FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/1310/91 Received:17-DEC-91 Type:FULL

Name: Pearson & Aluzzi (Builders)
Glenmore
Horseshoe Road
Spalding
Lincs

Agent: Roger Williams
53 Pulvertoft Lane
Boston
Lincs

Description: Proposed dwelling house and garage

Location : Building Plot Cley Hall Gardens
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 details 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.

3 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

4 The development shall be screened by trees, hedges and/or bushes on the west and south side of the site to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of the amenities of the area.

5 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that

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

period.

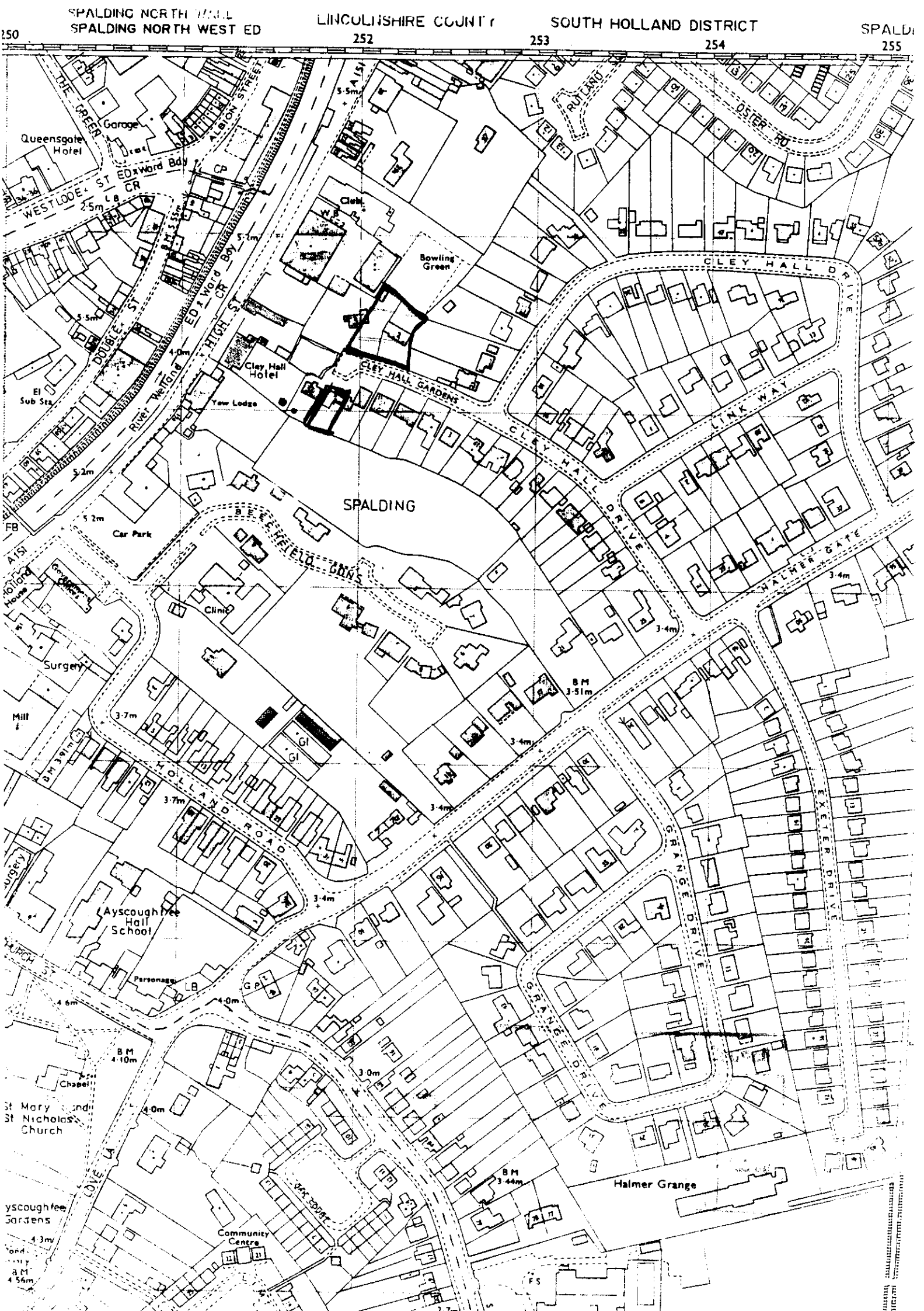
Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

Director of Planning and Building Control Services
18-FEB-92 H16/1310/91

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)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Queensgate Hotel
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Club
Bowling Green
Clay Hall Hotel
CLEY HALL GARDENS
Yew Lodge
El Sub Sta
CLEY HALL DRIVE
LINK WAY
RUTLAND
OSTER RD
SPALDING
BEECHFIELD GDNS
Car Park
FB
A151
Holland House
Clinic
Surgery
Mill
3·7m
3·4m
BM 3·51m
HOLLAND ROAD
GRANGE DRIVE
EXETER DRIVE
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Ayscoughfee Hall School
Parsonage
LB
GP
4·6m
BM 4·10m
Chapel
St Mary and St Nicholas Church
3·0m
LOVE LA
Ayscoughfee Gardens
4·3m
BM 4·56m
Community Centre
BM 3·44m
Halmer Grange
FS

PLANNING APPLICATION

For office use only

Application No. H16/1310/91

Date Registered 10 DEC 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

PEARSON & ALLZZI (BUILDERS)
GLENMORE
HORSESHOE ROAD
SPALDING

Tel. No.

