SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/1240/92 Received:30-NOV-92 Type:FULL

Name: Mr & Mrs R Austin
108 Roman Bank
Spalding
Lincs

Agent: Mr & Mrs R Austin
108 Roman Bank
Spalding
Lincs

Description: Extension to form utility room and demolition of outbuildings

Location : 108 Roman Bank Spalding
Lincs

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

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

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

2 Before the development hereby permitted is commenced samples of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

You are advised that the Local Planning Authority would not consider L.B.C. common bricks acceptable.

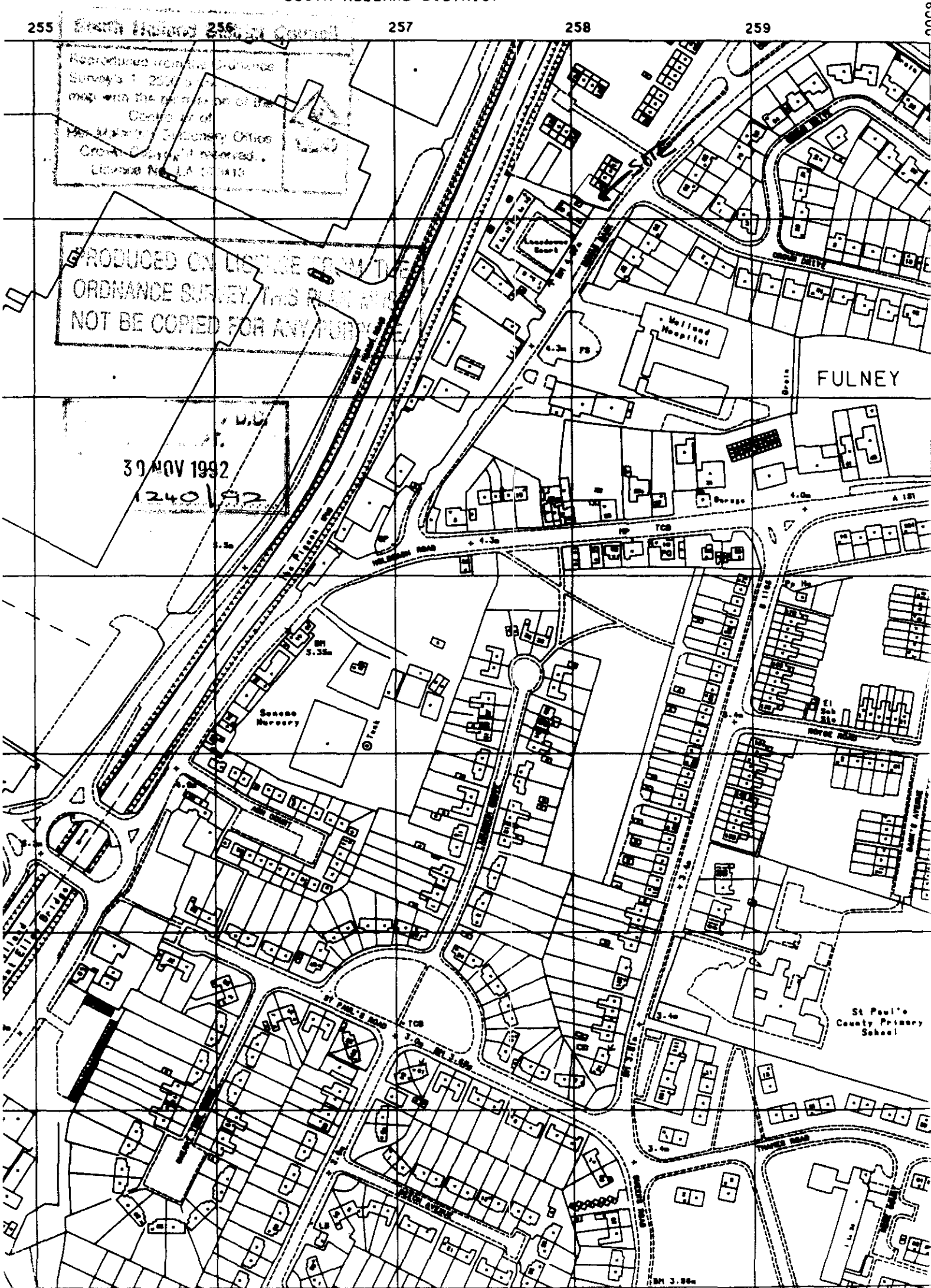
Director of Planning and Building Control Services
13-JAN-93 H16/1240/92

