman:
Mr R. Pilling BArch (Hons) RIBA
94 West Parade
Lincoln
LN1 1JZ
Tel: Lincoln (0522) 538544

Secretary:
Mrs C.T. Waby
94 West Parade
Lincoln
LN1 1JZ
Tel: Lincoln (0522) 538544

Our ref.:
Your ref.:

16th November, 1992.

B. Smith Esq.,
Director of Planning & Building Control Services,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincs., PE11 2XE.

Dear Sir,

7 Abbey Buildings, Priory Road, Spalding. H16/1090/92

We have no comment to make on the above proposals.

Yours faithfully,

For and on behalf of
L. & S. H. H. B. J. C.

S.H.D.C. PLANNING DEPT.
RECEIVED
16 NOV 1992
Attention of
DPO DM
DCPO BS
CO ACP
File Nos.
Acknowledge YES/NO
by
date

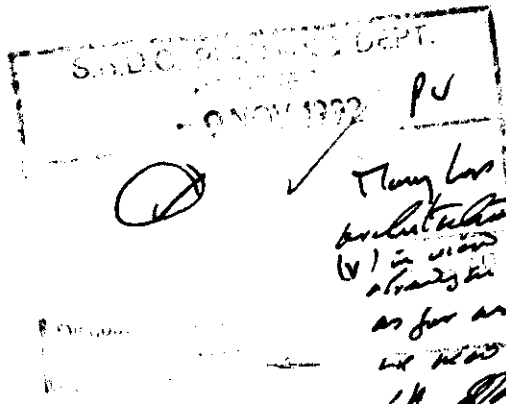
Organisations Represented:
Lincolnshire Society of Architects Society for Lincolnshire History and Archaeology
Council for British Archaeology Group 14 Council for the Protection of Rural England
Lincolnshire Museums (Museum of Lincolnshire Life)

Mary E. [illegible]r BA., BSc., RIBA
Architect & Historic Buildings Consultant

Tel: Sleaford (0529) 240713
Fax: (0529) 240415

The Manor House,
Spanby,
Sleaford,
Lincolnshire.
NG34 OBB

YOUR Ref H16/1090/92
OUR Ref SHDC 26/92



5th November 1992

B. Smith MRTPI
District Planning Officer,
Planning Department,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire PE11 2XE

Dear Mr Smith,

DEMOLISH CONSERVATORY/KITCHEN. REPLACE WITH KITCHEN & LOBBY, STAIR ACCESS & VELUX LIGHTS TO ROOF & NEW BOUNDARY WALLING.

7 ABBEY BUILDINGS, PRIORY ROAD, SPALDING, LINCS

My comments on this application are as follows:

(i) Other properties along here have rear lean-tos with pantile roofs, and also Velux roof lights in the main roof on both slopes.

(ii) The rooflights in the main roof must be the same size and type, and in the same position on the roof slope as those in the adjacent properties.

(iii) There is no mention on the proposed plans of the need to retain and expose the remnants of the earlier roof timbers, all of which I listed in my letter to you of December 18th 1990 - both wall plates, tie beam built into party wall, tie beam on gable wall with its diagonal brace to wall plate, ridge piece (redundant) and gable end crown post.

(iv) Clay pantiles should be used on the kitchen roof. A lead roofed flat section could be used between the buttresses to help to improve the pitch.

(v) Standard 'leaded' lights are not suitable for use on a listed building. The windows should be plain glazed and in painted timber.

(vi) It would be preferable if the kitchen extension could avoid cutting into and wrapping round the end buttress.

(vii) The relationship between the glazed panel and the rear door is uncomfortable.

(viii) The bricks to be used for the rear extension and brick boundary wall should be approved on site. The walling should be set and pointed in a lime based mortar and a panel approved on site. An exact detail of the Hadderstone cap and finial to be used should be submitted. In constructing the guidelines published by DoE should be noted, copy enclosed.

Yours Sincerely,

Mary E Kerr.

MARY E. KERR BA BSc RIBA

PS I have now seen the revised plan showing a single rooflight to each slope. There is no objection Provided the rooflight is the same size as those already used.



n 11 am-3 pm daily

each and Gedney. Tel 0406 23388

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YORS

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(Ref AWR)

CRUSO + WILKIN

Established 1756

On the instructions of Messrs R. & M. Robinson
the farm having been sold
The Important Dispersal Sale of

7 TRACTORS, 2 COMBINE HARVESTERS, 15 TRAILERS MODERN RANGE OF CEREAL & ROOT HARVESTING EQUIPMENT

at Manor Farm, Crimplesham, King's Lynn, Norfolk.

on THURSDAY, 5th NOVEMBER, 1992

— commencing at 10.30 am

To include: 1988 J. Deere 1188 Combine; 1985 J. Deere 1065 Combine; 1984 J. Deere 4450 4WD; 1987 J. Deere 2850 4WD; 1987 J. Deere 2850 2WD; 1986 J. Deere 2140 4WD; 1982 J. Deere 2140 2WD c/w Farm Hand F/End Loader; 1967 Ford 5000; 1969 D. Brown 780; Standen Turbobeet 3 Row S.B. Harvester; 9T Bunning Dump Trailer; 6T Gull Hi-Tip Trailer; 8T Triffitt Tipping Trailer; Merrick Loggin Low Loader; Livestock Trailer; 2 Artic Trailers c/w Bogey's; 1986 Frazier Agri Buggy Sprayer; Chafer T2000 Sprayer; Bettinson 4M Disc Drill; Amazons 4M. Reciprocating Harrow; 2 x 3M Maschio Power Harrows; 4M Maschio Power Harrow; Howard Rotaspike; 2 Howard Muckspreaders; Bunning Slurry Tanker; Fyson's 28' Elevator; Votex Pasture Topper; CTM S. Beet Cleaner/loader; Hyd Simba Discs; Cambridge Rolls; Flat Rolls; Kverneland 5F Rev Plough; Kverneland Disc Packer Press; Dowdeswell 3F Rev Plough; Wilder Pressure Harrow; together with further range of Machinery, Cultivation equipment, Dual wheels, Spares, Workshop equipment, etc, etc.

Further Details and Catalogues from the Auctioneers

On the instructions of D. C. Hubbard, who is retiring
The Important Dispersal sale of

6 TRACTORS; COMBINE HARVESTER CEREAL & ROOT HARVESTING EQUIPMENT

at New Common Marsh,
Terrington St Clement, King's Lynn, Norfolk

on SATURDAY, 14th NOVEMBER, 1992

— commencing at 10.30 am

To include: 1987 Renault TX 85.14 4WD; 1981 J. Deere 2040; 1968 International 523; 1964 International 275; 1963 International 414 c/w F/End Loader; 1952 Fordson Major Crawler Tractor; 1977 M. Ferguson 525 Combine; 12T Weston Tipping Trailer; 10T Tipping Trailer; O. B. Wright 4T Hi-Tip Trailer; O. B. Wright 6T Trailer; Rear Mounted Fork Lift; 2 Whitsed Pot Harvesters; Int Coulter Drill; Webb 5 Row S. Beet Drill; Howard Rotavator; 3M Rotera; Johnsons Pot. Hoover; Robot Pot. Planter; Edlington Pot. Riddler; Welger Baler; Lemken 4F Rev Plough; Lemken 3F Rev Plough; Webb S. Beet Hoe; Cambridge Rolls — together with further range of Smallholders Machinery; Equipment, Duals, Spares, Workshop Equipment etc, etc.

Further Details and Catalogues from the Auctioneers:
Waterloo Street, King's Lynn,
ww8018 Norfolk PE30 1NZ. ©WVN
Tel: (0553) 691691. Fax: (0553) 692388

fp

PUBLIC NOTICES

PLANNING APPLICATION

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

H18/1104/92 Marshland & Wingland Ltd OUTLINE
Employment uses within Class B1 Business, B2 General Industrial and B8 Storage/distribution use.
The Airfield, Sutton Bridge, Spalding.

The following proposals do not accord with the provisions of the relevant Development Plan.

H11/1111/92 Mr G. H. White FULL
Change of use of part of existing farm building to farm/garden/retail sales area incl demolition of agric store
White Hill Farm, Vicarage Lane, Long Sutton, Spalding.

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.

H06/1113/92 Mr A. Hills FULL
Double garage
Linalah, 4 Church Street, Dawsmere, Spalding

H11/1116/92 Mrs S. Goodband FULL
Replace existing wooden windows with white UPVC replacement Georgian windows
31 High Street, Long Sutton, Spalding, Lincs.

H16/1090/92 Mr J. Edgoose LISTED BUILDING
Demolish conservatory/kitchen replace with kitchen and lobby, stair access and velux lights to roof and new boundary walling
7 Abbey Buildings, Priory Road, 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

November 3rd, 1992.

SOUTH HOLLAND DISTRICT COUNCIL

1a2744 ©WVN

LPP 3.11.92.

INSOLVENCY ACT 1986

RULE 4 106 INSOLVENCY RULES 1986

NOTICE OF APPOINTMENT OF LIQUIDATOR

CASTILLE & CO LIMITED

I, MICHAEL PERKINS, of 69/75 Lincoln Road, Peterborough, PE1 2SQ, give notice that on October 23, 1992 I was appointed Liquidator of Castille & Co Limited by a Resolution of a Meeting of the Company's creditors.

Dated: October 23, 1992.

M. PERKINS,
Liquidator,

Messrs Bulley Davey.

2745 187/507/LF3-11

Mary E. Cresswell

A Member of the British Institute of Architectural Technicians.

Architectural Design

[illegible] Planning Consultant PELTSJA

Telephone [illegible]

2nd November 1992.

SOUTH HOLLAND D.C.
2 NOV 1992

clicum of NHS

Send Plan Letter + Plans 3/11

The Director of Planning
South Holland District Council
Spalding.

For the attention of Mr N.Midlen.

Dear Sir,

Demolish Conservatory/kitchen,replace with kitchen & lobby stair access & Velux lights to roof & new Boundary walling. Planning ref. H16/1090/92.

I received the Listed Building acknowledgemt on Friday 30th last,

I have discussed your suggestion with Mr Edgoose concerning the roof- lights and although would prefer to site two in the position first shown, he will agree to a single one to each roof face if necessary.

I have therefore enclosed two copies of front and rear elevations indicating the suggested roof-lights,equidistant and lined through with others in the terrace. It is the front face of this roof which has a few missing and loose slates,which I enquired as to whether it had been included in the general renovation a year ago.

As Mr Edgoose is likely to be working abroad into next year,he has asked if it is at all possible to give an early decision on the boundary walls proposed.It would enable him to put in hand the search for the reclaimed bricks and their cleaning and removal and preparation of those on site.

Yours faithfully,

M.E.Cresswell.

Enclosure; 2 no sketches (a3).

c.c J.Edgoose.