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

ROGER WILLIAMS
53. PULVERTOFT LANE
BOSTON.

Tel. No. 0205 3603603
(Personal contact name) R. WILLIAMS.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

BUILDING PLOT. CLEY HALL GARDENS SPALDING LINCS

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED OWELLING HOUSE & GARAGE

Please complete

Signed. R Williams Date. 7-12-91

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £92 If you consider no fee is payable include a written explanation instead.
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 Certificate**

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 previous 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 building(s)	✓
(ii) Alterations or extension	X
(iii) Change of use .	X

B. If new dwellings are proposed, please state how many: ONE

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:

B. Please state size of any new structure:-

(a) max. height:	7.5M	sq. metres
(b) max. length:	12.0M	metres
(c) max. width:	12.5M	metres

C. Please state type and colour of materials for facing external walls: TO BE DETERMINED AND TO BE IN HARMONY WITH NEIGHBOURING PROPERTIES.

D. Please state type and colour of roofing materials.

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

5. GENERAL INFORMATION Please complete each section

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

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: ALEYHALL GARDENS
Will there be —
Individual access(es) [✓]
New estate road [ ]

C. What provision will be made for garages or parking within the site? DOUBLE GARAGE AND DRIVEWAY

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 of more trees: [ ] → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of: SOAKAWAYS

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

C. Please state whether a land drain will be affected: NO

D. Foul sewerage will be disposed of to:

Mains sewer [✓] Cesspool [ ] Septic tank [ ]

OTHER MATTERS Please complete

	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 footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping 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.	NO	→ Date: Consultee(s):
Is this application related to a previous submission	NO	→ 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 THESE SECTIONS.

Use the notice at the bottom of the page only when necessary.

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.** You can use the notice at the bottom of the form to send to the owner. (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 ..... (~~Applicant~~/Agent) Date 7-12-91

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.

State Name and address of owner: 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 there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). 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 ..... ~~Applicant~~/Agent) Date 7-12-91

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.

State Name and address of tenant: State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

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

BRI[illegible] SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/1310/91 Type: FULL

Applicant: Pearson & Aluzzi (Builders) Agent: Roger Williams
Tel: 0205 363603

Description: Proposed dwelling house and garage

Location: Building Plot
Cley Hall Gardens
Spalding
Lincs

Valid date: 17-DEC-91
Target dates:
To case officer 22-DEC-91
Inspected by 27-DEC-91
Extra contacts 01-JAN-92
Report if not clear by 21-JAN-92

Terminal date: 11-FEB-92
Target Committee: 21-JAN-92
Report deadline: 07-JAN-91

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr E N Davies	18-DEC-91	01-JAN-92
Cllr J Goodley	18-DEC-91	01-JAN-92
Cllr G Teale	18-DEC-91	01-JAN-92
Advert - setting of L.B.	31-DEC-91	21-JAN-92

L.C.C - CBS Attached for CB 2-1-92
Occupiers, 4, 9, 11, 13 Cley Hall Gardens, Spalding 03-JAN-92 17-JAN-92
Cley Hall Hotel, Spalding 03-JAN-92 17-JAN-92

SITE DETAILS

Grid ref: 525150 322830
OS Sheets: 201 Parcel:

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 92...

Receipt Issued ..... No. P379

Date First Received 10 DEC 1991

REGISTRATION

REFERENCE ..H16/1310/91.....

Cross-Ref ..B16/0715/91 (BP)

Date..11/12/91

VALIDATION 17/12/91

Date..12/12/91

Type ....Full.... Earliest permission date (Cert B) .....

Site area ..... No. of dwellings ...1.... Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees: Nil fee - previous app ☐ Ref .....
- type ☐
Discounted fee ☐ Reason .....

Correct fee £ 92... Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date..18-12-91.

Index Sheets 201... OS Nos ..... Grid Ref 525150 322830

Ward ..Q... Parish ..Spalding.....

Inside IBD .Yes. Inside LP Area.Yes.

TR Rural	☒	CA	Yes - Part only
TR Bypass	☐	LB	— Grade
Level crossing	☒	TPO	Yes
Footpath	☐	Other:	

Linked to site.....Ref...186.... Linked to property.....Ref.....

