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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/1175/91

Applicant: Lesser Land Limited
33 South Audley Street
London
WIY 5DJ

Agent: Alan Cooke Associates
Stalham House
65 Thorpe Road
Norwich
NR1 1UD

Description: Demolition of former club premises known as the Spalding Club
(Registered as H16/0760/90)

Location: Broad Street
Spalding
Lincs

Type: CONS AREA CONSENT

Date received: 09-JUL-90

TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF NON-DETERMINATION

South Holland District Council hereby give notice that no further action will be taken on this application.

Director of Planning and Building Control Services

19-NOV-93

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

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Director of Administration

TO: Director of Planning and Building Control Services

OUR REF: JMB/LDS/PL.382/422 /461/573

YOUR REF: ST

DATE: 8th September 1993

SUBJECT: PLANNING OBLIGATIONS

I refer to your recent enquiry relating to the above, and set out below the up-to-date information in respect of the undermentioned applications:-

a) Application H16/0163/90 - PSU Swindlers Drove, Low Fulney - It would appear that Messrs. Roythorne and Co., acting on behalf of the applicants, requested some time ago that the completion of the engrossment be held in abeyance, and I have not yet received confirmation that they wish the matter to be completed. I have today written to Roythorne and Co. requesting such confirmation.

b) H07/0696/90 - DJR Alfiston Lodge, North Road, Gedney Hill - The mortgagees did not give their consent to the agreement, and I enclose copy of a memorandum dated 6th April 1992 suggesting that the matter be referred back to the Planning Committee for further consideration.

c) H16/0760/90 - NRM Spalding Club, Broad Street, Spalding - No further progress has been made in this matter.

d) H09/1363/91 - DMG Brownsgate, Long Sutton - The engrossment of the planning obligation was forwarded to the applicant's agent on 17th March 1993, but to date has not been returned. A reminder letter has been forwarded.

Director of Administ

Nigel

I've had no response to our letter re 106 agreement progress.

Can we now Non-Determine?

yes. MM 19/11

[signature] 25/10

1041. PLANNING APPLICATIONS (Continued)

(f) Applications Approved Subject to Section 106 Agreements (Continued)

Plan No. and Applicant	Proposal
H16/0760/90 Lesser Land Ltd	Demolition of former club premises known as The Spalding Club, Broad Street, Spalding.

(To ensure that the approved redevelopment proceeds.)

(This decision is subject to a final decision on application references H16/1158/90 and H16/1160/90.)

(It was also agreed that the applicants be requested to ensure that a photographic record of the existing property is provided prior to demolition.)

H16/0246/90 Lesser Land Ltd	Conservation Area Consent for the demolition of garden walls at Dembleby, Broad Street, Spalding.

(To ensure that the demolition of the walls does not take place until there is certainty about the construction of the car park extension for which purpose the works of demolition are required.)

H05/1121/90 Mr A Bunn	Storage and distribution unit with associated detached dwellings on land at Foxes Lowe Road, Holbeach.

(To ensure that the occupation of the proposed dwelling is tied to the business unit.)

(Councillor C J T H Brewis requested that his vote against the above decision be recorded.)

(g) Applications Planning Officer Authorised to Approve

The Planning Officer be authorised to grant the relevant permissions in accordance with his recommendations, as amended where indicated, in respect of the following proposals:-

Plan No. and Applicant	Proposal
H02/1068/90 Thorney Machinery	Workshop at Fourth Field, Crease Drove, Crowland.

(Subject to the applicants entering into a Section 278 Agreement to widen Crease Drove along the site frontage.)

H16/1101/90 Mr & Mrs Pearson	O.A. Demolition of existing derelict cottage and erection of new dwelling including means of access at Clay Lake Cottage, Spalding Drove, Spalding.
H16/1135/90 Mr A Tsang	Advertisement consent relating to fascia and projecting sign at The Crystal Inn, 5-6 Church Gate, Spalding.

(It was also agreed that legal proceedings be instituted under the provisions of Section 224 of the Town and Country Planning Act 1990 against the persons displaying the existing projecting sign in contravention of the Town and Country Planning (Control of Advertisements) Regulations 1989, if such existing sign is not removed within a period of 28 days from the date of the decision notice.)

2 Accordingly, it would seem that the decision on this application turns on th Planning Committee's views on applications H16/1158/90 and H16/1160/90. However, Members should remember that the granting of planning permission does not necessarily mean that a particular development will go ahead, and if Members are minded to grant permission for the demolition of the Spalding Club, it would be advisable to make this subject to a legal agreement to ensure that the redevelopment did go ahead within a specified period of time of the demolition work.

PLANNING OFFICER'S RECOMMENDATION - That the decision on this application should await a final decision on H16/1158/90 and H16/1160/90, but that in the event of the Committee being minded to grant Conservation Area Consent for demolition, this should be subject to an appropriately worded legal agreement to ensure that the approved redevelopment scheme does proceed.

789. PLANNING APPLICATIONS (Continued)

(h) County Matters - Applications by Lincolnshire County Council

The Planning Officer's recommendations be adopted and objections be raised to the undermentioned proposals in accordance therewith:-

Plan No. and Applicant	Proposal
H09/0844/90 Lincolnshire County Council	15,000 square feet retail food store with associated site parking at highway sub-depot, Hall Gate, Holbeach.
H09/0854/90 Lincolnshire County Council	Residential development at Wignals Gate, Holbeach.

(It was also agreed (i) that the Planning Officer write to the Lincolnshire County Council outlining in the strongest possible terms Members' objections to such proposals which show blatent disregard for the adopted planning policies and thereby undermine the planning system; (ii) notwithstanding the previous advice of the Department of the Environment, the Secretary of State be requested to call in the application particularly in view of Members' concern at the cumulative effect of such applications within the district and (iii) the local Members of Parliament be requested to support the Council's request to the Secretary of State to call in the application.)

(i) Advertisement Approval

Consent be granted for the display of the undermentioned advertisement in accordance with the Planning Officer's recommendation, and subject to the standard advertising conditions:-

Plan No. and Applicant	Proposal
H16/0845/90 Spalding Youth Club Management Committee	Fascia sign at Youth Centre, Westlode Street, Spalding.

(Councillor K L Barker declared an interest in the above application and left the Council Chamber during consideration thereof.)

(Councillor Mrs V H Clancy declared an indirect interest in the above application but in accordance with Standing Order No 18A remained in the meeting and took part in the discussion and voting thereon.)

(j) New Applications Required

The applicant be informed that, as the amended details recently received vary considerably from those previously submitted, new applications are required in respect of the undermentioned proposals:-

Plan No. and Applicant	Proposal
H16/0759/90 Lesser Land Ltd	Two storey retail (three shops) at Broad Street, Spalding.
H16/0760/90 Lesser Land Ltd	Conservation Area Consent for demolition of former club premises known as The Spalding Club, Broad Street, Spalding.

APPLICATION REFERENCE: H16/0760/90 DATE RECEIVED: 9 July 1990

APPLICANT: Lesser Land Ltd
33 South Audley Street
London

AGENT: Alan Cooke Associates
Stalham House
65 Thorpe Road
Norwich

TYPE: CAC

DESCRIPTION: Demolition of former club premises known as The Spalding Club

LOCATION: Broad Street, Spalding, Lincolnshire

Consultant Architect: Existing club is an attractive Victorian building in an Italianate style in red brick with ashlar dressings. It is in reasonably complete condition, and stands in a prominent position on Broad Street.

It has been inspected recently by the English Heritage Inspector for Listed Buildings, and is considered not to be suitable for listing. However, in assessing this application regard has to be given to "the desirability of preserving or enhancing the appearance of the Conservation Area". Clearly this building does enhance the area, and its removal will diminish the quality. For consent to be granted, it must be dependent on acceptable and detailed plans for redevelopment.

Previous consents near this site mean that a considerable change is scheduled to take place in Broad Street, with the adjacent shops to the left and the properties to the right being removed as part of the redevelopment proposals.

I am concerned about the loss of detail and architectural composition which could result from this proposal, together with the loss of a building of some local historical interest to the town. Is it not possible to refurbish the club and retain it as a striking entrance way to the shopping mall, or to retain the interesting facade on Broad Street, and building in smaller boutique type units within a converted shell? This is a good Conservation Area building and it would be a pity to lose it altogether.

PLANNING POLICIES/DOE
Site within the Spalding Conservation Area.

CONCLUSIONS
1 In conservation terms, the crux of the argument is given by the Consultant Architect above, ie, that the Planning Act requires that "special regard should be given to the desirability of preserving or enhancing the appearance of the Conservation Area", and that unless a redevelopment of equivalent or better quality is to take place, the loss of this building will result in a loss to the character of this part of Broad Street.

APPLICATION REFERENCE: H16/0759/90 DATE RECEIVED: 9 July 1990

APPLICANT: Lesser Land Ltd
33 South Audley Street
London

AGENT: Alan Cooke Associates
Stalham House
65 Thorpe Road
Norwich

TYPE: Full

DESCRIPTION: Two storey retail (three shops)

LOCATION: Broad Street, Spalding, Lincolnshire

APPLICATION REFERENCE: H16/0760/90 DATE RECEIVED: 9 July 1990

APPLICANT: Lesser Land Ltd
33 South Audley Street
London

AGENT: Alan Cooke Associates
Stalham House
65 Thorpe Road
Norwich

TYPE: CAC

DESCRIPTION: Demolition of former club premises known as The Spalding Club

LOCATION: Broad Street, Spalding, Lincolnshire

APPLICATION REFERENCE: H16/0761/90 DATE RECEIVED: 9 July 1990

APPLICANT: Lesser Land Ltd
33 South Audley Street
London

AGENT: Alan Cooke Associates
Stalham House
65 Thorpe Road
Norwich

TYPE: Full

DESCRIPTION: Erection of two storey club premises including one residential unit

LOCATION: Broad Street, Spalding, Lincolnshire

Consultant Architect: **H16/0759/90 - Two storey shops on site of Club**
"Proposal completes shopping mall or an earlier approved scheme and is similar form to that already agreed.

Assume from the elevations, verges are to be constructed in corbelled brickwork, rather than stained bargeboards.

I find the gable ends rather bland, especially when compared with the richness of detail which The Spalding Club building offers. Even the 1930's shops next door have more enriched detailing that is proposed here. A plain approach might have been appropriate if the Club remained, as a foil to its richness, however, if consent is granted for the demolition of that building, more character should be added to the Broad Street elevations, in the form of carefully thought through brickwork detailing to window openings, piers, gables, etc. Perhaps the architects are intending such details, but they do not appear on these schematic drawings.
Also concerned about the 'blank' shopfronts, which appear to be permanent features.

General scale and form of the proposals is, however, acceptable in the context of Broad Street and the already approved scheme".

H16/0760/90 - Demolition of The Spalding Club
"The Spalding Club is an attractive Victorian building in an Italianate style in red brick with ashlar dressings. It is in reasonably complete condition, and stands in a prominant position on Broad Street.

It has been inspected internally and externally with a view to listing, but has been found not to be suitable.

In assessing this application, regard has to be given to the desirability of preserving or enhancing the appearance of the Conservation Area. The existing building does enhance the area, and its removal will diminish the quality of the area. For consent to be granted, it should, therefore, be dependant on acceptable and detailed plans for redevelopment.

Previous consents near this site mean that a considerable change is now scheduled to take place on Broad Street. And while in planning terms, the resiting of the club, and the formation of shops to both sides of the shopping mall appear to be logical, I am concerned about the loss of detail and architectural composition which will result from this proposal, together with the loss of a building of some historical interest. Is it not possible to refurbish the club and retain it as a striking entrance way to the shopping mall? Has any consideration been given to retaining the interesting facade on Broad Street, and building in smaller boutique type or 'antique market' type units within a converted shell? This is a good Conservation Area building and it would be a pity to lose it altogether".

H16/0761/90 - Erection of The Spalding Club
"The proposed new building is conceived as a classic design of two storeys, with seven window bays, and a cornice over.

A pastiche of this type is not to my personal taste, but I do feel that in this case the scale and general form of the building is acceptable. If a classical building is to be proposed, it is in my view preferable for the details to be as authentic as possible. Alternatively the building could be treated in a more modern way. As it presently stands the building appears to fall between two approaches.

These comments relate to the detailing of the building, rather than the scheme in principle, which in my view would enhance the Conservation Area".

Letter from Agents: I wish to emphasise the importance to my clients of the applications for planning approval being considered at the meeting of your Planning Committee on the 18 September 1990.

The position is that a provisional date for building start on the site has been fixed for 15 October 1990, in my view the comments made at a meeting between my representatives and your staff were of a minor and detailed nature and could be dealt with by a condition of any consent granted, such as 'approval subject to further plans being submitted'.
I am proposing to produce for the Committee a colour presentation drawing of our scheme, which may well dispel any reservations you may have.

PLANNING ISSUES

1 These three proposals involve an extension of the town centre redevelopment scheme beyond that originally approved, by including the demolition of The Spalding Club building on Broad Street and the erection of shops in its place, with a new Spalding Club near to the Westminster Bank.

2 As originally conceived, the redevelopment would have had only a small impact on the current appearance of Broad Street, and it involved a loading area to the rear of Westminster Bank, and the demolition and redevelopment of the small B Smith building to the right of the existing entrance into the White Hart and Red Lion, from Broad Street. Subsequent approved amendments involved the demolition of the Elsom House shops and their redevelopment by new shop premises, but with the retention of the Spalding Club.

3 The current proposal, with the demolition of the Spalding Club, means that complete new build is the proposed from the Westminster Bank through to 4 Broad Street.

4 The buildings presently on the site are all, in their different ways, 'strong' buildings in architectural terms, Elsom House being in a very pronounced 1930's style, Spalding Club being Victorian Italianate in redbrick with arcades and columns, and the smaller B Smith building having good quality ashlar stone mouldings and stained glass windows.