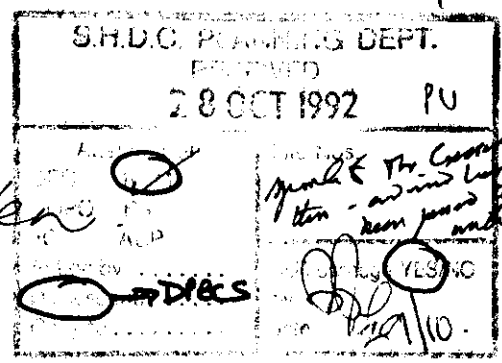
Copy of letter + Plan to M. Kerr 3-11-92

SOUTH HOLLAND D.C.
PLAN DEPT
02 NOV 1992
REF .....

Left message re roof ventilation owing to B. Regs 6-11-92

Mary E. Cresswell
M.B.A.A.T.
Architectural Design
[illegible] PE11 5JA
[illegible]

27 October



S.H.D.C.
Planning.
For attention of Mr. Midden

Dear Sir,

1 Abbey Buildings
Spalding.

I submitted a Listed Building application for the above two weeks ago.
As I have not had an acknowledgement I have been trying to find out why — rather than wait the normal 3 weeks just to be informed of its invalidity.

Despite leaving messages I have been unable to discover why it is sitting awaiting attention — I understand you have it under perusal still.

Will you kindly inform me what, if anything is causing the delay — my client urgently needs to know before he leaves the country for a few months.

Yours faithfully
M. E. Cresswell.

FILE COPY

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: H16/1090/92
Description: Demolish conservatory/kitchen replace with kitchen & lobby, stair access & velux lights to roof & new boundary walling
Location: 7 Abbey Buildings
Priory Road
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 24-NOV-92 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

03-NOV-92

SOUTH HOLLAND DISTRICT COUNCIL

M.E. Cresswell M.B.I.A.T.

A Member of the British Institute of Architectural Technicians.

14th October 1992.

The Director of Planning
South Holland District Council
Priory Road
Spalding.

Dear Sir,

Proposed minor demolition to replace conservatory with new kitchen and lobby. Roof-lights and access to roof, new b/walls. 7 Abbey Buildings, Spalding for Mr.J.Edgoose.

I enclose an application under Listed Buildings for the above proposal - as the new replacement will only be fractionally larger than the existing I trust Planning Consent will not be required also.

Documents for Listed Building consideration are as follows;

1. 3 copies full survey 1.50 scale. no. 593/2.
2. 3 copies working drawing no. 593/3.
3. 3 copies O.S. Identification extract.
4. 1 Photographs f or guidance.
5. 3 sets of Listed Building application forms & ownership cert.
6. 1 stairs detail

I also enclose a Building Notice under Building Regulations together with one copy of the survey, the working drawing and identification. Due to the fact that this is a Listed Building, some works can only be ascertained as work progresses and some decision needed to be made on site in order to preserve the existing structure as much as possible. We therefore trust that application for approval under Building Control can be undertaken in this way.

Please let me know as soon as possible if further information is required - a phone call is prefereble in order to avoid the long delays recently experienced which could have been clarified in an instant.

My client pointed out the poor nature of the slate roofing in parts to the town face of his roof, there appear to be some loose slates and wonder if this was part of the renovation work carried out to the whole block last year?. I would be pleased if you could also inform us of any available grants for both repair and renovation.

Yours faithfully,

M.E.Cresswell.

15 OCT 1992
REF 1090/92

c.c J.Edgoose. enclosures; 8no A0,4-A3

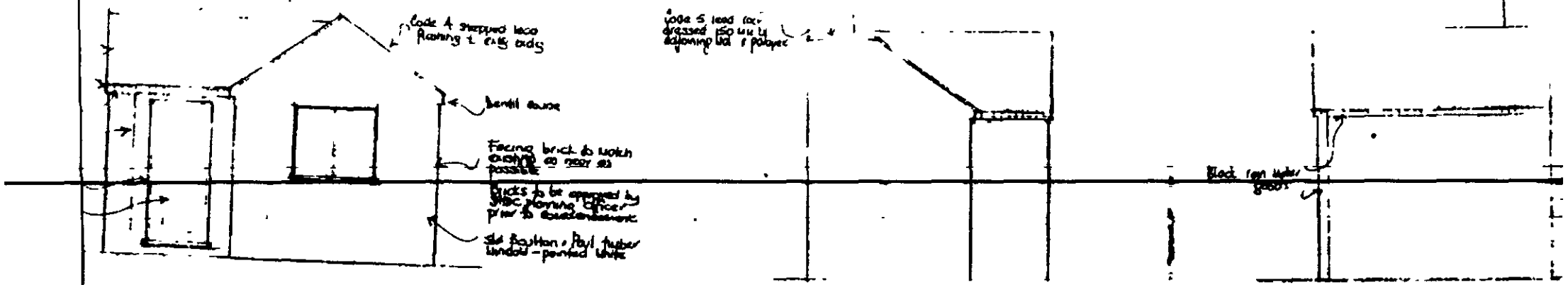
Copy of Letter to A.M. re grants 23-11-92

...ensure ... ...ensure ... ...
...ensure ... ...Abbey Buildings ...
...ish the actual level of the ...
... to ensure the ...
... are positioned at the ...
...heights in the roof

Provide + install Velux roof light ref GGL with flashings ref L and to include internal blind white sheeting to be fitted with roof lights to be installed in strict accord with manufacturers instructions.
Only a/c slates are to be relaid in additional pattern to match orig

A similar roof light is to be installed to the front elevation

H16/696/85

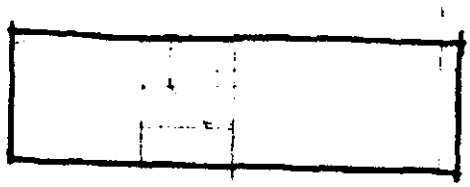


SOUTH ELEVATION

WEST ELEVATION

EAST ELEVATION

BLOCK PLAN (1:200)

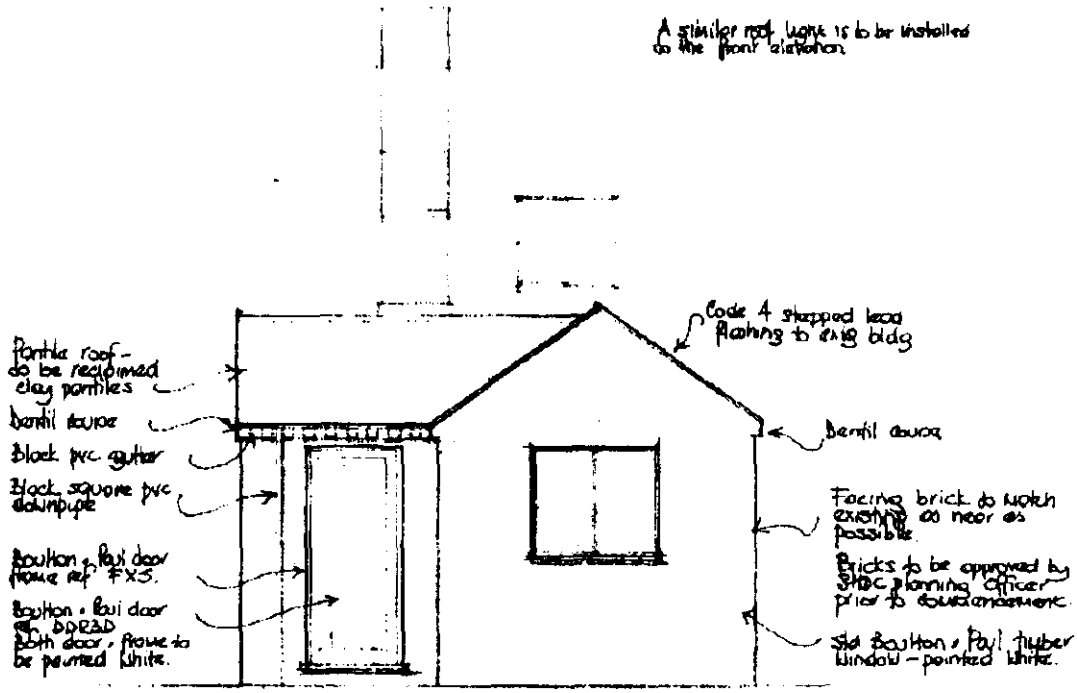


Prior to installation of the rooflights the applicant is to consult with the developer of no 6 Abbey Buildings to establish the bottom level of the window, to ensure that all rooflights are positioned at the same heights in the roof.



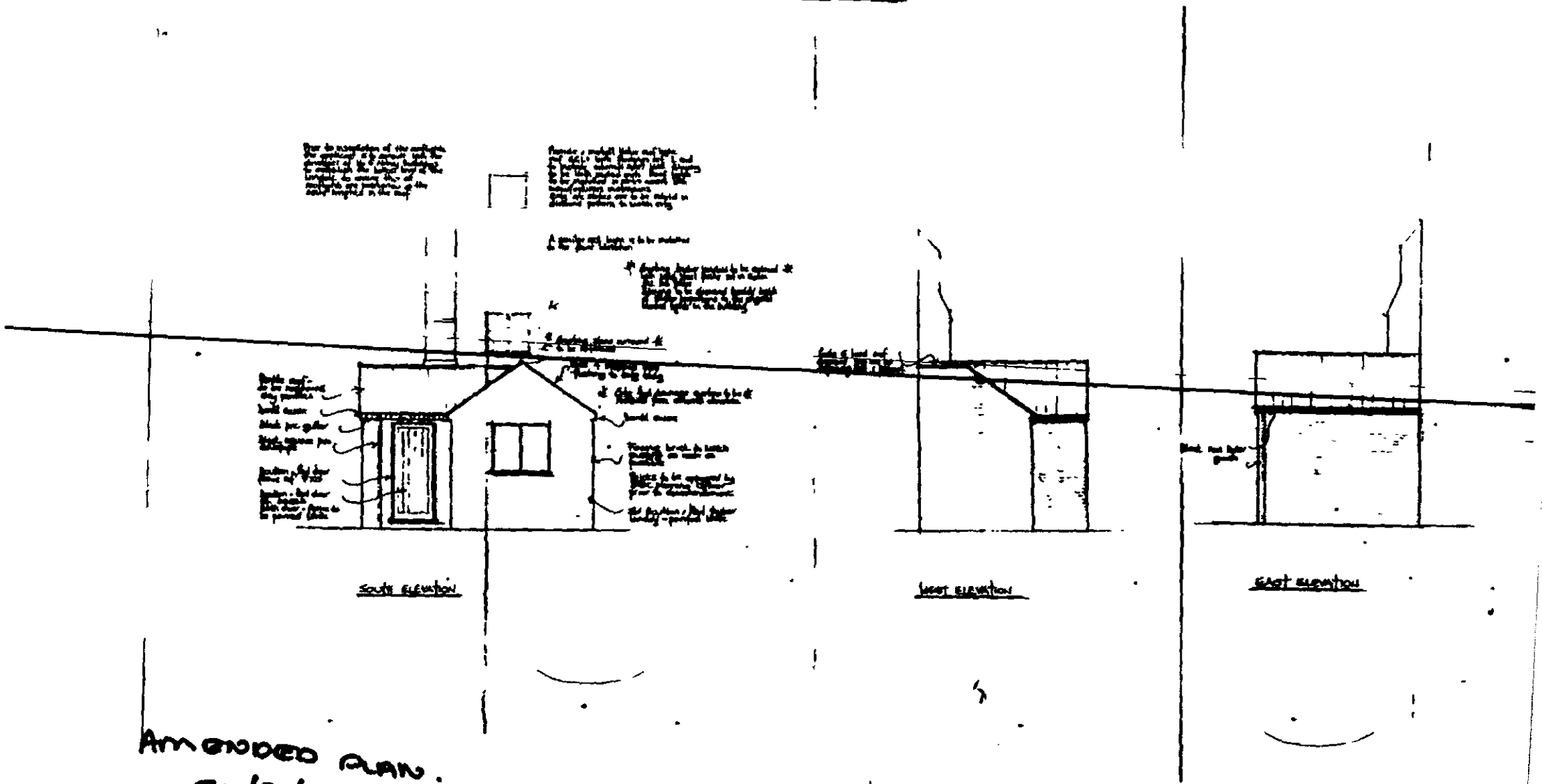
Provide + install Velux roof light ref. GGL-1 with flashings ref. L and to include internal roller blind. Glazing to be with stepped units. Roof lights to be installed in strict accord with manufacturers instructions. Exist a/c slates are to be relaid in diagonal pattern to match exist.