Planning Records: 1375/89
Earlier apps 662/87

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy OK Neighbours Yes Other

Boundaries Wall/hedge/fence. Site Features Vacant

Inspected by: PM
date: 3-1-92

Residents notified on site visit: Cley Hall Hotel, 4, 9+11 Cley Hall Gardens, 13 Cley Hall Gardens

Case Officer Conclusions (issues)

Hedge to rear, Cley Hall Garage beyond - gate thro thru no P.R.O: Wony Side Boundary with Cley Hall wall + holly - Beech + Leyland 4 plants total, so open. - low Box/privet hedge with no 13 ≈ ½m high. 2m beech hedge in ½ of boundary with no 4, 2m Trellis to rest. Cley Hall + no 13 have windows looking at site. Garage will be what of large window of no 13 thru at a distance. (No 13 [illegible] to boundary)

Case Officer Recommendations (summary)
(details overleaf)

Delegation
Recommended approvals — Confirmed by Case Officer:

Departure from policy — Yes ---- No ✓

Ward member request — Yes ---- No ✓

Recommend approval against material objection — Yes ---- No ✓

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

[Reason:

Other circumstances needing Committee decision — Yes ---- No ✓

Flagged by Senior Officer
Signed .....

[Reason:

ALL OF ABOVE

Recommended refusals —

Refusal on adopted policy grounds on first applic. — No ---- Yes ✓

Nil fees (not first Submission)

Other info. viz:
Signed .....

ANY ONE OF ABOVE

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

Delegation confirmed by Senior Officer
[illegible] 13/1

Recommendation/draft report produced..... Amended/confirmed.....

Conditions/Reasons

~~TPO doesn't affect site~~

Grant Permission [illegible] 12-2-92

SC12, SC21, SC23, SC27
altered

+ Repeat conds 3-4-5 from 1375/89

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... viz

Other

F\ .THER INFORMATION/CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED PDU 20-12 JR 20/12

Publicity : General
Departure
Setting of LB Viz ✓ Clay Hall.

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:
Other :

This looks to be an improvement over previous scheme But even carefully.

Assess TPO with Diane.

REVALIDATION

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
- Parish Council
- Ward Members
- Residents
- Advertise
- Other

New valid date .....

Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H16/1310/91

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/0690/95 Received:03-JUL-95 Type:CONDITION COMPLIANCE

Name: Pearson & Aluzzi
Glenmore
Horseshoe Road
Spalding
Lincs

Agent: Pearson & Aluzzi
Glenmore
Horseshoe Road
Spalding
Lincs

Description: Details of materials and landscaping (Bricks-Butterley Desford Old English Russet Tiles-Marley Mendip Brown)

Location : 15 Cley Hall Gardens Spalding
Lincs

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

The submitted landscaping scheme has been slightly corrected and a copy is attached with this Notice.

sgd S A WALTHAM
Director of Housing and Planning Services

03-AUG-95 H16/0690/95

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council

Application Reference H16/1310/91.

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

	horizontal			vertical		
	2	5	1	2	2	8

2. Address or location

CLAY HALL GARDENS, SPALDING.

3. Name, classification and number of road

UC

4. Date application referred 2-1-92

5. State whether outline, detailed application etc.

FULL.

6. Description of proposed development/change of use including access details

DWELLING & GARAGE

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. Does not wish to restrict the grant of permission.

~~b. Requests that any permission given by the local~~ planning authority shall include the conditions shown overleaf.

c. Requests that the local planning authority refuse the application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.

Date: 2-1-92 Signed: [signature]
Director of Highways and Planning

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/1310/91 Received:17-DEC-91 Type:FULL

Name: Pearson & Aluzzi (Builders)
Glenmore
Horseshoe Road
Spalding
Lincs

Agent: Roger Williams
53 Pulvertoft Lane
Boston
Lincs

Description: Proposed dwelling house and garage

Location : Building Plot Cley Hall Gardens
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 details 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.

3 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

4 The development shall be screened by trees, hedges and/or bushes on the west and south side of the site to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of the amenities of the area.

5 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that

period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

Authorised to issue:

14-FEB-92 H16/1310/91 AD.....DC.....

with

roperty professionals

and ENSURE YOURS IS A

HAPPY NEW YEAR!

'ALDING '5) 766766 | MARKET DEEPING (0778) 342466 | CROWLAND (0733) 210517

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TOWN & COUNTRY PLANNING ACT 1990

NOTICE UNDER SECTION 65(2)

PROPOSED DEVELOPMENT AT JOHN'S PATCH, SIX HOUSE BANK, WEST PINCHBECK

I GIVE NOTICE that Trademaster Construction Ltd is applying to the South Holland District Council for planning permission to erect three bed bungalow and garage.

Members of the public may inspect copies of the application and of the plans and other documents submitted with it at "Willow Lodge", Horseshoe Road, Spalding, during all reasonable hours until January 21, 1992.

Anyone who wishes to make representations about this application should write to the District Planning Officer, South Holland District Council, Priory Road, Spalding, Lincolnshire, by January 21, 1992.

Signed
A. R. LOWTHER,
On behalf of Trademaster Construction Ltd.

Dated December 31, 1991.

