

Town and Country Planning Act 1990

## Approval required by Condition of Planning Permission

Reference: H16/1154/93

Received: 03-DEC-93 Type: CONDITION COMPLIANCE

Earlier Permission: H16/0073/93

Name: Longhurst Housing Assoc  
Shodfriars Office Centre  
Boston and  
Broadgate Builders  
Broadgate, Weston Hills

Agent: Meldrum Lee & Gillatt  
49 High Street  
Boston  
Lincs

Description: Boundary wall (Condition 3 of application  
H16/0073/93)

Location : 45 & 48 Longs Warehouse and vacant plot  
Double Street Spalding

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

This is only part compliance with Condition 3a, it does not include the  
section of wall affecting 45 and 48 Double Street, it only shows the wall  
to the rear of the new flats.

Director of Planning and Building Control Services  
01-FEB-94 H16/1154/93

This decision refers only to that required for the purposes of the Town  
and Country Planning Act and not for Building Regulations or any other  
legislation. See enclosed notes relating to rights of appeal.

# CONDITION COMPLIANCE APPLICATION

4 COPIES OF FORM AND PLANS REQUIRED

## For office use only

Application No. H16/1154/93

Date registered

Grid reference

03 DEC 1993

1. Please complete in block letters

### NAME AND ADDRESS OF APPLICANT

Longhurst Housing Ass.  
Shodfriars office centre  
Boston + Broadgate Bldg  
Tel. No. Broadgate, Weston Hills

### NAME AND ADDRESS OF AGENT

(if form completed by agent)

Meldrum Lee + Gullatt  
49 High St  
Boston  
Tel. No. (Contact)

Please complete in block letters

### FULL POSTAL ADDRESS OF THE APPLICATION SITE

45 + 48 + Longs Warehouse + Vacant plot  
Double St, Spalding

OFFICE  
COPY

Please complete

### EARLIER APPLICATION No.

This application cannot be considered  
unless the relevant reference is stated

H16/0073/93

Please complete

I attach the necessary plans and apply for approval as described below

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

Please complete the section below.

**This form is for approval of additional details.** For approval of reserved matters you should not use this form — ask for Planning Application forms.

If a condition restricts activity in some way, and you wish to remove that restriction, you should not use this form — ask for Planning Application forms.

If a condition requires activity to be carried out in a certain way, you do not normally need to apply for approval, unless the condition specifically requires it.

2. The application is for approval of details required by a condition

(✓)

State which details are submitted

Boundary wall

State drawing no's relating to the current submission

State condition no. under which this application is required

3.

OFFICE USE ONLY

Checking Officer:

|                                                                                                        | Yes                                 | No                       |
|--------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|
| Application Acceptable                                                                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Consult Required .....                                                                                 | <input type="checkbox"/>            | <input type="checkbox"/> |
| Enclosures Required .....                                                                              |                                     |                          |
| Notes:                                                                                                 |                                     |                          |
| Signature  Date ..... |                                     |                          |

**ADMIN**

Date Consult Sent .....

Case Officer:

Notes:

|                                               | Yes                                 | No                       |
|-----------------------------------------------|-------------------------------------|--------------------------|
| Condition Compliance Details Finally Accepted | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Details Accepted if different from Box 2:

Signature  Date 20/11

Note This is only good compliance with  
Condition 3a - it is not the reason of not  
affixing 45+48 Double H. - it is only the not  
to the new bits.

# ADMIN RECORD SHEET

## Initial

Submitted Fee £ NIL

Receipt No

Date first Rec'd 03 DEC 1993

## Registration

Reference H16/1154/93

Cross-Ref

Date 06-DEC-93

LAC

## Validation

TYPE C - Comp

Site area  
No of dwellings  
Floorspace

Earlier permission - Ref:  
New/Redevelop/Use/Ext/Alt/Works

Description  
to be recorded

|  |
|--|
|  |
|--|

Invalid

Site plans  
Certificate

|  |
|--|
|  |
|--|

Fee  
Fee (not free)

|  |
|--|
|  |
|--|

Inaccurate  
Incomplete  
Unclear

|  |
|--|
|  |
|--|

Fees

Correct fee £ NIL

Nil fee

|  |
|--|
|  |
|--|

Previous app - ref:  
Type of app  
Reason:

Discounted

Additional £  
Refund £

Receipt No  
Voucher No

Date  
Date

## Information

Index sheet 201 OS Plots  
Grid ref 525070 322580  
525090 322580

Ward Parish

Inside IBD Inside LP area

### Constraints:

CA Cons Area

LB Listed - Grade:  
ARC Archaeology  
AM Ancient Mon  
SSI Special Int

TR Rural  
BP TR proposed 67m  
LC Level Cross  
FP Footpath

TPO Tree Pres

### Hazards -

HAZ Site  
AIR Safeguard  
LIN Elect  
PIP Pipe  
CON Waste/contamin

Linked to site Ref 1861

Linked to property Ref

Dist Bound

Other:

### Planning Records:

Earlier apps 0013/93  
0014/93  
0046/93  
0047/93  
0066/93

### B Reg Records:

Already submitted - Ref:  
Request needed  
Requested

# DC INSTRUCTION SHEET

APPLICATION REF: H16/134/93

## Directions

Art 7

☐

RM checklist

Previous  
Current  
Required

Sit

Des

Ext

Acc

Land

|  |  |  |  |  |
|--|--|--|--|--|
|  |  |  |  |  |
|  |  |  |  |  |
|  |  |  |  |  |

EA Reg4 -

☐
☐

Scale dwg:

Highway S/W:

Agric appraisal:

LB Advt

☐
☐

Details  
needed:  
(Non-std only)

Other.....

Direction authorised by Senior Officer.....

Date.....

## Revalidation after Direction

Information satisfactory

Signed.....

Date.....

Valid date:

Amended description

Superseded plans  
indicated

☐

Unsatisfactory -  
Further direction:

Signed.....

Senior Off.....

Precise details:

## Extra Consultations/Publicity Required

☐

None  
identified  
initially

RECONSULTS  
(revalidated)

All

☐

Publicity: >>

Consultations:

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

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

Extra Consultations:

Transport D/Transp A15 ..... G\* T15  
TRA D/Transp A18 .....  
B Rail .....

Environment/ Env Services .....  
Drainage NRA .....  
WAT IDB .....  
Env Assess

☐ G ENV (See separate sheet)

Conservation LB Demolish ..... G\* DEM  
LB Archaeology ..... G ARC Specify:  
Eng Heritage .....  
Consultant .....  
Other .....

Order No:  
Specify:

Hazards HSC Group ..... G\* HAZ  
Specific .....

Other PLA .....

Specify:  
Specify:

Press  
PC  
WM  
Residents

Case Officer :

NRM

Senior Officer Confirmed *[Signature]*

Date...../...../.....

Recorded DC...

## RECOMMENDATION/DECISION

### NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

### COMMITTEE

Confirmed as agenda .....

### SUB-COMMITTEE

Confirmed as agenda .....

### DPBCS AUTHORISED

Decision Issue confirmed .....

## DELEGATED DECISION

### Case Officer

↓ Approve (or equiv) Refuse (or adverse)

Signed *[Signature]* Date...20 *20* *20*

#### Notes:

|  |
|--|
|  |
|  |
|  |

Disabled  
Prev conditions  
Amended plans -

Dwg no:  
Received:

*note on  
app form.*

### CONDITIONS/REASONS:

\* Please add note to decision notice.

### Condition monitoring:

non-std expiry .....  
prior submission .....  
prior siteworks .....

|  |
|--|
|  |
|  |

Determined plans indicated

Departure approval confirmed

Flag for on-site review

|                                     |
|-------------------------------------|
| <input checked="" type="checkbox"/> |
| <input type="checkbox"/>            |
| <input type="checkbox"/>            |