A similar roof light is to be installed to the front elevation.

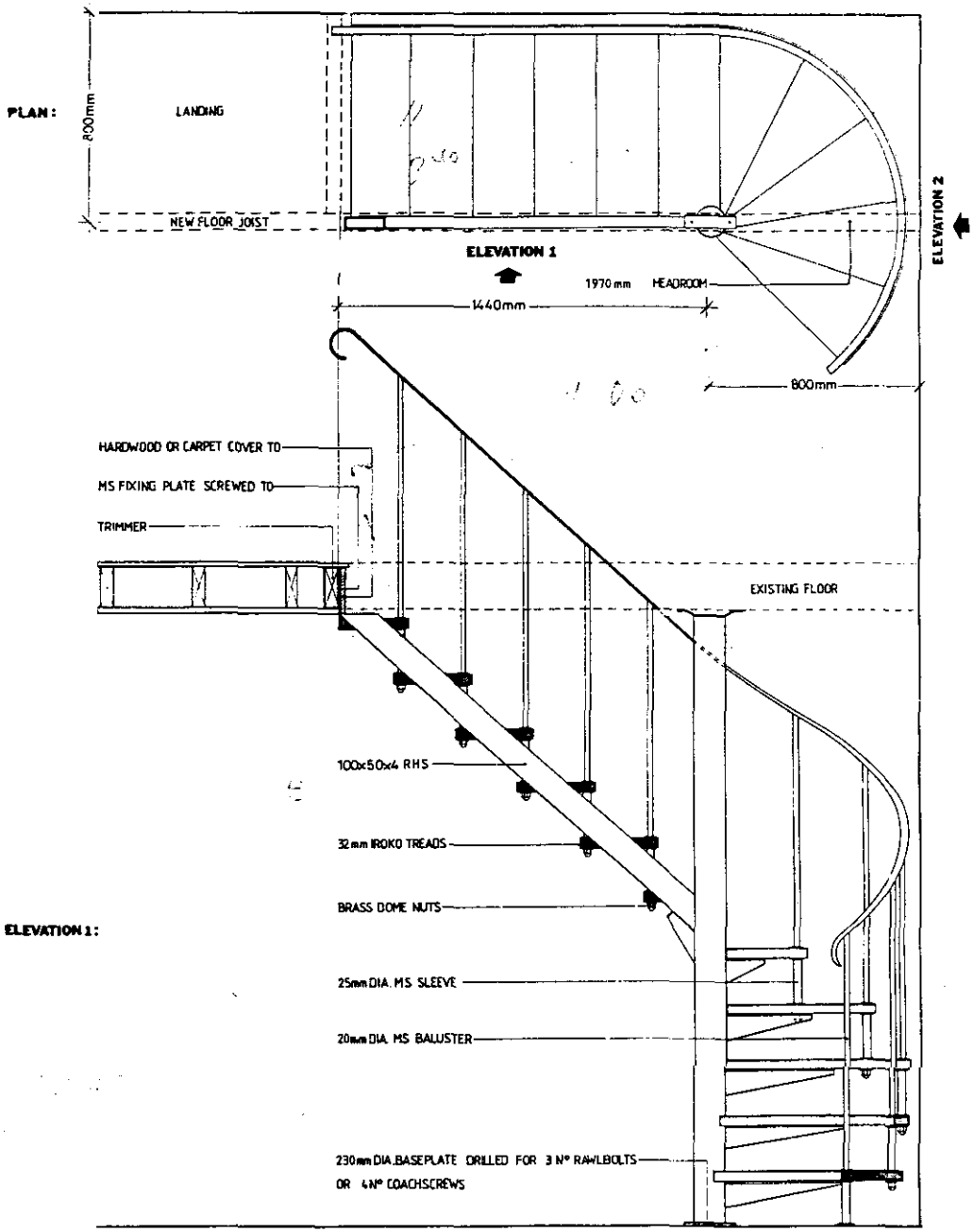


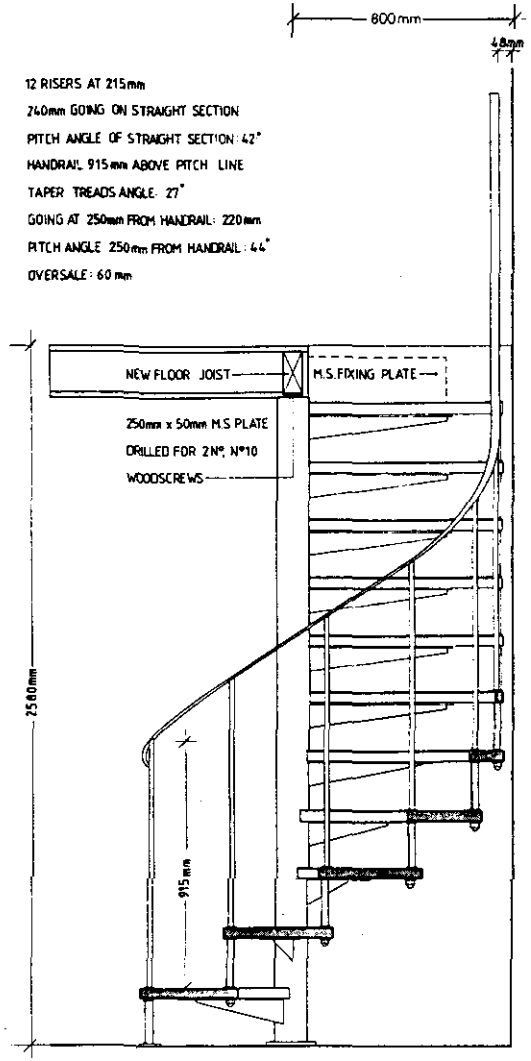
SOUTH ELEVATION

H16/696/86.



Amended plan.
30/9/86.





15 OCT 1992
REF 1090/92

The Cottage Stair

Technical Specification

Column:	114mm diameter tube to BS4360 Grade 43C.
Stringer:	100 x 50mm rectangular tube to BS4360 Grade 43C.
Handrail:	30 x 6mm mild steel.
Balusters:	20mm diameter, solid mild steel.
Support arms:	3mm mild steel, welded to tube.
Spacers:	25mm diameter tube, with washers.
Baluster nuts:	M20 steel, or brass dome head as extra.
Wood treads:	30mm thick, solid iroco or utile, or to customers detail.
Metalwork:	to BS449, primed with grey metal primer for decoration by customer.
Tread angles:	27° on plan.
Radius:	752mm from centre line of column to outside of handrail.
Tread rise:	215mm preferred: variations can be accommodated.
Going of parallel treads:	240mm preferred, variations according to site restrictions.
Attachment	Coach screws or rawlbolts at foot of column, wood screws at trimmer and floor joist area.

Our policy is one of continual improvement and we reserve the right to change specifications without notice.

Mackay

Note: Balusters spaced to prevent 100mm sphere to pass.
See details on plan. no. 593/3.

Donald Mackay Engineering (Cambridge) Ltd.

85 East Road
Cambridge, CB1 1BY
Telephone (0223) 63132

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: H16/1090/92

Applicant: Mr J Edgoose
7 Abbey Buildings
Priory Road
Spalding
Lincs

Agent: M E Cresswell MBIAT
Horseshoe Bridge
Spalding
Lincs
PE11 3JA

Description: Demolish conservatory/kitchen replace with kitchen & lobby, stair access & velux lights to roof & new boundary walling

Location: 7 Abbey Buildings
Priory Road
Spalding
Lincs

Amendment: Stable door side-entrance originally shown as having six glazed panes, amended to nine glazed panes

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 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. H16/1090/92/A
Date Registered 24 NOV 1993
Case Officer PL

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

MR MR.J.EDGOOSE
7 Abbey Buildings
Priory Road
Spalding. Lincs
Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)
M.E.Cresswell
Horseshoe Bridge
Spalding. PE11 3JA
Tel. No 72 4656 (Contact) MEC

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE

7 ABBEY BUILDINGS, PRIORY ROAD, SAPLDING.

Please complete **EARLIER APPLICATION No.** This application **cannot be considered** unless the relevant reference is stated	H16/0985/93
Building Regulation reference relating to same development	B16/0723/92.

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 M E Cresswell Date 22.11.93

3. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

AL:TERATIONS TO 7 ABBEY BUILDINGS
Priory Road, Spalding.

State details of amendments proposed

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

The half-glazed stable door side-entrance from the rear courtyard was originally shown on drawings having six glazed panes as standard. Unfortunately the manufacturers have now changed their standard door to one which has nine glazed panes.... (which is paneful to have to report, and I hope gives you as much pane to deal with as it does me).

State drawing no's of the current submission —

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

Yes. Nigel Midlen Esq.

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

N/A

The Director of PlanningServices
South Holland District Council
Priory Road
Spalding.

A/1

22nd November 1993.
Your ref: PJU/SAH/H16/1090/92.

SOUTH HOLLAND D.C.
PLANNING
24 NOV 1993
1090 92
REF 0985 98

For the attention of Mr Nigel Midlen.

Dear Sir,
Alterations to 7 Abbey Buildings,Spalding
for Mr JOhn EDgoose.

I reply to your letter dated 11th November and received this morning. I note your concern over the serious matter of three extra panes of glass to the half-glazed stable-door rear entrance to the above.

It is my extremely painful duty to have to report that the six panes of glass shown on the door in the original application drawing are no longer being manufactured in that formatt -the doors now being manufactured have nine panes of glass.

I am sure this must pain you almost as much as it pains me to have to fill in two forms,write this letter and send it to you. Neverthless, I trust we shall survive the tragedy until we all eventually sink, under the waves of bureaucracy,paperwork and officialdom.