187/507FP31-12

PLANNING APPLICATIONS

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

Proposals in Conservation Areas

The Proposal may affect the character or appearance of the Conservation Area of Holbeach

Change of use from shop to office
50 High Street, Holbeach
(Application No H09/1323/91)

Extension to rear of shop and new roof over main shop
4 Market Place, Spalding
(Application: H16/0876/91) Amended plans received

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 of the Conservation Area

Erect covered way between premises, refurbish and upgrade entrance, car park and rear of site after warehouse demolish
White House Chambers, Albion Street, Spalding
(Application No H16/1339/91)

Erect covered glazed walkway between White House Chambers and Albion House
White House Chambers, Albion Street, Spalding
(Application No H16/1340/91)

Erect covered glazed walkway between Albion House and White House Chambers
Albion House, Albion Street, Spalding
(Application No H16/1341/91)

Setting of Listed Buildings

The proposal affects the setting of CLEY HALL which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest.

Proposed dwelling house and garage
Building Plot, Cley Hall Gardens, Spalding
(Application No H16/1310/91)

The proposal affects the setting of BRUNSWICK MILL which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest.

Erection of two residential dwellings
Builders Yard, Wisbech Road, Long Sutton
(Application No H11/1115/91)

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

B. SMITH
Director of Planning & Building Control Services

31st December, 1991
- Council Offices
Priory Road, Spalding

©WVN 5788

SOUTH HOLLAND DISTRICT COUNCIL

NATIONAL RIVERS AUTHORITY

ANGLIAN REGION
NORTHERN AREA

ANGLIAN WATER AUTHORITY ACT 1977

RIVER GLEN NAVIGATION RESTRICTION

NOTICE IS HEREBY GIVEN pursuant to Section 15 of the above Act that a restriction will be in force on the River Glen upstream of Surfleet Sluice from January 27, 1992 to February 8, 1992. Special care should be taken with any boats moored in this reach and in particular due regard given to the length and adequacy of mooring warps and stays.

The water level in the river length will be lowered by up to one metre, and although this will not prevent the passage of river craft, navigators are advised to proceed with caution.

The lowering is to allow inspection and maintenance works to be carried out to the river.

Persons seeking further information should contact the District Engineer on 0775 762123.

BRYAN UTTERIDGE,
Operations Manager (Northern).
Kingfisher House, Goldway Way,
Orton Goldhay, Peterborough PE2 0ZR.

©WVN 5788 187V3-1

A HUGE SELLING MARKET IS AVAILABLE TO EVERYONE

Whatever your are selling, call our Classified Tele-ad department on

SPALDING 725484

LFP 31/12/91

PLANNING APPLICATION

FILE COPY

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

Listed Buildings

The proposal affects the setting of CLEY HALL
which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest.

Proposed dwelling house and garage
Building Plot, Cley Hall Gardens, Spalding
(Application No H16/1310/91)

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

B. Smith
Director of Planning and
Building Control Services

Council Offices
Priory Road
Spalding

31-DEC-91

SOUTH HOLLAND DISTRICT COUNCIL

BRIAN SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/1310/91

Applicant: Pearson & Aluzzi (Builders)
Glenmore
Horseshoe Road
Spalding
Lincs

Agent: Roger Williams
53 Pulvertoft Lane
Boston
Lincs

Description: Proposed dwelling house and garage

Location: Building Plot
Cley Hall Gardens
Spalding
Lincs

Type: FULL

Date received: 10-DEC-91

12-DEC-91

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

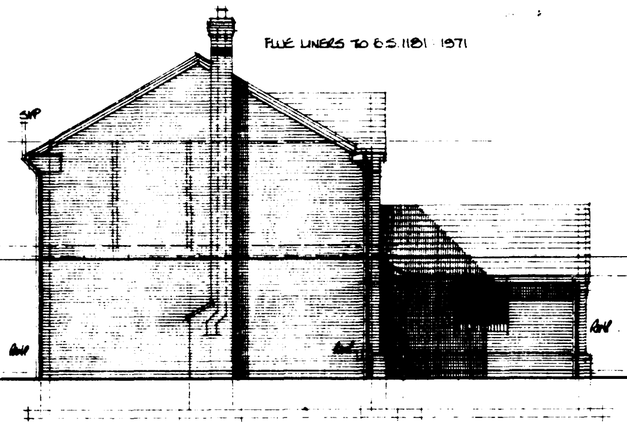
Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

Four copies of a 1:2500 site location plan are required, showing the site clearly outlined in red, and any other land in the applicants ownership outlined in blue. (Copies can be purchased from this office.)