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

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

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

SOUTH HOLLAND DISTRICT



FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16|1240|92

Date Registered 30 NOV 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs R Austin
108, Roman Bank,
Spalding
Lincs

Tel. No. 712110

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

Tel. No.
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

108, Roman Bank Spalding

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed demolition of existing enclosed yard with external W.C.

Proposed erection of extensions to form utility room.

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £55.00 If you consider no fee is payable include a written explanation instead.

Signed. R. Austin Date 26. Nov. 1992 Previous application No.

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

2. **TYPE OF APPLICATION**

(✓)

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

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

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission. B. Please state which reserved matters are dealt with in this application. **Now complete Part 4 only**	

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

A. Please state reference Number of previous permission B. Please state Condition Number referred to **Now complete an Ownership Certificate**	

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

A. Please state Reference Number of pervious permission B. Please state Condition Number referred to C. Please state variation required **Now complete an Ownership Certificate.**	

TYPE OF DEVELOPMENT

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

(i) New Dwellings		If so, how many:
(ii) Other new building(s)		
(iii) Alterations or extension	✓	
(iv) Change of use		

4. A. If building works are proposed, please state extra floor space to be created: N/A sq. metres

B. Please state size of any new structure:- (a) max. height: metres
(b) max. length: metres
(c) max. width: metres

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No

5. **GENERAL INFORMATION** Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site.

ENCLOSED REAR YARD WITH EXTERNAL W.C.

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road ✓

or

B. There will be a new or altered access to a public road ➡ If so, name of road:
Will there be—
Individual access(es)
New estate road

C. What provision will be made for garages or parking within the site?

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of — TO EXISTING COMBINED SYSTEM

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

C. Please state whether a land drain will be affected — No

D. Foul sewerage will be disposed of to: — TO EXISTING COMBINED SYSTEM

Mains sewer ✓ Cesspool Septic tank

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	No	➡ If so, **please give details in Part 6**
The proposal affects a listed building	No	
The proposal affects a public right of way	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	No	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	N/A	➡ Date: Consultee(s)
Is this application related to a previous submission?	N/A	➡ Application No.

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application.
Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

OWNER

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed R. Austin (Applicant / ~~Agent~~) Date 26 Nov 1992

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed R. Austin (Applicant / Agent) Date 26 Nov 1992

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by PM
Date 8-12-12

Notice posted by PM
Date 8-12-12 on both gate posts

Resident Notices required

Sent | Delivered

Case Officer Conclusions

South Views extn, garage built, is not P.D.
Neighbour has 2 storey OK. Rear elevation + neighbouring
objections in Comments

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer PM

Senior Officer [illegible] 13/1

Case Officer Recommendation

Approve ✓ Refuse

Signed PM 7-1-13

Conditions/Reasons (continue overleaf) (2) Sc 12 TL1 (Samples)

Notes to applicant ✓

☐ Disabled
☐ Outstanding RM
☐ Amended plans

(1) You are SUA advised ~~The applicant is~~ that the L.P.A. would not consider L.B.C. common bricks acceptable

DC RECORD SHEET

APPLICATION REF: .