Yours faithfully,

M.E.Cresswell.

Enclosure; 2 amendment forms.

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: PM 26-11

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

Acceptance issued:

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/1090/92

Applicant: Mr J Edgoose
7 Abbey Buildings
Priory Road
Spalding
Lincs

Agent: M E Cresswell MBIAT
Horseshoe Bridge
Spalding
Lincs
PE11 3JA

Description: Demolish conservatory/kitchen replace with kitchen & lobby, stair access & velux lights to roof & new boundary walling

Location: 7 Abbey Buildings
Priory Road
Spalding
Lincs

Amendment: Delete velux roof light on front (north) elevation and insert extra velux roof light on rear (south) elevation

05-OCT-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

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate	☐	Appears valid	☑ HL
Clarification/Details required:		Registered	25/9/98

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: PM 3-10

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

New Std Hrs -

Acceptance issued:

PLANNING AMENDMENT

For office use only

Application No. H16/1090/92/A2

Date Registered

Case Officer 29 SEP 1994 PSU

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr J. Edgoose
7 Abbey Buildings
Anpas Rd
Spalding
Tel. No.

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

M. E Cresswell MBIAT
Horseshoe Bridge
Spalding
PE11 3JA.
Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

7 Abbey Buildings Pinchbeck Rd, Spalding.

Please complete

APPLICATION No.

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

H16/1090/92

Building Regulation reference relating to same development (if any)

—

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.

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. If the amendment relates to a current application, I agree to an extension of the terminal date.

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

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Checked with M.C. 3-10-94

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

Delete velux roof light on Front (North) elevation.
Insert one extra velux roof light in Rear (South) elevation.

State drawing no's of the current submission

593/4C

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

YES / NO

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

—

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

Mary E. Cresswell
Associate of the Royal Institute of Architectural Surveyors
Architectural Design

SOUTH ... D.C.
PLANNING
2[illegible] SEP 1994
REF...1090/92...

S.H.D.C. PLANNING DEPT.
RECEIVED
26 SEP 1994
PJU

23rd August 1994.
MEC/593.

Your ref: PJU/SAH/H16/1090/92.

AMENDED PLANS
Ref. AH

Prinipal Planning Officer
South Holland District Council
Priory Road
Spalding.

Dear Sir,
Proposed new boundary Wall.7 Abbey Buildings Spalding
for Mr J.Edgoose. Planning ref: H16/1090/92.

In reply to your letter dated 28th July 1994, my client wishes me to inform you that due to the extremely high estimates received for building the new boundary walls-(the minimum estimate was £6,000) he cannot undertake to build the boundary wall bordering Priory Road in the near future. If the design could be somewhat simpler and thus less costly,it may be possible to bring the date forward however, as it is,he can only hope to complete all the walls by the expiry date of five years from Planning approval which would be 1st April 1998. In the meantime, the low wall with its privet hedge will remain. The building of the rear access boundary and the parking/garden wall is due to commence shortly.

Completion of fist floor alterations.7 Abbey Buildings.

The final stage of the renovation work on the above is planned for completion by Christmas. However due to strengthening the floors and roof structure we need to re-position the roof-lights. In place of two lights to each roof slope,we require the two on the rear elevation only. I enclose drawing no. 503/4 indicating the proposed spacing and trust you can accept this amendment.

Plans only to accompany velux to rear elevation

I believe the renovation of the whole Buildings backed by English Heritage included damp- proofing coursing; this was carried out before my client purchased his property. The side and rear walls appear to be quite damp and obviously staining. There is not a damp-proof guarantee with the deeds of the property . Could you advise who undertook the work or do you have information on file on the agreed procedure for this work- perhaps the damp- proofers did not offer long-term guarantees?.

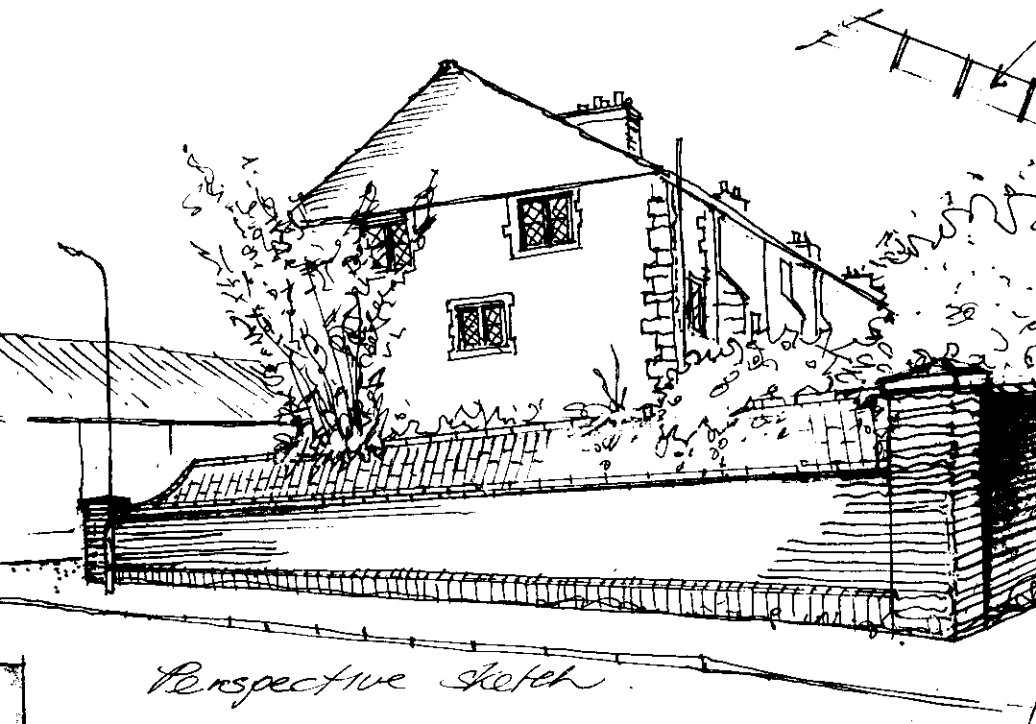
Sent R. Wells - LO for c-to-L-U advice from Regt 26-9

Spoke to D+C Reddin + R Sissons Also P Wilkinson. Damp proofing Dale - mid 80's + thus property may not have been done. Possible owner at time was one of the Adams Family + Also wall construction such that may not have been effective if done

Yours faithfully

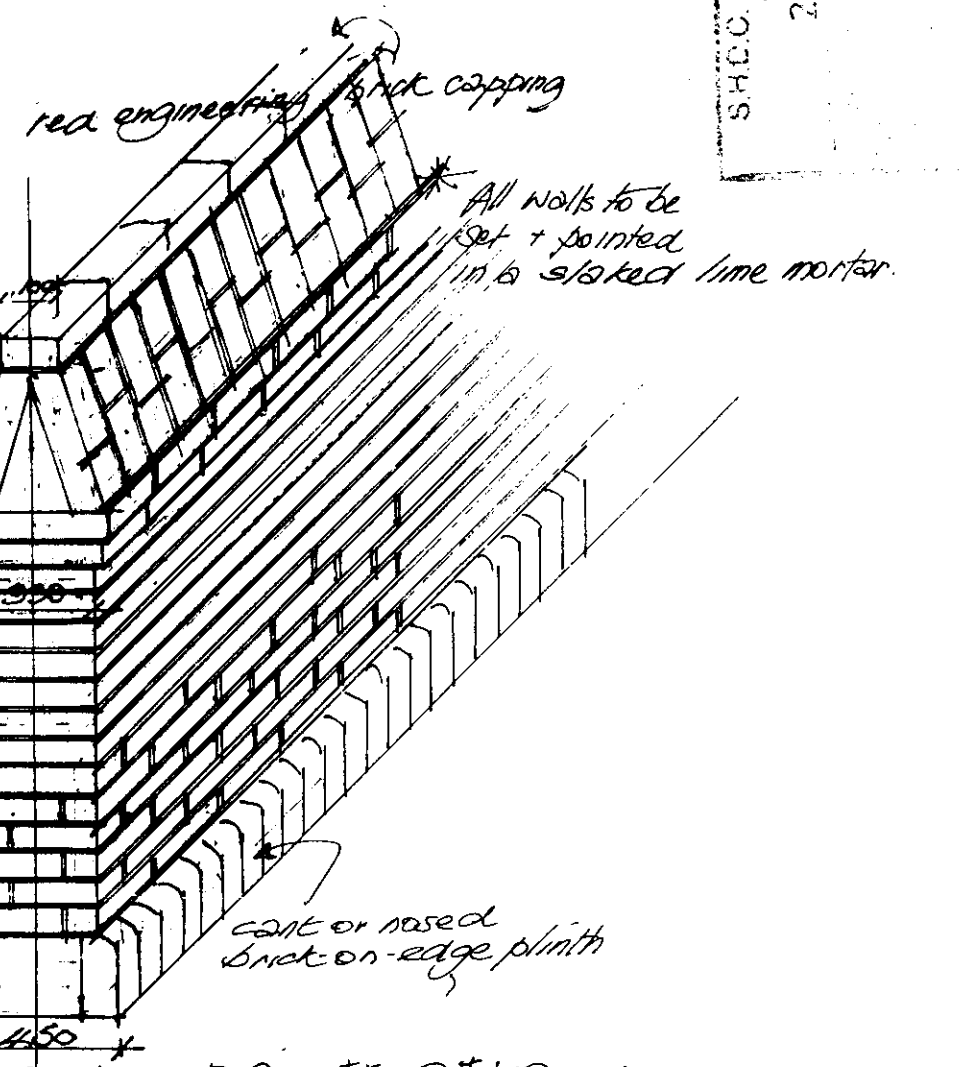
Mary Cresswell.

M.E.Cresswell.
Enclosure; 1no. A2.
c.c. Mr J Edgoose.



Perspective sketch.