5 The replacement proposals already approved are bland, and the drawings schematic in form. Indeed in a recent meeting with the agents, the architects were not clear on the detailed appearance of these buildings. However, the dominant and most ornate building on this section of Broad Street, ie, The Spalding Club, was then to remain and this would, as suggested by the Consultant Architect, act as a 'foil' for the rather blander new buildings adjoining.

6 However, this building now being proposed for removal and I am concerned at the overall reduction in architectural interest that will result on this part of Broad Street, which is within the Spalding Conservation Area, and is prominantly visible across the Broad Street Car Park from the riverbank.

7 At the meeting held with the Consultant Architects, I had thought the criticism made of the design had been accepted, and I had been anticipating revisions. It now appears from the letter received that this is not the case.

8 The question of possible conversion of the Spalding Club has been raised at the meeting with the agents for the developers, but they do not consider this to be a possibility. The building does suffer from some structural problems, but it is not clear from the information received how serious these are.

CONCLUSIONS

1 On the basis of the details presently received, it is felt that the replacement designs are unacceptable, as they would diminish the architectural quality of this part of Broad Street, rather than preserving or enhancing it as required by the Planning Act, and I can only advise members to grant permission to the current schemes, if they feel that the Conservation issues should be overidden by other considerations. Members will note that the agents have written expressing the urgency of the situation as they wish to start in October. However, I do not consider that the proposals have been under consideration for a lengthy time, considering their importance and also the length of time it has taken for them to be submitted since the shopping scheme was first envisaged.

2 At the present time, my advice is that the details are not satisfactory, and I am not satisfied that sufficient thought has been given to the possibility of converting the existing Spalding Club building rather than demolition. However, at the time of writing this report I do not know what additional details are likely to be submitted, and whether they will overcome these reservations.

PLANNING OFFICER'S RECOMMENDATION - That a verbal report on the up-to-date situation be considered.

FILE SHEET

0760 NM.	Last Committee before terminal date: 18 9 90 COM	Case Officer NM

APPLICATION NO : H16/0760/90

RECEIVED : 9 7 90 TERMINAL DATE : 3 9 90

APPLICANT : Lesser Land Limited Agent:Alan Cooke Assoc

DESCRIPTION : Demolition of former club premises known as the Spalding Club

LOCATION : Broad Street, Spalding

TYPE : CAC

Inside IBD :	Y	No of dwellings	0
Inside LP area :	Y	Site area	0.00
Grid ref :	524830 322730	Floorspace	0

Last application : H16/0759/90 B Reg :

Ack : 24 July 1990

LIST OF BACKGROUND PAPERS (If reported to committee)

EXEMPT *

CONSULTATIONS	Sent	Expiry	Received	OBJ
Parish Council	—	—		
Ward Member	24/7	31/7		
County Highways	26/7	26/7	No objections Jec 6.	
Dept. of Transport				
A.D.A.S.				
Consultant Architect	25/7	8/8	observations 6/8	
Environmental Health				
ENGLISH HERITAGE	25/7	28/8		

RECONSULTATIONS	Sent	Exp.	Rec'd	OBJ

Publicity:

Residents:				
Advertisement	31/7	21/8		

Planning Office

Any notes from officer's site inspection

Applicant:

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: District Secretary TO: Planning Officer

REF: PC/PK/PL461 REF: NRM

DATE: 20th September, 1991

SUBJECT: S.106 AGREEMENT : DEMOLITION OF SPALDING CLUB, BROAD STREET, SPALDING (LESSER LAND/GUARDIAN ROYAL EXCHANGE).

Following the Planning Committee decision to grant planning permission for this development on 11th December, 1990 a draft S.106 Agreement was prepared and forwarded to the applicants agents in the usual way. This was not returned despite several reminders and I attach for your information a copy of the agents latest letter.

In view of the ongoing discussions with GRE concerning Spalding Town Centre, I propose to hold this Agreement in abeyance for the time being.

District Secretary

NM Put Con Box
S.H.D.C. PLANNING DEPT.
RECEIVED
27 SEP 1991

ALAN COOKE ASSOCIATES
ARCHITECTS + PLANNERS
STALHAM HOUSE
65 THORPE ROAD
NORWICH, NORFOLK NR1 1UD
TEL: (0603) 620244-7 FAX: (0603) 661915

S. HOLLAND D.C. – SECRETARYS DEPT.
RECEIVED
19 SEP 1991
PASSED TO | FILE No. | INITIALS

PC
See me with file please.
A

ADC:EG:2556

18 September 1991

FAO: Mr Cleghorn

District Secretary
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE

Dear Sir

Planning Application H16/0760/90 Demolition of the Spalding Club, Broad Street, Spalding (Lesser Land Limited)

I refer to our telephone conversation of this afternoon and confirm that Lesser Land Limited my former clients went into liquidation early this year.

The site is owned by Guardian Royal Exchange and whilst I have no knowledge of their intention to develop during the present recession, I have no doubt their interest in the site will be revived when there is a significant improvement in the retail market.

In the meantime, would you kindly put the matter of the Section 106 on hold until further notice.

Yours faithfully

ALAN D COOKE

ALAN COOKE ASSOCIATES
ARCHITECTS + PLANNERS
STALHAM HOUSE
65 THORPE ROAD
NORWICH, NORFOLK NR1 1UD
TEL: (0603) 620244-7 FAX: (0603) 661915

IJS/NSL/2556

7th January 1991

The Secretaries Department
South Holland District Council
Council Chambers
Priory Road
Spalding
Lincs.

Dear Sirs

PLANNING APPROVAL APPLICATION REF NO. H16/0760/90

Following my telephone conversation with Mr N Midlen today I confirm the following:

We can accept on behalf of our Clients, that prior to permission being released, they will be prepared to enter into a section 106 Agreement. We are given to understand that this will entail an undetaking that, no demolitions will take place until a contract for the new building works is in place.

I would be grateful if you would process this matter at the earliest possible date.

NM.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 JAN 1991

Attention of:
DPO NM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.
Acknowledge YES/NO
by
date

Yours faithfully
for Alan Cooke Associates

IAN J STEWART

cc: N Midlen - S H D C - Chatterton Tower
A J Ridley - Lesser Land Limited.

NRM/JJ
H16/246/89
H16/760/90
H16/1158/90
H16/1159/90
H16/1203/90

Alan Cooke Associates,
Architects and Planners,
Stalham House,
65 Thorpe Road,
Norwich,
Norfolk.
NR1 1UD.

11th January 1991

Dear Sir,

SPALDING MARKET CENTRE REDEVELOPMENT.

I enclose herewith planning and listed building consents covering the application for alterations to the White Hart, for the 3 retail units in place of the existing Gentlements Club in Broad Street, Spalding and the revised facade to units 7, 8 and 9 Broad Street, Spalding. In addition, I can advise you that the Planning Committee at their meeting on the 11th December, authorised me to grant Conservation Area Consent H16/760/90 for the demolition of the existing Spalding Club, and H16/246/89 for the demolition of the garden wall to Dimbleby House, subject to your clients first entering into a Section 106 Agreement to ensure that the demolition work is not carried out unless it is as certain as possible that it will be closely followed by the construction of the new shops etc. I assume your clients will be prepared to enter into these agreements, and would suggest that you confirm this direct to the Council's Secretary's Department at Priory Road, Spalding, who will be responsible for drawing them up.

You may note that a condition has been imposed on application H16/1159/90 requiring details of any alterations to the front portico to be submitted for approval to my Authority. As you will remember, Mr Midlen has raised the fact that the upper part of the entablature of the portico has been removed for a number of years, and expressed the hope that, as part and parcel of the redevelopment scheme, you would be prepared to replace this appropriately. Such work will require listed building consent, and the purpose of this condition is to enable this consent to be given very quickly by means of the submission of drawings to comply with the condition, rather than the need for a formal separate listed building application which would need to go through all the statutory procedures etc.

Yours faithfully

B Smith MRTPI
District Planning Officer
Enc.

Ernest Green Partnership Limited

Consulting Civil and Structural Engineers

139-151 Sydenham Road
London SE26 5HJ

Telephone: 081-778 6099

Fax: 081-659 5595
Telex: 8951165 CTBXXX G

JC70/NJH/3122

3rd October 1990

Alan Cooke Associates
Stalham House
65 Thorpe Road
Norwich NR1 1UD

Debate to 760/90 Para 3 of ACA letter ST add to Dawn file 24/10

For the attn of Mr I Stewart

Dear Sirs

NM

re : **MARKET PLACE - SPALDING - EXISTING SPALDING CLUB**

Further to the suggestion that the existing club building be either renovated or retained and converted, we would itemise the likely work that would be needed to correct the present problems of the structure.

For Renovation

760/90

1. New Roof.

2. As highlighted by the Schedule of Condition the building is the victim of extensive differential settlement to its foundations. The subsequent effect on the masonry walls requires them to be restrained by tie rods. To correct this problem it would be necessary to carry out major underpinning works which, with the existing basement, could require closure of adjacent pavements and areas of road.

   Should it be required to remove the tie rods, which are presently highly tensioned and in our opinion unattractive within the interior of the building, it will be necessary to rebuild large areas of wall.

   This will be particularly relevant around staircase areas.

   Should walls require rebuilding difficulties may arise due to the existing bricks being of non-modular size and hence being difficult to match.

3. To the basement it is likely that a new floor is required, replacing the existing brickwork floor which is badly eroded and has substantial settlements. The walls, which when inspected were extremely damp and in some cases in very bad condition, are likely to require substantial rebuilding hence creating the problem of support for the above structure whilst this is undertaken. In such a building such work could cause new cracking to the structure above.

/Continued.....

Directors Brian L Rider CEng.FICE.FIStructE.EUR.ING. Ian R Douglas CEng.FIStructE.MICE. Peter F Simmons CEng.FIStructE.
John H Chadwick CEng.MIStructE. Michael J Dean CEng.MIStructE. Roy A Pilcher CEng.FIStructE.FGS. Alan J Pitt CEng.MIStructE. John M Rivett CEng.MIStructE. Michael A Steel CEng.MIStructE.
Richard E Glanville CEng.MIStructE. Peter D Jenkins CEng.MIStructE. R Geoffrey Lees CEng.MIStructE. James P Mahoney CEng.FIStructE. Don Otter BSc.CEng.FICE.MIStructE. John D Priestley DIC.CEng.MIStructE.FFB.
Anthony P Smith MSc.CEng.MICE.MHT. Michael L Taylor BSc.CEng.MIStructE.
Senior Technical Directors Malcolm Cuns MA.CEng.MICE.MIStructE. Douglas C Dawes CEng.MIStructE.MIWEM. Ian Glendale BEng.CEng.MIStructE. Douglas J Kerr. Noel G Rowbotham CEng.MIStructE.
Technical Directors John Cheopes. David J Cusack IEng.AMIStructE. Peter D George BEng.CEng.MICE. Geoffrey Kingdon IEng.AMIStructE. Michael Ridger IEng MIED. Alan Tate. Derek G A Williamson.

Norwich Elliot House, 130 Ber Street, Norwich NR1 3AQ. Telephone: 0603 629366.
Cardiff 12 St Andrews Crescent, Cardiff CF1 3DD. Telephone: 0222 231141.
Manchester 8 Oxford Court, Bishopsgate, Manchester M2 3WQ. Telephone: 061 236 7878.
Colchester Angel House, North Station Road, Colchester, Essex CO1 1SB. Telephone: 0206 570606
Bristol Cutter House, 23-25 Cumberland Street, Bristol BS2 8NL. Telephone: 0272 420181.
Bristol Civil Engineering Division, Portland House, 22-24 Portland Square, Bristol BS2 8RZ. Telephone: 0272 244144
London Yeoman House, 63 Croydon Road, London SE20 7TS. Telephone 081-659 9959

Registered in England No.1571269. Registered Office 139-151 Sydenham Road, London SE26 5HJ. Telephone: 081-778 6099. Company Secretary Barbara Jones ACA.

4. Generally the remainder of the building suffers essentially from the basic problem of settlement. This manifests itself in the typical ways, eg., sloping floors, cracking of masonry at junctions of walls, out-of-true doors and windows, evidence of continual decorational repair.

Whilst extensive underpinning to all the affected areas would immediately solve many problems, it must be appreciated that in buildings of this type such work sometimes creates "hardspots" which serve to transfer the problem to what were previously unaffected areas. The result of this is that in some structures secondary underpinning works to other areas are subsequently required some years later.

For Retention and Conversion

Without a specific scheme upon which to comment it is difficult to suggest what work would definitely be required.

If the intention is to gut the interior of the building and leave external facade walls remaining we would recommend against such action. The reason for this is that most external walls have settlement problems (as described previously) and are dependent upon the existing floors and internal structure for their restraint.

If the walls were in a vertically plumb condition then settlement could be arrested by the underpinning and temporary restraint provided to facilitate the removal of the interior.

However, as the walls tend to lean, the removal of the interior will cause further damage, despite any temporary restraint, and hence necessitate large areas of wall to be re-built. We presume this defeats the original object of the exercise.

Finally what should be appreciated for either course of action is that the proposed surrounding building works coupled with the construction traffic are likely only to exacerbate the present problems with this structure.

Yours faithfully
for ERNEST GREEN PARTNERSHIP LIMITED

John Chappell

JOHN CHAPPELL

cc LESSER LAND LIMITED - A J RIDLEY ESQ

ALAN COOKE ASSOCIATES
ARCHITECTS + PLANNERS
STALHAM HOUSE
65 THORPE ROAD
NORWICH, NORFOLK NR1 1UD
TEL: (0603) 620244-7 FAX: (0603) 661915

ADC:EG:2556

26 September 1990

Mr Brian Smith
South Holland District Council
Council Offices
Chatterton Tower
Winfrey Avenue
Spalding
Lincs PE11 1DB

S.H.D.C. PLANNING DEPT.
RECEIVED
27 SEP 1990
Attention of
DPO NFM
DDPO BS
JC ACP
Action by .....
Discuss with
Copy to .
File Nos.