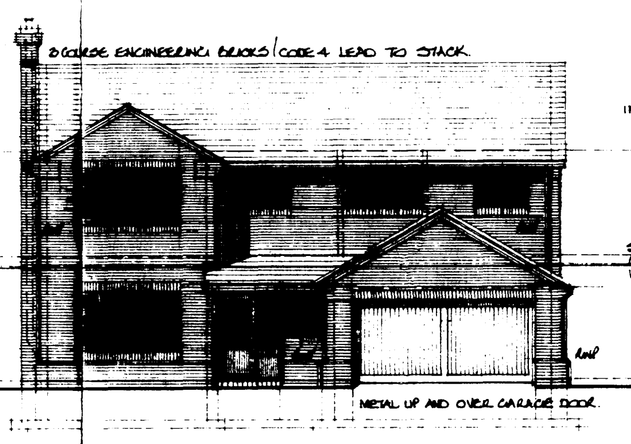
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

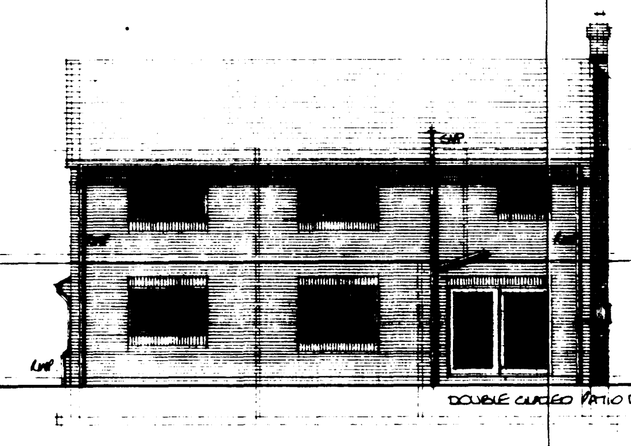
Principal Administrative Officer



side elevation

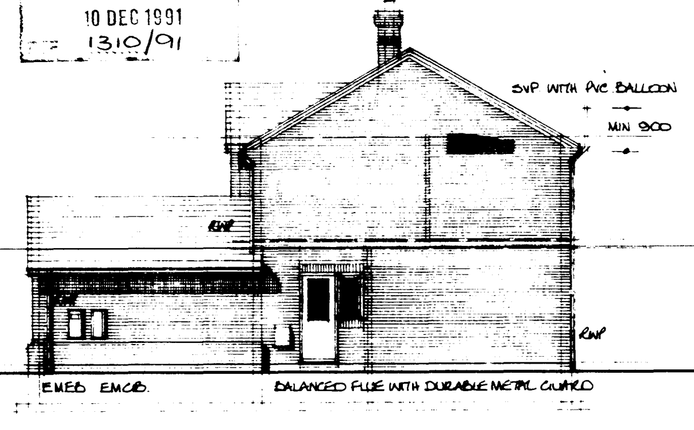


front elevation

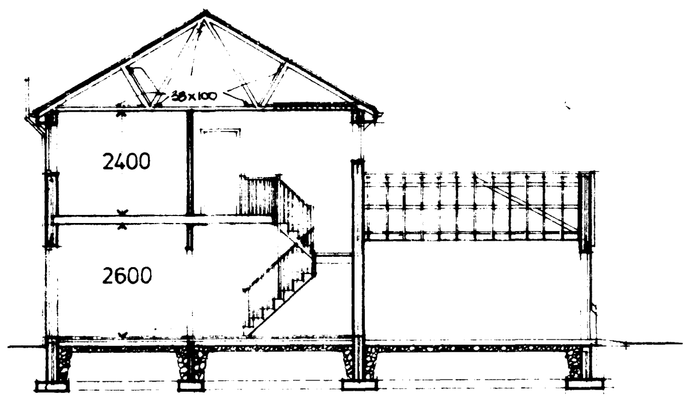


rear elevation

10 DEC 1991
1310/91



side elevation



section through

ROOF STRUCTURE: INTERLOCKING CONCRETE ROOF TILES TO B.S.473 : 600 PART 2 1971 ON 25 x 38 SOFTWOOD TREATED BATTENS ON UNDERFELT TO B.S 747 TYPE 1F AND IN ALL CASES TO BE LAPPED BY 150 BOTH HORIZONTALLY AND VERTICALLY : TILES LAID WITH MIN. HEAD LAP OF 75MM. AND TO BE FIXED IN ACCORDANCE WITH GRADED TO WIND EFFECT ROOF PITCH AND EXPOSURE CATEGORY AS DETAILED IN C.P.3 CHAPTER 5 PART 2 1972 : TWINAPLATE SPECIALIST MADE PREFABRICATED ROOF TRUSSES TO COMPLY WITH B.S 6180 PART 3 1985 TRUSSES TO BE PINK TYPE AT 400 MM CENTRES TO A PITCH OF 30° 38 X 100 RIDGE NODE BINDERS 2 Nº 38X100 CEILING BINDERS WITH REMAINDER AS SHOWN : ALL TRUSSES TO BE STRAPPED TO WALL PLATE 68 X 100 BEDDED ON SAND AND CEMENT 30 X 5 GALVANISED METAL STRAPS ACTING AS ANCHOR AND LATERAL RESTRAINT STRAPS AT MAX 2 METRE CENTRES : PROVIDE SOLID BRIDGING BENEATH STRAPS 25 X 175 FASCIA BOARDS 10MM EXTERNAL GRADE PLYWOOD SOFFIT COMPLETE WITH 12MM WIDE CONTINUOUS AIR GAP COMPLETE WITH FLY PROOF SCREEN ALL STRUCTURAL TIMBER TO BE MINIMUM SC3 GRADE. WHERE SPAN OF TRUSSED RAFTERS EXCEEDS 6 METRES PROVIDE ADDITIONAL BRACING WITHIN THE PLANE OF THE WEB IN ACCORDANCE WITH THE TRUSS PLATE ASSOCIATION TECHNICAL BULLETIN SHEET 4 AND WIND BRACING IN ACCORDANCE WITH SHEET 1 : TIMBER SUPPORTS ARE TO BE BLOCKED BENEATH WATER STORAGE TANKS OVER 4Nº CEILING JOISTS : CLOSE CAVITY AT PLATE LEVEL 150MM FIBREGLASS INSULATION QUILT LAID BETWEEN JOISTS 12.7 MM GYPROC DUPLEX PLASTERBOARD MATEX FINISH : GARAGE CEILING TO BE 12.7MM GYPROC FIRELINE BOARDING WITH MATEX FINISH AND BENEATH EXPOSED LINTEL FLANKES IN GARAGE.