SHOCKLANDING DEPT.
RECEIVED
24 JUN 1994
COUNCIL OFFICES



Point in a slaked lime mortar proposed 1.83 high wall in reclaimed brickwork selected to match existing walling at rear and extensions

220 x 1.35 high wall with clay plain angle coping as rear wall

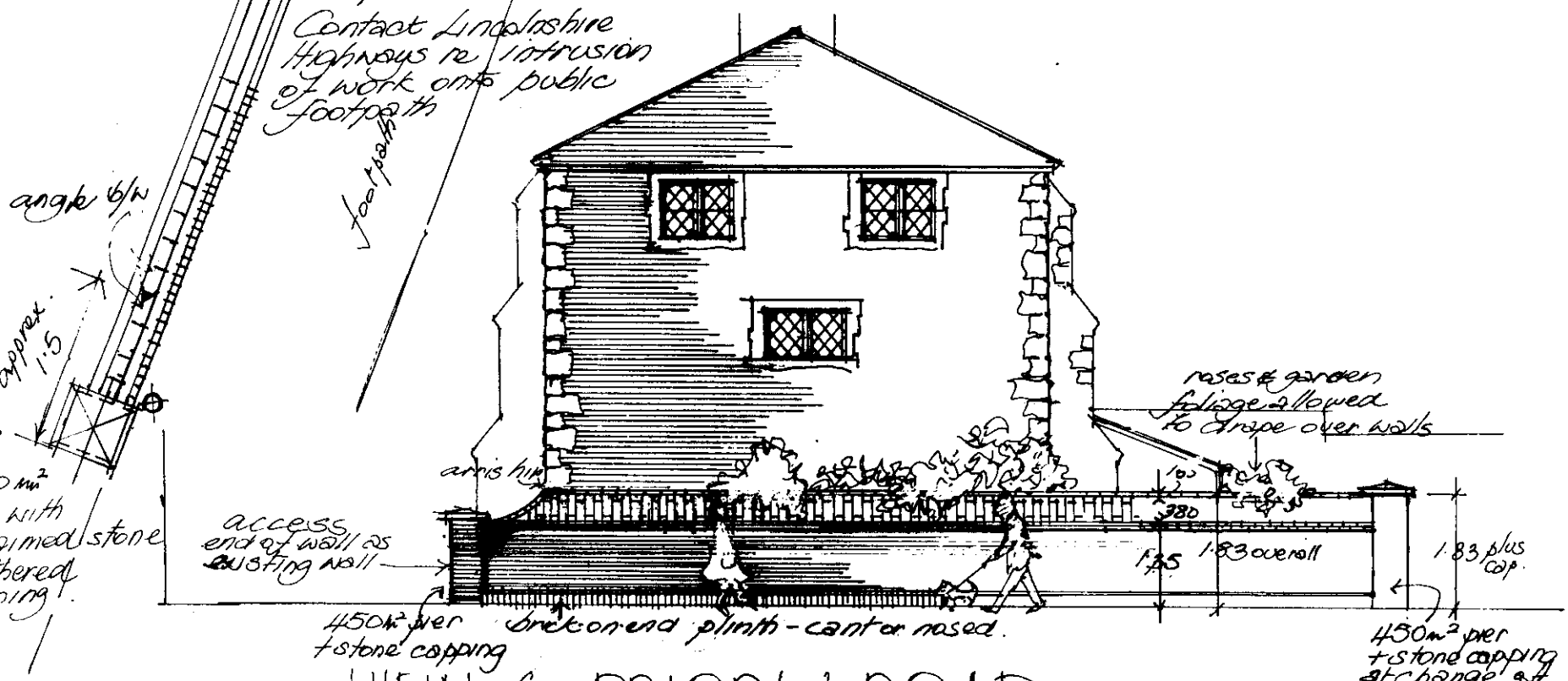
gate

July 18 1994 proposal to omit this frontage section at present

SECTION & PROJECTION. Scale 1:200.

5.0m.

Contact Lincolnshire Highways re intrusion of work onto public footpath



VIEW from PRIORY ROAD showing proposed wall.
Scale: 1:100.

WALL DETAILS to boundary of 7 ABBEY BUILDINGS SPALDING for Mr. J. EDGOOSE.

February 1993. March 1993.

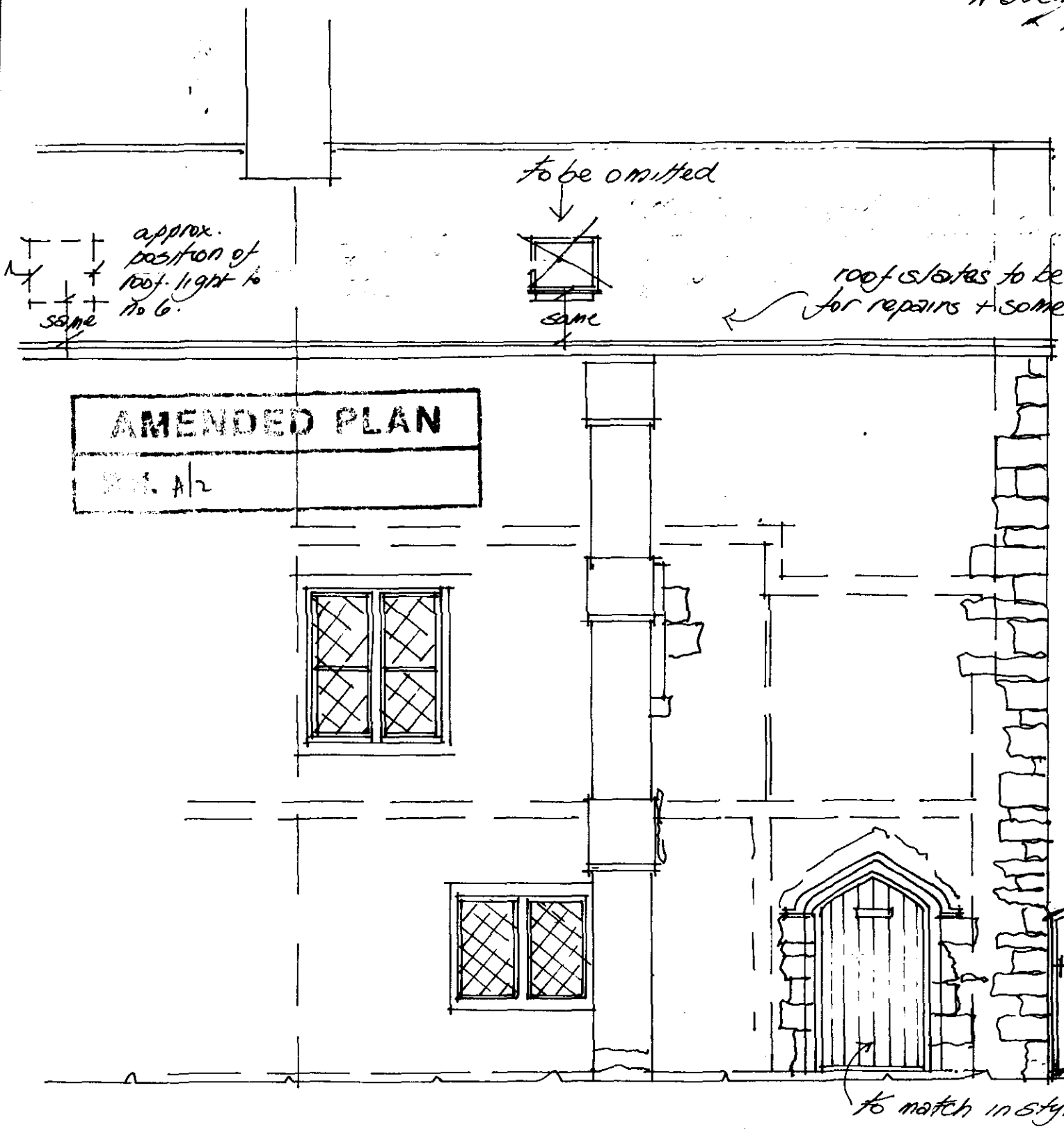
Drawing no. 593/5A

Mary E Cresswell M.B.I.A.T.
Horseshoe Bridge
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Lincolnshire PE11 3JA
Telephone 0775 72 36 56

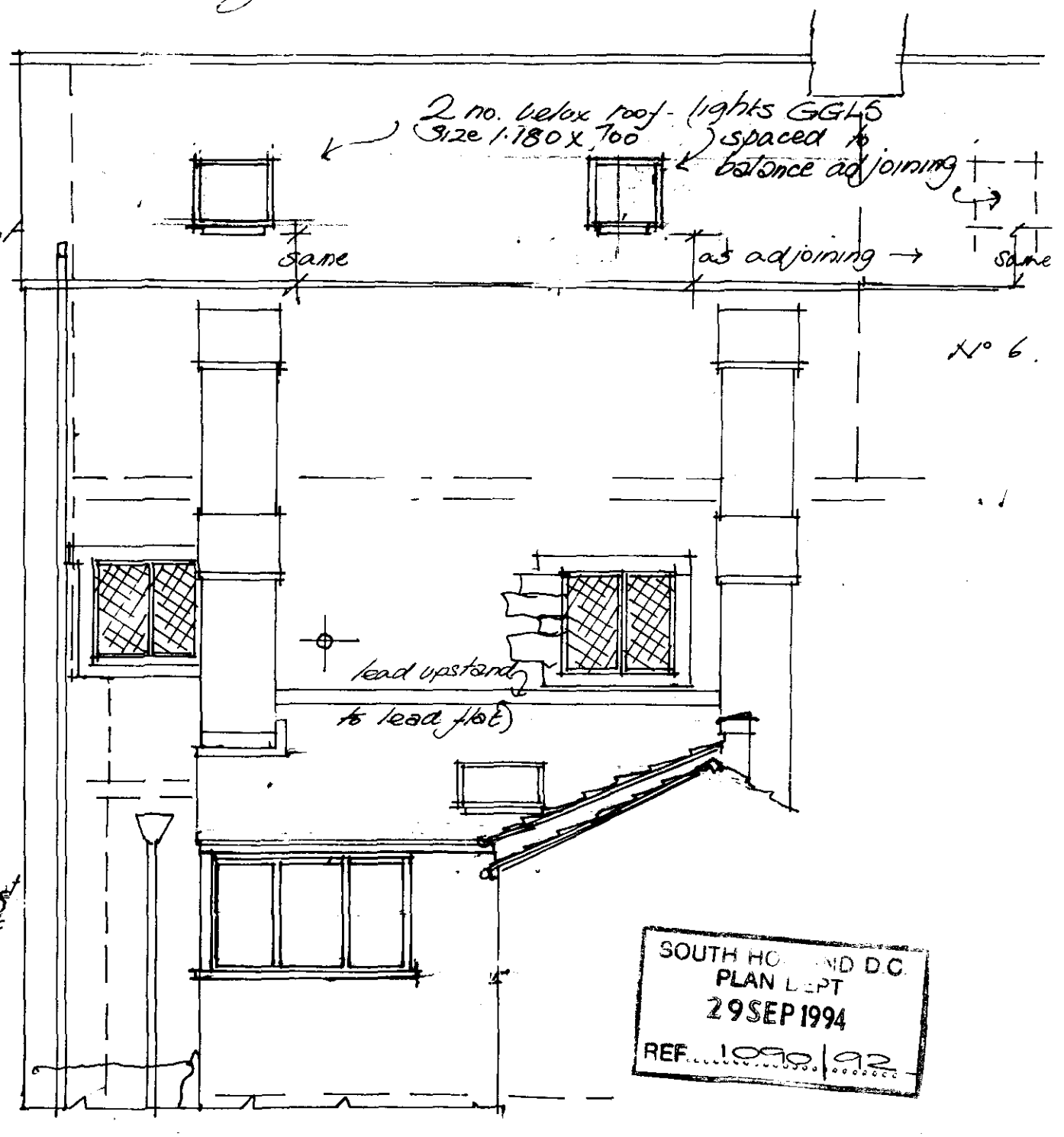
PROPOSED SUGGESTED ALTERNATIVE POSITIONING of roof lights.
at 7 ABBEY BUILDINGS · SPALDING · for Mr J. EDGOOSE

November 2 1992. Scale : 1.50.
& March 1993. 593/4 Drawing no. 593/4 &C
August 1994.

