CONTENTS PAGE (30 PAGES AND OVER)

	PAGE
CONTENTS PAGE	1
DECISION NOTICE	2
LOCATION PLAN	3
APPLICATION FORM	4
CHECK SHEETS AND FRONT FILE SHEET	6
ALL OTHER CORRESPONDENCE	9
ALL OTHER DRAWINGS	10
POST DECISION AMENDMENTS (FORMS, CORRESPONDENCE, PLANS ETC)	

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/1206/91 Received:18-JAN-91 Type:LB DEMOLITION

Name: D G A Jackson
c/o 1 Green Lane
Spalding
Lincs

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

Description: Demolish existing and erect two dwellings (registered H16/0043/91)
Location : 5A Herring Lane Spalding Lincs

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

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

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

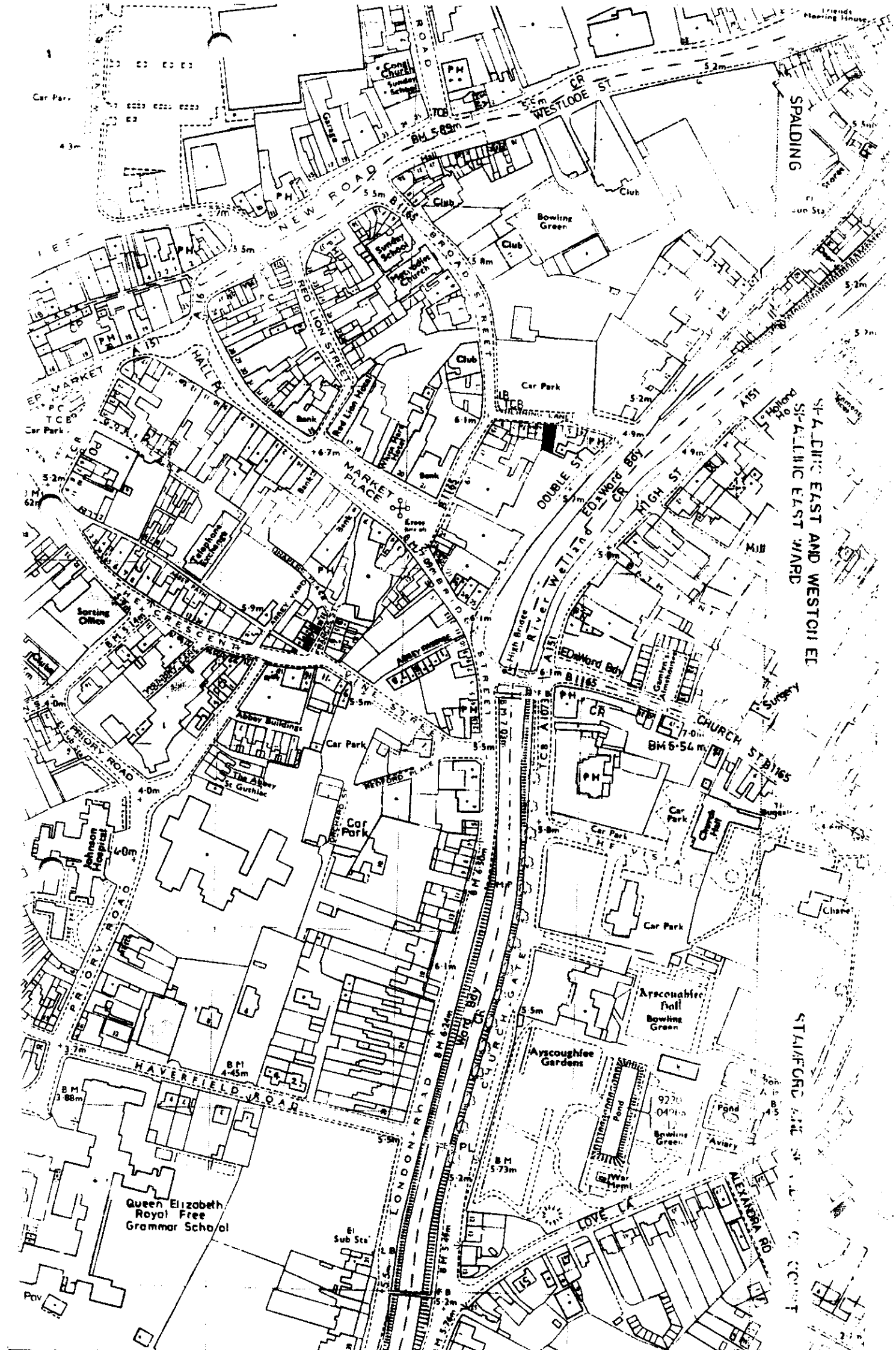
Notes to Applicant:

N.B. Attention is drawn to the Section 106 Agreement regulating the development on the site.

Authorised to issue:

27-FEB-92 H16/1206/91 AD. ..... DC. .....

Add: SN 11 (Notification to Royal Commission)


SPALDING
WESTLODE ST
NEW ROAD
BROAD STREET
RED LION STREET
MARKET PLACE
HALL PL
DOUBLE ST
HIGH ST
CHURCH ST B1165
THE CRESCENT
PRIORY ROAD
HAVERFIELD ROAD
QUEEN ELIZABETH'S DRIVE
LOVE LA
ALEXANDRA RD
STAMFORD
SPALDING EAST AND WESTON EL
SPALDING EAST WARD
Queen Elizabeth Royal Free Grammar School
Johnson Hospital
Ayscoughfee Hall
Ayscoughfee Gardens
Bowling Green
Car Park
Sorting Office
Telephone Exchange
Abbey Buildings
The Abbey
St Guthlac
Abbey Passage
Abbey Path
Abbey Yard
Red Lion Hotel
Sunday School
Club
Bank
Surgery
Mill
Pond
Aviary
War Meml
Chapel
Holland Ho
Edward Bdy
River Welland
High Bridge
Double Bridge
Pav
El Sub Sta
TCB
PH
BM 5.89m
BM 6.54m
BM 6.24m
BM 5.73m
BM 3.88m
BM 3.24m
BM 4.45m

H16/0043/91
18 JAN 1991

D.G.A. Jackson,
c/o, 1, Green Lane,
SPALDING, Lincs.

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

5a, Herring Lane, SPALDING.

OFFICE COPY

Demolish existing and erect two dwellings.

A. Roffe

18th January 1991

OWNERSHIP CERTIFICATE

OWNER.

18th January 1991

FILE SHEET

0043 NRM	Last Committee before terminal date: 5 3 91	COM	Case Officer NRM

APPLICATION NO : H16/0043/91

RECEIVED : 18 1 91 TERMINAL DATE : 15 3 91

APPLICANT : D G A Jackson Agent:A Roffe

DESCRIPTION : Demolish existing and erect two dwellings

LOCATION : 5a Herring Lane, Spalding

TYPE : LBC

Inside IBD :	Y	No of dwellings	0
Inside LP area :	Y	Site area	0.00
Grid ref :	524870 322670	Floorspace	0

Last application : 0042/91 B Reg :

Ack : 25 January 1991

CONSULTATIONS

LIST OF BACKGROUND PAPERS (If reported to committee)

EXEMPT *

RECONSULTATIONS

	Sent	Expiry	Received	OBJ	Sent	Exp.	Rec'd	OBJ
Parish Council								
Ward Member	25/1	1/2						
County Highways	31/1	31/1	No objections Jack					
Dept. of Transport								
A.D.A.S.								
Consultant Freakley	25/1	8/2						
Environmental Health								
Nobarol Bodies	18/3	8/4						
DOE NOTIFIED	21/3	~						
Publicity:								
Residents:								
Advertisement	1/2	22/2						

Planning Office

Any notes from officer's site inspection

Applicant:

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

APPLICATION NO : H16/0043/91

DATE RECEIVED : 18 / 1 / 91

APPLICANT : D G A Jackson AGENT : A Roffe

DESCRIPTION : Demolish existing and erect two dwellings

LOCATION : 5a Herring Lane, Spalding

Type : LBC Grid Ref : 524870 322670 OS Sheet : 201

Terminal date : 15 / 3 / 91

CONSTRAINTS :
Listed building Y
Conservation area Y

PUBLICITY: LBC .....✓
Setting of LB.....
ie Building affected: 5 Herring Lane
Cons Area/CAC.....✓
Consultant Arch: Name: Frudy
Consult type: 8
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: ..NRM..

NOTES TO CASE OFFICER:

ADMIN RECORD SHEET

INITIALS/DATE

REFERENCE : H16/0043/91/.... BC ref : .....

Type : .....LBC.....

First received : 18 JAN 1991

VALID : 18 JAN 1991

VALIDATION

Submission incomplete: Forms
Certificate
Site plans
Fees
Section 26
Other

Requested.....

INVALID REF:

Financial: CORRECT FEE £NIL
Submitted fee £NIL
Additional fee £
Refund needed £

Receipt no....
Receipt no....
Month.....

Non-fee earning - type
previous app ref:
other

INFORMATION

Site area H —
Floorspace M —
No of dwellings —

Plotted. 22-1

Location -

Index sheet no 201

Grid ref ~~524870~~ ~~177~~670

Ward .....P.....

Parish ....SPALDING

Local Plan area ....YES

IBD Inside/~~Outside~~

Constraints -

TR —
Rural(108)
Bypass
Level Cross /

CA YES
LB YES
TPO —

Other

Applications -

Last application
0042/91

561/88
562/88

Other applications on site
44/85 993/85
315/85
955/85

Other relevant apps

Data input.....

BRIAN SMITH DipTP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/1206/91

Applicant: D G A Jackson
c/o 1 Green Lane
Spalding
Lincs

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

Description: Demolish existing and erect two dwellings

(registered H16/0043/91)

Location: 5A Herring Lane
Spalding
Lincs

Type: LB DEMOLITION

Date received: 18-JAN-91

Terminal date: 15-MAR-91

PLANNING APPLICATION - SUMMARY RECORD (PART I REGISTER)

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

Listed Building Consent

Reference: H16/1206/91 Received: 18-JAN-91 Type: LB DEMOLITION

Name: D G A Jackson
c/o 1 Green Lane
Spalding
Lincs

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

Description: Demolish existing and erect two dwellings (registered H16/0043/91)
Location : 5A Herring Lane Spalding Lincs

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

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

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

Notes to Applicant:

N.B. Attention is drawn to the Section 106 Agreement regulating the development on the site.

If Listed Building Consent has been granted for works which include whole or partial demolition of a listed building, your attention is drawn to Section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the effect of which is that demolition may not lawfully be undertaken (despite the grant of consent by the Local Planning Authority), until notice has been given to the Royal Commission on Historic Monuments, Fortress House, 23 Savile Row, London W1X 1AB, and the Commission has either been given reasonable access to the building for at least one month following the grant of consent and before the commencement of the works, for the purpose of recording it, or has stated in writing that it has completed its record of the building or that ir does not wish to record it

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

B Smith

Director of Planning and Building Control Services
28-FEB-92 H16/1206/91

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

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

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by:
date:

Case Officer Conclusions (issues)

Case Officer Recommendations (summary) GRANT
(details overleaf) REFUSE

Recommended approvals -

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

Recommend approval against material objection

Any objection received? No
If yes, is any obj. material? No ....
Yes
Yes .... No

[Reason:

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

ALL OF ABOVE

Recommended refusals -

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

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

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

Delegation confirmed by Senior Officer

.....

Recommendation/draft report produced.....

Conditions/Reasons

cont.

NB
A Variation is drawn to the section 106 agreement regulating the development on the site

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... viz

Other

APPLICATION REFERENCE: H16/0042/91 DATE RECEIVED: 18 January 1991

APPLICANT: D G A Jackson
c/o 1 Green Lane
Spalding
Lincolnshire

AGENT: A Roffe
1 Green Lane
Spalding
Lincolnshire

TYPE: Full

DESCRIPTION: Erection of two dwellings

LOCATION: 5a Herring Lane, Spalding, Lincolnshire

APPLICATION REFERENCE: H16/0043/91 DATE RECEIVED: 18 January 1991

APPLICANT: D G A Jackson
c/o 1 Green Lane
Spalding
Lincolnshire

AGENT: A Roffe
1 Green Lane
Spalding
Lincolnshire

TYPE: LBC

DESCRIPTION: Demolish existing and erect two dwellings

LOCATION: 5a Herring Lane, Spalding, Lincolnshire

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
- 5 MAR 1991

Consultant Architect: This is a slightly revised drawing upon which I previously commented and my comments remain as before. The proposals are of insufficient design quality and concrete tiles and stained windows are inappropriate.

PLANNING POLICIES/DOE ADVICE
Property a Grade II Listed Building within Spalding Conservation Area.

PREVIOUS DECISIONS
H16/0562/88 - Demolition of Listed Building - Refused.
H16/0561/88 - Erection of two dwellings - Refused.

PLANNING ISSUES
1 The property is a late Eighteenth Century two storey building in brick with a pantile roof, with a carriage doorway in the centre, and ground headed passage entry, and a modern window on the first floor. It is included in the list as part of a group with numbers 4 and 5 Herring Lane, which are also listed, ie, 5a is not in itself good enough to list, but grouped with 4 and 5 is listable.
2 Recently the property has become very run down, and in 1988 applications were made to demolish and rebuild and the view taken was that provided the rebuilding was of adequate quality, permission could be granted for demolition.
3 However, the scheme for rebuilding which was then submitted, although in general outlines acceptable, was not of sufficient quality in detail to be an acceptable replacement for this Listed Building.
4 Accordingly, the application was refused, and the applicant subsequently appealed.
5 Discussions were carried on informally with the applicant to see if agreement could be reached, and the Consultant Architect produced some alternative sketches. Eventually agreement was reached with the applicant on a scheme which could be recommended to the Planning Committee, but no formal resubmission applications were made.

6 The date of the Public Inquiry is in the beginning of April, and it began to appear that my staff be forced to contest a public enquiry, even though they and the applicant had agreed on an alternative scheme. I accordingly had to advise the applicant that if this situation arose, I felt that their appeal could be considered frivolous and vexatious, and that I would be advising the Council to apply for costs. As a consequence of this letter, these applications have been received.

7 Unfortunately, the revised scheme still inadequately reflects the suggestions of the Consultant Architect who considers them of insufficient design quality to justify the demolition of a Listed Building.

CONCLUSIONS

1 Despite the apparent agreement of the applicant to the improved details suggested by the Consultant, he has failed to submit an adequate formal application and unless the appliclant is , at this last step, prepared to amend his scheme, I see no alternative but to refuse the proposal and continue with the Appeal. I am, however, concerned that during the lengthy negotiation over this proposal, the existing building has fallen into a state of dereliction and in order to maintain our credibility in resisting an appropriate standard of design in the replacement, emergency repairs to assess the deterioration should be carried out.

PLANNING OFFICER'S RECOMMENDATION -

A That the Planning Officer and Consultant Architect attempt to negotiate improvements to the scheme, and be authorised to issue appropriate Listed Building Consent and Planning Permission for such an amended scheme, but in the event that no adequate revised plans are received, authority be given to refuse for the following reasons:-

H16/0043/91

1 In the opinion of the Local Planning Authority, the demolition of this building would be harmful to the character of the Conservation Area and to the setting of the adjoining Listed Buildings, in the absence of an adequate scheme for replacement.

H16/0042/91

1 In the opinion of the Local Planning Authority, the design and materials proposed to be used for the new building could result in an inadequate replacement for this Grade II Listed Building, and would be harmful to the appearance of the Conservation Area and the setting of adjoining Listed Buildings.