WALLING: 250 CAVITY WALLING TO CONSIST OF FACE BRICKWORK TO B.S. 3921 : 1974 FOR CLAY BRICKS : 50 CAVITY WITH BUILT IN ROCKWOOL CAVITY WALL BATS IN ACCORDANCE WITH MAKERS INSTRUCTIONS : INNER LEAF TO BE 100MM SOLID INSULATION BLOCKS 'TARMAC TOPBLOC' OR SIMILAR. CAVITY WALLS TIED TOGETHER USING GALVANISED IRON TWIST TIES SET 900 HORIZONTALLY AND 450 VERTICALLY TO B.S. 1243 : 1978 : WALL TIES POSITIONED VERTICALLY AT 300 CENTRES AT ALL UNBONDED CLOSURES OF CAVITY AT EVERY CLOSURE OF CAVITY PROVIDE DPC FELT PVC TO CP 121 EXTERNAL WALLS TO HAVE MAXIMUM 'U' VALUE OF 0.45 W/M² DEG.C AT ALL CAVITY CLOSURES TO WINDOWS TO JAMBS LINTELS AND CILLS PROVIDE 'THERMABATE' FIXED IN ACCORDANCE WITH MAKERS INSTRUCTIONS : INTERNAL WALLS TO RECEIVE SAND AND CEMENT RENDER WITH 5MM SKIM EXCEPT GARAGE : STUDWORK WALLS TO BE 38 X 75 VERTICAL STUDS AT 400 CENTRES WITH 100 X 50 SOLE PLATE WHERE WALL RUNS IN OPPOSITE DIRECTION TO FLOOR JOISTS STUDWORK TO BE CLAD ON BOTH SIDES WITH 12.7 MM PLASTERBOARD AND SKIM. 100 COMPRESSED FIBREGLASS QUILT TO VOIDS

SUB STRUCTURE: SUB STRUCTURE WALLING TO BE 100 MM CLASS A DENSE CONCRETE BLOCKS WITH 1:3 MIX INFILL TO BASE OF CAVITY AND TO COME NO CLOSER TO D/C THAN 225MM. D.P.C TO BE SET MINIMUM OF 150MM ABOVE FINISHED GROUND LEVEL.

FOUNDATIONS: BENEATH WALLS AS SHOWN PROVIDE : UNDER CAVITY WALLING 750 X 225 STRIP CONCRETE INCREASED TO 1.0M WIDE WHERE LOW PLINTH FEATURE OCCURS AND UNDER INTERNAL WALLS 450 X 225 STRIP CONCRETE C.S.P MIX : PRIOR TO COMMENCEMENT A 2 METRE DEEP TRIAL PIT IS TO BE EXCAVATED AND INSPECTED BY LOCAL AUTHORITY BUILDING INSPECTOR.