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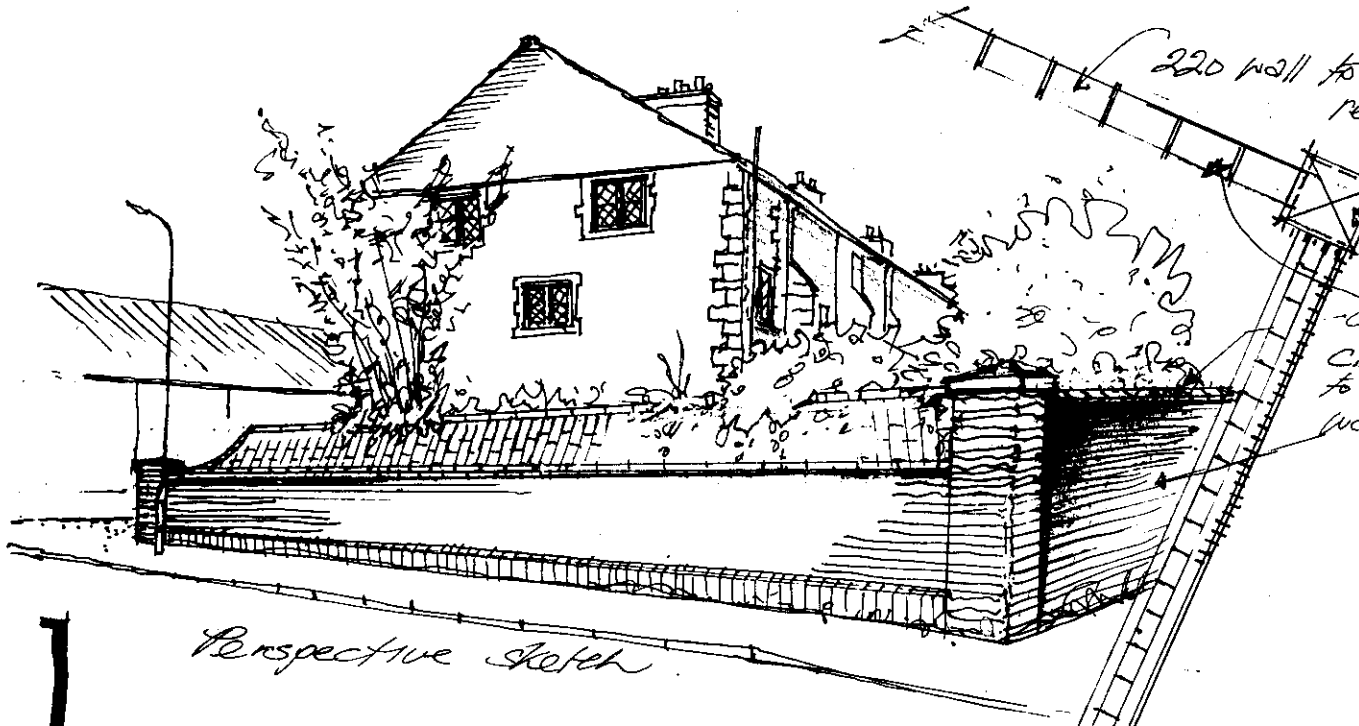
FRONT ELEVATION (proposed)



REAR ELEVATION : as proposed.

AMENDED PLAN
Dwg. No. A/2

SOUTH HOLLAND D.C.
PLAN DEPT
29 SEP 1994
REF. 1090/92



Perspective sketch

220 wall to be constructed all as existing rear wall to properties with clay angle capping.

pedestrian access to rear of properties

450 min² pier with reclaimed stone capping

-continuation of existing clay plain angle capping to match existing boundary wall to rear access path.

Point in a slaked lime mortar proposed 1.83 high wall in reclaimed brickwork selected to match existing walling at rear and extensions

220 x 1.35 high wall with clay plain angle capping as rear wall

gate

5.0m.

end of existing walling removed

approx 1:5

450 m² pier with reclaimed stone weathered capping

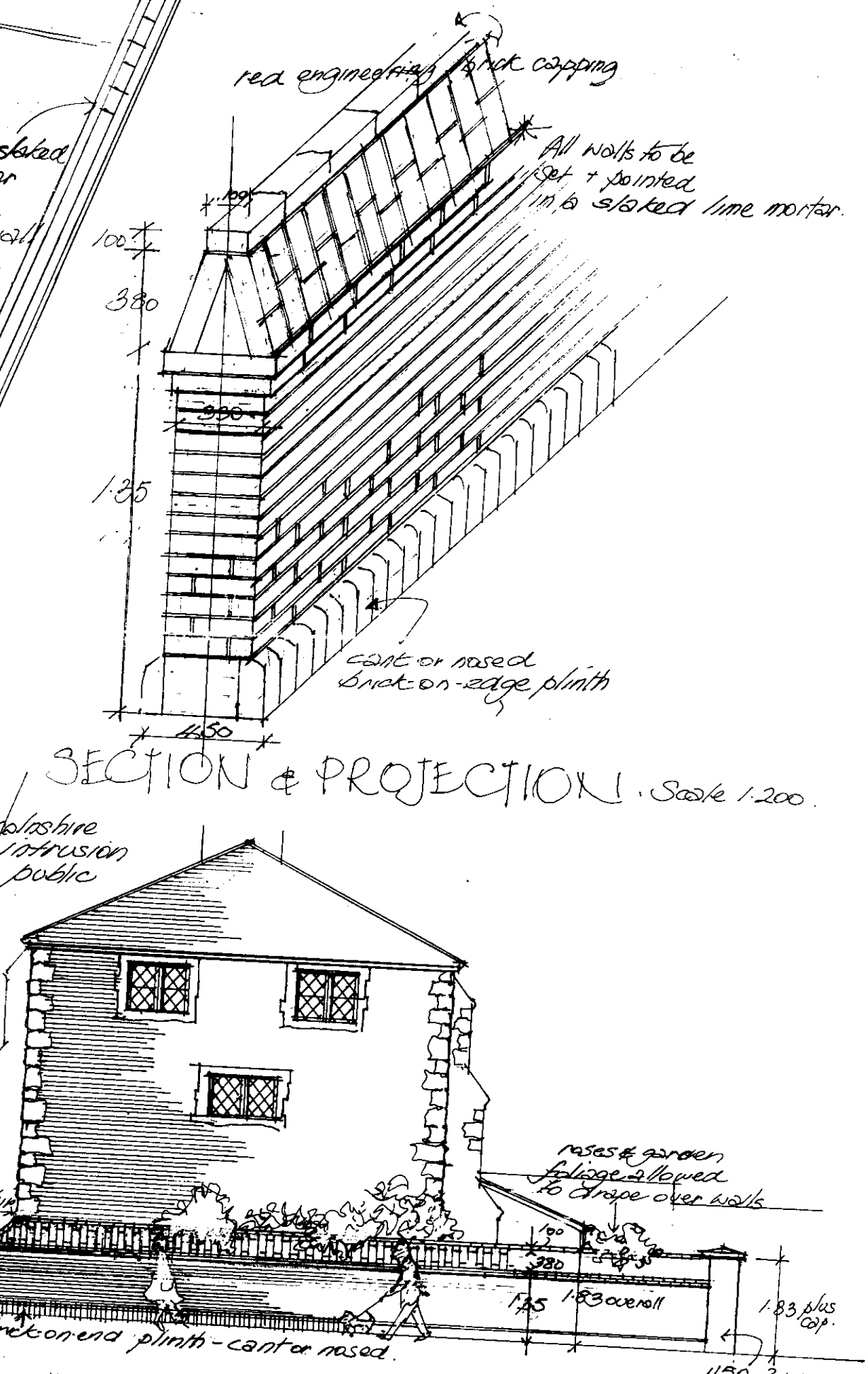
angle 6/w

footpath

access end of wall as existing wall

450m² pier + stone capping

Contact Lincolnshire Highways re intrusion of work onto public footpath



red engineering brick capping

All walls to be set + pointed in a slaked lime mortar.

100

380

350

1.35

cant or raised brick on-edge plinth

450

SECTION & PROJECTION. Scale 1:200.

* Contact Lincolnshire Highways re intrusion of work onto public footpath

arris hip

roses & garden foliage allowed to drape over walls

100

380

1.35

1.83 overall

1.83 plus cap.

450m² pier + stone capping at change of wall design.

450m² pier + stone capping

brick on-end plinth - cant or raised.

VIEW from PRIORY ROAD showing proposed wall.

Scale: 1:100.

REF 10908/92
SOUTH HOLLAND DISTRICT COUNCIL
PLAN REF
15 MAR 1993

WALL DETAILS to boundary of 7 ABBEY BUILDINGS SPALDING for Mr. J. EDGOOSE.

March 1993.

February 1993.

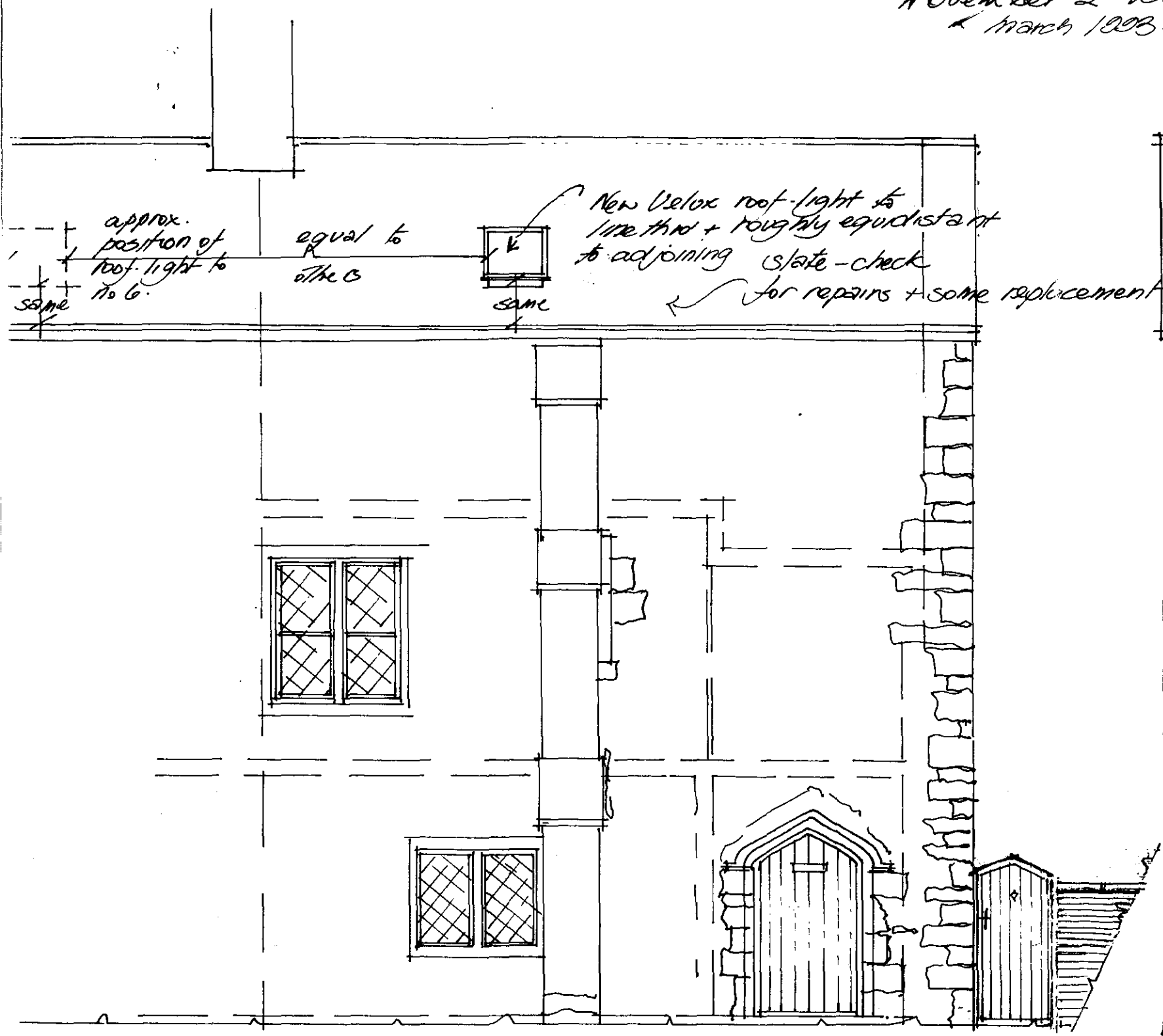
Drawing no. 593/5 A.