B That authority be given for the service of an emergency repairs notice under Section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in accordance with the recommendation of the Consultant Architect.

POST CTTEE: AS RECOMMENDED (NOTED). NRM

AGENDA ITEM NO: 7

SOUTH HOLLAND DISTRICT COUNCIL

REPORT TO: THE PLANNING COMMITTEE 2ND JANUARY 1992

BY: DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES

1.0 SUBJECT: PROPOSED DEMOLITION AND REDEVELOPMENT OF 5a HERRING LANE, SPALDING (GRADE II LISTED BUILDING) REF H16/0042/91 and H16/0043/91.

PURPOSE: To advise the Planning Committee of the Secretary of State for the Environment's decision on the demolition proposal H16/0042/91, and the subsequent actions of the Director of Planning and Building Control Services.

1.1 At the meeting on the 5th March 1991 the Committee was advised that the Planning Department was facing having imminently to prepare evidence for a Public Inquiry into the Committee's refusal to allow either Listed Building Consent for the demolition of 5a Herring Lane, or planning permission for its re-erection, on the basis that the re-erection scheme was inadequate. This appeal was being pursued by the applicant despite agreement having been reached informally on a redevelopment scheme that would meet all objections. Whilst a new application had been submitted, it did not incorporate the negotiated improvements.

1.2 It was explained that whilst amended plans incorporating the improvements were anticipated, the deadline for the preparation of the appeal documents was so close that it would not be possible to report back to the Committee on them, and yet the Committee's attitude had to be known for the purposes of the Inquiry.

1.3 As a consequence of this advice, I was authorised either to refuse the current applications, or to issue permissions should the anticipated amendments be received.

1.4 Subsequently these were received, and the planning permission for the redevelopment was issued, whilst the Secretary of State for the Environment was advised that the Authority was minded to grant consent for the demolition. Eventually, in November, the Secretary of State decided not to become involved in the Listed Building application, but to allow the Authority to determine it as it saw fit.

1.5 However, it was recognised that, whilst the minutes of the 5th March Committee did not specifically authorise it, the normal policy of the authority was not to permit the demolition of a Listed Building or a building in a Conservation Area, without the applicant entering into a suitably worded Section 106 planning obligation to carry out the redevelopment in accordance with an approved planning permission within a reasonable length of time.

1.6 Acting within my delegated authority, therefore, I have advised the applicant that such an agreement will be needed to be entered into before the Listed Building Consent can be released, and the Director of Administration's Department is currently engaged in drawing it up.

1.7 **RECOMMENDATION**

That the report be noted.

Background Papers:- H16/0042/91 and H16/0043/91

Local Government (Access to Information) Act 1985

The Officer to whom reference should be made concerning inspection of the background papers is The Director of Planning and Building Control Services, Council Offices Priory Road, Spalding, Lincolnshire.
Tel. Spalding (0775) 761161

13/12

SIGNED AS A DEED by the said

DAVID GEORGE ALAN JACKSON

in the presence of:-

D Jackson.

Witness Peter Stott.

Address [redacted]

Occupation

SIGNED AS A DEED by the said

CLARE JEANNE JACKSON

in the presence of:-

C Jackson

Witness M. T. Savage.

Address 34. OSIER RD.
SPALDING.
LINCS.

Occupation

R.G.N. D.N.

SOUTH HOLLAND DISTRICT COUNCIL

DEED

Creating Planning Obligation

under section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

DAVID GEORGE ALAN JACKSON

and

CLARE JEANNE JACKSON

re

the demolition of an existing Grade II Listed Building situated within a Conservation Area and the erection of either two dwellings or a retail unit with flat over, 5a Herring Lane, Spalding

I hereby certify that this is a true copy of the Planning Obligation relating to 5a Herring Lane, Spalding

R. Gee

.....

Director of Administration

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: The Director of Administration

To: Director of Planning and Building Control Services

Our Ref: PC/MJP/PL.561

Your Ref: NRM/JJ H16/0043/91

Date: 26th February 1992

SUBJECT: PLANNING APPLICATION NO.H16/0043/91: DEMOLITION OF 5A HERRING LANE, SPALDING (JACKSON)

Would you please note that the Planning Obligation relating to the above has now been completed and a copy is enclosed for your records. Would you please arrange to release the planning permission as soon as possible.

Director of Administration

NM

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

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

File Nos.
SP - is Dec ready?

Acknowledge YES/NO
by
date

CRUSTS
SOLICITORS

64 Pinchbeck Road, Spalding, Lincs. PE11 1SY

Partners:

P. START
C. L. TRIM
P. I. LILL

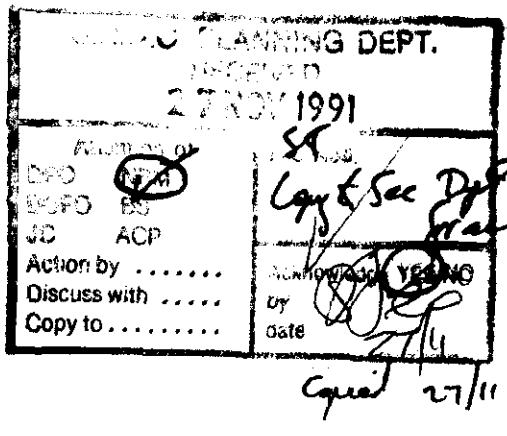
M. E. HARE (Consultant)

☎ 0775-725664
Fax: 0775-723625
DX 26705 SPALDING

Our Ref: PAL/JI Your Ref: NRM/JJ H16/43/91

26th November 1991

The Principal Planning Officer (DC)
South Holland District Council
Planning Department
Council Offices
Priory Road
SPALDING
Lincs
PE11 2XE



Dear Sir

Demolition of 5a Herring Lane, Spalding
(Grade ii listed building)

We act on behalf of Mr Jackson and have been handed a copy of your letter of 14th November sent to Mr Roffe.

We would be grateful if you could send to us the proposed agreement as soon as possible and if this is not readily available could you please let us have a draft copy of your standard form of agreement so that we can be considering this.

A sale of the property is proposed and presumably it would make more sense for the agreement to be made directly with the proposed purchaser should the sale proceed.

We presume that the consent for the demolition will not be issued until such time as the agreement is completed but no doubt you will let us know whether this is correct.

We would be grateful to hear from you as soon as possible on the points raised in this letter, and if you have any other comments to make in view of the specific circumstances of this case then we would of course be pleased to receive these.

Yours faithfully

When calling please ask for Mr P. Luff

This firm is regulated by the Law Society in the conduct of investment business.

PLANNING COMMITTEE - 5th March, 1991-

204. PLANNING APPLICATIONS (Continued)

(g) Applications Planning Officer Authorised to Refuse

The Planning Officer and the Consultant Architect attempt to negotiate improvements to the scheme and be authorised to issue appropriate listed building consent and planning permission for such an amended scheme, but in the event that no adequate revised plans are received, the Planning Officer be authorised to refuse permission in accordance with his recommendations:-

Plan No. and Applicant	Proposal
H16/0042/91 D G A Jackson	Two dwellings 5a Herring Lane, Spalding.
H16/0043/91 D G A Jackson	Listed Building consent to demolish existing premises and erect two dwellings at 5a Herring Lane, Spalding.

(It was also agreed that authority be given for the service of an emergency repairs notice under Section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in accordance with the recommendations of the Consultant Architect.)

(h) Application Withdrawn

The withdrawal by the applicant of the following application be noted:-

Plan No. and Applicant	Proposal
H16/1349/90 Broadgate Builders (Spalding) Ltd	O.A. Residential development including details of means of access on land off Woolram Wygate, Spalding.

(i) Application Filed Away

The following application be filed away and no further action be taken towards its determination:-

Plan No. and Applicant	Proposal
H16/0098/90 Mr N Shah	O.A. Proposed industrial units - B1 usage at Cradge Bank Industrial Estate, Cradge Bank, Spalding.

(O.A. denotes Outline Application.)

205 PLANS SUB-COMMITTEE - 5TH MARCH, 1991

RESOLVED: Subject to the word "objector" in recommendation (b) relating to application no. H04/0174/90 being substituted for the word "applicant" the minutes of the meeting of the Plans Sub-Committee held on 5th March, 1991, a copy of which is attached as Appendix 1 to these minutes, be received.

(Councillors D G Baverstock, R Gaunt and Mrs A M Newton left the meeting at this juncture.)

Department of the Environment
East Midlands Regional Office
Cranbrook House Cranbrook Street Nottingham NG1 1EY
Telex 377681 Telephone 0602 476121 ext 364
GTN 6202

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

Your reference NRM/JJ/H16/43/91
Our reference EMP 2525/270/64
Date 12 November 1991

Sir

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
APPLICATION FOR LISTED BUILDING CONSENT
APPLICATION NO: H16/0043/91

I am directed by the Secretary of State for the Environment to refer to your letter of 21 March 1991 giving notice under Section 13 of the Planning (Listed Buildings and Conservation Areas) Act 1990 of the application made by A Roffe on behalf of Mr D G A Jackson for listed building consent for the demolition of the existing building and erection of 2 dwellings at 5A Herring Lane, Spalding, Lincolnshire.

The Secretary of State has considered the information supplied by your Council and does not intend to require the application to be referred to him. I am therefore to notify you under Section 13(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990 that it is now for the authority to determine the application at their discretion. Paragraphs 110 to 118 of Circular No 8/87 set out the procedure for giving decisions on applications for listed building consent.

A copy of any consent issued should be sent to the Department in due course.

I am Sir
Your obedient Servant

M C DUNN

S.H.D.C. PLANNING DEPT.
RECEIVED
13 NOV 1991

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

File Nos.

Acknowledge YES/NO
by
date

100%
RECYCLED PAPER

A. ROFFE

BUILDING DESIGN AND PLANS

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

13th November 1991

Dear Sirs,

H16/0043/91,
Listed Building Consent -
Demolition of 5a, Herring Lane,
SPALDING.

Further to my discussion with Mr Midlen today, I would confirm that we are in agreement to a section 106 agreement being drawn up to link the demolition of the above property with rebuilding of the proposed residential units.

Yours faithfully

A. Roffe.

NM

S.H.D.C. PLANNING DEPT.
RECEIVED
14 NOV 1991

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

File Nos.

Acknowledge YES/NO
by
date

A. ROFFE

BUILDING DESIGN AND PLANS

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

14th July 1991

Dear Sirs,

H16/0043/91 : Demolition of
5a, Herring Lane, SPALDING.

I enclose a copy of the structural report from Messrs Sidebottom made out 1984 in respect of both the above and the adjoining properties. The areas shown on the plan (appendix 1) referred to as "store/passageway/void" relate to this application,

Yours faithfully

A. Roffe.

NM

S.H.D.C. PLANNING DEPT.
RECEIVED
16 JUL 1991

Attention of	File Nos.
DPO NRM	
DOPO BS	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

South Holland District Council,
Planning Department,
for the attention of N. Midlen, Esq.

JOHN SIDEBOTTOM
C.Eng. M.I. Struct. E.
Chartered Structural Engineer

2 Greenfields
HOLBEACH
Spalding
Lincs. PE12 7BJ
Tel. 0406 23515
VAT No. 372 9946 04

Your Ref:

Our Ref: P 482

PRELIMINARY

STRUCTURAL REPORT

SAXON KING

HERRING LANE

SPALDING, LINCS

FOR

D. JACKSON ESQ

PRELIMINARY

STRUCTURAL REPORT

SAXON KING

HERRING LANE

SPALDING

FOR

D. JACKSON ESQ

Reference P 482 October 1984

INTRODUCTION

At the request of Mr. Jackson, a visual inspection of the Buildings to the rear of the Saxon King Inn was undertaken on 12th September 1984.

Part of the Ground Floor Area is currently in use as a Weight Training Club. The intention is to expand the present facilities into the first floor area.

LOCATION AND DESCRIPTION OF THE PROPERTY

The buildings are of solid brick construction under timber framed and slated roofs, with solid ground floors and a timber framed first floor in the higher section only.

Cont.....

Their frontage (North Elevation) is directly onto Herring Lane, with a courtyard area behind, access to which is through the archway from Herring Lane.

The Buildings have been neglected over many years and are now in a poor state of repair.

COMMENTS FROM THE INSPECTION

The Weight Training Area has recently been re-decorated internally by rendering and painting the walls, lining the ceiling and re-concreting the floors.

No comments can, therefore, be made with respect to the condition of this area prior to this work being carried out. However, the external walls appear to be in reasonable condition, particularly on the North Elevation, but some roof and ridge tiles have moved.

I believe there used to be a first floor in this area which has been removed at some time. This inevitably will have taken away support from the main walls, though no serious detrimental effects could be seen at the time of inspection.

The higher roof section, and presumably older building, shows signs of settlement which I would suggest are mainly due to the concentration of loads along the cross wall to one side of the access passage.

Cont.....

On the rear (South) elevation the brick coursing dips over the "pillar" between the passage and doorway into the storeroom (see sketch plan and photographs 3 & 4).

The first floor joists spanning onto the cross walls, plus the large reaction from the timber lintel over the passageway, combine to create a large concentration of load.

The slope of the first floor joist confirm vertical movement has been most severe in this area.

Similarly, on the front (North) elevation the slender "pillar" between arches have created conditions which inevitably result in differential movement. In this case, however, the wall has "sheared" close to the front elevation allowing the "pillar" to move both vertically and horizontally relative to the main cross wall. (Photograph 5 shows position of problem, temporarily covered by the board)

The roof to this section is in extremely poor condition with Pantiles missing or slipping, allowing the weather to cause further deterioration of the Building Fabric.

Cracks in the main walls, visible mainly on the inside, again confirm significant differential settlement has occured.

Old bricks with soft lime mortar can accommodate considerable movement but eventually succumb to relieve the local stresses set up by the movements.

Cont.....

In general terms the complete property, including the Inn itself has suffered as a result of long term settlements, mainly due to the compressible nature of the Fenland Deposits forming the Sub Soil Strata.

The situation described is common to this area of South Lincolnshire and, with structures of this age, must be anticipated.

Some remedial works have clearly been carried out at various stages in the past. In particular new timber flooring has been installed over the store area adjacent to the passageway. Also brickwork on the rear (South) elevation has been repointed and a door or window opening bricked up. Similar areas can be seen on the front (North) elevation.

In addition, buildings in the yard area have been demolished, their telltale lines being visible against the main structure.

CONCLUSIONS AND SUGGESTED REMEDIAL WORKS

To bring the property up to acceptable modern standards is clearly a major task. The roof and floor framing needs to be renewed if long term occupation is envisaged.

The bowed and cracked brickwork can be locally cut out and rebonded but the basic form must inevitably be retained.

Cont.....

ie. The original Building Fabric has deteriorated and is likely to continue to move slightly, in sympathy with seasonal changes and moisture levels of the ground.

General on-going maintenance will be required even after any modernisation/replacements have been carried out.

To effectively control future movements, an extensive mini-piling scheme would be required, which I assume would not be financially viable.

It would therefore, seem sensible to make the best use of the existing, supplementing with new materials, but attempting to retain the character of the property.

N.B. Use flexible Lime Based mortar in any rebonding, otherwise modern sand/cement mortars would quickly crack.

The two major structural faults are within or adjacent to the passageway.

The front elevation, to Herring Lane, requires some rebuilding from Ground Level and effective tying back into the cross walls and floors. -- It would be worth considering two or three tie bars passing through front to rear, in an attempt to hold the two elevations together and prevent further outward bowing.