Dear Mr Smith

SPALDING: Market Centre Development

I confirm the arrangement made with your secretary for our meeting at 2.30 pm on Wednesday next the 3rd October. Mr Bert Ridley of Lesser Land, Andrew Wilson of my office and I will be attending the meeting and it would be desirable for Nigel Midlen to be present also if this can be arranged.

The purpose of the meeting would be to seek your advice on the action you feel we should take to secure approvals to the applications for planning permission which were refused or deferred at the recent Planning Committee Meeting.

In particular we are disturbed by the reference in the Lincolnshire Free Press of September the 18th to your concern over the demolition of the existing Spalding Club since we had understood from our discussions with your Officers over the last few months that it had been accepted that no great importance was attached to the retention of this building. It would be extremely damaging to the viability of our development if we were now obliged to retain the Club building, having regard to the fact that it would be impracticable to convert to retail use.

My clients are anxious to conclude their negotiations with GRE the Funding Institution and enter into a building contract but cannot progress either without planning consent covering the whole development.

I trust that our meeting on the 3rd October will enable us to resolve the present difficulties.

Yours sincerely

ALAN D COOKE

cc: Mr A J Ridley

WARWICK OFFICE: WARWICK TECHNOLOGY PARK, HEATHCOTE ROAD, WARWICK CV34 6SP. TEL: (0926) 410389
BIRMINGHAM OFFICE: NECHELLS HOUSE, RICHARD STREET, BIRMINGHAM B7 4AA. TEL: (021) 359 6161. FAX: (021) 359 6171

South Holland
District Council

B. Smith, MRTPI - District Planning Officer

Planning Department
Council Offices
Chatterton Tower
Winfrey Avenue
SPALDING
Lincs
PE11 1DB

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

My Reference | Please quote our reference on all correspondence | Your Reference

NRM/JJ
H16/759/90
H16/760/90
H16/761/90

Alan Cooke Associates,
Stalham House,
65 Thorpe Road,
Norwich.
NR1 1UD.

26th September 1990

Dear Sir,

MARKET PLACE DEVELOPMENT, SPALDING.

As you will know, the Planning Committee resolved to defer the above 3 applications, and ask for new applications for the Spalding Club and for the shops.

I believe you have a copy of my report to the Planning Committee, although this does not cover the question of new applications. The Committee asked me to write to you to explain why applications were needed, and also to emphasise that while they were determined to obtain a satisfactory scheme for the re-development of this part of Broad Street, and had to ask, for the reasons I will explain below, for new applications, they nonetheless maintained their overall support for the scheme, and hoped that you would be in a position to commence shortly.

As you know, the revised plans for the shops that were submitted before the Planning Committee meeting, included alterations to the range of shops on the west side of the entrance, that were approved under another planning permission. Accordingly, it was not possible to accept your revised plan under reference H16/759/90. In addition, the proposal for the shops showed material changes to the front elevations, as, to an even greater extent, do the revised proposals for the new club.

The site is within the Spalding Conservation Area, where it is the duty of the Planning Authority to advertise proposals that would effect its character, and it has been held by the Ombudsman that revised plans materially differing from the original submissions should also receive publicity. Obviously there was not time to arrange the publicity before the Committee meeting.

However, in addition to this, the Planning Committee has recently adopted a policy that where new consultation or publicity was needed for a revision, a new application should be required, and the revisions should not be accepted as an amendment to the original scheme.

I think it is fair to say that the aim of this policy was to prevent the abuse of the amendment facility by developers, who would submit substantially differing schemes and hope to thereby avoid the payment of fees, and it is perhaps unfortunate that you have as it where "caught" by the wording of the policy, but nonetheless the Planning Committee did not feel that they could depart from it.

I understand that you have discussed the matter with my adminstrative staff, and a further fee will not be payable provided the current two applications are withdrawn.

Yours faithfully

B Smith MRTPI
District Planning Officer

ALAN COOKE ASSOCIATES
ARCHITECTS + PLANNERS
STALHAM HOUSE
65 THORPE ROAD
NORWICH, NORFOLK NR1 1UD
TEL: (0603) 620244-7 FAX: (0603) 661915

ADC:EG:2556

14 September 1990

Mr B Smith
South Holland District Council
Council Offices
Chatterton Tower
Winfrey Avenue
Spalding
Lincs PE11 1DB

Dear Mr Smith

SPALDING: Market Centre Development

I refer to my letter of the 29th August and I am enclosing coloured drawings of the Broad Street frontage to our development as promised.

The detail design to both the shops and Club has been modified in the light of the comments made by Nigel Midlen and your consultant architect. Copies of the drawings have been sent to them earlier this week.

I am also enclosing three reduced copies of the plans for distribution to the Committee members.

Yours sincerely

760/9. 18/9 CF

S.H.D.C. PLANNING DEPT.
RECEIVED
17 SEP 1990

Attention of
DPO NSM
DOPO BS
JC AGP
Action by .....
Discuss with .....
Copy to .....

Acknowledge YES/NO

ALAN D COOKE

Enc

ACA

ALAN COOKE ASSOCIATES
ARCHITECTS + PLANNERS
STALHAM HOUSE
65 THORPE ROAD
NORWICH, NORFOLK NR1 1UD
TEL: (0603) 620244-7 FAX: (0603) 661915

IJS:EG:2556

3 September 1990

Mr N Midlen
South Holland District Council
Coulcil Offices
Chatterton Tower
Winfrey Avenue
Spalding
Lincs PE11 1DB

Dear Mr Midlen

SPALDING MARKET CENTRE

Following the meeting between ourselves on the 24th August and the subsequent letter from Alan Cooke please find enclosed the Schedule of Conditions to the existing Spalding Club building.

Yours sincerely
for Alan Cooke Associates

IAN J STEWART

Enc

NM 461/90

S.H.D.C. PLANNING DEPT.
RECEIVED
- 4 SEP 1990

Attention of	File Nos.
DPO NRM	Site Club [illegible]
DOPO BS	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	By
Copy to	Date

THE SPALDING CLUB, BROAD STREET, SPALDING

SCHEDULE OF CONDITIONS

Date of Original Inspection: 11th December 1987

Date of Re-Inspection: 14th June 1990

1.0 Introduction

1.1 This building was originally inspected in December 1987 to establish its structural condition, together with state of finishes. Due to the extended period between the initial inspections and the present time, the building was re-inspected to determine if any changes had occurred from the previous schedule. The inspection was carried out by representatives from Alan Cooke Associates and Ernest Green Partnership.

2.0 Terms of Reference

2.1 This report embraces general Schedule of Conditions and structural considerations.

2.2 It has not been possible to inspect the following parts of the property:

a/ Floor voids.

b/ Complete roof voids and some external areas of roof.

c/ Heating installation.

d/ Electrical installation: However, it was noted a new boiler installation had been made.

e/ Drainage.

f/ Floors covered by carpet etc.

2.3 We have confined our report to areas which are reasonably accessible and do not require any structural opening up.

2.4 In describing the condition of the various elements note will be made of the cause of defects where possible.

2.5 The state of repair of construction and finishes will be graded under one of the following classifications:

Excellent (No work required).

Fair (Some work required).

Poor (A great deal of work required)

Very Poor (Complete replacement required).

2.6 For the purposes of this report all handings will be as viewedfrom Broad Street.

3.0 Location of Property

3.1 The property is approximately 90m west of the river Welland at its closest point.

3.2 The property is adjacent to shops on the south side and overlooks the car park of the White Hart on the west. The east elevation views directly onto Broad Street.

4.0 Exterior of the Building

4.1 Roof is double pitch with some pitched and flat roof extensions. In the main these are slate with flat roofs being asphalt. The top section of the main roof is corrugated asbestos cement which is of more recent construction than the main roof. It is assumed that the asbestos sheeting replaced a form of glazing which provided borrowed light to the snooker room.

The outside condition of the roof is fair to poor condition.

4.2 Rainwater goods are generally cast iron, the east elevation has a parapet wall so the gutters could not be viewed. Where visible they are in fair condition.

4.3 All walls are brickwork, the east elevation is decorative brickwork with arched brickwork to the windows. Several stone mouldings occur for the full width of the elevation with a stone arch and steps to the main entry.

Generally the bricks are not of normal modular size.

The north elevation is generally the same as the east but the west is plain brickwork with the less important sections constructed in fletton brickwork.

All elevations show evidence of substantial differential settlement and stress cracks. Both the north and south ends of the building have settled further than the central section. It is noted that numerous structural tie rods have been inserted into the building to attempt to deal with the problem, especially in the area of stairs to the snooker room where most movement has occurred.

A bay window extension on the west side of the building shows settlement and repairs have been carried out to restitch the brickwork where it had obviously cracked apart.

The parapet to the east elevation has been replaced but the brickwork does not match the original and the stone copings are badly eroded and in poor condition. Some perished brickwork exists and where they are individual bricks they have been faced with mortar.

All chimney stacks require repointing and some top sections should be rebuilt and flaunched.

4.4 All windows are timber and some have been replaced where the sills have dropped to allow for the slope which has occurred. Generally these appear to be well maintained.

4.5 Doors are timber and well maintained.

Interior of Building

5.0 Basement

5.1 The floors are brickwork which is badly eroded and damp with moss growth in places. Substantial settlement is evident in all areas and in very poor condition.

5.2 The walls are brickwork which has been painted with emulsion. All are extremely damp and the paint is flaking badly. In some areas the mortar is very crumbly especially in the area of the new boiler room where it is badly repaired.

There are substantial cracks in the back and front walls to the left-hand end of the building adjacent to the stairs. The left hand wall has started to bow and move away from the intersecting walls. Brickwork very crumbly against cracks and in very poor condition.

5.3 The ceilings where they exist are all loose and flakey and attacked by damp and in very poor condition.

5.4 Exposed steelwork beams to the spirit store and beer loading area are all very rusty and corroded and could be in poor condition.

5.5 The stairs are loose in places and the treads heavily worn. Condition could be described as poor.

6.0 Ground Floor

Main Bar Area

6.1 Front wall: Severe cracking to timber panelling to bay with cracks to plaster above indicating settlement. Right hand side of bay returns shows several areas of blown and cracked plaster.

6.2 Right-hand wall to fireplace: Large vertical crack to corner possibly running full height of wall. Numerous smaller cracks which have been filled in the past.

6.3 Right-hand wall to rear section: Stress cracks under beam over bar with hollow plaster around.

6.4 Back wall (front section): Vertical stress cracks to both side of door to entry hall.

6.5 Back wall (rear area): Numerous signs of old cracks now filled.

6.6 Left-hand wall: Slight bow and continuous crack to cornice.

6.7 Generally carpeted full inspection not possible.

7.0 Dining Room

7.1 Back wall: One sash window has sill sloping to left indicating settlement.

7.2 Floor: All carpeted full inspection not possible.

8.0 Entrance Hall

8.1 Floor: Mostly carpeted and full inspection not possible. This floor sloped to both the back and front with a high point in the middle. The front area also slopes to the right in the direction of male toilets.

8.2 Ceiling: Slight cracking showing through paper.

9.0 Male Toilet

9.1 Floor: Slopes quite sharply to right indicating severe settlement.

10.0 WC Under Stairs

10.1 Walls: Large vertical cracks to left hand and front wall corner indicating live movement.

11.0 Card Room

11.1 Floor: Floor slopes to right with excessive slope in front right-hand corner indicating settlement.

11.2 Right-hand wall: This wall has settled.

11.3 Back wall: Both window have sloping sills indicating settlement.

11.4 Ceiling: Previous cracks running front to back have been overpapered.

12.0 Stewards Living Room

12.1 Floor: Solid construction with slight slope from right to left, covered with carpet: full inspection not possible.

12.2 Front wall: Both door and window have dropped heads to the left indicating old settlement.

13.0 Stewards Kitchen

13.1 Floor; Solid construction covered with vinyl: full inspection not possible. General slope ran from back to front with a low spot in centre.

13.2 Right-hand wall: Windows sloping from back to front with slight cracking to plaster adjacent to window indicating movement still live.

13.3 Ceiling: Sagged in places possibly due to undersized timbers.

13.4 Left-hand wall: It was noted that whilst wall leaned inwards at top to front section it was not considered to be unstable.

First Floor

14.0 Landing to Snooker Room

14.1 Front wall: Wall has bowed in centre; generally all structure has moved severely in this area. Tie rods have been inserted in all walls in an attempt to arrest the movement. Vertical cracks show to both sides of window head up to ceiling. Plates to tie rods externally are causing stress cracks where they are beginning to tear into the walls. Movement is still live in this area.

14.2 Left-hand wall: Door head has dropped to front corner.

14.3 Floor: Floor has been extended approximately 50mm to close gap which was created when front wall moved.

14.4 Generally further work is necessary in this area to contain movement.

15.0 Snooker Room

15.1 Front wall: Numerous cracks exist throughout length of wall. Both left and right corners have movement cracks. A tie rod runs full length and appears in tension, although some sag is noticeable at central screwed tensioner.

15.2 Back wall: Vertical cracks to both corners with diagonal connections. Numerous old cracks throughout length of wall indicating settlement to this area.

15.3 Left-hand wall: Numerous old cracks - plaster is hollow in several places.

15.4 Right-hand wall: Numerous old cracks to wall joining in corners with cracks to back and front.

15.5 Floor: Generally appears sound but obviously is very heavily loaded with two snooker tables. The floor slopes down to the back right-hand corner where excessive movement is noted to the adjoining landing area. Full inspection not possible as most surfaces were covered.