**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



**H16/1154/93**

**CONDITION COMPLIANCE**

**Applicant:** Longhurst Housing Assoc  
**Tel:**

**Agent:** Meldrum Lee & Gillatt

**Description:** Boundary wall

**Location:** 45 & 48 Longs Warehouse  
and vacant plot  
Double Street  
Spalding

-----  
**Valid date:** 03-DEC-93

**Terminal date:** 28-JAN-94

**Target dates:**

**Target Committee:** 25-JAN-94

To case officer 10-DEC-93

**Report deadline:** 11-JAN-94

Inspected by 17-DEC-93

**Agreed TD Ext:**

Extra contacts 24-DEC-93

**Case Officer:**

**Report if not clear by** 07-JAN-94

N R MIDLEN  
-----

**DEVELOPMENT/CONSTRAINTS**

**Size:**

**Category:** Misc works

**Listed building:**

**Conservation Area:**

**Other Constraints:**  
-----

**CONSULTATIONS CARRIED OUT**

**Sent**

**Expiry**  
-----

**SITE RECORD**

**Grid ref:** 525070 322830

**OS Sheet:** 201

**Parcel:**

Town and Country Planning Act etc

## DRAFT DECISION

Reference: H16/1154/93

Received:03-DEC-93 Type:CONDITION COMPLIANCE

Name: Longhurst Housing Assoc  
Shodfriars Office Centre  
Boston and  
Broadgate Builders  
Broadgate, Weston Hills

Agent: Meldrum Lee & Gillatt  
49 High Street  
Boston  
Lincs

Description: Boundary wall

Location : 45 & 48 Longs Warehouse and vacant plot  
Double Street Spalding

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

or B

*Does include*  
This is only part compliance with Condition 3a, it ~~is~~ not the section of  
wall affecting 45 and 48 Double Street, it is only the wall and the new ~~to the rear~~  
build. *of the new flats*  
*shows*

24-JAN-94

AD check....*AP 27/1...*

Authorised to issue (inc Delegation)...*MM*.....  
*31/1*



Meldrum Lee & Gillatt  
Architects, Quantity Surveyors  
Management and Cost Consultants

49 High Street

Boston

Lincolnshire

PE21 8SP

JAM/DAL/TAS/12376

20 January 1994

FOR THE ATTENTION OF MR N MIDLEN

Planning Department  
South Holland District Council  
Council Offices  
Priory Road  
SPALDING  
Lincs  
PE11 2XE

Dear Sirs

**14 No New Build Flats at Land off Double Street Spalding  
for Longhurst Housing Association Ltd**

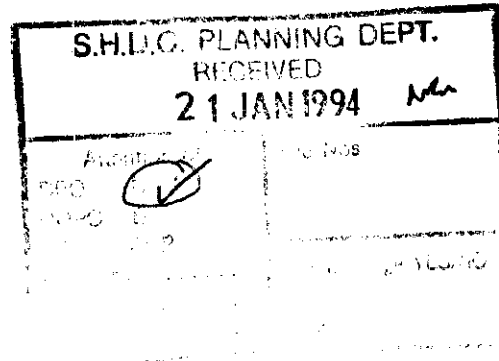
Further to our telephone conversation on today's date, we confirm that the facing bricks used for the boundary wall at the above will be the same as those used for the flats.

Broadgate Builders Ltd have informed ourselves that they propose to use Butterley Selsey Multi Stock facing brickwork as used in the "Key 56" Double Street development.

We trust the above information will enable you to issue the Condition Compliance Notice all as discussed.

Yours faithfully

P.P.J A Merrett RIBA



Telephone: 0205 364795

Fax: 0205 310842

ALSO AT

Skegness

&

Grantham

PARTNERS

G.T. Lee, FRICS, MAPM

J.A. Merrett, RIBA

K.A. Holroyd, RIBA

ASSOCIATES

B.G. Hall, AMIAS

C.W. Maggs, MBIAT

T.J. Newton, ABIAT

T.M. Robinson, AMSST

E.R. Sylvester, MBIAT

C.L. Silvester, MSST



ESTABLISHED

1900

**AN 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



Application no: H16/1154/93

Applicant: Longhurst Housing Assoc  
Shodfriars Office Centre  
Boston and  
Broadgate Builders  
Broadgate, Weston Hills

Agent: Meldrum Lee & Gillatt  
49 High Street  
Boston  
Lincs

Description: Boundary wall

Location: 45 & 48 Longs Warehouse  
and vacant plot  
Double Street  
Spalding

Type: CONDITION COMPLIANCE

Date received: 03-DEC-93

21-JAN-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990  
NOTICE OF RECEIPT OF APPLICATION FOR CONSENT REQUIRED BY CONDITION

Your application for the above has been received.  
If you wish to contact the department at any time, the officer dealing  
with the application at present is N R MIDLEN

If by 28-JAN-94 you have not received notification that the application  
is invalid and you have not been given notice by the Local Planning  
Authority of their decision, you are entitled to appeal to the Secretary  
of State unless you have agreed to an extension of the period.  
Appeals must be made within 8 weeks of the terminal date on a form  
obtainable from the Secretary of State for the Environment, Tollgate  
House, Houlton Street, Bristol, BS2 9DJ.