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

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

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

PM 2-12
re 3/12

		Requested	Sent
Extra Publicity:	Departure	.....	.....
	Setting of LB	.....	.....
	Public Right of Way	.....	.....
	Discretionary	.....	.....
Extra Consultations:	Dept of Transport	.....	.....
	Environmental Serv.	.....	.....
	LB/Cons. Area - Local	.....	.....
	- Local & National	.....	.....
	- English Heritage	.....	.....
	Consultant Name.....		..... Order No .....
	Other:	.....	.....

Case Officer PM

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 95

Receipt Issued P1974

Date first Rec'd 30 NOV 1992

Registration

Reference H16|1240|92

Cross-Ref Rz Socktu

Date 3 1|12

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace 16·80

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee £65

Additional
Refund

Receipt Issued

Information

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

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 193

OS No's

Grid ref 523920 323720

Ward CF

Parish SPALDING

Inside IBD YES

Inside LP area YES

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

SUSP BCE

Linked to site

Ref 0346242

Linked to property

Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/1240/92 Received:30-NOV-92 Type:FULL

Name: Mr & Mrs R Austin
108 Roman Bank
Spalding
Lincs

Agent: Mr & Mrs R Austin
108 Roman Bank
Spalding
Lincs

Description: Extension to form utility room and demolition of outbuildings

Location : 108 Roman Bank Spalding
Lincs

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

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

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

2 Before the development hereby permitted is commenced samples of the ~~type and colour of the~~ materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

You are advised that the Local Planning Authority would not consider L.B.C. common bricks acceptable.

12-JAN-93 AD check....AD..12/1..

Authorised to issue (inc Delegation).....12.1.93....

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/1240/92 Type: FULL

Applicant: Mr & Mrs R Austin Agent: Mr & Mrs R Austin
Tel:

Description: Extension to form utility room
and demolition of outbuildings

Location: 108 Roman Bank
Spalding
Lincs

Valid date:	30-NOV-92	Terminal date:	25-JAN-93
Target dates:		Target Committee:	05-JAN-93
To case officer	07-DEC-92	Report deadline:	22-DEC-92
Inspected by	10-DEC-92		
Extra contacts	14-DEC-92	Case Officer:	
Report if not clear by 04-JAN-93		P J UDY	

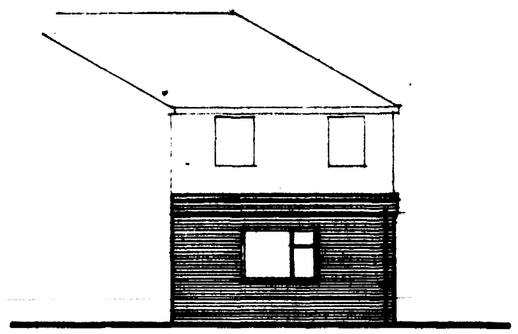
DEVELOPMENT/CONSTRAINTS

Size: 15.8 M2
Category: Extension
Listed building: Other Constraints: HAZ
Conservation Area:

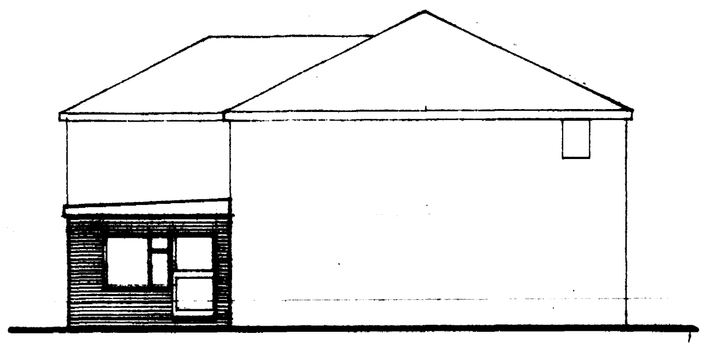
CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr E N Davies	03-DEC-92	17-DEC-92
Cllr J Goodley	03-DEC-92	17-DEC-92
Cllr G Teale	03-DEC-92	17-DEC-92
Site/Press Advert MIN	08-DEC-92	29-DEC-92