Subject to approval from the Local Authority, Planning Department,

Cont.....

it would be advantageous to brick up the arched doorway adjacent to the main entrance on Herring Lane, thereby relieving the concentrated loads which have caused the basic problem.

Secondly, the dip in the rear elevation wall mentioned earlier, whilst not easily remedied, would benefit from the replacement of the timber beam over the passage and/or repositioning the doorway into the storeroom.

However, it must be stressed that any removal of structural members will result in a short term reduction in overall integrity of the building. Therefore, temporary propping and bracing should be employed to reduce the risk of secondary failure due to lack of support.

I trust these Preliminary Comments will help you to come to a decision with regard to future proposals.

J. Sidebottom

J. Sidebottom. C. Eng.M.I.Struct.E.

17th October 1984

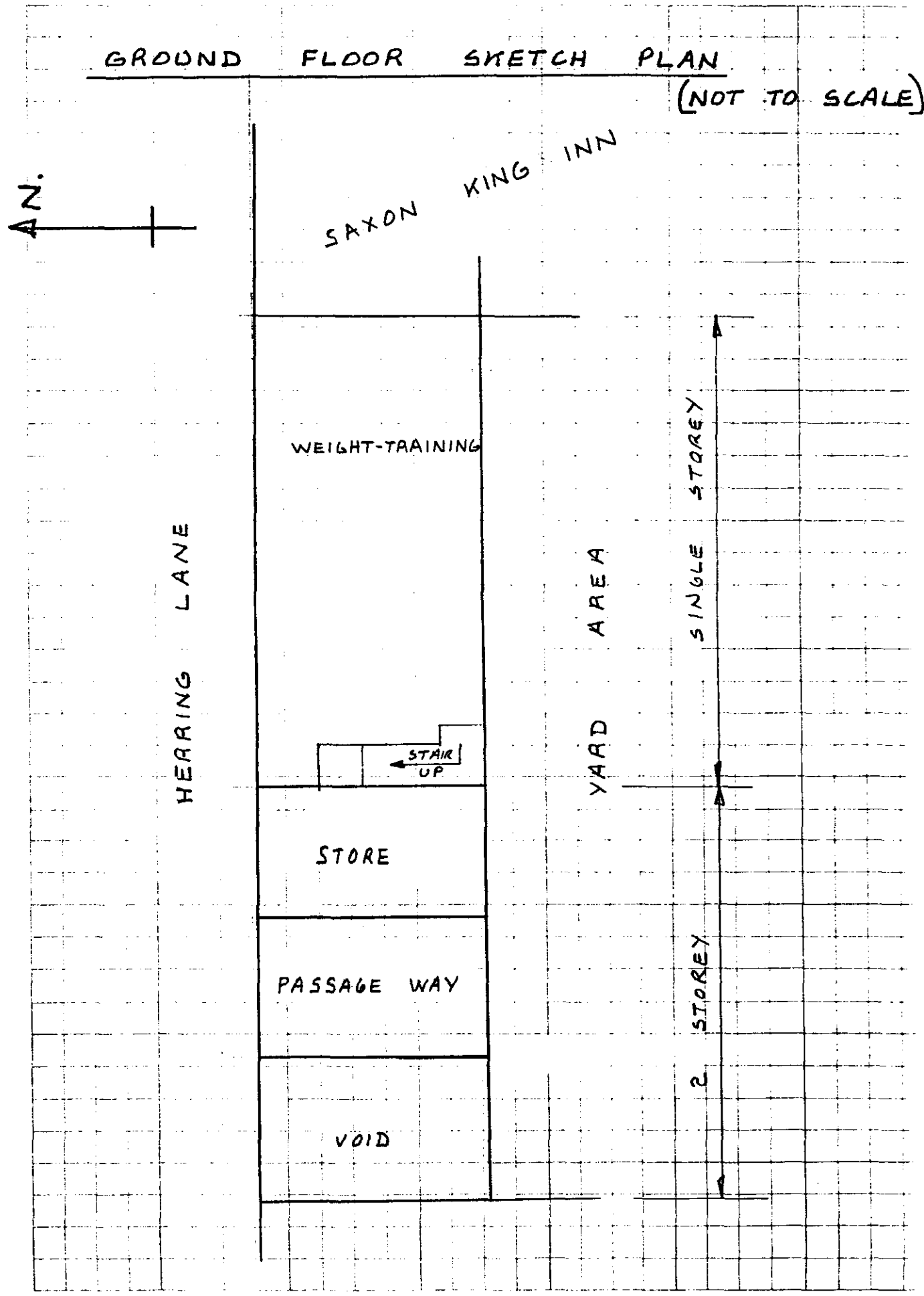
JOHN SIDEBOTTOM
C.Eng. M.I. Struct. E.
Chartered Structural Engineer

2 Greenfields
Holbeach Spalding
Lincs. PE12 7BJ
Tel. 0406 23515

Calculation Sheet

P482. APPENDIX. 1.

GROUND FLOOR SKETCH PLAN (NOT TO SCALE)





1.

GENERAL VIEW FROM DOUBLE STREET WITH PART OF THE BUILDING UNDER CONSIDERATION IN THE BACKGROUND



2.

FRONT (NORTH) ELEVATION FROM HERRING LANE



3.

REAR (SOUTH) ELEVATION - 2 STOREY SECTION



4.

REAR ELEVATION SHOWING "DIP" IN BRICKWORK ADJACENT TO PASSAGEWAY



5.

PART FRONT ELEVATION ,
SHOWING POSITION WHERE
PILLAR BETWEEN ARCHES
IS TEMPORARILY COVERED

JS. 19.10.84.

THE GEORGIAN GROUP

3 SPITAL SQUARE, LONDON, E1 6DY TELEPHONE: 071-377 1722 FAX: 071-247 3441

S.H.D.C. PLANNING DEPT.
RECEIVED
- 5 JUN 1991
Attention of
DPO NBM
DPO BS
ACP
File Nos.
Acknowledge YES/NO

PATRON: H.M. QUEEN ELIZABETH THE QUEEN MOTHER

B. Smith,
District Planning Officer,
South Hollnd District Council,
Chatterton Tower,
Winfrey Avenue,
Spalding,
Lincolnshire

Your ref: H160043/91
Our ref: HH/5/91

31st May, 1991

Dear Sir,

5 Herring Lane, Spalding

Thank you for your letter enclosing photographs of the site and drawings for the proposed new cottages.

We acknowledge that the building is severely delapidated, but in the absence of any conclusive evidence to the contrary do not accept that there is sufficient justification shown by the photographs for the total demolition of the property.

The street front wall, although altered, would appear to be structurally sound and we would not, therefore, condone demolition. We would be more willing to accept a scheme which entailed the retention of that which is structurally sound with rebuilding as necessary to the roof, rear wall and interior.

The building is integral to the character of the street scene and cottages of similar design would not have the same historic character or relevence. We feel that original openings to the street elevation could be renewed and the building made a positive asset rather than the shamefully neglected eyesore that it is at present.

Yours faithfully,

H. Hawkes

Harriet Hawkes,
Midlands Caseworker

cc A.M.S.
S.P.A.B.

PRESIDENT: WILLIAM B. HARRIS M.A. Q.C. CHAIRMAN: THE LORD CRATHORNE M.A. D.L. SECRETARY: ROGER WHITE M.A. F.S.A.

English Heritage
Fortress House 23 Savile Row London W1X 1AB Telephone 071-973 3000 Fax 071-973 3001

The District Planning Officer,
South Holland District Council,
Chatterton Tower,
Winfry Avenue,
Spalding,
Lincs PE11 1DB

2 May 1991

Dear Sir,

5A HERRING LANE SPALDING: APPLICATION REF H16/0043/91

English Heritage has no record of a notification of the application to demolish this grade II listed building, and no evidence has been produced to demonstrate the neccessity of total demolition. In these circumstances I am unable to offer the appropriate advice to the Secretary of State. English Heritage is generally opposed to the demolition of listed buildings unless good cause can be shown. Convenience is seldom, in itself, a sufficient cause for demolition.

Yours faithfully

Neil Burton
Inspector of Historic Buildings

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 MAY 1991
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

English Heritage
Fortress House 23 Savile Row London W1X 1AB Telephone 071-973 3000 Fax 071-973 3001

The District Planning Officer,
South Holland District Council,
Chatterton Tower,
Winfry Avenue,
Spalding,
Lincs PE11 1DB

2 May 1991

Dear Sir,

5A HERRING LANE SPALDING: APPLICATION REF H16/0043/91

English Heritage has no record of a notification of the application to demolish this grade II listed building, and no evidence has been produced to demonstrate the neccessity of total demolition. In these circumstances I am unable to offer the appropriate advice to the Secretary of State. English Heritage is generally opposed to the demolition of listed buildings unless good cause can be shown. Convenience is seldom, in itself, a sufficient cause for demolition.

Yours faithfully

Neil Burton
Inspector of Historic Buildings

Department of the Environment
East Midlands Regional Office
Cranbrook House Cranbrook Street Nottingham NG1 1EY
Telex 377681 Telephone 0602 476121 ext 364
GTN 6202

Your reference H16/0043/91
Our reference EMP 2525/270/64
Date 21 May 1991

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

Dear Sir

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
APPLICATION FOR LISTED BUILDING CONSENT
APPLICATION NO. H16/0043/91

I refer to English Heritage's letter of 2nd May 1991 to your Council, a copy of which has been sent to the Department.

This Department shares the concern expressed by English Heritage about the proposal to totally demolish a listed building without the production of evidence to demonstrate the necessity for such action. I would therefore be grateful to know whether the applicants intend to provide additional information in support of their application.

Yours faithfully

M C DUNN

NM
S.H.D.C. PLANNING DEPT.
RECEIVED
23 MAY 1991
DPO NM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

100%
RECYCLED PAPER

LINCOLNSHIRE AND SOUTH HUMBERSIDE HISTORIC BUILDINGS JOINT COMMITTEE

(Administered by the Community Council of Lincolnshire)

Chairman :
Mr R Pilling BArch (Hons) RIBA

Acting Secretary :
Miss J Grenville
The King's Manor
York
YO1 2EP

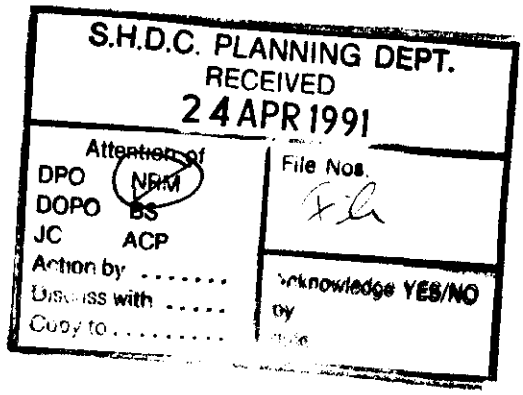
Tel : Sleaford 302466
(STD Code 0529)

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

Our Ref:

Your Ref H16/0043/91

19 April 1991



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

Dear Sir

5a HERRING LANE SPALDING

This is a proposal for the total demolition of a building listed for group value only. I would remind you that paragraph 89 of Circular 8/87 sets out criteria which should be met before consent for demolition is given, namely that every effort should be made to continue the present use, or to find a new use for the building. If these options prove unsuccessful, the freehold of the property should be offered for sale on the open market.

We would hope that no consent will be issued until these alternatives have been thoroughly explored. Without prejudice to your final decision, we have no objections to the design of the proposed replacement buildings.

Yours faithfully

Jane Grenville

Jane Grenville
Secretary

Department of the Environment
East Midlands Regional Office
Cranbrook House Cranbrook Street Nottingham NG1 1EY
Telex 377681 Telephone 0602 476121 ext 564
GTN 6202

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

Your reference
H16/0043/91
Our reference
EMP 2525/270/64
Date
19 April 1991

Sir

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
APPLICATION FOR LISTED BUILDING CONSENT
APPLICATION NO: H16/0043/91

I am directed by the Secretary of State for the Environment to refer to your letter of 18 January 1991 in which you gave notice under section 13 of the Planning (Listed Buildings and Conservation Areas) Act 1990 of the application made by A Roffe on behalf of D G A Jackson for listed building consent to demolish the existing building and erect two replacement dwellings at 5a Herring Lane, Spalding, Lincolnshire.

The Secretary of State will be unable to complete his consideration of this application within 28 days beginning with the date of the notification, and accordingly he hereby notifies your authority under the provisions of section 13(2)(b) of the Planning (Listed Buildings and Conservation Areas) Act 1990 that he requires further time in which to consider whether to require the reference of the application to him. Your authority should not therefore grant the listed building consent until the Secretary of State has notified them that he does not intend to require the reference of the application.

I am Sir
Your obedient Servant

M C DUNN

MRM
S.H.D.C. PLANNING DEPT.
RECEIVED
22 APR 1991
Attention
DPO INRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

100%
RECYCLED PAPER

From the Secretary

ANCIENT MONUMENTS SOCIETY

Founded in 1924 for the Study and Conservation of Ancient Monuments, Historic Buildings, and Fine Old Craftsmanship

ST. ANDREW-BY-THE-WARDROBE, QUEEN VICTORIA STREET, LONDON EC4V 5DE

Tel: 01-236-3934

22nd March 1991

The District Planning Officer,
South Holland District Council,
Chatterton Tower,
Winfrey Avenue,
Spalding,
Lincs.

Your ref: H16/0043/91

Dear Sir,

5A Herring Lane, Spalding

Thank you for informing the Ancient Monuments Society of the application to demolish totally the above listed building.

As you can imagine, the Society learns of the application with concern. We would greatly value sight of the design for the projected redevelopment but we must, nevertheless, express initial alarm at the proposal.

5A fits well into the street scene both in its detailing and its scale and the presumption should certainly lie with retention.

✓ forwarded 15.4.91

We would only comment further once we are in receipt of the redevelopment proposals.

I look forward to hearing from you with copies of those plans.

Yours faithfully,

Secretary

NM

S.H.D.C. PLANNING DEPT.
RECEIVED
26 MAR 1991

Attention of: DPO NRM, DCPO ES, DC ACP, Action by ....., Action with ....., ... | File Nos. | Acknowledge YES/NO by date

President: DAME JENNIFER JENKINS, M.A., HON.F.R.I.B.A., HON.R.I.C.S.
Chairman: IVOR BULMER-THOMAS, C.B.E., M.A., F.S.A., HON.D.SC. *Secretary:* MATTHEW SAUNDERS, M.A., F.S.A.
Hon. Secretary: CHRISTOPHER STELL, M.A., B.Arch., A.R.I.B.A., F.S.A., *Hon. Treasurer:* LESLIE DU CANE, B.Sc., A.C.A.
Hon. Editor: PROF. G.I. MEIRION-JONES, B.Sc., M.PHIL., PH.D., F.S.A. *Assistant Secretary:* Mrs. SUSAN GOLD, B.A.

From the Secretary

ANCIENT MONUMENTS SOCIETY

Founded in 1924 for the Study and Conservation of Ancient Monuments, Historic Buildings, and Fine Old Craftsmanship

ST. ANDREW-BY-THE-WARDROBE, QUEEN VICTORIA STREET, LONDON EC4V 5DE

Tel: 01-236-3934

22nd April 1991

The District Planning Officer,
South Holland District Council,
Chatterton Tower,
Winfrey Avenue,
Spalding,
Lincs.