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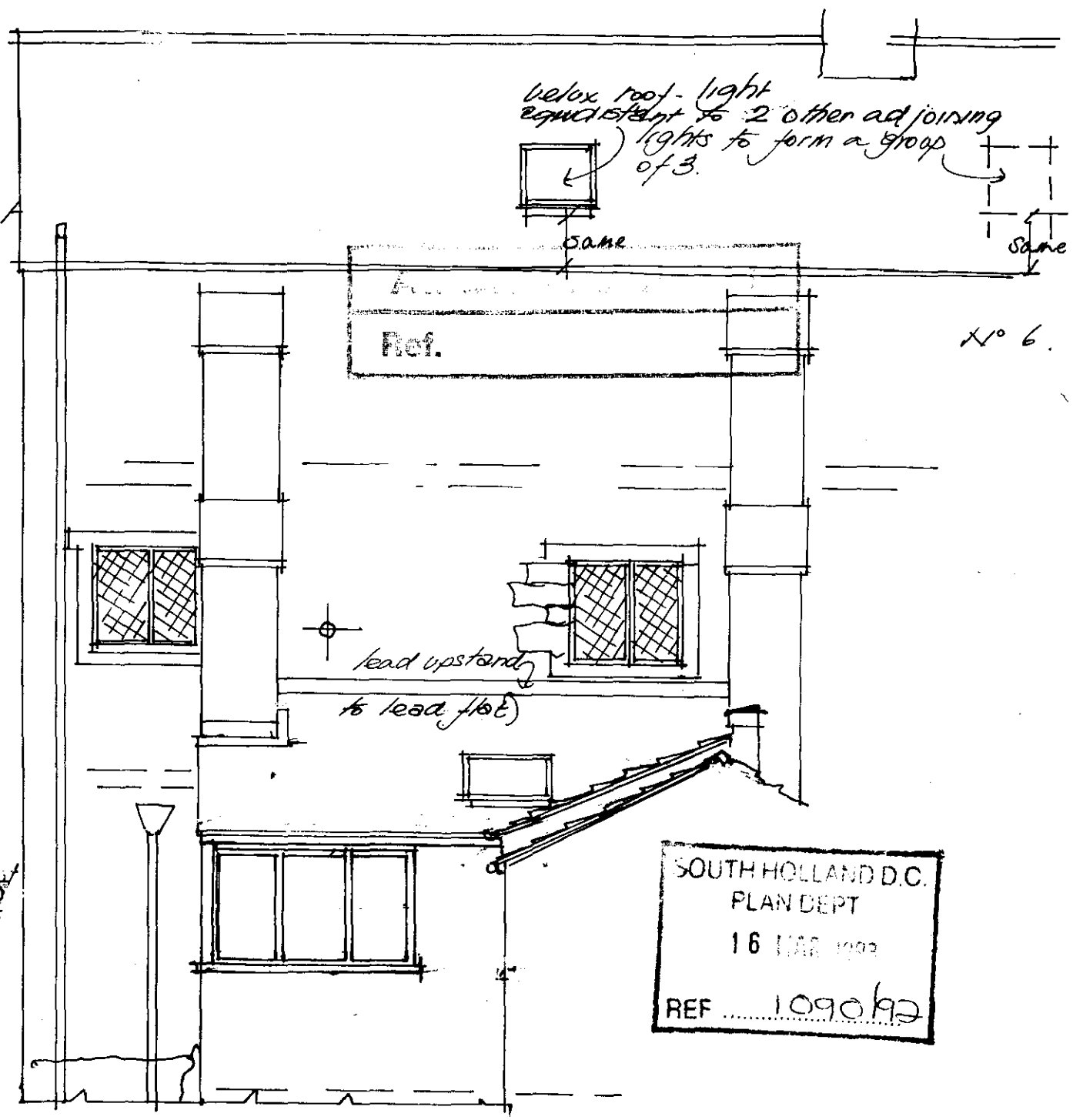
PROPOSED SUGGESTED ALTERNATIVE POSITIONING of ROOF-lights at 7 ABBEY BUILDINGS · SPALDING · for MR J. EDGOOSE

November 2 1992. Scale : 1.50.
* March 1993. 593/4A

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Spalding
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Telephone 0775 72 36 56



FRONT ELEVATION (proposed)



REAR ELEVATION :
as proposed.

stained boarded gate 1.65 high in 1.35 high 220 wide screen wall all as boundary wall at rear with angle clay capping.

SOUTH HOLLAND D.C.
PLAN DEPT
16 DEC 1992
REF 1090/92

· SURVEY ·

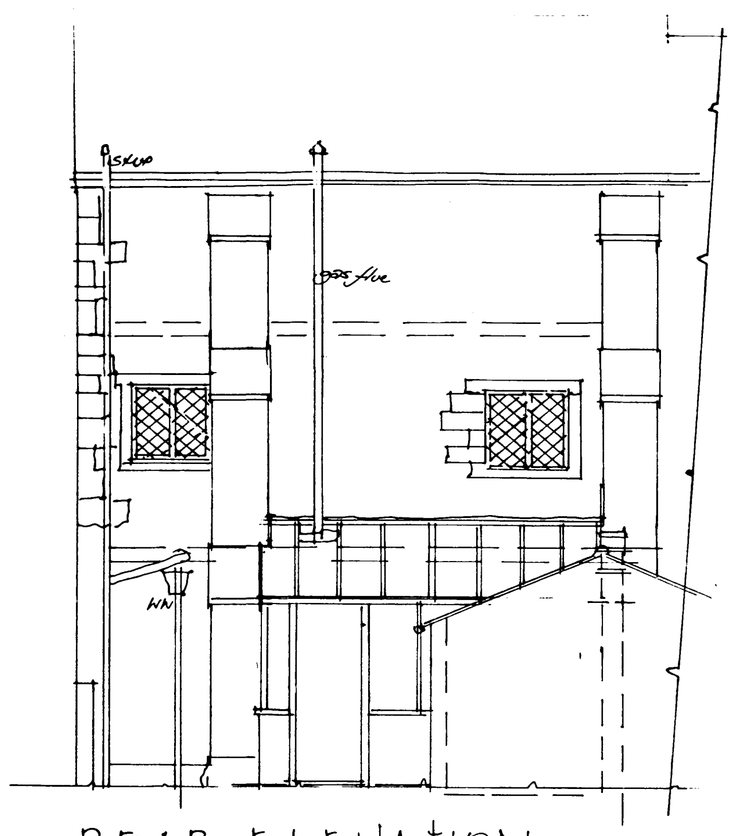
7 ABBEY BUILDINGS · SPALDING

for Mr. J. EDGOOSE

Scale: 1:50 m. September 1992. Dwg. no. 593/2.

N. E. CRESSWELL · MBIAT · HORSESHOE BRIDGE · SPALDING · LINCS.

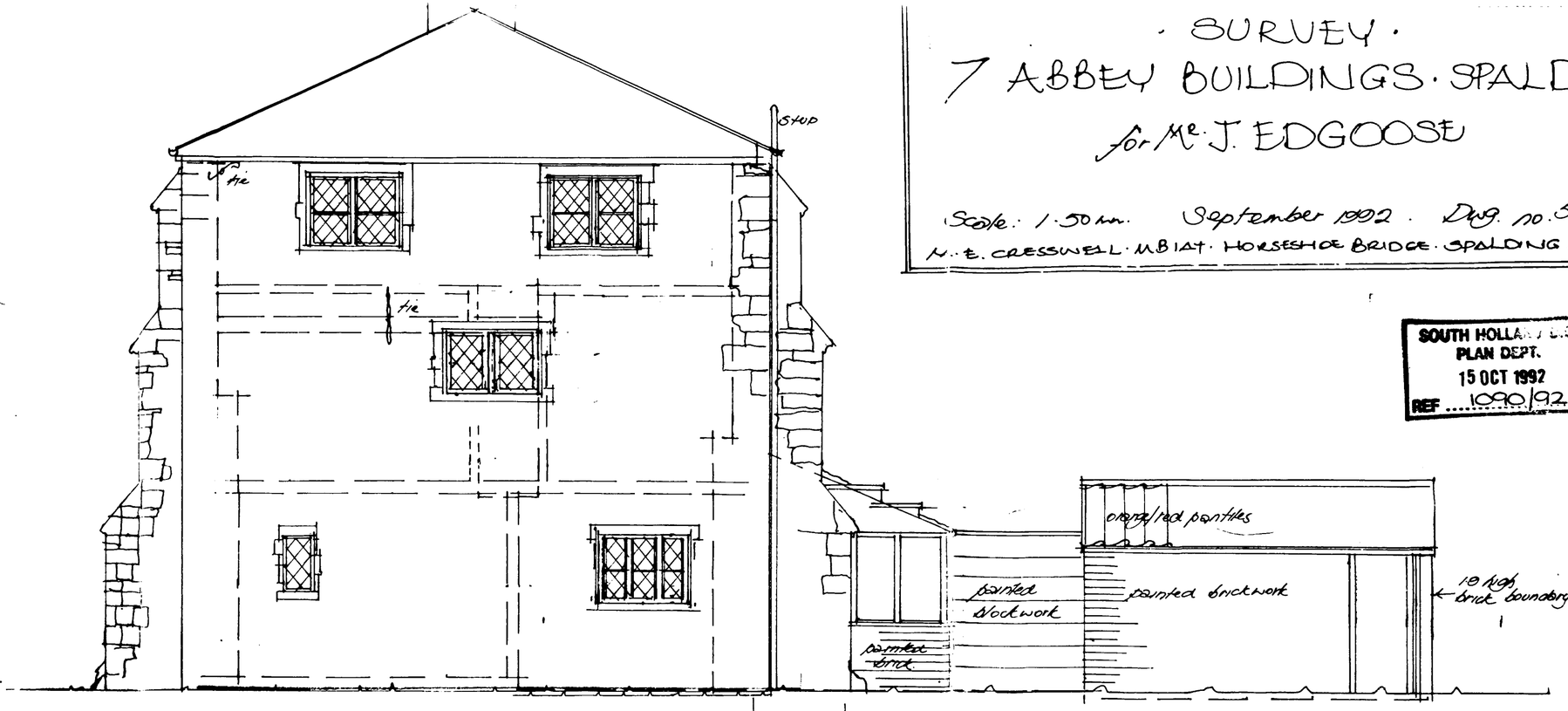
SOUTH HOLLAND D.C.
PLAN DEPT.
15 OCT 1992
REF 1090/92