Any consent which you may receive should not be taken as authority under  
any other legislation to commence work.

Yours faithfully  
B SMITH  
Director of Planning and Building Control Services

**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



## Town and Country Planning Act 1990

### Planning Permission

Reference: H16/0073/93

Received: 01-FEB-93 Type: FULL

Name: Longhurst Housing Assoc. Ltd. Agent: Meldrum Lee & Gillatt  
Shodfriars Office Centre, 49 High Street  
Boston and Broadgate Builders Boston  
(Spalding) Ltd, Broadgate, Lincs  
Weston Hills, Spalding.

Description: Conversion of No 45 & 48 to 4 flats, Longs Warehouse into 16 flats and erection of 14 new self-contained flats

Location : 45 & 48 and Longs Warehouse and vacant plot  
Double Street, Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

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

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

- 2 This permission shall enure solely for the benefit of the Longhurst Housing Association or for any other bona fide Housing Association.

Reason: The parking provision provided with this development is below the standards normally required by the Local Planning Authority for residential development, and it is therefore considered that the occupancy of the living units should be restricted to those categories eligible under Housing Association letting policies.

- 3 The following further details shall be submitted to and approved by the Local Planning Authority before development is commenced:

- (a) The new wall/railings beside the tow path frontage of the new building and 45 and 48 Double Street.
- (b) A representative detail of each type of new windows to the new building and of the balconies, including the paint/stain finish.
- (c) Details of the materials to be used on the car parking area.
- (d) Samples of the materials to be used on all new walls and roofs.

Reason: To ensure a satisfactory development in the important position in the Conservation Area, and adjoining Statutory Listed Buildings.

- 4 Before any construction of new walls, sample panels shall be constructed on site, and the brick and mortar type and brick bond to be used shall be agreed by the Local Planning Authority.

**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



**Reason:** To ensure a satisfactory development in the important position in the Conservation Area, and adjoining Statutory Listed Buildings.

- Any new windows on the Double Street or riverside elevation of 45 and 48  
5 Double Street shall be painted, wooden sliding sash, to match existing.

**Reason:** To ensure a satisfactory development in the important position in the Conservation Area, and adjoining Statutory Listed Buildings.

This permission relates to the proposal as amended by the plans received by the Local Planning Authority on the 4 March 1993.

sgd B SMITH  
Director of Planning and Building Control Services

17-MAY-93 H16/0073/93



Meldrum Lee & Gillatt  
Architects, Quantity Surveyors  
Management and Cost Consultants

49 High Street

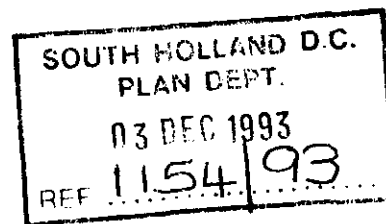
Boston

Lincolnshire

PE21 8SP

Telephone: 0205 364795

Fax: 0205 310842



JAM/DAL/SMW/12376

FOR THE ATTENTION OF MR N MIDLEN

Department of Planning and Economic Development  
South Holland District Council  
Priory Road  
SPALDING  
Lincs

Dear Sirs

Erection of 14 No Self Contained Flats at Land off Double  
Street Spalding for Longhurst Housing Association Ltd. Planning  
Permission Ref: H16/0073/93

Please find enclosed 2 copies of drawing number 12377-16- The  
boundary wall details which we are required to submit to yourselves  
for approval under condition 3(a) of the above Planning Permission.

We trust this is satisfactory.