Your ref: H16/0043/91

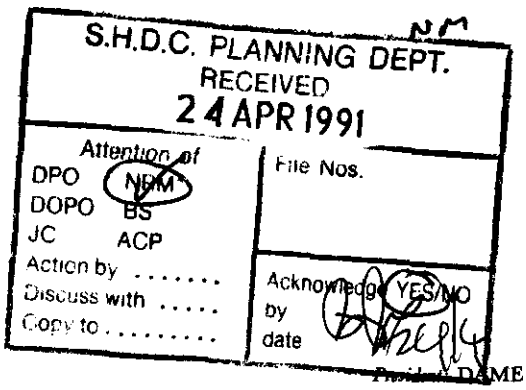
Dear Sir,

5A Herring Lane, Spalding

Thank you for sending a copy of the proposed redevelopment plan at the above site.

5A is a building listed primarily for its group value and we are comforted to note the proposed rebuilding repeats the existing form but with subtle and acceptable changes. A greater, indeed exact, balance is introduced in the fenestration whilst the segmental arches are mercifully more than the standard soldier courses so often seen. The use of English Garden Wall Bond shows a further understanding of the subtleties which can be achieved in brickwork.

In light of the quality of the redevelopment, we do not wish to raise objections in this case. However, this is on the assumption that the building will be of a quality promised in the drawings and it is essential that any listed building consent is qualified by appropriate conditions.



Yours faithfully,

Secretary

President: DAME JENNIFER JENKINS, M.A., HON.F.R.I.B.A., HON.R.I.C.S.
Chairman: IVOR BULMER-THOMAS, C.B.E., M.A., F.S.A., HON.D.SC. *Secretary:* MATTHEW SAUNDERS, M.A., F.S.A.
Hon. Secretary: CHRISTOPHER STELL, M.A., B.Arch., A.R.I.B.A., F.S.A., *Hon. Treasurer:* LESLIE DU CANE, B.Sc., A.C.A.
Hon. Editor: PROF. G.I. MEIRION-JONES, B.Sc., M.PHIL., PH.D., F.S.A. *Assistant Secretary:* Mrs. SUSAN GOLD, B.A.

THIS DEED is made the 24th day of February One thousand nine hundred and ninety-two BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincolnshire (hereinafter called "the Council") of the one part and DAVID GEORGE ALAN JACKSON of 5 Herring Lane Spalding in the County of Lincoln and CLARE JEANNE JACKSON of 25 Osier Road Spalding in the said County (hereinafter called "the Owners") of the second part

RECITALS

(1) The Council is the local planning authority for the area within which the land described in the First Schedule ("the Land") is situated

(2) The Owners are the owners in fee simple in possession (free from incumbrances) of the Land

(3) The Owners have by application by their agents dated the eighteenth day of January one thousand nine hundred and ninety-one applied to the Council for listed building consent for the demolition of an existing dwelling on the Land in accordance with the plans and particulars supplied therewith under planning reference H16/0043/91 ("the Demolition")

(4) The Owners have by application by their agents dated the eighteenth day of January one thousand nine hundred and ninety-one applied to the Council for planning permission for the erection of two dwellings on the land in accordance with the plans and particulars supplied therewith under planning reference H16/0042/91 ("the Redevelopment")

(5) The prospective purchaser has by application by his agents dated the tenth day of October one thousand nine hundred and ninety-one applied to the Council for planning permission for the erection of a retail unit with flat over on the land in accordance with the plans and particulars supplied therewith under planning reference H16/0970/91 ("the further Redevelopment")

.TA

Department of the Environment
East Midlands Regional Office
Cranbrook House Cranbrook Street Nottingham NG1 1EY
Telex 377681 Telephone 0602 476121 ext 564
GTN 3954

District Planning Officer
South Holland District Council
Council Offices
Chatterton Tower
Winfrey Avenue
SPALDING
Lincs PE11 1DB

Your reference
H16/0043/91
Our reference
EMP 2525/270/64
Date
4 April 1991

Dear Sir

The Secretary of State for the Environment acknowledges the receipt on 22nd March 1991 of your letter dated 18th January 1991 on the subject of the proposed grant of listed building consent in respect of 5a Herring Lane, Spalding, Lincolnshire.

The 28 day period referred to in Section 13(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 will expire on 18th April 1991.

Yours faithfully

S. Young

S YOUNG

S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 APR 1991

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

File Nos.

Acknowledge YES/NO
by
date

100% RECYCLED PAPER

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: H16/0043/91

DATE RECEIVED: 18 January 1991

APPLICANT: D G A Jackson
c/o 1 Green Lane
Spalding
Lincolnshire

AGENT: A Roffe
1 Green Lane
Spalding
Lincolnshire

DESCRIPTION: Demolish existing and erect two dwellings

LOCATION: 5a Herring Lane, Spalding, Lincolnshire

21 March 1991

Dear Sir

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 - SECTION 12 APPLICATION FOR LISTED BUILDING CONSENT

The above application for listed building consent has been considered by this authority, which proposes to grant consent.

I enclose a copy of the application and the advertisement of the proposal. To date, no representations have been received as a result of advertisement or notification to the amenity societies.

The authority is disposed to grant consent because the building was Listed for its group value, and an appropriate replacement building has now been negotiated and planning permission for this granted on 14 March 1991 (see attached plans).

Yours faithfully

District Planning Officer

Department of the Environment
Cranbrook House
Cranbrook Street
NOTTINGHAM

NRM/JJ
H16/0042/91
H16/0043/91

A Roffe,
1 Green Lane,
Spalding,
Lincs.
PE11 2YB.

19th March 1991

Dear Sir,

DEMOLITION OF 5A HERRING LANE (GRADE II LISTED BUILDING) AND ERECTION OF TWO DWELLINGS.

You will by now have received your planning permission for the erection of two dwellings at 5a Herring Lane. I have also been authorised by the Planning Committee to issue an appropriate listed building consent for the demolition of the existing structure. Before I can do so however, the proposal has to be notified to the Secretary of State for the Environment and the National Conservation Bodies, and I have put this in hand. Theoretically, it would be possible for the Secretary of State for the Environment to call in the demolition application for his own decision, but I would have thought this was exceedingly unlikely.

I have advised the Planning Inspectorate of the situation, and would hope that now your client will be prepared to withdraw the two appeals.

Yours faithfully

B Smith MRTPI
District Planning Officer

A. ROFFE

BUILDING DESIGN AND PLANS

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

11th March 1991

Dear Sirs,

H16/0042/91 and H16/0043/91
5a, Herring Lane, SPALDING.

Further to the writers meeting with Mr Midlen last Friday, I enclose four copies of drawing number 3b together with window and lintol details.

The alterations agreed are :-

a) Brickwork to be Yorkshire - Crowhurst Multi, samples are being obtained for approval;
b) String course to project 20mm (as existing);
c) Bond for brickwork to be English Garden Bond;
d) Entrance area to be paved in granite setts;
e) Details of ground floor arches enclosed;
f) First floor brickwork to be carried through;
g) Entrance and door to passageway to be framed ledged and braced;
h) Rear of Entrance area to have vertical boarding to finish level with and match door;
i) Details of window sections enclosed - windows to have painted finish (white);
j) Eaves guttering to be fixed direct to brickwork;
k) Roof to have single clay pantiles - Goxhill County (mixed russet finish).

SOUTH HOLLAND D C
PLAN DEPT.
1 MAR 1991
REF.....

Yours faithfully

A. Roffe.

South Holland District Council,
Planning Department.

c.c. D. Jackson.

1g177

Lincolnshire COUNTY COUNCIL

PART-TIME DRIVER

Non-HGV, for market work.

Tel: **T. E. PATTERN**
Sutton Crosses, Long Sutton
(0406) 362253

201/610v1-2

FARM & GARDEN

AGRICULTURAL and Horticulture Engineering, on-site welding, small machinery collected, repaired and delivered. Tel: 0778 344628.
FOR Tree Surgery, garden clearance, rotovating, pruning and hedge cutting. Please contact Rick. Tel 0406 364464.
GARDENS and allotments ploughed with Kubota Compact Tractor, 40in wide access required, no job too small. J. Coward, Holbeach 0406 23959.
GARDEN Sheds, summer houses, dog kennels, sheds 6x4 from £139 delivered. T&G Construction, various sizes. Tel 0406 25032.
GOOD strong odd sized Pallets, 75p per pallet. Tel Holbeach 364403.
HONDA 19in Rotary Mower, model HR194E, electric start, rear roller only, 2 seasons use, £550 ono, in vgc, £550 ono. Spalding 722988.
OVERLAPPED Fencing, 6x6, £8.50; 6x5, £7.50; 6x4, £6.50; 6x3, £5.50. Posts, Trellis, etc available. Tel Wisbech 585896, evenings.
POLY Tunnel Frame, 36ft x 18ft for sale and irrigation. Tel 0406 23447.
QUANTITY of Dutch Light Glass for sale, £1.00 each. Tel 0406 330141, after 6.30 pm.
QUANTITY Dutch light glass for sale with or without frames. Neame Lea Nursery. Tel 0775 840333.

WANTED: Fertilizer Bags will collect and pay 5p per bag. Tel Spalding 786093 or Spalding 761512.

SHEDS

Tongued and grooved, including floor, felt and glass.
Call or telephone for all sizes and prices.

NEWHOLME (A16) SPALDING 723252

e111

BULBS & PLANTS

COLUMN STOCK PLANTS
End January onwards
£19 per 1000 + VAT
P. de Leeuw
344 Bourne Road, Spalding, Lincs.
Tel: 725189

ldc41

TURF

Good Quality (weed treated) Supplied or laid
Also Rotavating, Patios and Fencing
Contact: **E. G. Curson**
Tel: Sutton St James 363

e111 675/571vt/c

COLUMN STOCK PLANTS
Order now for spring Planting under glass
D. W. PANTER & SON
Tel: 0406 370212

y196

QUANTITY DUTCH LIGHT GLASS

For Sale with or without frames.

NEAME LEA NURSERY
Tel: 0775 840333

9f6267

ORDERS NOW BEING *TAKEN FOR AUTUMN AND WINTER*
LETTUCE PLANTS
Grown in peat blocks.
D. Barton
HILLGATE NURSERIES
Terrington St Clements
Tel: King's Lynn (0553) 828351

e111

SILT SOIL

Minimum 16/20 ton loads only
HARDCORE AVAILABLE
Supplied and delivered within a 15-mile radius of Spalding
T. H. HARDY. Tel: Holbeach 370225

9a235 675/571vt/c

J. EMMERSON,
Director of Highways and Planning.

179 187/5075G1-2

TOWN & COUNTRY PLANNING ACT 1971

NOTICE UNDER SECTION 26(2)

PROPOSED DEVELOPMENT AT COMMON WAY, TYDD ST MARY

I GIVE NOTICE that Anglian Water Services Ltd is applying to the South Holland District Council for planning permission to construct a Vacuum Collection Station and tank.

Members of the public may inspect copies of the application, the plans and other documents submitted with it, at S.H.D.C. Planning Department, Chatterton Tower, Spalding, Lincs, during all reasonable hours until 22nd February 1991.

Anyone who wishes to make representations about this application should write to the Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire by 22nd February 1991.

Signed
C. W. WHITNEY
On behalf of South Holland District Council.

Date: 28th January 1991

237

PLANNING APPLICATIONS

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

Planning Applications

Residential development and alignment of distributor road West of Woolram Wygate, Spalding.
(Application H18/0021/91)
Proposals in Conservation Area
The proposal may affect the character or appearance of the Conservation area:
Erection of six flats
Land off Albert Street, Holbeach
(Application H09/0015/91)
Conversion of first and second floors to two flats
2 Market Street, Long Sutton
(Application H11/0027/91)

Listed Buildings

The proposal affects a building which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and may also affect the Conservation Area:
Demolish existing and erect two dwellings
[redacted]
Conversion of first and second floors to two flats
2 Market Street, Long Sutton
(Application H11/0045/91)

Setting of listed building

The proposal affects the setting of Trinity Bridge, Crowland which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and may also affect the Conservation Area:
Change roof covering from Collyweston Natural Slate to 'Bradstone' reconstructed stone
1 *North Street, Crowland*
(Application H02/0038/91)
The proposal affects the setting of 5 Herring Lane, Spalding which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and may also affect the Conservation Area:
Erection of two dwellings
5a Herring Lane, Spalding
(Application H16/0042/91)
Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Chatterton Tower, Wintrey 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, Wintrey Avenue, Spalding
1 February 1991

10f234

South Holland District Council

Blunder Woman, Grot Bag etc. Same day service. Free bubbly etc. Tel: 0476 83220.
MEET new friends and partners. Extensive (Spalding) membership guarantees, ample free introductions near your home. Details from Contact 2 (Spalding) area, Freepost, Nottingham, NG2 1BR. Tel 0602 843393.
SLEEP Problems? Try naturest. Just two capsules before bedtime. All natural ingredients and drug free, £2.60 for 100. Eggstasy, New Road, Spalding.
SUDELEY House Residential Home; 7 Wharf Street, Sutton Bridge. Tel 0406 351154. We have a single room vacancy for a lady or gentleman. We offer a home from home family atmosphere and loving care of the very highest standard. If you would like more information or would like to make an informal visit. Please contact Mrs F. Trotman. Reasonable rates. Short or long term care is available.
THE Elizabeth Stirling Introduction Bureau, all clients interviewed, all introductions made locally. Tel 0742 309018 for details.
PROPERTY for Sale? Look for all the local Estate Agents in the Lincolnshire Free Press. Put yourself in the hands of the experts.

LOCAL DATING

Listen to men/women in your area telling you about themselves and the type of person they'd like to meet.
Men Dial 0836 405 351
• 24 Hours — No Fees • Just the call cost
Ladies Dial 0836 405 353
FREEWAY LTD BEDFORD MK40 4BS
Calls cost 44p min 36p cheap rate

TELE-DATER

24 HOUR LOCAL PHONE CONTACTS
MEN CALL 0836 405 425
WOMEN CALL 0836 405 426
GAYLINE 0836 405 427
To make a free recording enquiries ring (0507) 473639
33p PER MIN OFF PEAK 45p PER MIN PEAK

ss486

VASECTOMY

BRITAIN'S LEADING EXPERTS
Caring clinics since 1925. Skilled attention. No waiting lists, no fuss. Locally at our:
BOSTON CENTRE
☎0800 - 590 390
(FREE phone call)
or write for free facts booklet to our Central Office.
Name
Address
Marie Stopes House
108 Whitfield Street, London W1P 6BE
MARIE STOPES

UNATTACHED? JOIN THE *Friendship Club*

A new concept which provides opportunities to people of all ages to make easy contact with others seeking friendship, companionship or meaningful relationship, without fees. For details and brochure 'phone anytime.
0836 405 356
Freeway Ltd, Bedford MK40 4BS
(Calls cost 33p/44p per minute)

Selling Compact 4, vgc .....
Radiators, 17" x 19", 22" x 23", 29" .....
Shower tray, unused, misty p
Shower tray, used, Indian ivo
Nuffield 10/60 tractor with lo
Ransomes 2-furrow, reversibl
2 row auto pots planter .....
Tel: Holbeach St John's
2g243

LOGS
1 ton VW truck loa
£35
DELIVERE
Tel: 0775 7104

Silvercross Grey Pram .....
Silvercross Pram/chair .....
Child's Seat .....
Carrycot restraints .....
Double Bed .....
Baby Bath .....
Bouncing Cradle .....
Cosy Carrier .....
Plus Pram Sheets e
Tel: Spalding 760
8f36

Glass top table and chairs .....
Three-bar electric t with copper canop and temperature control ..... £
Four-ring gas cooker .....
Tel: Spalding (07 391178 762252 bb

SMALL CHES FREEZER
Working order, new required, hence price, ono.
SMALL FRID
Perfect working order, ono.
Tel: (0406) 3706

LADIES CY 3-speed, 26" wh good condition £45
SMALL PORTA DISHWASHER, new, vgc £75
Tel: (0406) 3705

BEDROOM FURNITUR
Dressing table with triple m five-drawer chest and four-dr chest; cream with gilt edging in vgc, will deliver.
£65 ono
Tel: 0406 3706
2g253 bb

BOUNCY CASTI
Why not hire a fun casti your children's party Indo out, sizes from 7 ft x 7
For hours of enjoyment, telep
ROLFUN
Pinchbeck Bar
0775-87-414
9f909 bb

Sp 9.1.2.91

DC6

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING DEPARTMENT

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 61161

APPLICATION NO: H16/0043/91

DATE RECEIVED: 18.1.91

APPLICANT: D G A Jackson
c/o 1 Green Lane
Spalding
Lincs

AGENT: A Roffe
1 Green Lane
Spalding
Lincs

TYPE: LBC

DESCRIPTION: Demolish existing and erect two dwellings

LOCATION: 5a Herring Lane, Spalding

Terminal Date

Consultation on Planning Application

18 March 1991

Dear Sir / Madam,

I have received an application for the proposal referred to above, and would be pleased to receive any observations you may wish to make on the proposal within the next 21 days.