15.6 Ceiling: Ceiling was high and close inspection was not possible. Two glass borrowed light panels existed whcih had been painted over.

16.0 Toilets

16.1 Walls: All walls show stress cracks especially to left-hand section.

16.2 Ceiling: Numerous cracks noted which have been previously repaired.

16.3 Floor: Concrete construction showing signs of old repairs. Floor slopes generally from left to right.

Stewards Flat

17.0 Bedroom Overlooking Broad Street

17.1 Back wall: Large diagonal crack under window which has been repaired in the past but has opened up and is still live.

Sill of window sloping to left. Both items indicative of long term settlement.

17.2 Floor: Slightly creaky with loose boards and sloping from right to left.

17.3 Ceiling: Numerous hair cracks.

17.4 Front wall: Large live diagonal crack running from left wall disappearing behind radiator.

18.0 Stair Area

18.1 Back wall: Cracks showing signs of general movement which have been filled. Several areas of hollow plaster.

19.0 Bathroom

19.1 Floor: Sloping right to left.

20.0 Bedroom (Front Left)

20.1 Front wall: Stress cracks at both sides of beam at high level which are still live.

Old filled crack under window.

20.2 Floor: Sloping heavily from right to left indicative of settlement to left-hand wall.

21.0 Landing

21.1 Floor: Numberous loose and creaking boards with floor sloping from right to left.

22.0 Room above Bar: Formerly Bedroom for Steward

22.1 Floor: Slightly springy and sloping from back to front. It was noted that a heavy safe was located against the front wall. This was not considered as a suitable structural position for this safe.

23.0 Roof Space

23.1 Roof is truss construction supporting purlins with infill rafters. The lower section is slate covered with the top section being asbestos cement.

The two glazed lights described under the snooker room ceiling were clearly visible. These appeared to be double glazed. Some of the top layer of glazing is broken.

23.2 Full inspection of the roof was not possible but the left-hand section had received works which incorporated demolishing part of the chimney stack and taking timber supports into the flues with posts to the main roof making the two outside flues unusable.

Generally the brickwork within the roof was friable and in poor condition. Support to the left-hand end of the roof was minimal and was in need of immediate attention.

Movement had occurred to the left-hand wall confirming the movement noted in the rooms below.

23.3 Considering the condition of the left end of the building it must be anticipated that a similar situation will exist to the right as considerable settlement to the walls below is noted in this report.

24.0 Conclusions

24.1 The inspections from following Consultants have been incorporated in this report:

Structural Engineer

Architects

25.0 General Structural Condition

25.1 As noted previously much of the building has undergone considerable settlement and this is borne out by numerous works which have been undertaken to try to arrest it. To some degree this has been successful but nevertheless settlement is still continuing in some areas, and should receive attention. The roof will require attention immediately to the structural support timber and the brickwork supporting these. The asbestos sheeting obviously has a life expectancy of much less than the slates but presently it appears to be weathertight.

26.0 General Condition of Finishes

26.1 In the main the state of finish is fair to well maintained, with some areas having been subjected to decorated repair since the original inspection. However, the basement is in very poor condition with continuous dampness to walls and floor which will have a deleterious effect on the structure,.

External finishes are in reasonably good condition.

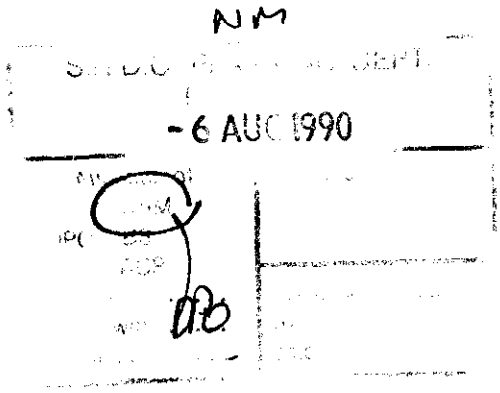
Mary E. Kerr BA., BSc., RIBA
Architect

The Manor House,
Spanby,
Sleaford,
Lincolnshire.
NG34 0BB

Tel: Sleaford (0529) 240713

Fax No 0529, 240415

YOUR Ref H16/0760/90
OUR Ref SH/50/90



August 2nd 1990

B. Smith MRTPI
District Planning Officer,
Chatterton Tower,
Winfrey Avenue,
SPALDING,
Lincolnshire

Dear Mr Smith,

DEMOLITION OF FORMER CLUB PREMISES KNOWN AS THE SPALDING CLUB
BROAD STREET, SPALDING.

The Spalding Club is an attractive Victorian building in an Italianate style, in red brick with ashlar dressings. It is in a reasonably complete condition, and stands in a prominent position on Broad Street.

The building has been inspected internally and externally by the English Heritage inspector for listed buildings who deals with this area. I have spoken to him about the building, and in his view it is not suitable for listing. For buildings of the date range 1840-1914 to be listable, they have to be "of definite quality and character, the selection being designed to include the principal works of the principal architects". In this case, I am not aware that the architect is known, the building although of interest, is not of great character and quality. Although some of the interior 'clubroom' character remains, there are other buildings elswhere in the country which have better interiors, The demolition of this building has therefore to be considered under Section 277A of the 1971 Town and Country Planning Act.

In assessing this application, regard has to be given to the desirability of preserving or enhancing the appearance of the Conservation Area. Clearly the existing building does enhance the area, and its removal will diminish the quality of the area. For consent to be granted, it must be dependant on acceptable and detailed plans for the redevelopment. Such detailed plans have been provided under application Numbers H16/0759/90 and H16/0761/90. The details of these applications are dealt with under separate letters ref SHDC 49/90 and 51/90.

Previous consents near this site mean that a considerable change is scheduled to take place on Broad Street. The adjacent shops to the left, and pair of houses to the right will be removed as part of the redevelopment proposals. An area of underused 'backland' will be brought into use to provide a new shopping street. The site occupied by the present club will be utilised to complete the shopping centre, making a more obvious entrance into the arcade, and vacant land adjacent to the National Westminster Bank will provide a site for a new club building.

In planning terms, the resiting of the club, and the formation of shops on to this side of the Broad Street entrance does appear to be more logical, and will provide both a better layout for the new scheme, and a more satisfactory site for the new club building.

However although the building is not listable I am concerned about the loss of detail and architectural composition which will result from this proposal, together with the loss of a building of some local historical interest to the town, Is it not possible to refurbish the club and to retain it as a striking entrance way to the shopping mall? Or alternatively has consideration been given to retaining the interesting facade on Broad Street and building in smaller boutique type or 'antique market' type units within a converted shell? This is a good Conservation Area building and it would be a pity to lose it altogether.

If it is decided to give consent to demolish, please see my comments on my ref SHDC90/49 regarding the rather bland nature of the proposed shop building gables. I would also recommend that if consent is granted it should be tied to specific building contracts.

Yours Sincerely,

Mary E Kerr.

MARY E. KERR BA BSc RIBA

ALAN COOKE ASSOCIATES
ARCHITECTS + PLANNERS
STALHAM HOUSE
65 THORPE ROAD
NORWICH, NORFOLK NR1 1UD
TEL: (0603) 620244-7 FAX: (0603) 661915

AJW:EG:2556

6 July 1990

South Holland District Council
Planning Department
Council Offices
Chatterton Tower
Winfrey Avenue
Spalding
Lincs PE11 1DB

Dear Sirs

SPALDING: Application Ref: Invalid 1158

I confirm the discription should read "Demolition of former Club premises known as the Spalding Club".

Enclosed herewith as requested are three copies of the detailed plans of the building to be demolished, together with a 1:500 scale block plan.

Yours faithfully
for Alan Cooke Associates

A Wilson

ANDREW J WILSON

Enc

SOUTH HOLLAND DISTRICT COUNCIL PLANNING D

B. SMITH, M.R.T.P.I., DISTRICT PLANNING OFFICER
COUNCIL OFFICES, CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCS. PE11 1DB. Tel. SPALDING

South Holland District Council

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

Proposals in Conservation Areas

The proposal may affect the character or appearance of the Conservation Area and also a building in the Conservation Area:-

Two storey retail (3 shops)
Broad Street, Spalding
(Application no. H16/0759/90)

Demolition of former club premises known as the Spalding Club
Broad Street, Spalding
(Application no. H16/0760/90)

Erection of two storey club premises including one residential unit
Spalding Club, Broad Street, Spalding
(Application no. H16/0761/90)

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Chatterton Tower, Winfrey Avenue, Spalding. Any observations should be sent to me within 21 days of the date of this notice.

B. Smith
District Planning Officer

Council Offices
Chatterton Tower
Winfrey Avenue
Spalding

31 July 1990

Alan Cooke Associates
Stalham House
65 Thorpe Road
Norwich
Norfolk
NR1 1UD

Mr N R Midlen

ST/H16/0760/90

ADC:EG:2556

10 Sep 1993

Dear Sir,

APPLICANTS: LESSER LAND LTD APPLICATION No: H16/0760/90
DESCRIPTION: DEMOLITION OF FORMER SPALDING CLUB
LOCATION: BROAD STREET, SPALDING

It would appear that the last correspondence with regards to the above application was your letter dated 16th September 91 requesting that the matter of the Section 106 agreement relating to this application be put on hold until further notice.

As no further correspondence has been received since then and as we cannot hold this application in abeyance for an indefinite period it would be appreciated if you could indicate whether you wish to continue with this application or have this application withdrawn. If you do wish to continue with this application then a positive timetable for the completion of the Section 106 agreement would be required.

If I do not hear from you within 28 days from the date of this letter it will be assumed that you do not wish to continue with this application and a certificate of non-determination will be issued.

Should you wish to proceed with your proposal after having received a certificate of non-determination, it would be necessary for you to submit a further planning application.

Yours faithfully,

N Midlen
Principal Planning Officer Development Control

NN4

SOUTH HOLLAND DISTRICT COUNCIL — PLANNING DEPARTMENT

B. SMITH, M.R.T.P.I., DISTRICT PLANNING OFFICER
COUNCIL OFFICES, CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCS. PE11 1DB. Tel. SPALDING 761161

APPLICATION REFERENCE: INVALID 1158 DATE RECEIVED: 29.6.90

APPLICANT: Lesser Land Ltd
33 South Audley Street
London
W1Y 5DJ

AGENT: Alan Cooke Assoc.
Stalham House
65 Thorpe Road
Norwich NR1 1UD

DESCRIPTION OF DEVELOPMENT : Two storey retail (3 shops)

LOCATION: Broad Street, Spalding

5 July 1990

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1971
NOTICE THAT APPLICATION IS INVALID

I have to inform you that your planning application is invalid and requires amendment before I am able to deal with it.

The requirements are as follows:

The description needs to be amended to "demolition of former .." (please confirm).

~~Four~~ Three plans showing full details of the building to be demolished and its position on a 1:500 scale block plan.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee received will be reimbursed.

Yours faithfully

District Planning Officer

SOUTH HOLLAND DC
PLAN DEPT
9 JUL 1990
REF.....

Please return the pink copy of this letter with your reply. If you need to write separately, please quote the above application number. If telephoning, please ask for Mrs Maxwell.

AJW/JWF/JJS

NRM/SJS H16/0760/90
(N R Midlen)

25 July 1990

Mrs M E Kerr
The Manor House
Spanby
Sleaford
Lincolnshire
NG34 0BB

Dear Mrs Kerr

Proposed Demolition of Spalding Club, Broad Street, Spalding

I have recently sent you three formal consultations concerning the retail development of the Market Place, Spalding, including one for the demolition of the Spalding Club.

A few months ago you did make an inspection of the Club and concluded that it was not worthy of adding to the Statutory List of Buildings of Special Architectural and Historic Interest. Since that date, my Principal Planning Officer, Mr Midlen, has had an opportunity to inspect the interior of the Club and reports that it is very much a "period piece". Apparently very little has changed from when the building was originally constructed.

This contrasts with what I had been told by one of the Architects to the proposed redevelopers of the site, who indicated that it had recently been disfigured internally.

I do not know what value is put on provincial Victorian club interiors from an Architectural and Historical viewpoint, but if you feel you ought to see the inside please let me know and I will make the necessary arrangements.

Yours sincerely

District Planning Officer

D C C H E C K S H E E T

APPLICATION NO : H16/0760/90

DATE RECEIVED : 9 / 7 / 90

APPLICANT : Lesser Land Limited AGENT : Alan Cooke Assoc

DESCRIPTION : Demolition of former club premises known as the Spalding Club

LOCATION : Broad Street, Spalding

Type : CAC Grid Ref : 524830 322730 OS Sheet : 201

Terminal date : 3 / 9 / 90

CONSTRAINTS :

Listed building N
Conservation area Y

PUBLICITY: LBC .....
Setting of LB.....
ie Building affected:
Cons Area/CAC..... ✓
Consultant Arch: Name: Mrs Kerr.
Consult type:
Send other info:
Conserv Bodies: Local .....
All National.....
English Heritage:
LBC Grades I,II*.....
Planning Setting I,II*.....
Planning Cons Area major... ✓.

Trunk road N
Other constraints N

POLICIES :

Inside IBD Y
Inside LP area Y

Consult policy section?

GENERAL : RESIDENTS: Addresses -

Additional publicity: General(71/73).....
Departure.....
Special consults: Env Health.....
Consultant..Name:
Consult type:
Send info:
Any other?.....

Permitted Development Signed: Date:
Decision (Subject to consultations): Signed: Date:

FURTHER INFO DIRECTIONS:
Reg 4 ..... Details required -
Art 7 (Out).....

DPO ..... COMMITTEE ✓..... CASE OFFICER: ✓.....