Yours faithfully

RP. J A Merrett RIBA

Encs

ALSO AT

Skegness

&

Grantham

PARTNERS

G.T. Lee, FRICS, MAPM

J.A. Merrett, RIBA

K.A. Holroyd, RIBA

ASSOCIATES

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T.M. Robinson, AMST

E.R. Sylvester, MBIAT

C.L. Sylvester, MSST



ESTABLISHED

1900

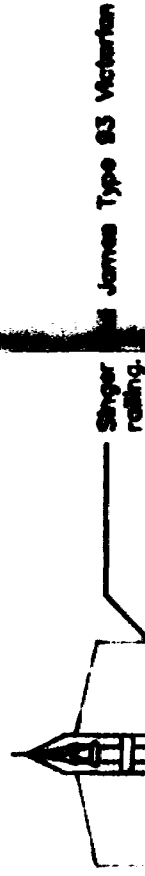
215 x 112.5mm brickwork plus other  
side of wall with reconstructed stone  
bed and beams over.

215mm square stone capping  
to match facing stone.



Elevation onto to Tow Path

Reconstructed stone capping bedded on  
mortar with stainless steel restraining  
anchors built into horizontal brickwork joints  
and turned up at joints in capping when  
fixed at an angle.



Sliver  
railing

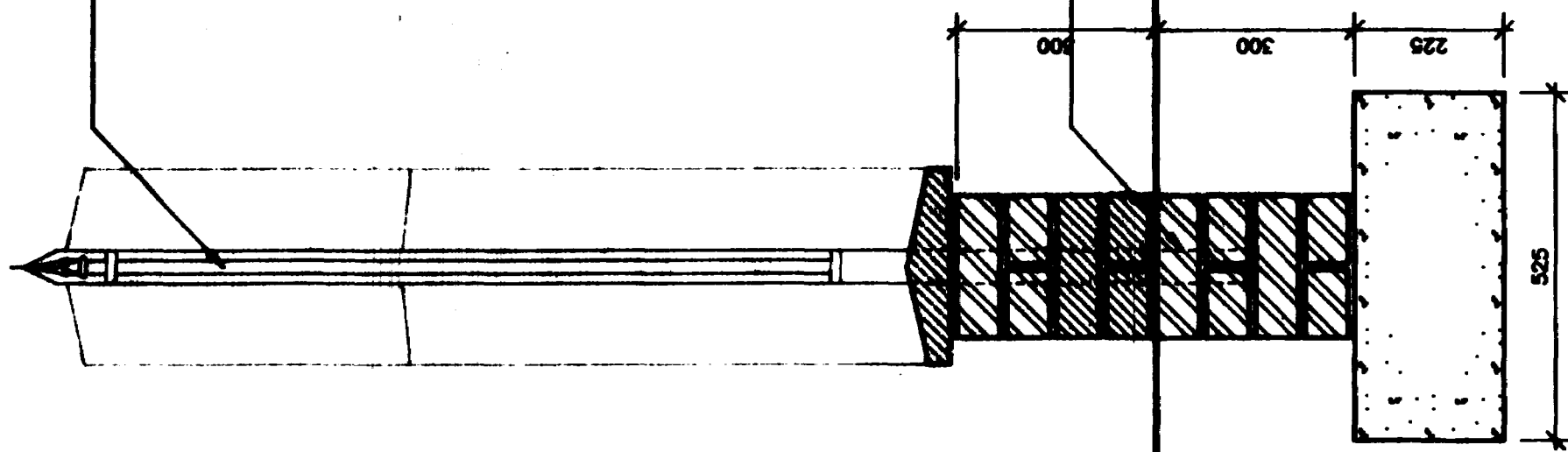
Jarrow Type 83 Victorian

1575

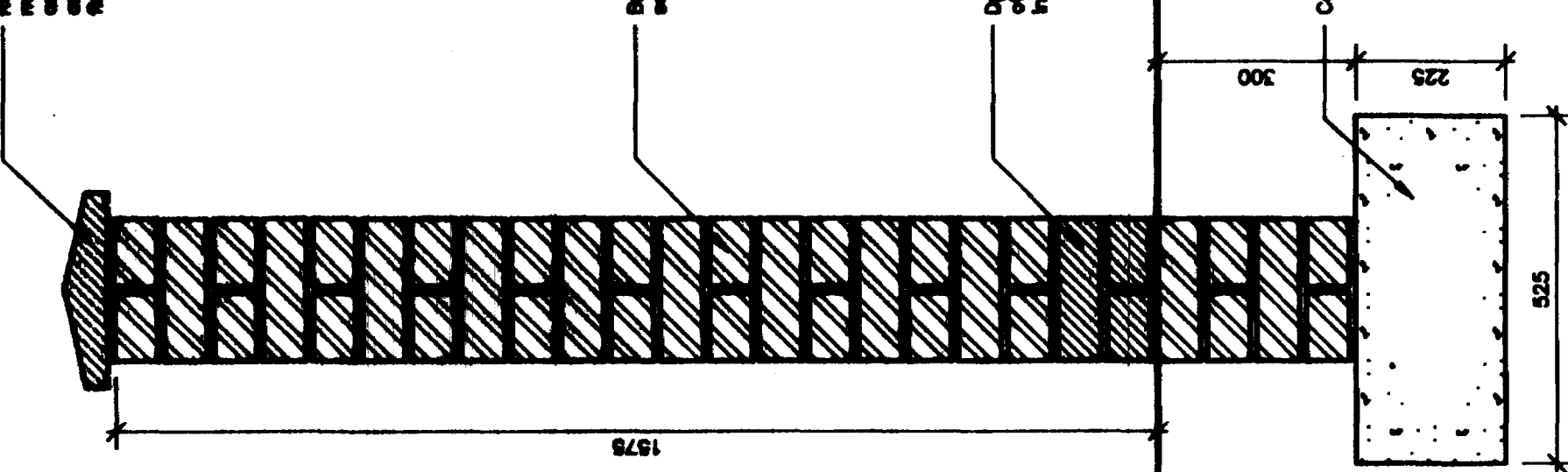
Brickwork to be 215mm English Bond  
set in mortar.

Dpc formed using two courses  
of engineering brickwork bedded  
in mortar.