Yours faithfully,
B. SMITH,
District Planning Officer.

To:

Copies sent to:-

Lincs & Sth Humbs Historic Bldg Joint Comm.
Spalding & District Civic Soc.
Ancient monuments Soc.
Council for British Archaeology
Georgian Group
Soc. Protection of Ancient Bldg
Victorian Society
Royal Comm. on Historical monuments of England

PLANNING APPLICATION

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

Listed Buildings in Conservation Areas

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

Demolish existing and erect two dwellings
5a Herring Lane, Spalding
(Application H16/0043/91)

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

1 February 1991

South Holland
District Council

WP.1

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

H16/0042/91 & H16/0043/91

25 January 1991

Mr R Freakley
Robert Freakley Associates
Purfleet Quay
Kings Lynn
Norfolk
PE30 1HP

Dear Mr Freakley

REQUEST FOR CONSULTANT'S ADVICE
Demolish existing and erect two dwellings - 5a Herring Lane, Spalding - For D G A Jackson - Applications H16/0042/91 and H16/0043/91

I have received the above applications and should be grateful for your comments.

Please advise me in particular on the following, namely:-

Type 8.

The following plans/documents are enclosed for your information -

H16/0042/91 and H16/0043/91 - Application Forms and Drawing No 5A which refers to both.

I should be pleased if you could let me have your observations and recommendations by 8 February 1991.

Yours sincerely

B. Smith.

District Planning Officer

5. AMENITY AREAS FRONTING HORSESHOE ROAD, SPALDING

The Director of Planning and Building Control Services reminded the Committee that under reference H16/0399/88, permission had been granted to Broadgate Builders (Spalding) Limited for the erection of phase III of the Horseshoe Road development. In order to avoid a lengthy regimented boundary to Horseshoe Road, the submitted plans provided some variation in the fence line, resulting in a series of small landscaped amenity areas between the fence and the highway which were to be conveyed to the Council under current policy. However, in carrying out the conveyance of these areas it had come to light that the majority had been conveyed to individual householders on adjoining plots. Some of the purchasers now wished to relocate their fences closer to Horseshoe Road, which would conflict with the planning permission granted to Broadgate Builders.

RESOLVED: That consideration of this matter be deferred to enable the Plans Sub-Committee to inspect the site.

(Councillor B.A. Paul left the meeting at this juncture.)

6. WHITE HART HOTEL, MARKET PLACE, SPALDING NRM. F.328.16.

The Director of Planning and Building Control Services informed the Committee that, as a result of the investigations carried out by his department and the developer's architects during the preparation of the scheme for the development of shops behind the White Hart Hotel, it had become apparent that a large amount of the original timber frame building remained. This was of sufficient architectural interest to consider upgrading the building from its present Grade II status.

RESOLVED: That, in view of the above, the Department of the Environment be requested to upgrade the White Hart Hotel from a Grade II to a Grade II* building of special architectural and historic interest.

7. PROPOSED DEMOLITION AND REDEVELOPMENT OF 5A HERRING LANE, SPALDING (GRADE II LISTED BUILDING) (204(g)/91) NRM. H16 42 + 43 91

The Director of Planning and Building Control Services reported that following the Committee's decision on 5th March, 1991, satisfactory amendments to the scheme as originally submitted had been received and planning permission for the redevelopment of 5A Herring Lane, Spalding had been issued, whilst the Secretary of State for the Environment had decided not to become involved in the listed building application but to allow the Authority to determine it as it saw fit. However the Committee had not specifically authorised a Section 106 Agreement/Planning Obligation in order to ensure that the redevelopment of the site was carried out following demolition of the existing building and the Director of Planning and Building Control Services using his delegated powers had therefore advised the applicant of this requirement.

RESOLVED: That the action taken be endorsed.

8. A15/A16 MARKET DEEPING BYPASS F. 1320. (M.P.)

The Director of Planning and Building Control Services reported on the revised route of the A15/A16 Market Deeping bypass, some 100m of which was within South Holland District.

RESOLVED: That no objections be raised to the proposed route.

THE GEORGIAN GROUP

37 SPITAL SQUARE, LONDON, E1 6DY TELEPHONE: 071-377 1722 FAX: 071-247 3441

PATRON: H.M. QUEEN ELIZABETH THE QUEEN MOTHER

OBJECTION

B. Smith,
District Planning Officer,
South Holland District Council,
Chatterton Tower,
Winfrey Avenue,
Spalding,
Lincolnshire

Your ref: H16/0043/91
Our ref: HH/4/91

18th April, 1991

Dear Sir,

5 Herring Lane, Spalding

Thank you for your consultation about the above grade II listed building.

The Georgian Group would raise a strong objection to the building's demolition and the erection of 2 no. dwellings.

No structural survey has been provided and so we must assume that the building is not in sufficiently poor condition for total demolition to be justified. It clearly constitutes an important part of the historic street front and would not seem unsuited to sympathetic renovation. We would draw your attention to DOE circular 8/87 paragraph 91, which states:

"the presumption should be in favour of preservation except where a strong case can be made out for granting consent."

The Group does not consider the demolition to be justified in the absence of proof of serious structural fault or pronounced lack of suitability for continued use.

We would therefore urge you to reject the proposals.

Yours faithfully,

H Hawkes

Harriet Hawkes,
Midlands Caseworker

cc AMS
SPAB

S.H.D.C. PLANNING DEPT.
RECEIVED
22 APR 1991

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

File Nos.
Pile

Acknowledge YES/NO
by
date 22/4

PRESIDENT: WILLIAM B. HARRIS M.A. Q.C. CHAIRMAN: THE LORD CRATHORNE M.A. D.L. SECRETARY: ROGER WHITE M.A. F.S.A.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

Application no: H16/1206/91

Applicant: D G A Jackson
c/o 1 Green Lane
Spalding
Lincs

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

Description: Demolish existing and erect two dwellings (registered H16/0043/91)
Location: 5A Herring Lane Spalding
Lincs

Type: LB DEMOLITION

10-MAR-92

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Copy sent to:-

Council for Brit Archaeology
112 Kennington Road
London
SE11 6RE

Spalding + District Civic Society

The Georgian Group

SPALDING & DISTRICT CIVIC SOCIETY

OBJECTION

B. Smith Esq.,
District Planning Officer,
South Holland District Council,
Chatterton Tower,
Winfrey Avenue,
SPALDING,
Lincs.

10th April, 1991.

Dear Mr. Smith,

re: 5a Herring Lane, Spalding -
Planning Application H16/0043/91

We write to oppose the aforementioned application to demolish the existing building and to erect two dwellings. Our reasons for objection are threefold namely,

1. Are dwellings the correct useage given the location of the site and the surrounding property.

2. We consider that two dwellings on this site may well be excessive.

3. The information contained within the application in respect of the proposed two dwellings is insufficient. forwarded 15.4.91

Yours sincerely,

JAMES R. SMITH.

NM

S.H.D.C. PLANNING DEPT.
RECEIVED
11 APR 1991

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

File Nos.

Acknowledge YES/NO
by
date

OBJECTION

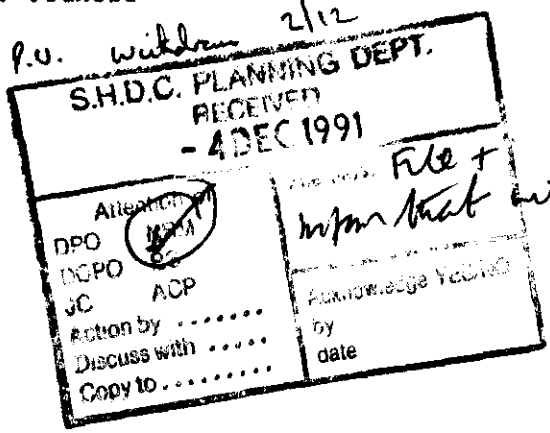
Patron: HRH The Prince of Wales

COUNCIL
FOR
BRITISH
ARCHAEOLOGY

A Company Limited by Guarantee
Registered in England No. 1760254

Northern Office
The King's Manor, York YO1 2EP
telephone 0904-433925
fax 0904 433949

District Planning Officer
South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE



29 November 1991

Our ref: 91/47/35
Your ref: H16/0961/91

Dear Sir

5a HERRING LANE SPALDING

Thank you for consulting us about this application. This application is ambiguous as regard to the building to which it refers in that the location stated on the consultation letter is 5a Herring Lane whereas the list extract refers only to No 5 Herring Lane. It may be that 5a refers to a portion of No 5. If this is the case we would be grateful for qualification as soon as possible

Meanwhile, I would draw your attention to paragraph 89 of Circular 8/87 which states that "the Secretary of State will not be prepared to grant listed building consent for the total or substantial demolition of a listed building unless he is satisfied that every possible effort has been made to continue the present use or find an alternative use for the building. He would normally expect to see evidence that the freehold of the building had been offered for sale on the open market.... He also expects local authorities to be guided by these considerations."

There is no indication in the documentation sent to us that any of these steps has been seriously considered, and until such evidence is provided we would oppose this application.

Yours faithfully

C. Barrowclough

for Historic Buildings Officer

N R Midlen

Council for British Archaeology
Northern Office
The King's Manor
York
YO1 2EP

H16/0961/91
H16/0043/91

4th December 1991

Dear Sir,

APPLICATION FOR DEMOLITION OF EXISTING BUILDING
5A HERRING LANE, SPALDING, LINCS

Thank you for your letter of 29 Nov 91.

The applicant has withdrawn the above application as a Listed Building Consent application has already been submitted for the demolition of this property under planning application number H16/0043/91.

The Department of the Environment has notified us that he does not require this application to be referred to him and has given authority for the application to be determined at our discretion.

This application was considered by the Planning Committee who have granted permission for the demolition of this building subject to the applicants entering into a legal agreement to ensure that once the building is demolished that re-development takes place within a reasonable period.

Your letter will be attached to this application and you will be notified once a decision notice has been released.

Yours faithfully

p.p. N R Midlen
Principle Planning Officer (DC)

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: G Smith
Planning and Building
Control Services

To: Paul Cleghorn
Administration Dept.

Our Ref: GS/JJ H16/0043/91

Your Ref:

Date: 10th December

PLANNING OBLIGATION
H16/0043/91 - D JACKSON
DEMOLISH BUILDING, 5A HERRING LANE, SPALDING.

Further to your telephone request with reference to the above please find enclosed:-

1) Four 1:2500 site location plans indicating the curtilage of the site the subject of the Agreement edged red.

2) A copy of the application form.

G Smith

G Smith
Technical Assistant

Enc.

NRM/JJ
H16/0043/91

Council for British Archaeology,
112 Kennington Road,
London.
SE11 6RE.

8th May 1991

Dear Sir,

PROPOSED DEMOLITION OF 5A HERRING LANE, SPALDING, GRADE II LISTED BUILDING.

Further to my recent consultation on the above, I understand you, together with other statutory consultees, did not receive details either showing the state of the present structure, or of the proposed replacement. I therefore enclose these herewith.

Yours faithfully

B Smith MRTPI
District Planning Officer

Enc.

NRM/JJ
H16/0043/91 EMP2525/270/64

Department of the Environment,
Tollgate House,
Houlton Street,
Bristol.
BS2 9DJ. 19th June 1991

Dear Sir,

APPLICATION FOR LISTED BUILDING CONSENT 5a HERRING LANE, SPALDING.

I thank you for your letter of the 21st May concerning the above proposals. I have been attempting to contact the applicants agent by telephone on a number of occasions and think that he must currently be away on holiday. I have therefore written to him asking him to contact my Department about the additional information as soon as possible. As soon as I hear further from him I will write to you again.

Yours faithfully

B Smith MRTPI
District Planning Officer

NRM/JJ
H16/0043/91 HH/4/91

The Georgian Group,
37 Spital Square,
London.
E1 6DY. 9th May 1991

Dear Sir,

PROPOSED DEMOLITION OF 5A HERRING LANE, SPALDING, GRADE II BUILDING OF SPECIAL AND HISTORIC INTEREST.

I thank you for your letter of the 13th April objecting to the proposed demolition of the above building. I understand, however, that you, together with the other statutory consultees, were not sent details either of the replacement building, or of the state of the existing property. I enclose a copy of the replacement plans, together with photographs of the building in its present state, from which you will see that it is now exceedingly delapidated. Perhaps you would let me know whether this additional information alters your Group's view in anyway.

Yours faithfully

B Smith MRTPI
District Planning Officer

Enc.

NRM/JJ
H16/0043/91

A Roffe,
1 Green Lane,
Spalding,
Lincs.
PE11 2YB.

19th June 1991

Dear Sir,

PROPOSED DEMOLITION OF 5A HERRING LANE, GRADE II LISTED BUILDING.

My Department has been attempting to contact you on a number of occasions by telephone to discuss the above proposal, but without success. Could you please contact my Development Control Officer Mr Midlen as soon as possible since the Department of the Environment have raised some queries on the proposed demolition.

Yours faithfully

B Smith MRTPI
District Planning Officer

The Department of the Environment.
Cranbrook House,
Cranbrook Street,
Nottingham.
NG1 1EY.

Mr Midlen

NRM/JJ H16/43/91

GMP2525/270/64

Dear Sir,

2nd August 1991

APPLICATION FOR LISTED BUILDING CONSENT TO DEMOLISH 5A HERRING LANE, SPALDING.

I am sorry for the delay in replying to your letter of the 21st May concerning the above, but as explained in my letter of the 19th June, I have been having difficulty, contacting the applicants agents.

No 5a Herring Lane has been a matter of concern to the Council for many years because of its delapidated condition, and I enclose herewith a copy of a structural report prepared for the owner in 1984. This relates to several buildings, but the sections relating to 5a are indicated in red. You will note that at that time he found the building to be in very poor repair, and subject to subsidence, the suggested mini piling would ideally be required, and also substantial works including some rebuilding and alterations to the front facade were necessary.

Since that time, the property has continued to deteriorate, and in my judgement it would now be necessary, before it could be occupied for any purpose for the roof structure and all external joinery to be removed and replaced, for the rear wall to be substantially rebuilt, and for the rebuilding of sections of the front wall also to take place.