L.C.C - No objections Jeb 3/12/92



REAR ELEVATION



SIDE ELEVATION

Roof

Roof to be 2no layers of Marley Modern concrete tiles, fixed in accordance with manufacturers instructions on 38mm x 19mm tiling battens on 38mm x 75mm sawn softwood rafters at 400mm c/c. All new roofing to be in accordance with BS 5534 : 1978. Code of practice for slating and tiling (including fixing in exposed locations). Valley Rafters to be cut to accommodate valley trimmers to BS 5268 : 1984. (Timber grades with corresponding stresses). Ridge and hip Rafters to be 200mm x 50mm (nominal sizes). Ridge Boards to be 225mm x 50mm (nominal sizes) or equivalent cut purlins to BS 5268 : 1984. Purlins to be 225mm x 50mm (nominal sizes) or equivalent cut purlins to BS 5268 : 1984. Purlins to be supported at maximum centres of 1800mm by 100mm x 75mm timber purlin posts on 100mm x 100mm timber pad stones on 150mm concrete foundations. Purlin posts to be tied to ridge board with 30mm x 5mm galvanised steel straps. Rafters to be supported at their feet by 100mm x 50mm timber wall plates on 15mm bituminous felt on 100mm blockwork inner leaf. Wall plates to be tied to inner leaf of cavity wall with 30mm x 5mm galvanised steel straps at 2000mm centres. Provide 38mm x 19mm timber herringbone strutting between rafters at mid span. Provide 38mm x 19mm timber ceiling joists at 400mm centres. Provide 38mm x 19mm timber binders at mid span of ceiling joists. Provide 38mm x 19mm timber hangers at ceiling joist ends. Provide 38mm x 19mm timber ceiling joists at 400mm centres. Provide 38mm x 19mm timber binders at mid span of ceiling joists. Provide 38mm x 19mm timber hangers at ceiling joist ends.

Windows & Doors

All external windows and doors to be supplied by the Client. Measurements from windows should be 1/20th Scale Plan.

Drainage

New Drainage to be to Water Authority specification. Where Drainage is to be laid under Buildings, Concrete encasement to be used. Where Drainage is to be laid under Driveways, Concrete encasement to be used. Where Drainage is to be laid under Roads, Concrete encasement to be used. Where Drainage is to be laid under Roads, Concrete encasement to be used. Where Drainage is to be laid under Roads, Concrete encasement to be used.

Heating & Lighting

All to be to Client's Requirements.

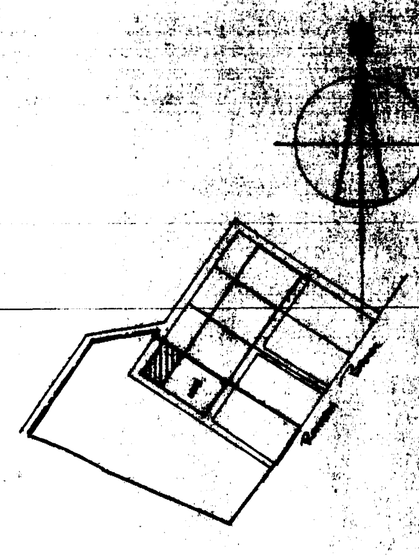
Internal Finishes

All internal walls to be finished with two coats of emulsion paint. Internal doors to be finished with two coats of emulsion paint. All internal walls to be finished with two coats of emulsion paint. Ceiling to be finished with two coats of emulsion paint. All internal walls to be finished with two coats of emulsion paint.