FOUL DRAINS: INSPECTION CHAMBER CONSTRUCTION TO BE 'BARTOL' OR SIMILAR AND TO BE INSTALLED IN ACCORDANCE WITH MAKERS INSTRUCTIONS WITH THE INTERNAL DIAMETER RELATED TO THE DEPTH IN ACCORDANCE WITH B.S 8301 : 1985. FOUL DRAINAGE PIPES TO BE UPVC TO B.S 4660 1982 FLEXIBLY JOINTED AND LAID TO MAKERS INSTRUCTIONS 100MM DIAMETER : FALL 1:70 BED AND SURROUND WITH 100MM PEA GRAVEL : PROVIDE SUITABLE BRIDGING WHERE PIPES PASS THROUGH WALLS : RIGID SHEET METAL TO MASK 50MM CLEARANCE AROUND DRAIN OPENING IN WALL. WHERE PIPES UNDER FLOORS COME WITHIN 300MM OF OVERSITE CAST IN CONCRETE INTEGRAL WITH SLAB. SOIL AND VENT PIPES TO BE 100 DIA PVC TO BS 4514 : 1983 AND TO EXTEND MIN. 900MM ABOVE WINDOW HEADS AND TERMINATE WITH PVC BALLOON VENT PIPE IN GARAGE TO TERMINATE IN ROOF SPACE WITH POLYMENT. PROVIDE ACCESS PANEL IN PORCH CEILING TO FACILITATE ACCESS TO WASTE PIPE FOR RODDING AND CLEANSING. WASTE PIPES TO BE 38MM DIA GENERALLY INTERNALLY TO B.S 3943 : 1979 COMPLETE WITH RODDING EYES AT EVERY CHANGE OF DIRECTION : SHOWERS BATH AND VANITY UNITS TO HAVE 50MM DIA WASTE PIPES WITH ANTI-SYPHON TRAPS OTHERWISE PROVIDE 75MM DEEP SEAL TRAPS SHOWER TRAPS TO BE ELEVATED 150MM ABOVE FLOOR LEVEL TO FACILITATE ACCESS TO WASTE TRAPS : ULTIMATE DISCHARGE OF FOUL WATER TO MAIN SEWER IN ROAD VIA EX MANHOLE AND THENCE VIA VACUUM PUMPED SYSTEM ON SITE : Permission already obtained to build one metre from sewer on site

SURFACE WATER DRAINS: 115 DIAMETER HALF ROUND PVC RAINWATER GUTTERS TO 63MM DIAMETER DOWNPIPES : 110 DIAMETER UNDERGROUND PIPES FLEXIBLY JOINTED TO A FALL OF 1-70 BEDDED AND SURROUNDED WITH PEA GRAVEL. DISCHARGE TO 1.2M DIA. SOAKAWAYS SET MINIMUM OF 5 METRES FROM ANY BUILDINGS.

CHIMNEY FLUE CONSTRUCTION: 225 INTERNAL DIAMETER REMOTED CLAY FLUE LINERS TO B.S 1181 : 1971 AND LAID SOCKETS UPPERMOST : 100MM FACE BRICKWORK SURROUND TO FLUE AND TO EXTEND MINIMUM 1000 MM ABOVE RIDGE LINE AND TO TERMINATE IN CORBELLED OUT BRICKWORK AND CLAY POT WEAK MIX INFILL AROUND FLUE AS WORK PROCEEDS : AT FLUE ROOF INTERSECTION PROVIDE CODE 4 LEAD FLASHING WITH MINIMUM 150 MM. UPSTAND AND 3 COURSES ENGINEERING BRICKS : VENTILATION TO FIREPLACE SHALL BE AN AIR ENTRY OPENING OF AT LEAST 50% OF THROAT OPENING AREA. FLUE SIZE TO BE CALCULATED AS 1/9% OF THE AREA OF THE RECESS OPENING : FLUE TO BE CAPABLE OF BURNING SMOKELESS FUEL. HEARTH TO BE CONSTRUCTED OF NON COMBUSTIBLE MATERIAL AND TO BE MINIMUM 125MM THICK AND PROJECT FROM WALL FACE BY 500MM AND PAST SIDES BY MINIMUM 150 MM IN ACCORDANCE WITH THE APPROVED DOCUMENT PART J (PARTS C1—25) APPLIANCE IN ACCORDANCE WITH THE REGULATIONS.

FIRST FLOOR CONSTRUCTION: 19MM T & G FLOORING GRADE CHIPBOARD ON 50 x 200 SC 3 GRADE FLOOR JOISTS AT 400 MM CENTRES : 30 x 5 GALVANISED METAL STRAPS AS ANCHOR AND LATERAL RESTRAINT STRAPS AT MAXIMUM 2-0 METRE CENTRES AND TO SPAN OVER A MINIMUM OF 3 Nº JOISTS AND TO HAVE SOLID BRIDGING BENEATH : PROVIDE HERRINGBONE STRUTTING AT MID SPAN OF JOISTS WHERE SPAN OF JOIST EXCEEDS 3-0 METRES