Non-Determine (See Ltr 10/9/93)

ADMIN RECORD SHEET

INITIALS/DATE

REFERENCE : H16/0760/90 BC ref : .....

Type : CAC ~~LBC~~

First received : 29 JUN 1990

VALID : 09 JUL 1990

VALIDATION

Submission incomplete:
- Forms
- Certificate
- Site plans
- Fees
- Section 26
- Other

Requested.....

INVALID REF: 1150

Financial:

CORRECT FEE	£ NIL	
Submitted fee	£ NIL	Receipt no....
Additional fee	£	Receipt no....
Refund needed	£	Month.....

Non-fee earning - type / previous app / other ref:

INFORMATION

Site area H
Floorspace M
No of dwellings

Plotted. 12.7

Location -

Index sheet no 201

Grid ref 524530 322 BC

Ward P

Parish SPALDING

Local Plan area YES

IBD Inside/~~Outside~~

Constraints -

TR —
Rural(108) /
Bypass /
Level Cross

CA YES
LB —
TPO —

Other

Applications -

Last application

759/90

Other applications on site

600-603/87

112/89

Other relevant apps

Data input.....

H16/0760/90

09 JUL 1990

Lesser Land Limited
33 South Audley Street
London WIY 5DJ

071-493-9596

Alan Cooke Associates
Stalham House
65 Thorpe Road
Norwich NRI IUD
Norwich 620244

Andrew Wilson

Broad Street, Spalding

~~Retail development~~

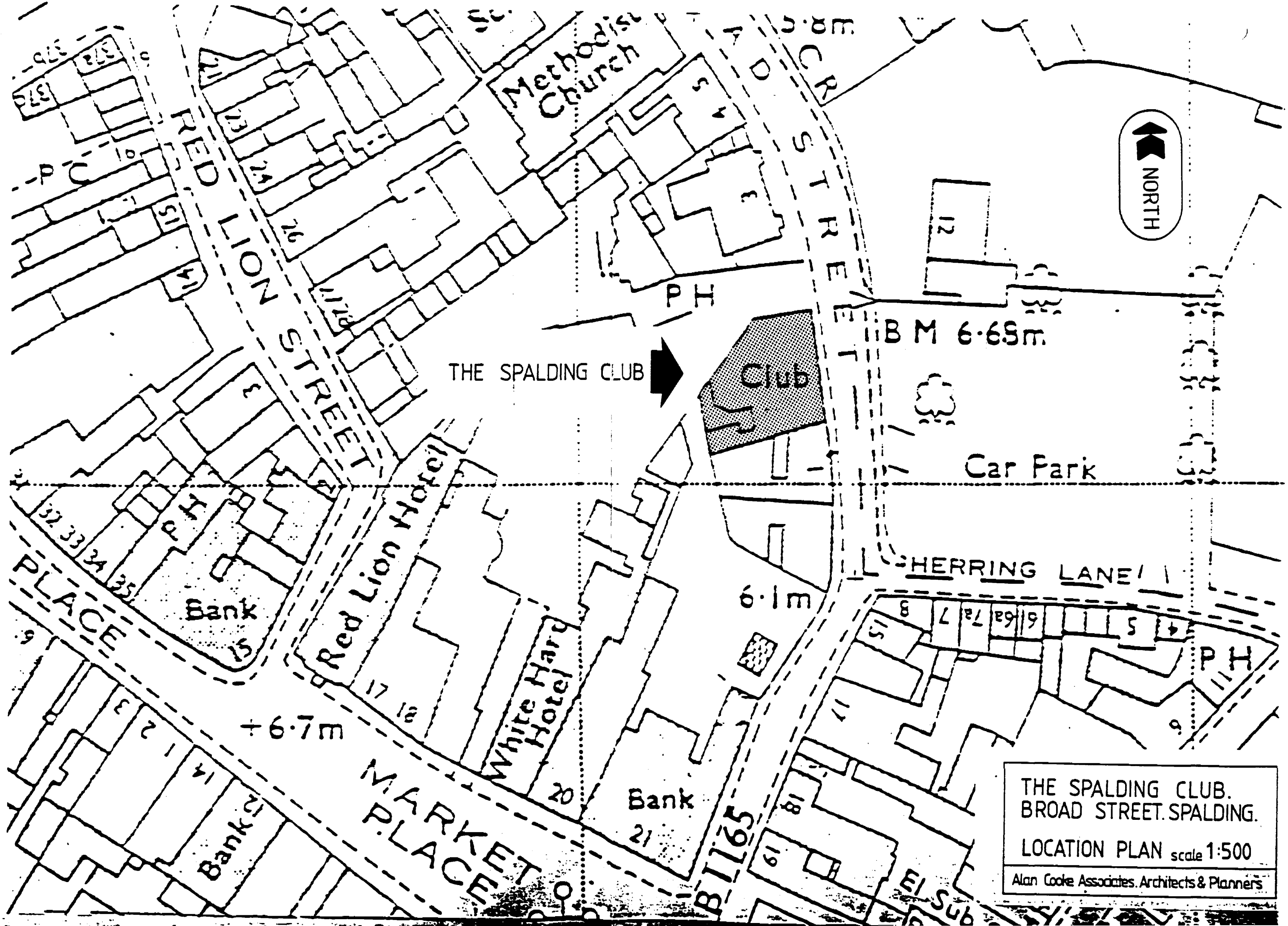
Demolition of former club premises known as the Spalding Club.

27.6.90

Prospective purchaser

Spalding Club
c/o Roythorne & Co
10 Pinchbeck Road
Spalding

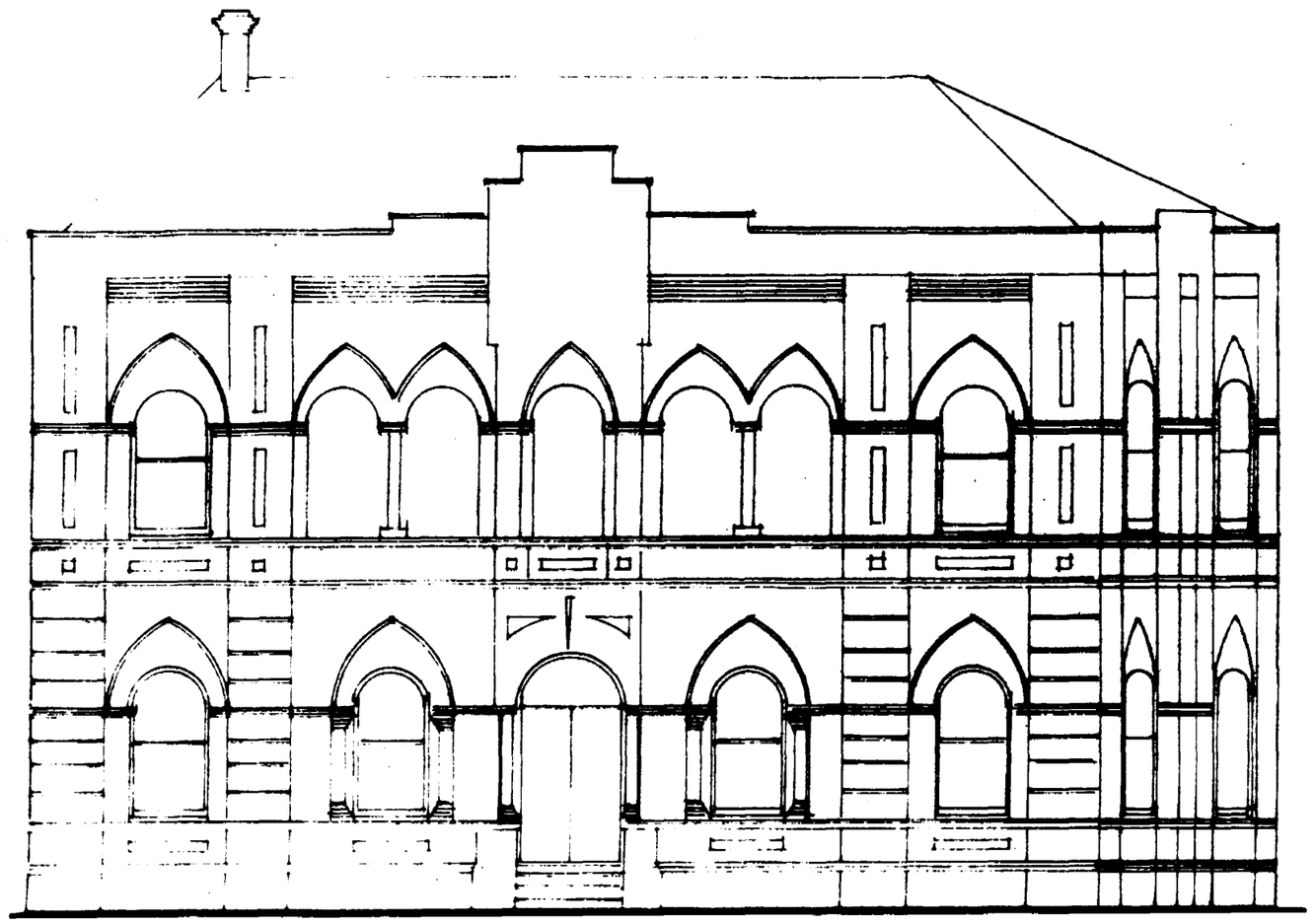
Date 27.6.90



NORTH
THE SPALDING CLUB
Club
Car Park
HERRING LANE
BM 6·65m
6·1m
+6·7m
Methodist Church
RED LION STREET
MARKET PLACE
Red Lion Hotel
White Hart Hotel
Bank
PH
B1165
El Sub
THE SPALDING CLUB.
BROAD STREET. SPALDING.
LOCATION PLAN scale 1:500
Alan Cooke Associates. Architects & Planners



NORTH



BROAD STREET / EAST

SOUTH HOLLAND D.C.
PLAN DEPT
-9 JUL 1990
REF.....

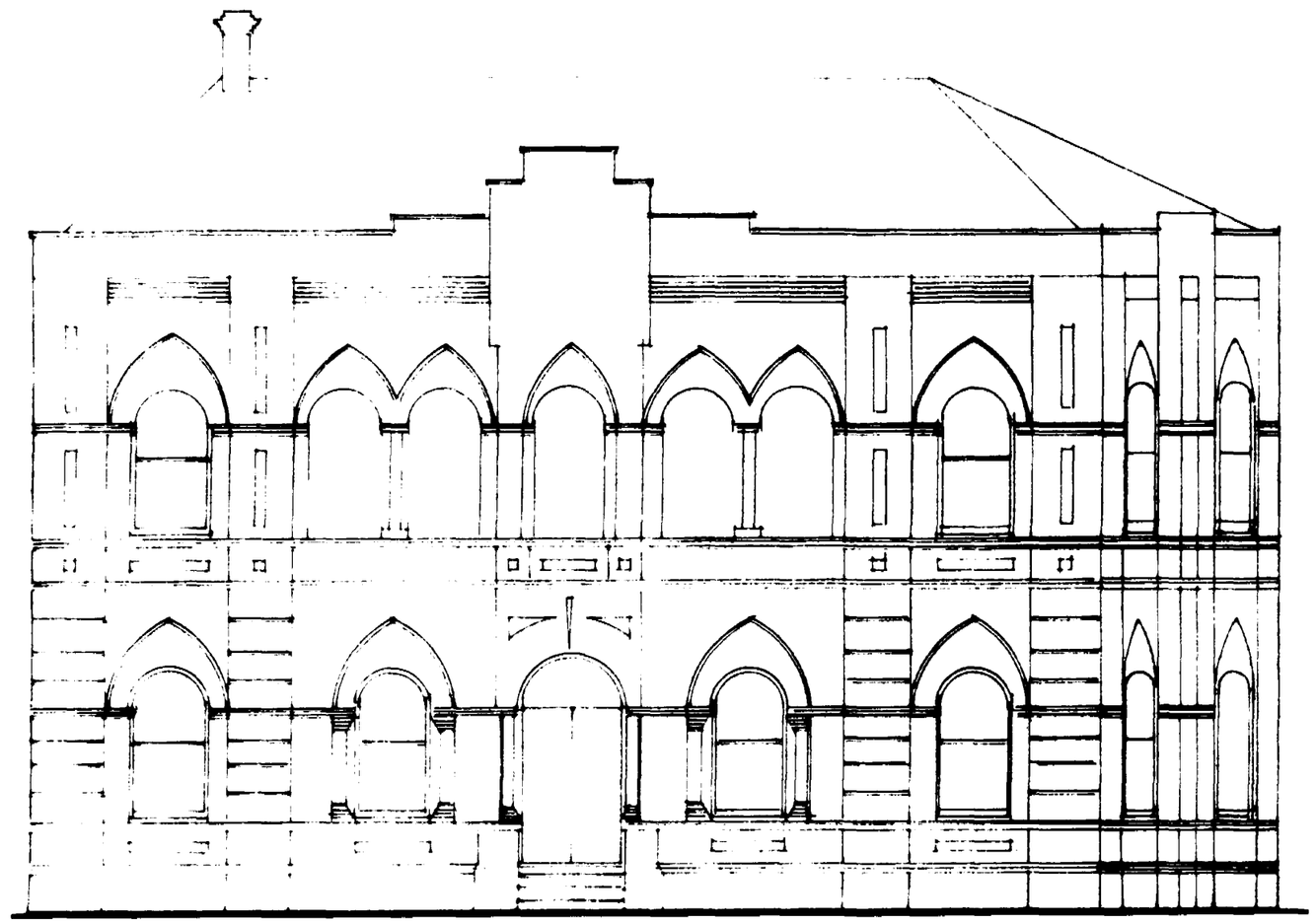
EXISTING ELEVATIONS

The Spalding Clu

32 1100



NORTH



BROAD STREET / EAST

EXISTING ELEVATIONS

The Spalding Clu

Dwg.
32

No 2556 J
1:100

SOUTH HOLLAND D.C.
PLANNING
13 SEP 1990
REF.