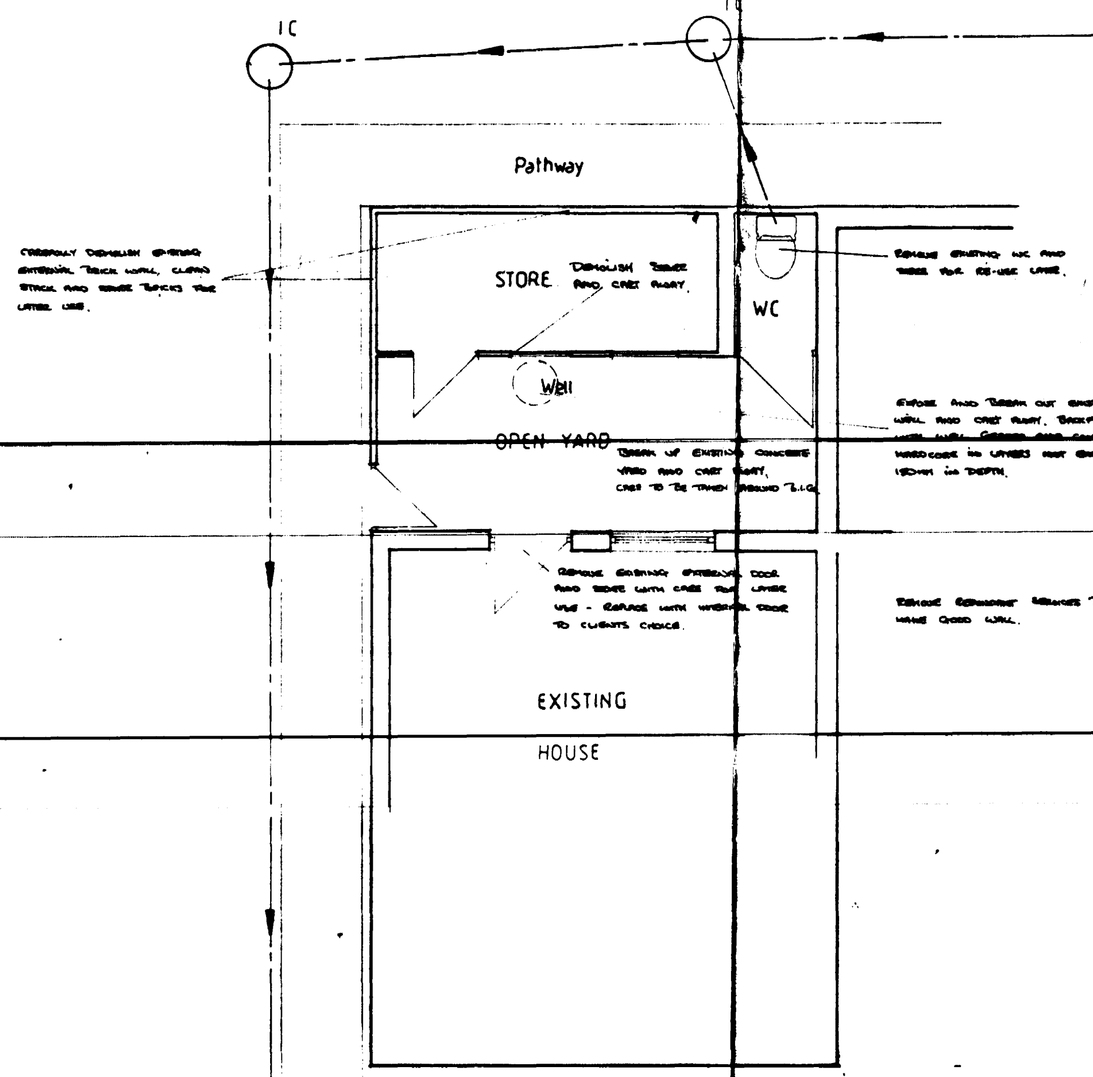
General

All to be to Client's Requirements.