Concrete strip foundation.



Section through wall  
and railings.



Section through full  
height wall

Proposed New Build Flats at  
Land off Double Street Spalding  
Lincolnshire.

SOUTH HOLLAND D.C.  
PLAN DEPT.  
03 DEC 1993  
115/1/83

Broadgate Builders Ltd

Boundary Wall Details



Meldrum Lee & Gilman  
Architects, Quantity Surveyors  
Management & Cost Consultants

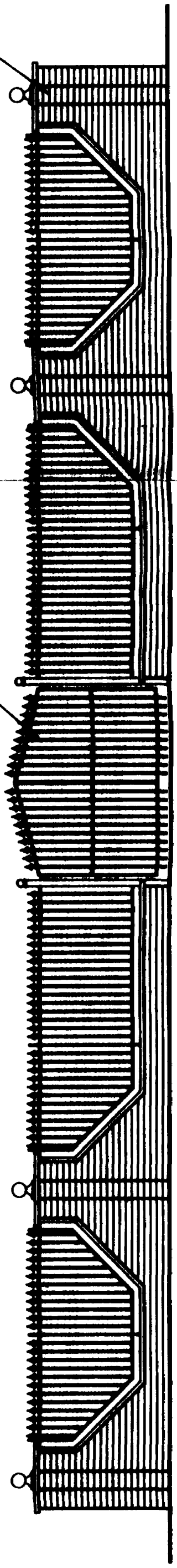
Issued Office:  
Location:  
Scale:  
Sheet:  
Drawing No.  
Revision

Nov. 1993  
1:50 1:10  
12377-16

Do not scale. The Contractor is to check all dimensions on site  
and report any discrepancies to the Architect.

215 x 112.5mm brickwork piers either side of wall with reconstructed stone ball and bases over.

2500mm opening with beehive gates to match fence railings.



Elevation onto to Tow Path

Reconstructed stone capping bedded on mortar with stainless steel restraining anchors built into horizontal brickwork joints and turned up at joints in capping when fixed at an angle.