BROAD ST. ELEVATION

H16/761/90

The Spalding Club
Market Centre Spalding



BROAD ST. ELEVATION 1:100

H 16/759/90

Market Centre Spalding



Brick paviors - Redland 'Chailey Stock'
Shopfronts illustrative only (by tenants)
Window frames, fascias soffits - stainer timber

CONT. ON DWG. 2556 J 23

ACA
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65 THORPE ROAD
NORWICH NR1 1UD
TEL:(0603) 620244 · 7
FAX:(0603) 666948
ALAN COOKE ASSOCIATES

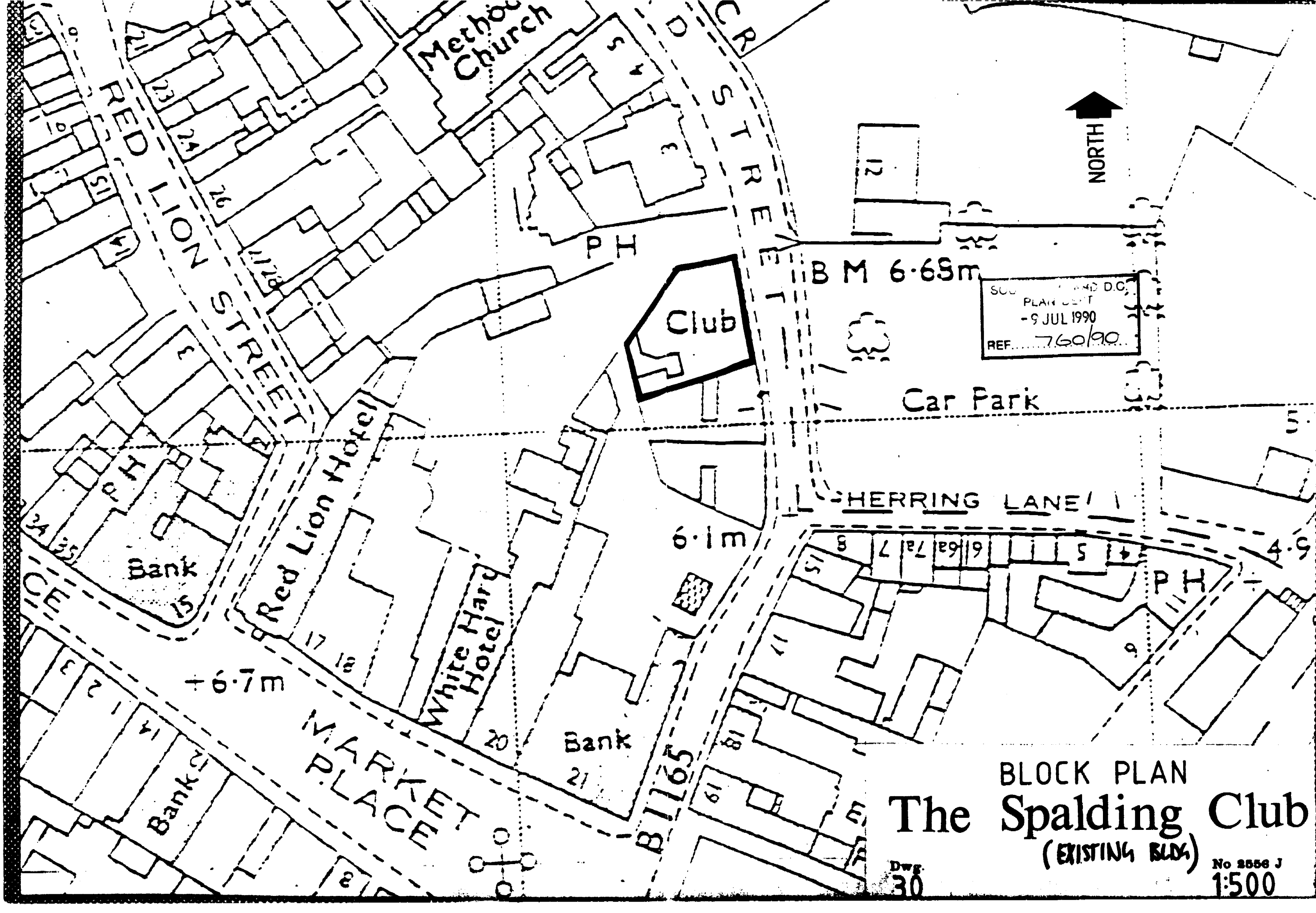
Project
MARKET CENTRE SPALDING

SOUTH HOLLAND D.C.
REF. 760/90

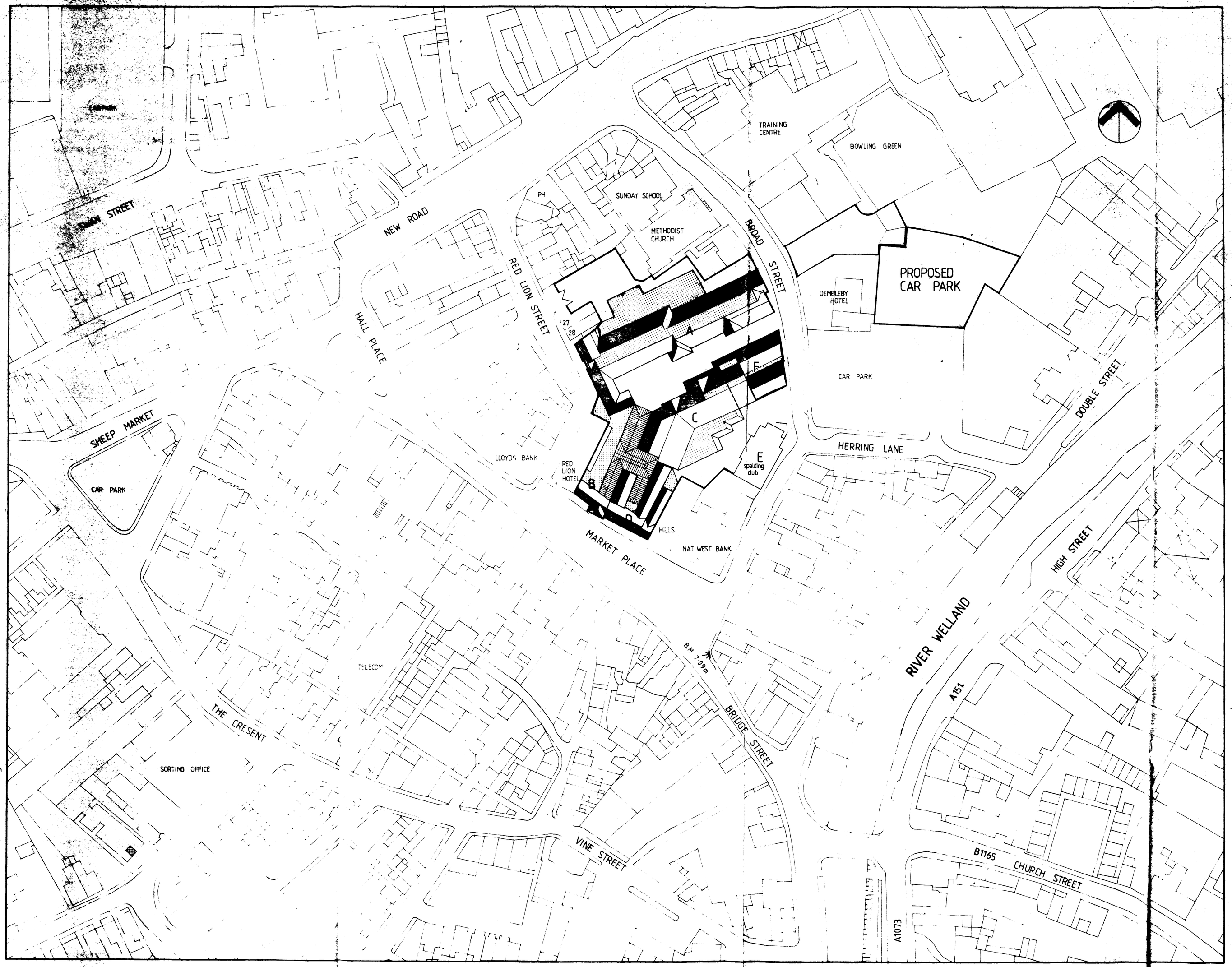
Title
BROAD STREET REVISED ELEVATION PHASE 3

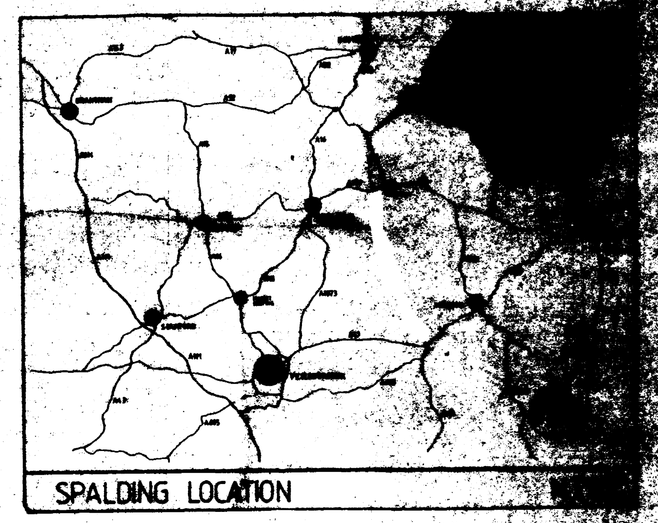
Job no.	Dwg.	Rev.
2556	118	A
Scale	Date	Drawn
1:100	15:5:90	

A	Material Specification added	6.90	JRS

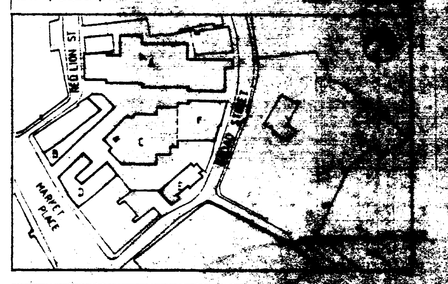


Method Church
RED LION STREET
CR
D STREET
NORTH
PH
Club
B M 6·68m
SOU... AND D.C.
PLAN DEPT
-9 JUL 1990
REF. 760/90
Car Park
HERRING LANE
6·1m
4·9
PH
Red Lion Hotel
White Hart Hotel
Bank
+6·7m
MARKET PLACE
B1165
BLOCK PLAN
The Spalding Club
(EXISTING BLDG)
Dwg. 30
No 2556 J
1:500





Rev.	Description
E	BLOCK E REVISED
D	BLOCK A ROOF REVISED, BLOCK F ADDED & BLOCK E REVISED
C	ISSUED FOR TENDER
	[illegible]
A	ISSUED FOR [illegible]