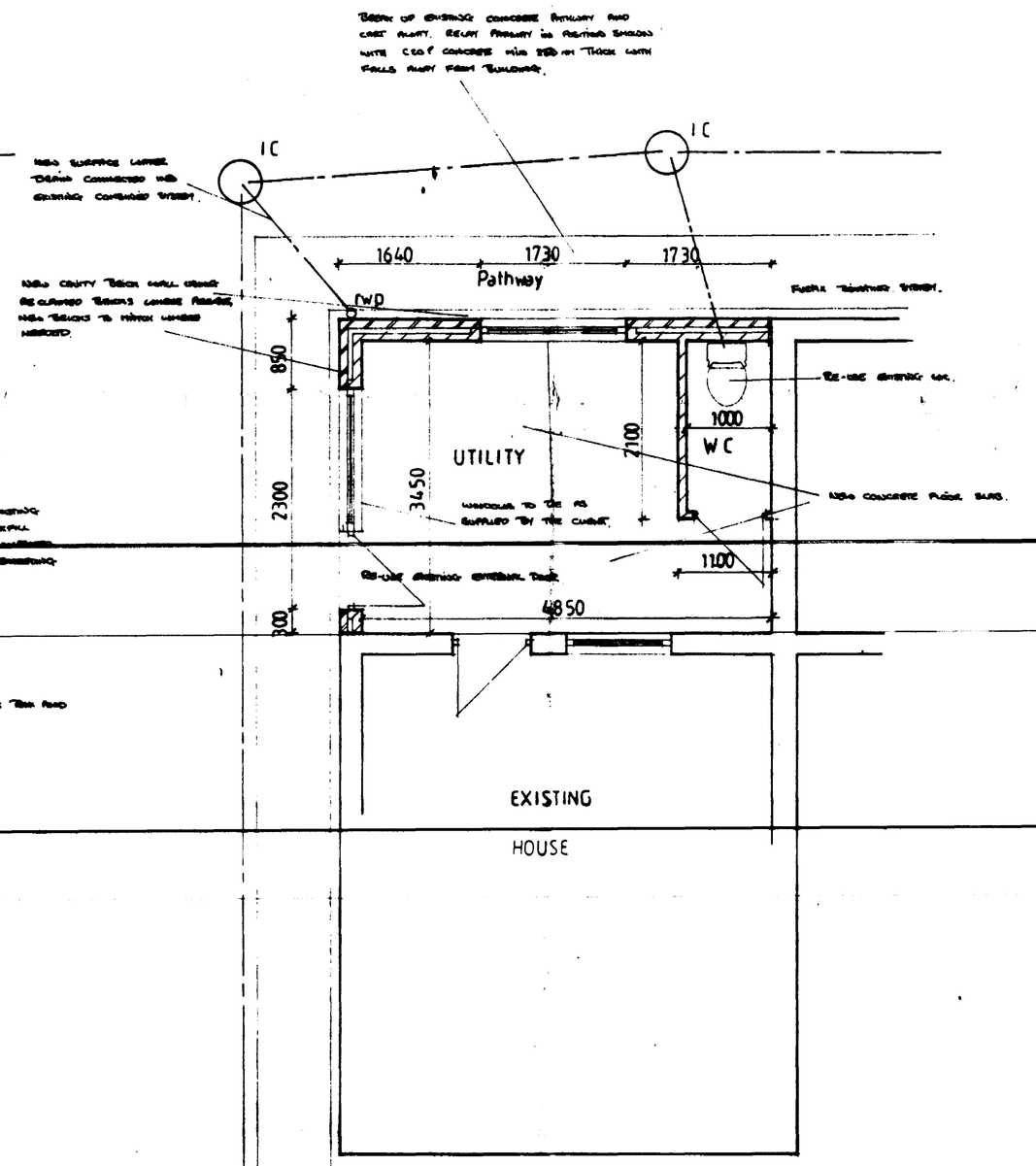
All work to be carried out in accordance with the Building Regulations and to the satisfaction of the Local Authority. All work to be carried out in accordance with the Building Regulations and to the satisfaction of the Local Authority. All work to be carried out in accordance with the Building Regulations and to the satisfaction of the Local Authority.