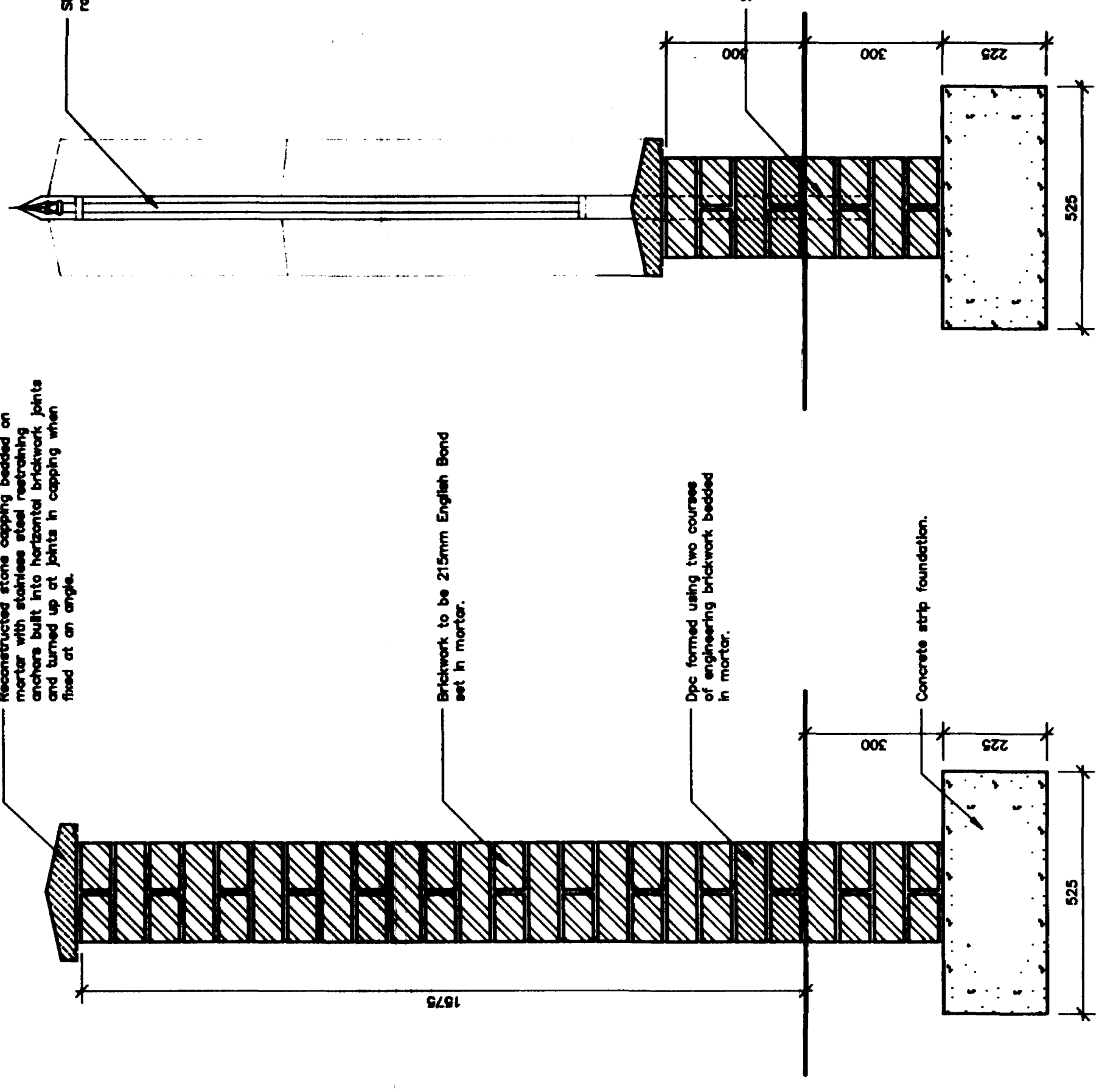
Singer and James Type 93 Victorian railing.

1575

Brickwork to be 215mm English Bond set in mortar.

Dec formed using two courses of engineering brickwork bedded in mortar.

Support posts built into brickwork.



Section through full height wall

Section through wall and railings.

DEVELOPED PLAN

Proposed New Build Flats at Land off Double Street Spalding Lincolnshire.

SOUTH HOLLAND D.C.  
PLAN DEPT.  
03 DEC 1993  
REF 154193

Broadgate Builders Ltd

Boundary Wall Details



Meldrum Lee & Gillatt  
Architects, Quantity Surveyors  
Management & Cost Consultants

Issuing Office:

Station (room) 3000

Sheepshole (room) 3000

Greenham (room) 3000

Nov. 1993

1:50 1:10

12377-16

Do not scale. This Computer is to check all dimensions on site and report any discrepancy to the Architect.