The current authorised use of the building is for storage, and there seems no way that the necessary repairs could be financed without some form of change of use to improve the economic viability of the property. However, neither offices nor shops are in demand at the present time in Spalding, and it does seem therefore that residential development is the only practical proposition for the site. Any conversion of the existing structure to residential will mean alterations to the front elevation (as would conversion to shop or office), and it is likely that such a scheme of conversion and repair would result in a new building except for some small areas of brick work on the front elevation. In addition, such a conversion, which left the building subject to on going structural movements would again not be an attractive proposition for a developer.

No 5a is listed as being of group value, and in the opinion of the Local Planning Authority, the property has very little intrinsic value in its own right. Accordingly it was considered that, provided a satisfactory replacement could be negotiated and approved, permission for the demolition of the existing building could reasonably be granted. Such a scheme has been negotiated and approved, and I believe that details of this have been forwarded to you.

If the Council is given authority to grant listed building consent, it will first require the applicants to enter into a Section 106 Agreement not to implement this consent until such time as a contract for rebuilding in accordance with approved planning permission has been entered into.

Yours faithfully

B Smith MRTPI
District Planning Officer

Enc.

A Roffe,
1 Green Lane,
Spalding,
Lincs.
PE11 2YB.

Mr Midlen

NRM/JJ H16/43/91

14th November 1991

Dear Sir,

DEMOLITION OF 5A HERRING LANE, SPALDING, GRADE II LISTED BUILDING.

I have now heard from the Department of the Environment that the Secretary of State does not wish to call in your application for listed building consent to demolish the above property for its own decision, and is prepared to allow it to be determined by my Authority. The Committee has authorised me to issue an appropriate listed building consent for the demolition, however, it is their normal policy to require a legal agreement to be entered into with the applicant to ensure that, once the building is demolished, re-development takes place within reasonable period. I would be grateful if you could confirm to me that your client is agreeable in principle to enter into such an agreement.

Yours faithfully

N Midlen
Principal Planning Officer (DC)

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Principal Planning Officer (DC)
Planning and Building Control Services

To: Director of Administration

Our Ref: NRM/JJ H16/0043/91

Your Ref:

Date: 20th November 1991

DEMOLITION OF 5A HERRING LANE, GRADE II LISTED BUILDING.

I have now heard from the Department of the Environment that they do not intend to call in this application to demolish and make the decision themselves. Accordingly, in accordance with minute 204 of the Planning Committee I am authorised to issue the appropriate listed building consent. However, the normal requirement of the Planning Committee in cases of demolition of listed buildings or buildings in conservation areas, is to require a Section 106 planning obligation to ensure that the building is not demolished until a scheme for rebuilding has been granted and a contract for redevelopment entered into. In this case this did not form part of the Planning Committee's decision, but I assume this to be an oversight. The applicant has agreed to enter into the planning obligation and I would be obliged if you would prepare the appropriate papers. I will advise the Committee, at their next appropriate meeting of my actions.

N Midlen
Principal Planning Officer (DC)

PLANNING AMENDMENT

For office use only
Application No. H16/0043/91
Date registered 11 MAR 1991
Case Officer

1. Please complete in block letters **NAME AND ADDRESS OF APPLICANT** Tel. No.	**NAME AND ADDRESS OF AGENT** (if form completed by agent) Tel. No. (Contact)
Please complete in block letters **FULL POSTAL ADDRESS OF THE APPLICATION SITE**	
Please complete **EARLIER APPLICATION No.** This application **cannot be considered** unless the relevant reference is stated	
Building Regulation reference relating to same development.	

2. Please tick **one** box only

A. Amendment is proposed where permission already granted ☐
If yes, submit two forms and two plans

or

B. Amendment is to a proposal currently being considered ☐
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council ☐

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

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

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

3. Please complete in block letters **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**	
As **NOW PROPOSED**, if different	
State details of amendments proposed (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)	
State drawing no's of the current submission	
State Officer dealing with the application, if known.	
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers	

OFFICE USE ONLY

To D.C. .....

Validation	Adequate detail Acknowledged	☐	Confirmed .....
		....H.L.....	
		H.L	

Liaison with Building Control	Outside parameters	☐	Confirmed .....
	Referred to case officer	.....	Officer .....
	Amended plans received	☐	No further action .....
	Amended plans needed	N/A	Reference N.O.B. Reg Applicable
	New application needed	☐	
	New submission requested	.....	
	Indexed	.....	

		Principal D.C. Check	Case Officer
		.....	.....
A. Post Decision	Immaterial/acceptable as amendment	☐	☐
	New application needed	☐	☐
	New application requested	.....	.....
	Liaison recorded	.....	.....
B. Current Application	Same char/desc. (refer to Admin.)	YES NO	YES NO
	Publicity/residents required	NO YES	NO YES
	Too significant	NO YES	NO YES
	New application needed	YES	YES
	New application requested (incorporating fee position)	Date	
	Liaison recorded	Date	

Case Officer: Check List

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

Details of fee required

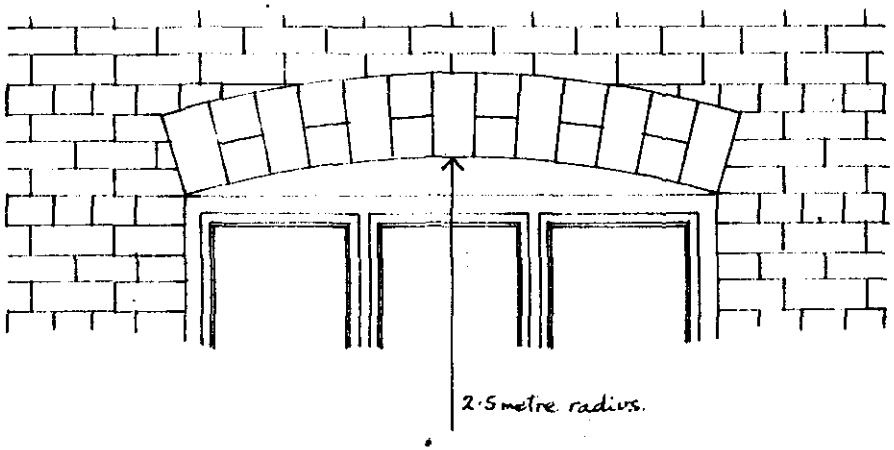
Details accepted, if different:

Notes: I say b reck

Signed: .....

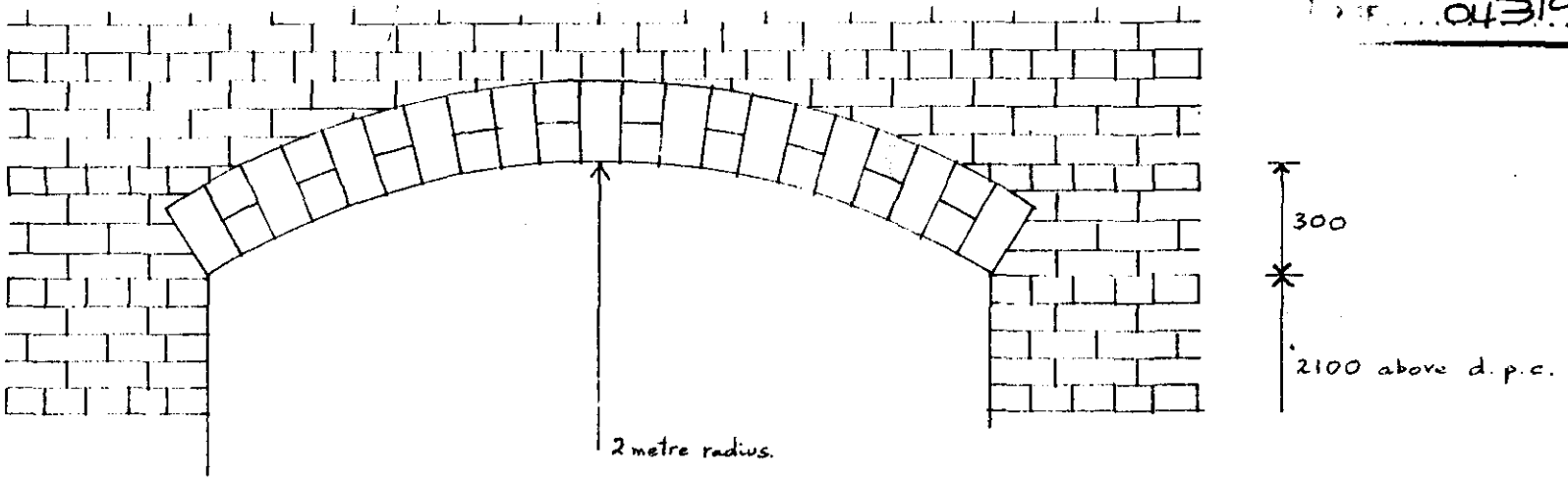
Date: .....

NEW ROAD
MARKET PLACE
MAIN STREET
Masonic Hall
Town Hall
Car Park
Works
Club
Bowling Green
Telephone Kiosk
Sub Sta
Tank
Office



WINDOW

SOUTH HOLLAND D.C.
PLAN DEPT.
1 MAR 1991
F....043/91.....

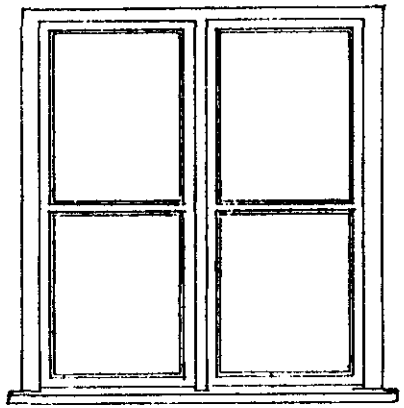


ENTRANCE

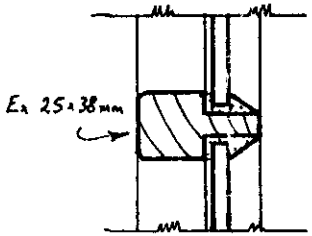
5a, Herring Lane, SPALDING

Drawing No. 11

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

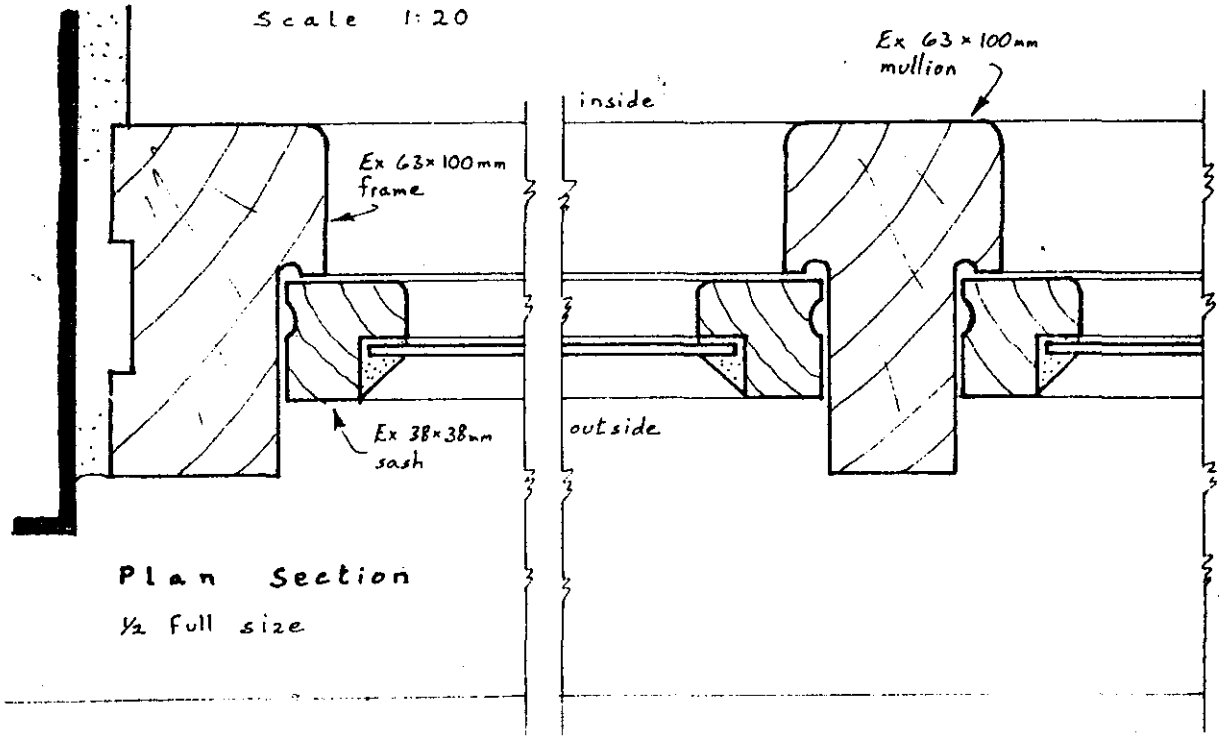


Both sashes to be side hung.