ALAN COOKE ASSOCIATES

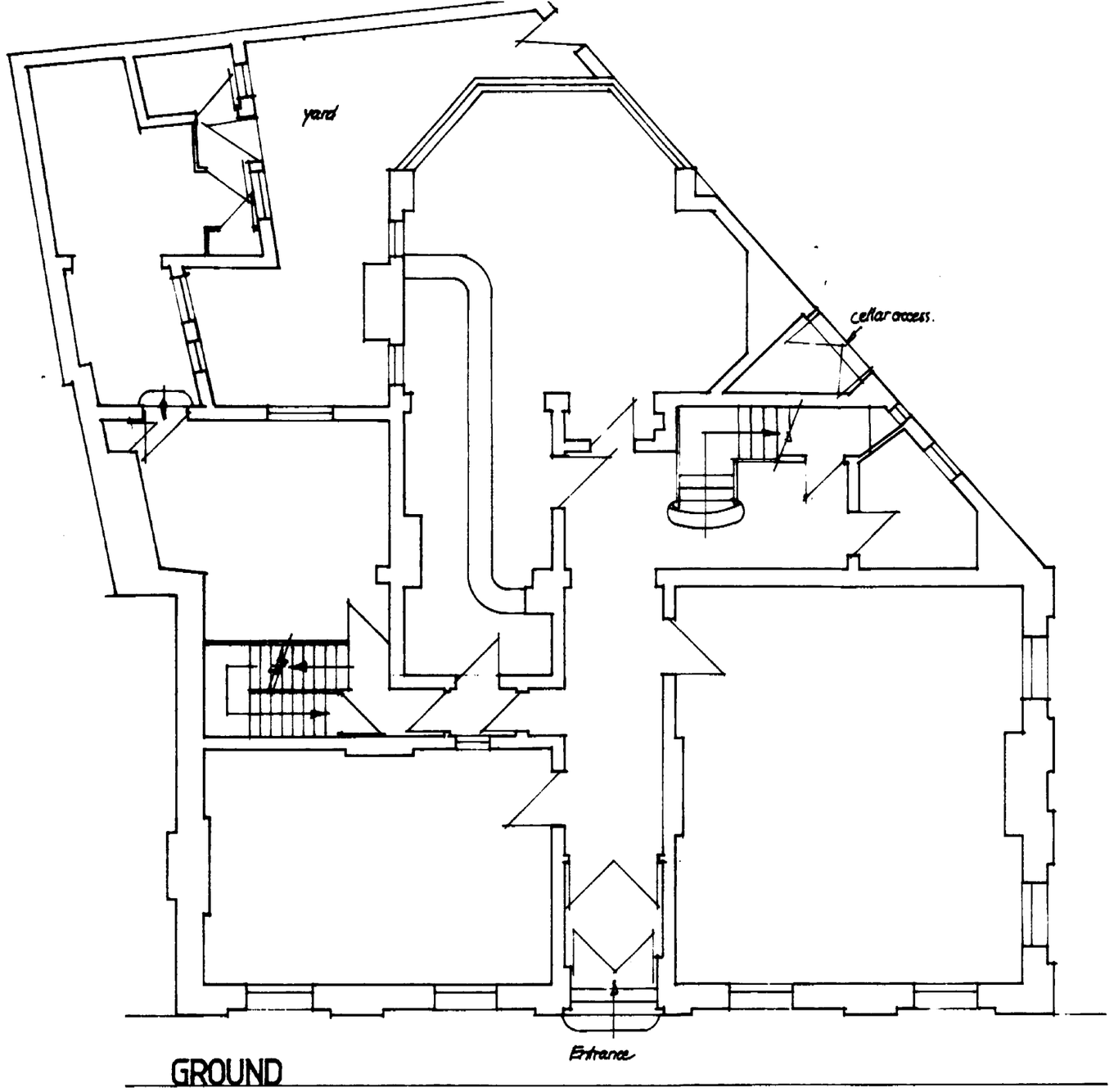
Project
MARKET CENTRE SPALDING

Title
SITE LOCATION PLAN

Job no.	Dwg.	Rev.
2556	P 02	E

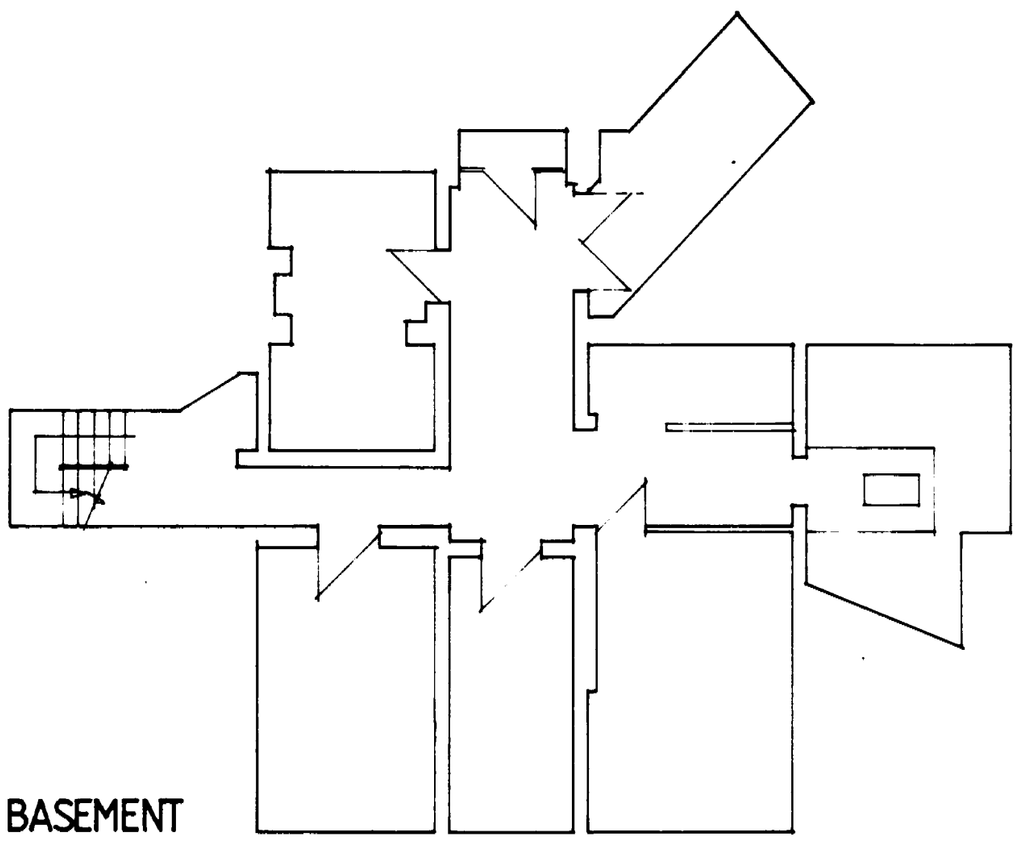
Scale	Date	Drawn
1:500	2/11/89	SDE

SOUTH HOLLAND D.C.
Rec'd 09 JUL 1990
REF. 7601/90

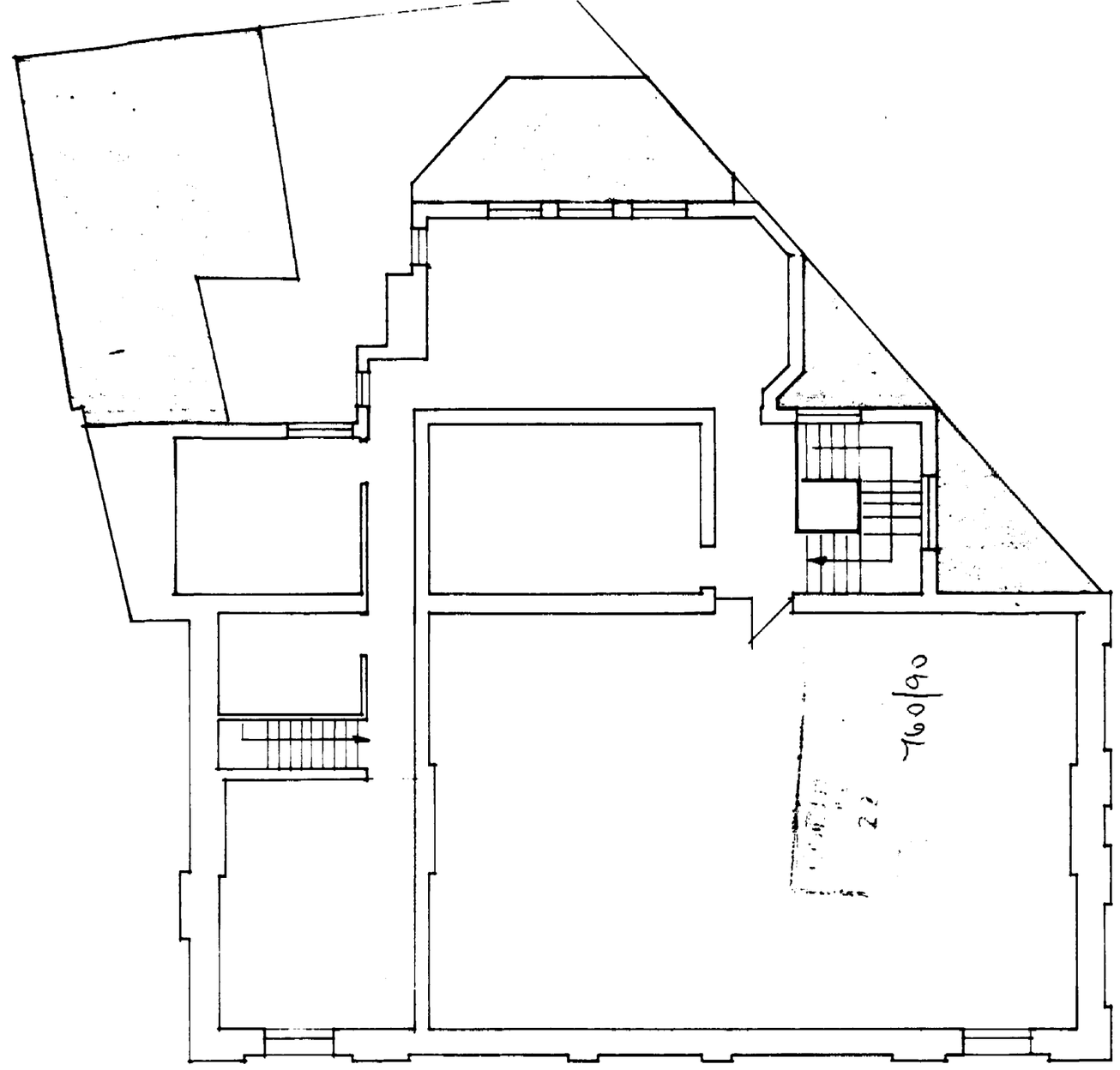


GROUND

BROAD STREET



BASEMENT



FIRST

EXISTING FLOOR PLANS

The Spalding Club

Dwg. 31

No 2556 J

1:100

SITE BOUNDARY

METHODIST CHURCH

RED LION ST.

1 10.615
2 10.365
3 10.365
4 10.065
5 10.065
6 10.065
7 10.065
8 10.065
9 10.065

19 10.365
18 10.365
17 10.665
16
15
15a
14 10.365
13 10.365
12 10.365
11 10.065
10 10.065
20 10.065
21 10.065
22 10.065

RED LION HOTEL

WHITE HART

WHITE HART

HILLS

Spalding Club as dwg no 2556 J 22

MARKET PLACE

NATIONAL WESTMINSTER BANK

HERRING LANE

BROAD ST.