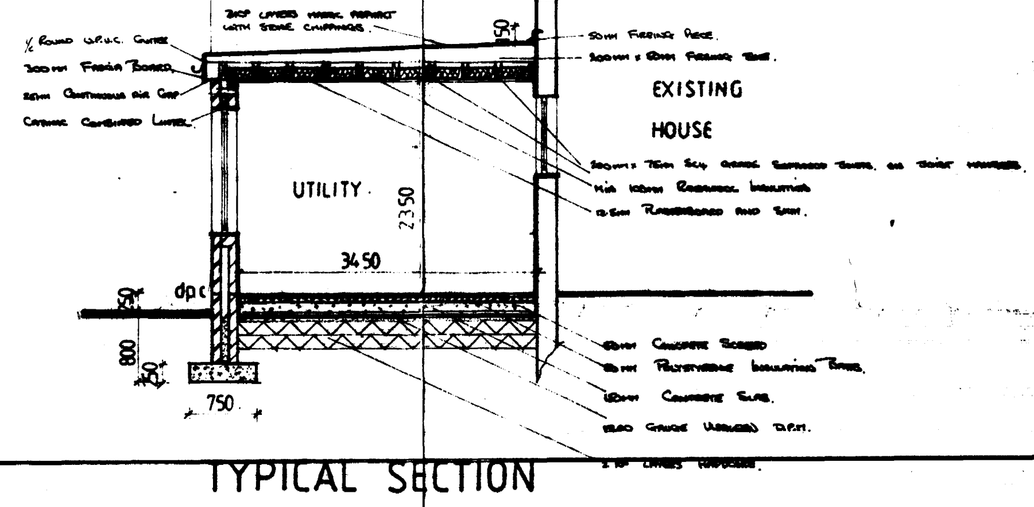
SITE PLAN



EXISTING PLAN



PROPOSED PLAN



TYPICAL SECTION

NOTES

Foundations

Concrete Strip Foundations 750mm x 150mm Thick down to suitable load bearing strata not less than 900mm below Finished Ground Level. And to the satisfaction of the Local Building Control Officer. Concrete mix to be un-reinforced concrete foundations should be 1:3:6 or better and C15P.

External Walls

Walls to be 280mm thick cavity construction comprising of external brickwork to damp proof course, 65mm cavity and 100mm concrete blockwork inner leaf. Brickwork to be manufactured to B.S. 6073 : 1981 and to a minimum of 7N mm/sq. mm and a wc value of 0.17 w/m°c. Blockwork to be 7.3N/sq. mm and a wc value of 0.17 w/m°c. Cavities to be filled cavity fill insulation 50mm thick. Insulation should not be exposed more than 1/4 of the circumference. Cavity trays should be at least 150mm above ground level. Cavity wall ties should be wide flexible type and comply with BS 1243 : 1978.

Cavity to be insulated with Rockwool insulation slabs or similar and to cover a min of 90% of the wall area.

Wall ties at 900mm centres horizontally and 450mm vertically and at 300mm at reveals.

Wall brickwork to be reinforced to existing brickwork with 'Fixrite' fixing system with 450mm centres.

Internal Walls

All internal walls to be 100mm lightweight aerated concrete blocks on 100mm concrete strip foundations.

Ground Floor Slab

Solid floor slab to be at same level (minimum) as existing floors.

2 no layers of 1200 gauge polythene vapour barrier, with layers well overlapped, 100mm thick with 50mm thick insulation with 1200 gauge polythene d.p.m. both to be laid with d.p.c. and 300mm laps at all joints. 150mm thick concrete slab to be cast with power float finish re-inforced with 10mm dia. bars at 300mm centres both ways. 50mm insulation board with 50mm thick concrete screed over. Screed to have a power float finish.

Floor to have a U value of 0.45 w/m²c.

SOUTH HOLLAND D.C.
PLAN DEPT.
30 NOV 1992

PROPOSED EXENSION TO FORM UTILITY ROOM FOR MR & MRS R AUSTIN 108 ROMAN BANK SPALDING

1:100 1:500 1:50	NOVEMBER 1992	