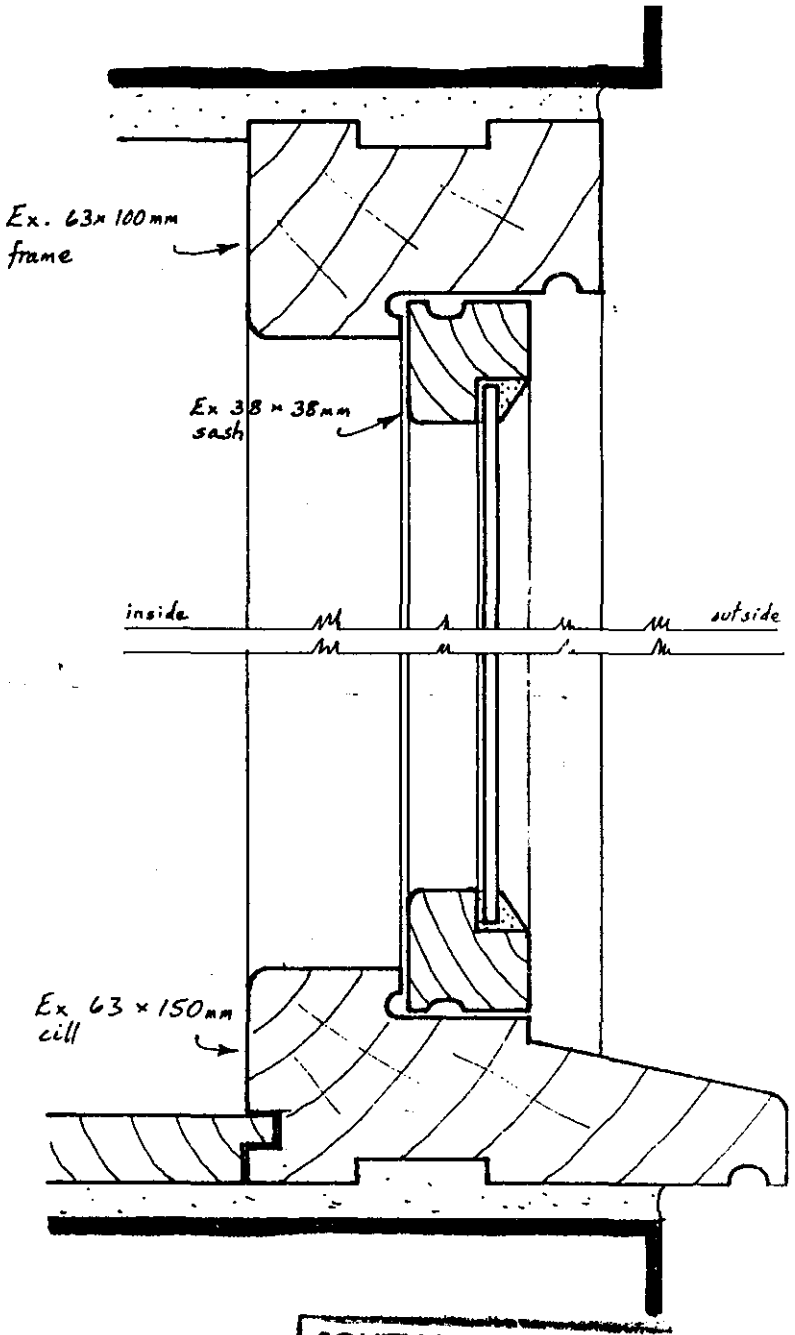


Glazing Bar
half full size

Elevation
Scale 1:20



Plan Section
½ full size

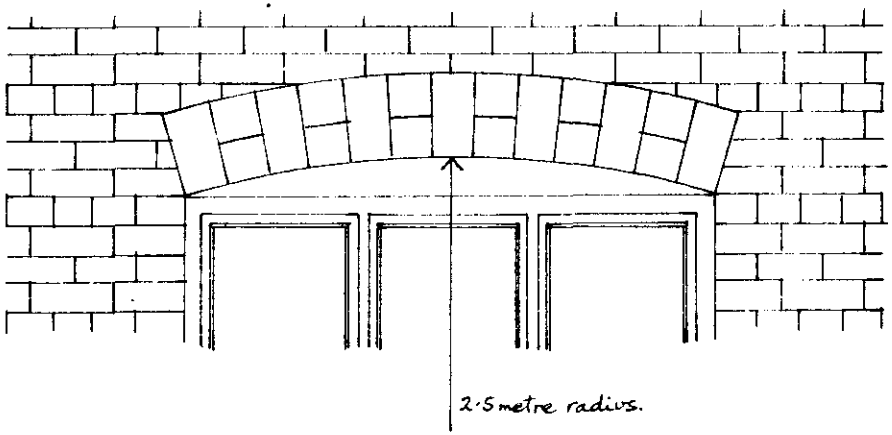


Vertical Section
½ full size

SOUTH HOLLAND D
PLAN
1 : MAR...
REF... 043/91

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

7

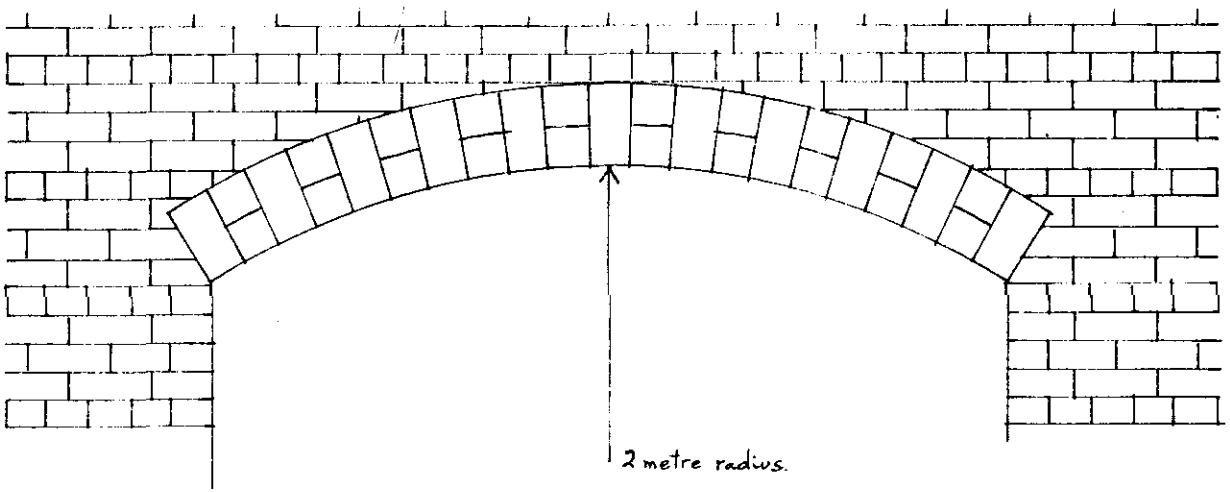


110

2100 above d.p.c.

WINDOW

SOUTH HOLLAND D.C.
PLAN DEPT.
1 MAR 1991
REF. 043/91



300

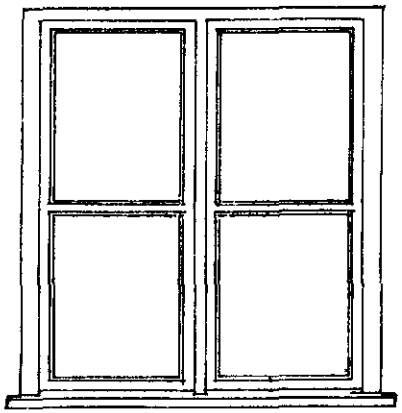
2100 above d.p.c.

ENTRANCE

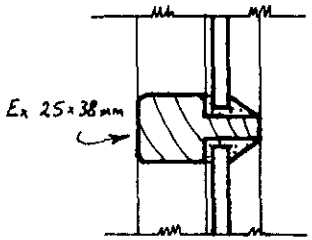
5a, Herring Lane, SPALDING

Drawing No. 11

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

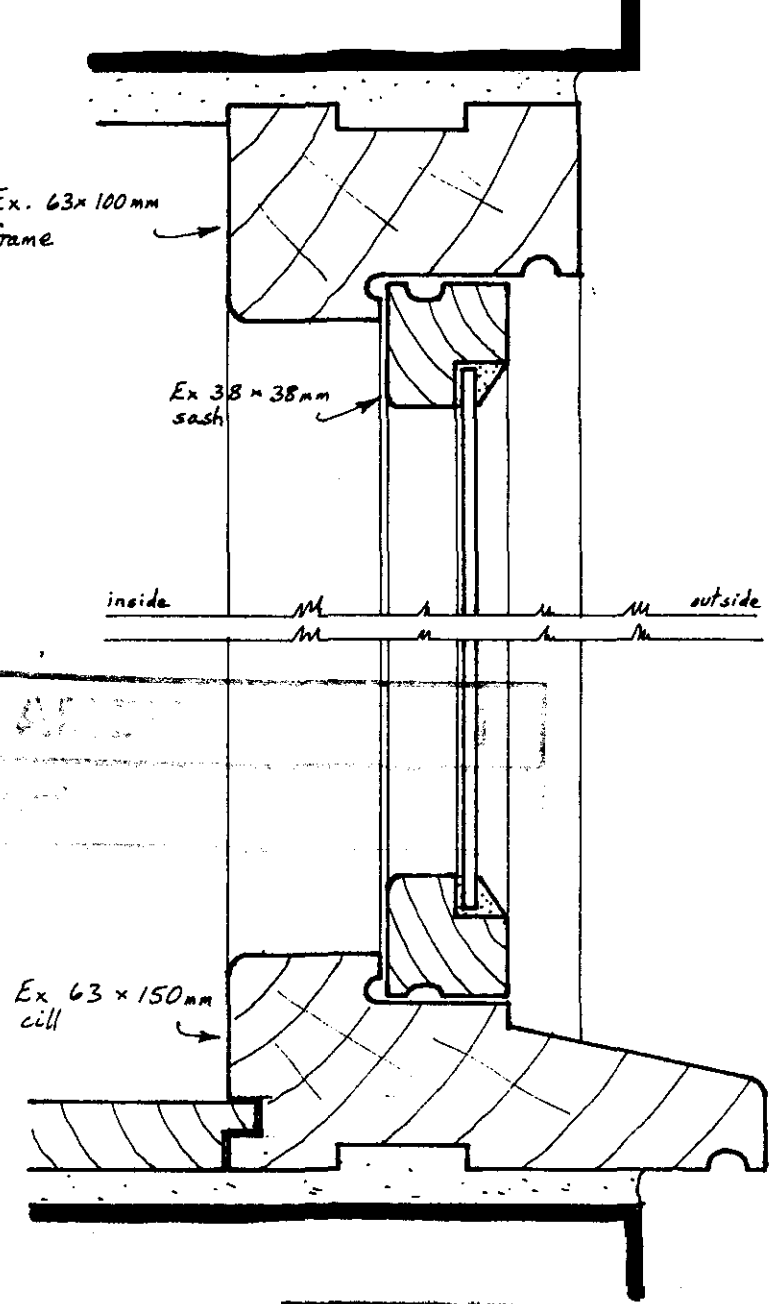


Both sashes to be side hung.



Glazing Bar

half full size

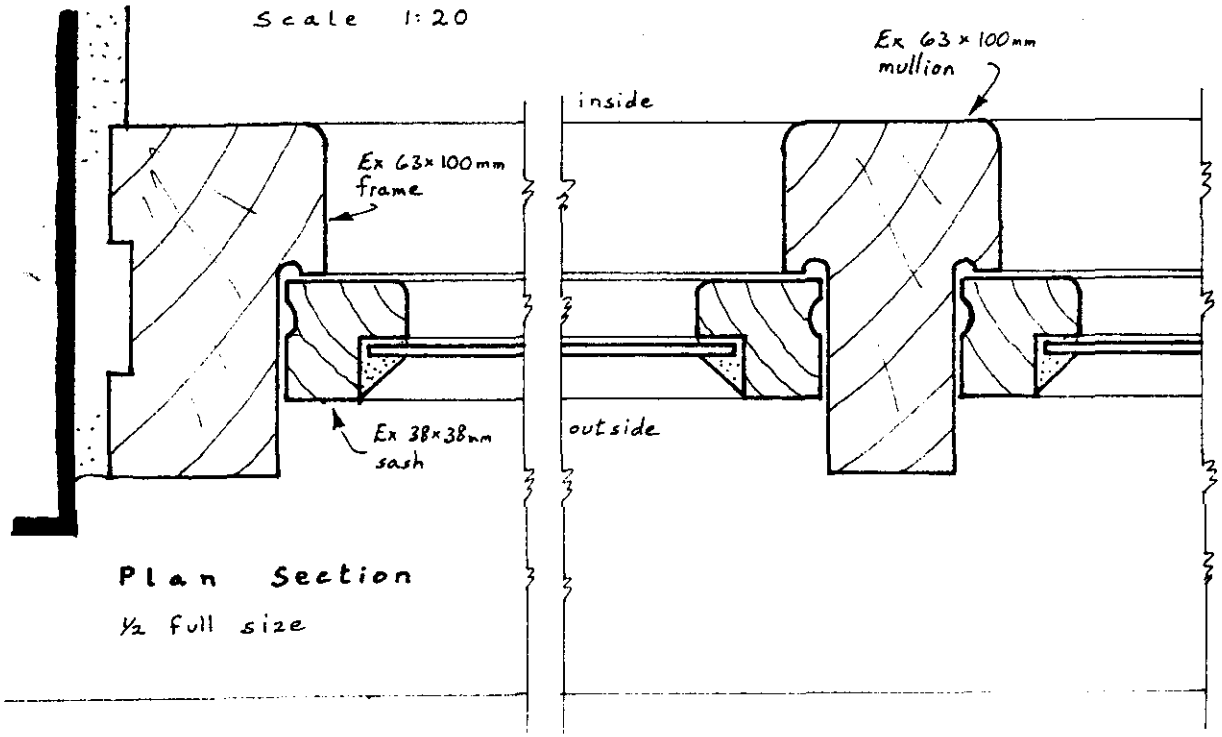


Vertical Section

½ full size

Elevation

Scale 1:20



Plan Section

½ full size

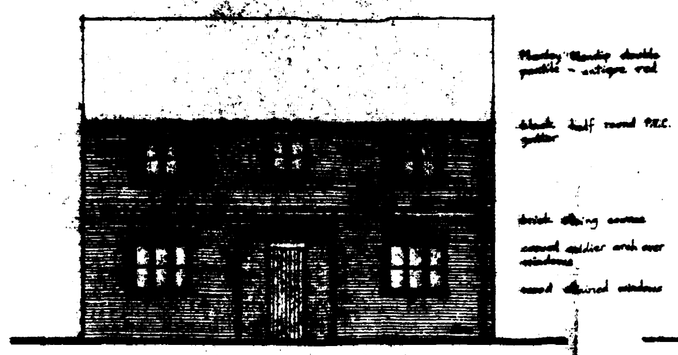
SOUTH HOLLAND D[illegible]

PLAN[illegible]

1 MARCH

REF... 043/91

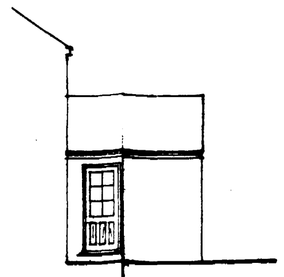
A. ROFFE
Building Design and Plans
1 Green Lane
SPALDING, Lincs. PE11 2YB
Tel: (0775) 723680



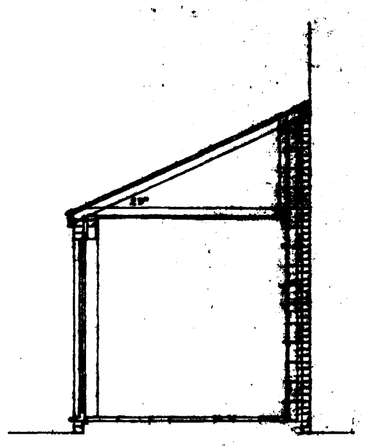
front elevation



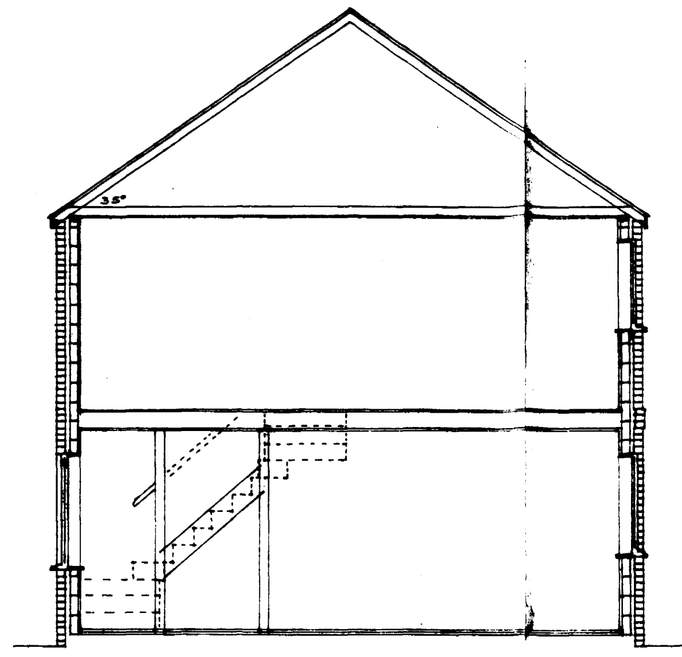
rear elevation



west elevation

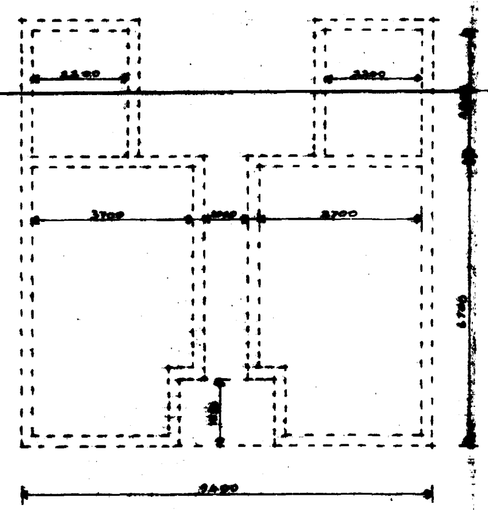


section a-a

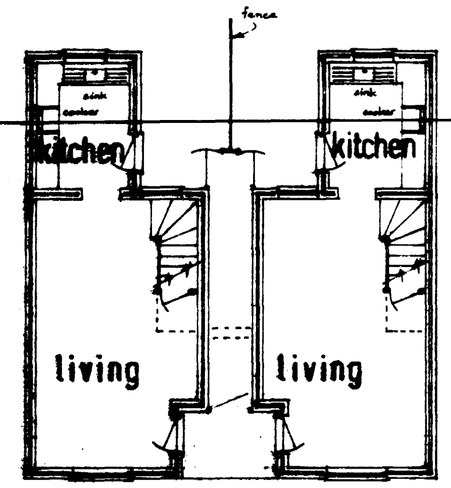


section c-c

3 courses brickwork to project 13mm forming string course.