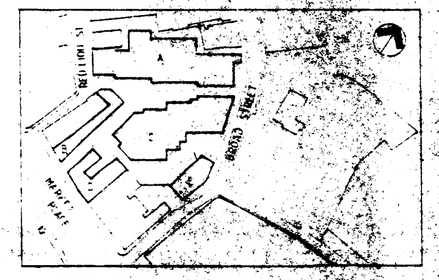
HOUSE

HOTEL

KEY

▨ TOILET & SERVICE AREA

Rev	Description	Date	Drawn
C	REDRAWN		CH



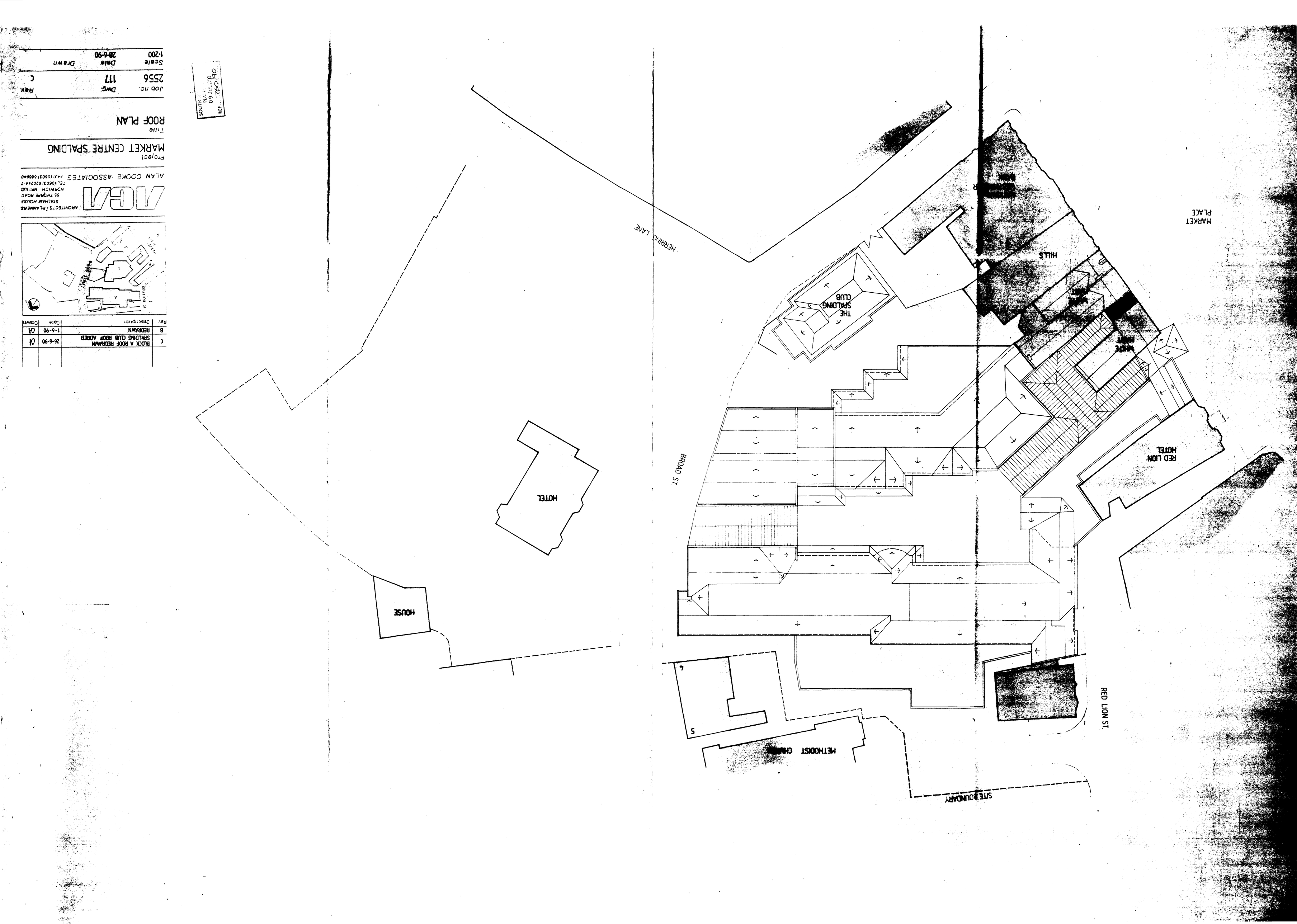
ALAN COOKE ASSOCIATES

Project
MARKET CENTRE SPALDING

Title
FIRST FLOOR PLAN

Job no.	Dwg.	Rev.
2556	116	C

Scale 1:200 Date



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FAX:(0603) 666940

ALAN COOKE ASSOCIATES

Project
MARKET CENTRE SPALDING

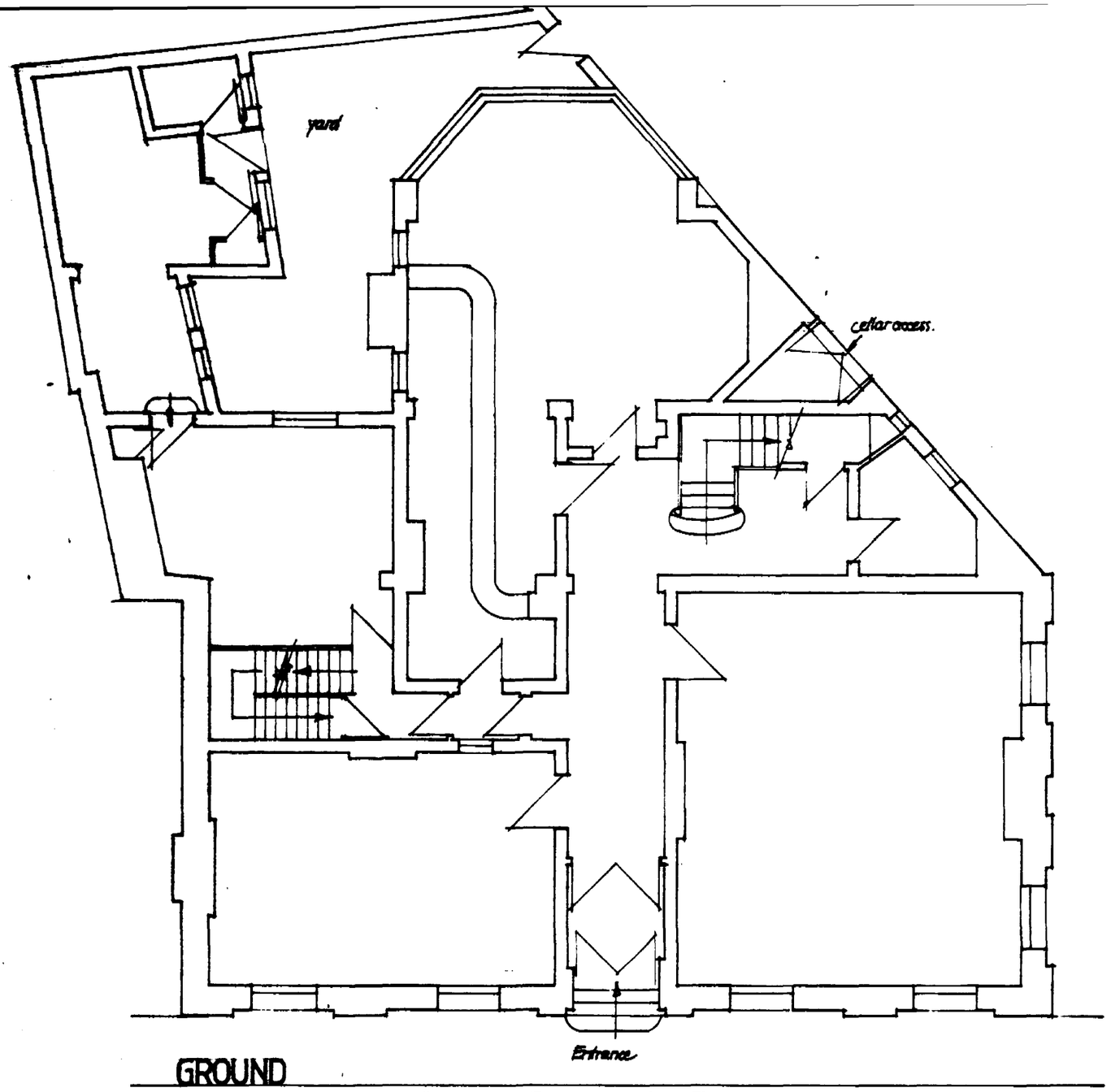
Title
ROOF PLAN

Job no.	Dwg.	Rev.
2556	117	C

Scale	Date	Drawn
1:200	28-6-90	

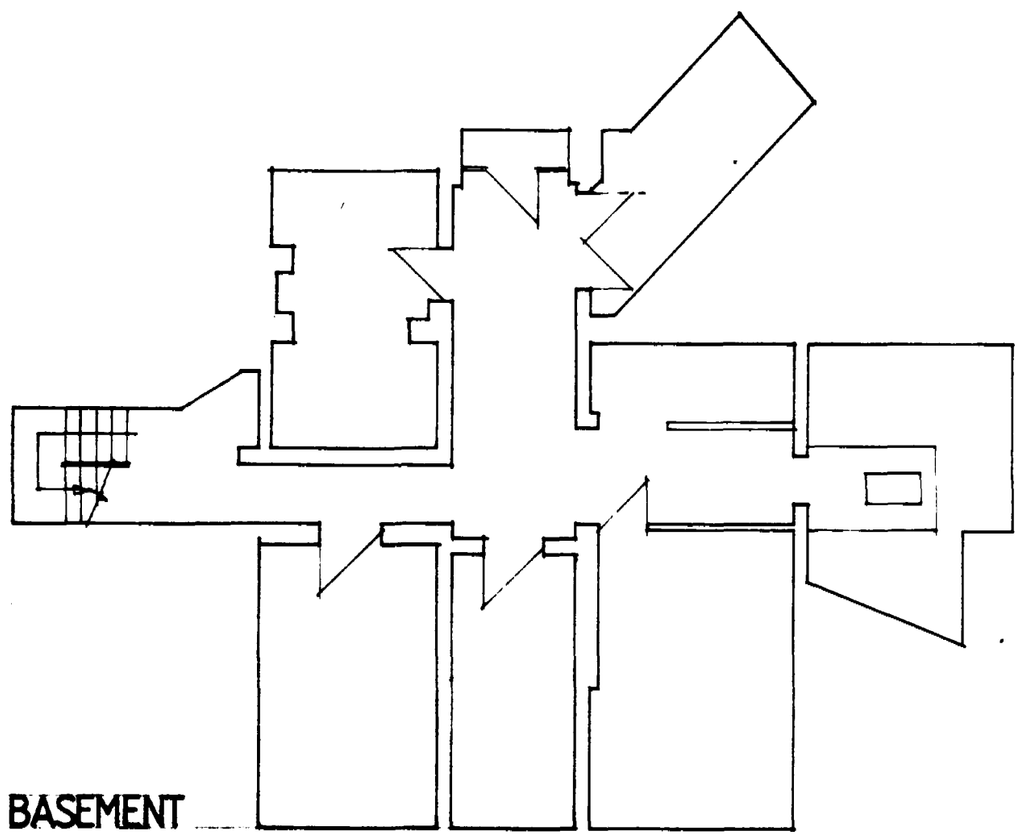
Rev	Description	Date	Drawn
C	BLOCK A ROOF REDRAWN SPALDING CLUB ROOF ADDED	26-6-90	CH
B	REDRAWN	1-6-90	CH

SOUTH
PLAN
09 JUL 90
REF. 760/90

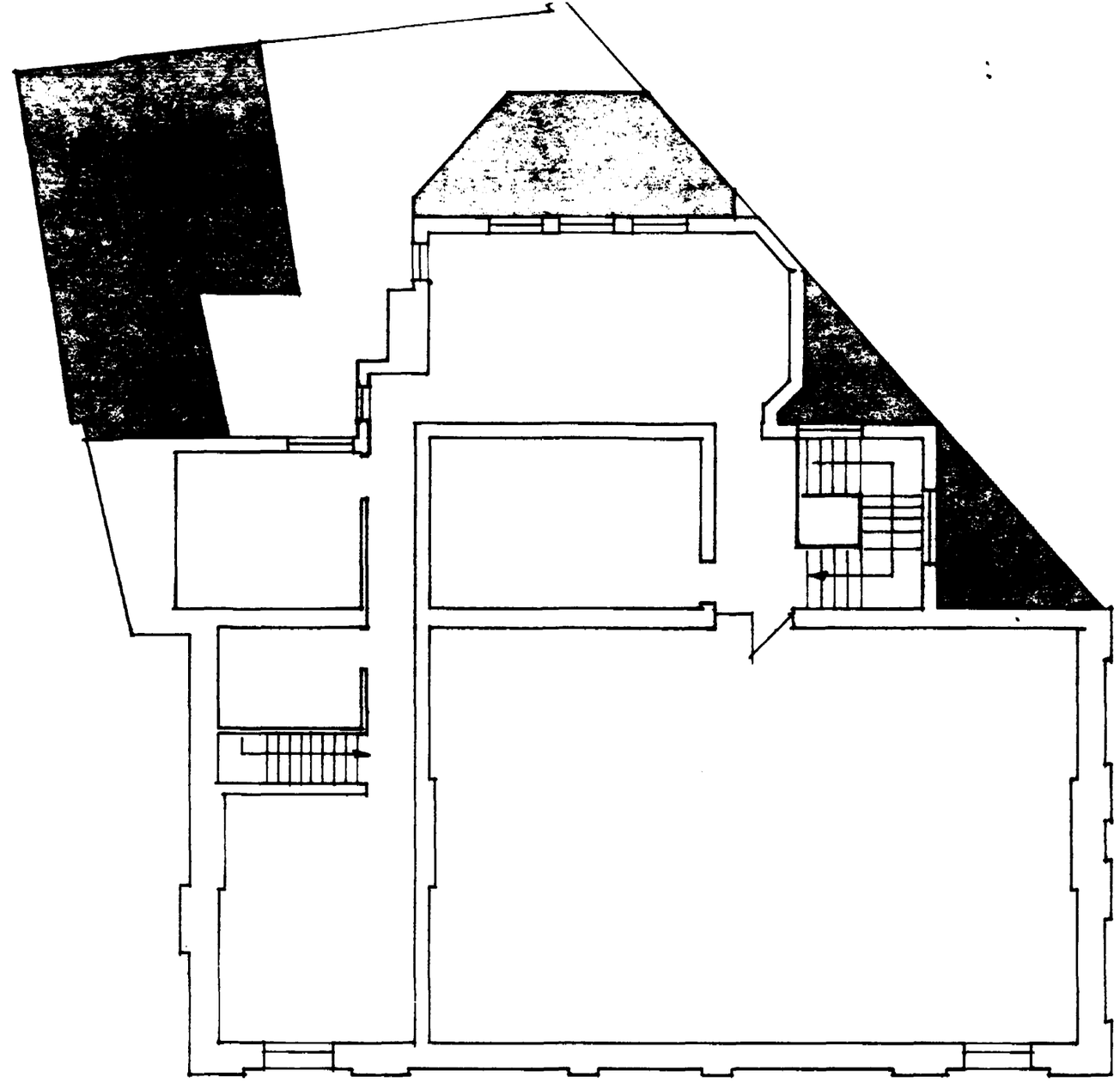


GROUND

BROAD STREET



BASEMENT



FIRST

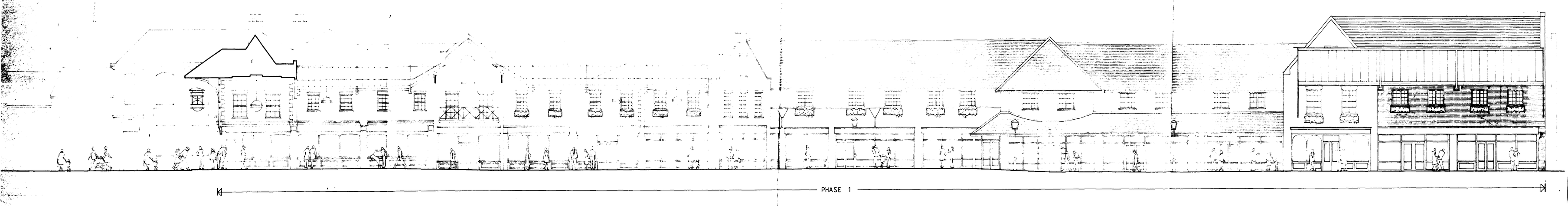
SOUTH HOLLAND D.C.
PLAN DEPT
- 9 JUL 1990
REF.....760/Sp.....

EXISTING FLOOR PLANS

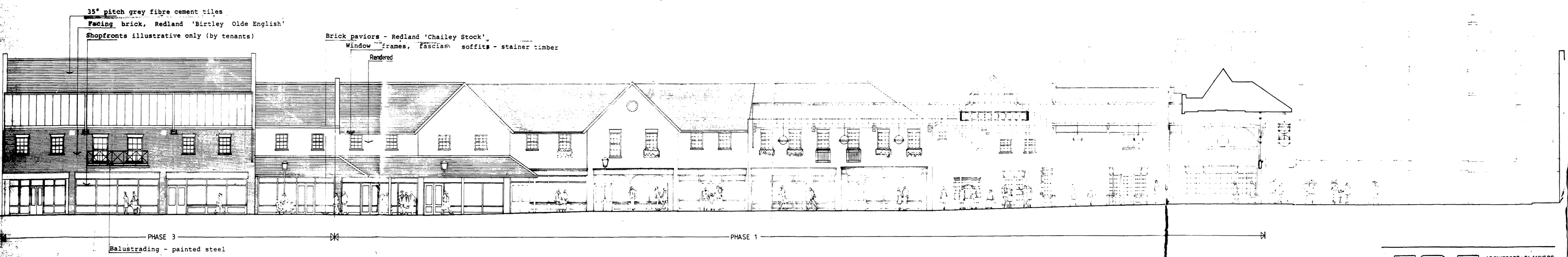
The Spalding Club

Dwg.
31

No 3888 J
1:100



Market Place – Broad Street Internal Elevation



Broad Street – Market Place Internal Elevation

A	Material Specification added	6.90	JRS

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Project
MARKET CENTRE SPALDING

Title
INTERNAL ELEVATIONS REVISED PHASE 3

Job no.	Dwg.	Rev.
2556	119	A

Scale	Date	Drawn
1:100	17/5/90	