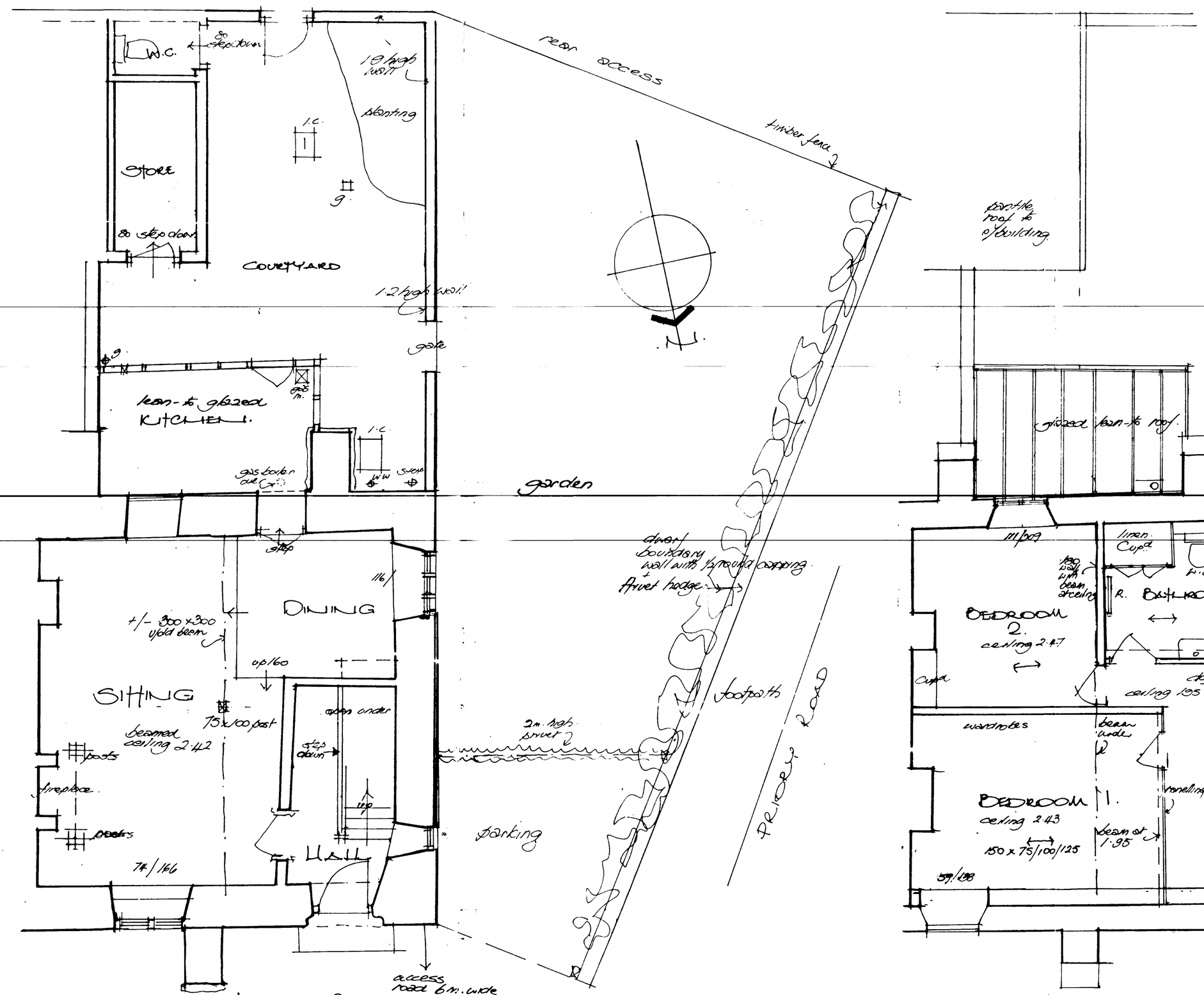
· REAR ELEVATION ·



· FRONT ELEVATION ·

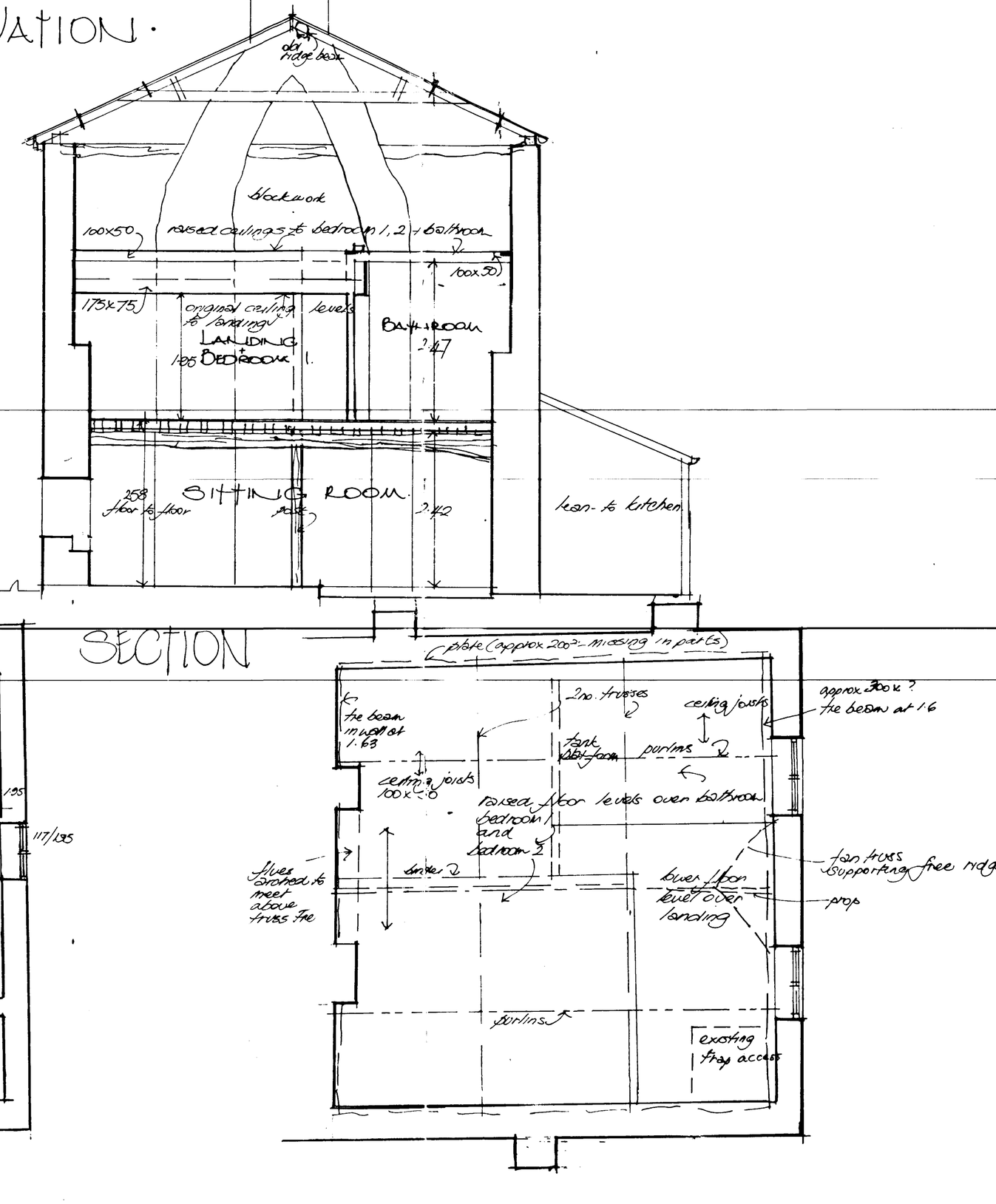


· END ELEVATION ·



· GROUND FLOOR ·

· FIRST FLOOR ·



ROOF PLAN (Top floor)

PROPOSED ALTERATIONS & 7 ABBEY BUILDINGS · PRIORY ROAD · SPALDING for MR. J. EDGOOSE.

Scales: 1:100 and 1:50. October 1992. Drawing no. 593/3 3rd (amended roof + walling) rev. 93.
A. E. CRESSWELL · MOAT HORSESHOE BRIDGE · SPALDING · LINCS. PE11 3JA.

Note: As this property is Grade II Listed by English Heritage - care must be taken to match materials, colour, jointing etc. - samples to be approved prior to commencement.

Note: Velux roof-lights are to be positioned in line with roof-lights to adjoining terraced properties and roughly equidistant.

Note: This should be impractical — provide "French type" drain adjacent to walls to provide a min. 150 clearance between dpc + base of "drain" + ground.

Roof finish: Sandtoft Greenwood clay pantiles to be used (minimum pitch is 30°) therefore a weatherproof membrane needs to be provided to allow pantiles to be laid to the 25° pitch required (as existing). Either (Warm roof construction) - Monarflex or "Ondutile" by Ondaline to provide weather proof finish with battens + pantiles over — or exposed sawn cut rafters with 18mm boarding over rafters + stained for ceiling finish between rafters + 50 x 175 insulated decking as before over with felt + battens for clay tiles.

Sandtoft "Greenwood" clay pantiles to 25° pitch possible only by grounding weather proof membrane under e.g. "Ondutile" felt sheets + insulation or boarding + felt + SC4 purlin to clear span 4.2 (with 750 x 075 spreader beam supports on Brues Glass & 4th) to comprise 2 no 075 x 225 (sawn cut) bolted together with 12 no 'dram bolts or an equivalent alternative (to be justified) for staining.

SECTION

REAR ELEVATION

SECTION

SIDE ELEVATION

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR / ROOF