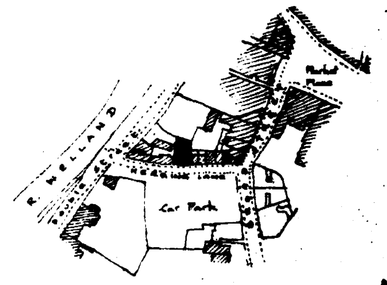


foundation



ground floor

first floor



location 1:2500

O.S. Map ref. TF 2022
Crown Copyright Reserved.



site 1:500

SOUTH HOLLAND D.C.
PLAN DEPT.
REF. 0943191

D. Jackson, Esq.,
5a, Herring Lane, SPALDING.

Reconstruction to form two cottages

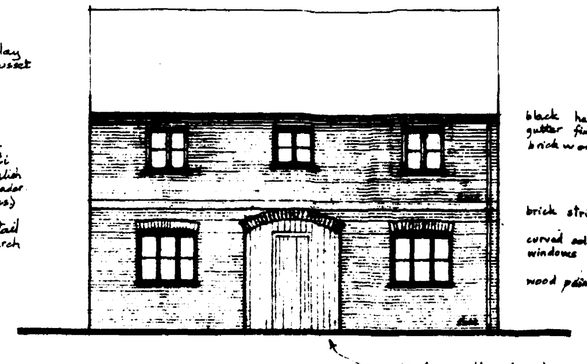
Scale:	1:100 & 1:50
Drawing No.:	5A
Date:	April 1988

A. ROFFE

Goxhill County clay pantile - mixed russet

Yorkshire Brick - Crownhurst Multi, assuming to be English Garden bond (as header 3 stretcher courses)

see seperate detail for lintols and arch layout.



black half round P.V.C. gutter fixed direct to brickwork

brick string course

curved soldier arch over windows

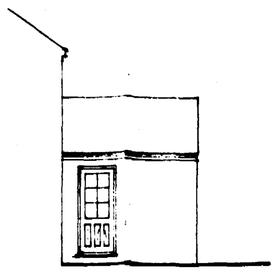
wood painted windows

vertical panelling (t & g) on 19x38 m. Sawllised battens: framed lapped and fixed from all painted black.

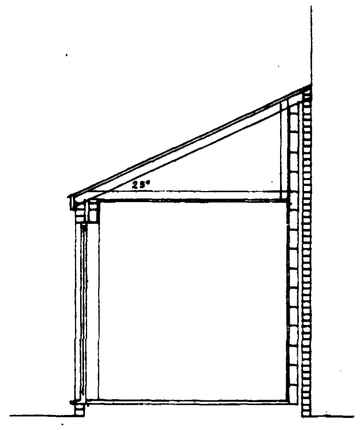
front elevation



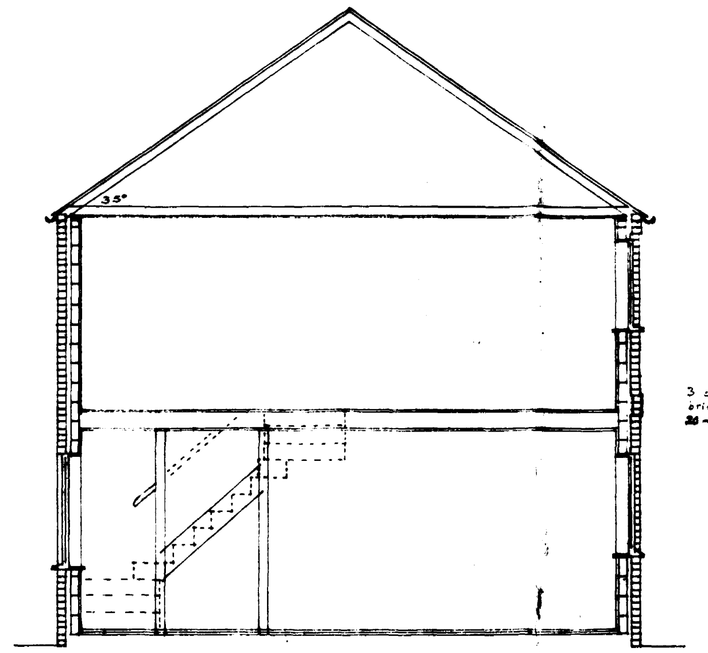
rear elevation



west elevation

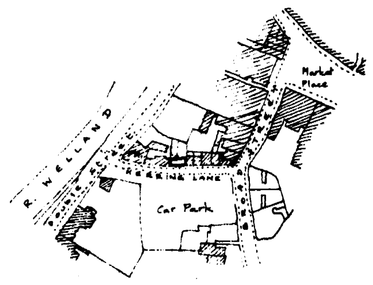


section a-a



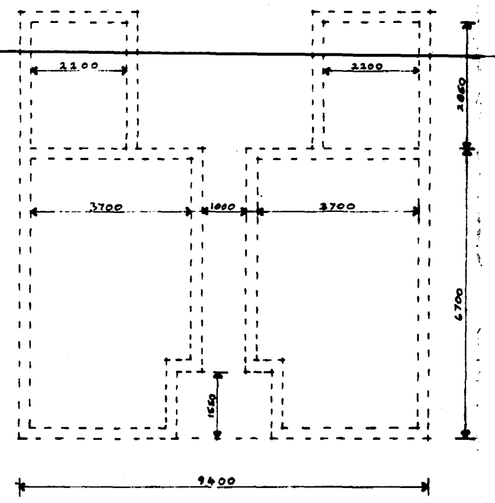
3 courses brickwork to project 38 mm forming string course.

section c-c

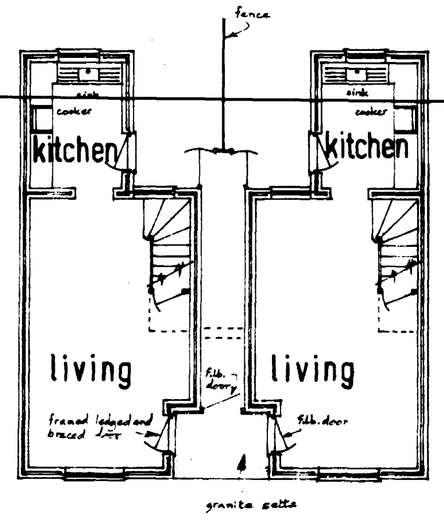


location 1:2500

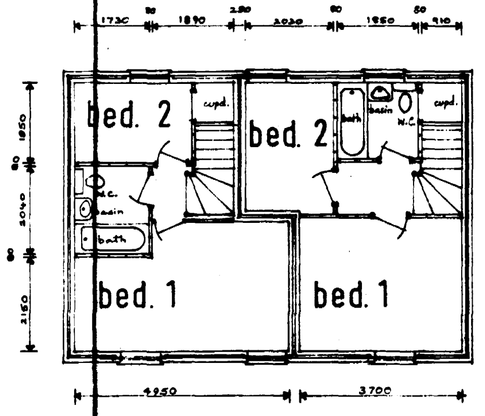
O.S. Map ref. TF 2422
Crown Copyright Reserved.



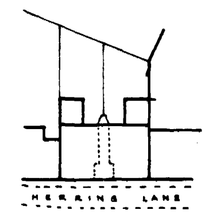
foundation



ground floor



first floor



site 1:500

N

HOLLAND D.C.
PLAN DEPT.
MAR 1988
REF 04391

D. Jackson, Esq.,
5a, Herring Lane, SPALDING.

Reconstruction to form two cottages

Scale: 1:100 & 1:50

Drawing No.: 5/88

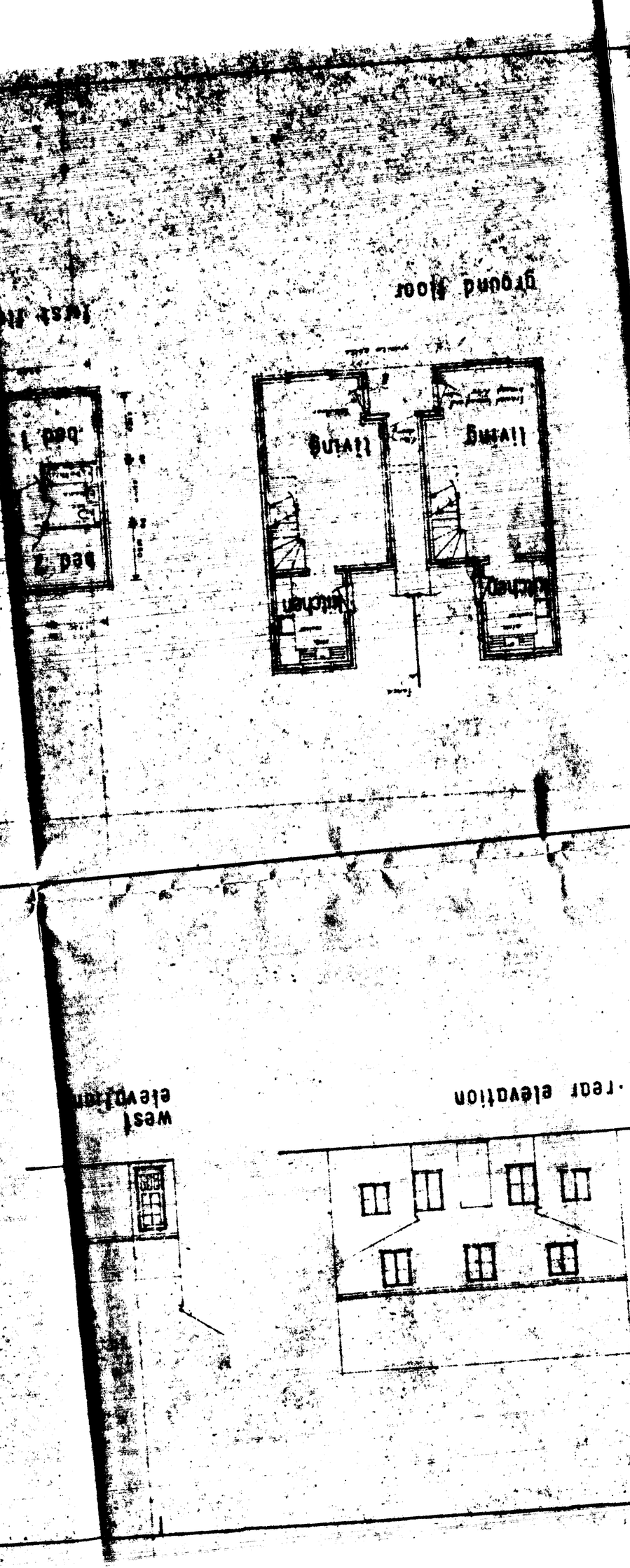
Date: April 1988

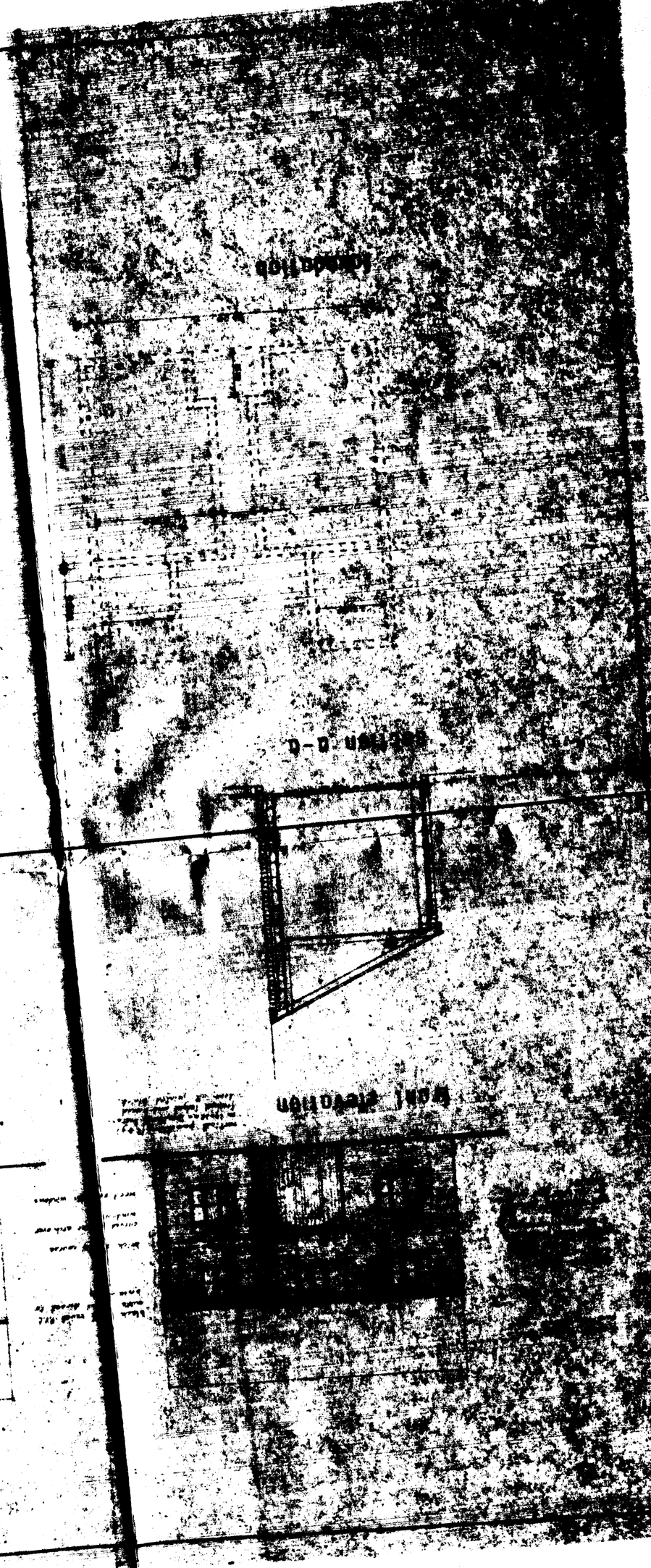
A. ROFFE
BUILDING DESIGN & PLANS
1 Green Lane.
SPALDING.
Lincs. PE11 2YB
Tel. (0775) 3680

6472-1284T




bed 1
bed 2
bed 3
section c-c


ground floor
living
kitchen
west elevation
rear elevation


front elevation