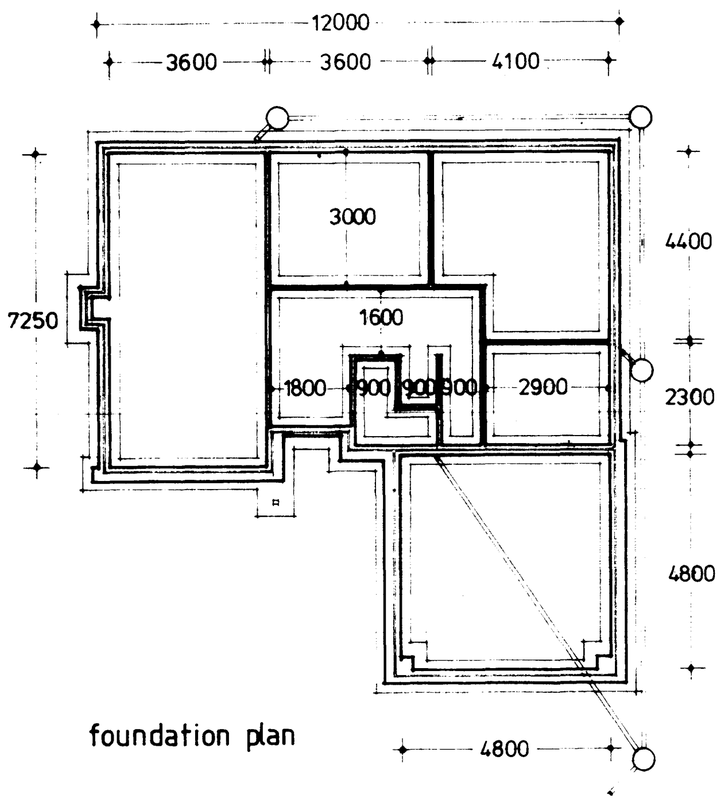
GROUND FLOOR CONSTRUCTION: MINIMUM 150 MM WELL CONSOLIDATED RAKEDCORE WITH SAND BLINDING : 1000 G. POLYTHENE D.P. MEMBRANE LAPPED CONTINUOUS WITH D.P.C BY 100MM 100MM CONCRETE LAID OVERSITE : 50MM JABLITE FLOORING INSULATION BOARD WITH 500 G. POLYTHENE MEMBRANE OVER AND 65MM SAND AND CEMENT SCREED WITH LAYER OF LIGHT WEIGHT REINFORCING MESH OR CHICKEN WIRE.

VENTILATION: TO HABITABLE ROOMS PROVIDE RAPID VENTILATION AT LEAST 1/20TH FLOOR AREA OF ROOM PART OF WHICH IS AT LEAST 1.75M ABOVE FLOOR LEVEL AND PROVIDE CONTROLLABLE BACKGROUND VENTILATION OF 4000 MM² TRICKLE VENTILATION : TO KITCHEN PROVIDE MECHANICAL EXTRACT OF AT LEAST 60 LITRES PER SECOND OR 30 LITRES PER SECOND IN A COOKER HOOD : TO BATHROOM, ENSUITE AND WC PROVIDE MECHANICAL VENTILATION TO OFFER MIN 3 Nº AIR CHANGES PER HOUR WITH 15 MINUTE OVERRUN AND AN EXTRACT RATE OF 15 LITRES PER SECOND BACKGROUND VENTILATION TO KITCHEN WINDOW TO = 4000 MM². CONTROLLABLE.

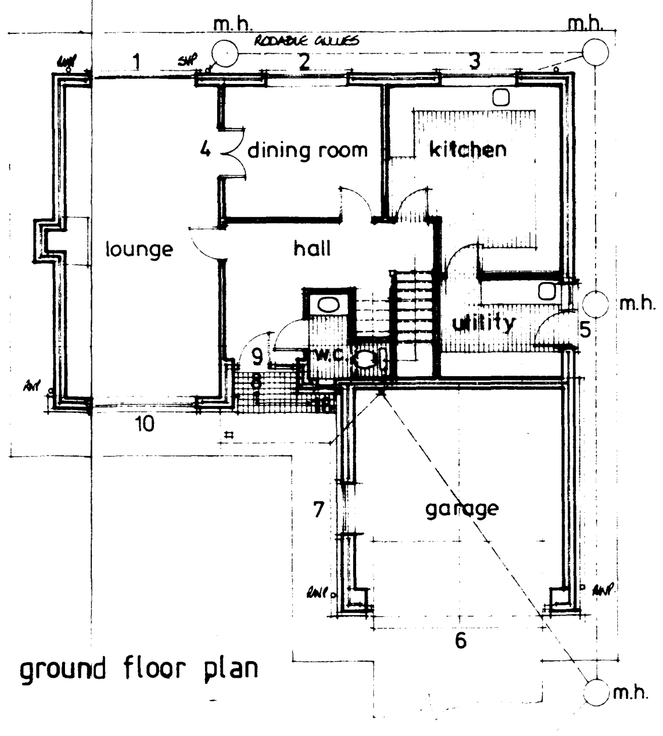
HOT WATER SYSTEM: HOT WATER CYLINDER TO BE VENTILATED TO THE ATMOSPHERE AND INSULATED TO THE REQUIREMENTS OF REGULATION L.1. PROVIDE ROOM THERMOSTAT OR THERMOSTATIC RADIATOR VALVES AND THERMOSTAT AND TIME SWITCH TO HOT WATER STORAGE VESSELS : ALL PIPES NOT CONTRIBUTING TO USEFUL HEAT REQUIREMENT TO BE INSULATED.

STAIRS: STAIRCASE TO BE MAXIMUM PITCH OF 42° AND HAVE 14 Nº RISERS ALL EQUAL AT 201.35 MM. AND AN EQUAL GOING OF 225 MM : MINIMUM WIDTH OF STAIRWAY 800MM : GUARDING TO BE MIN 840 MM ABOVE PITCH LINE AND 900 ON LANDINGS NO SPACE IN GUARDING TO EXCEED 99 MM

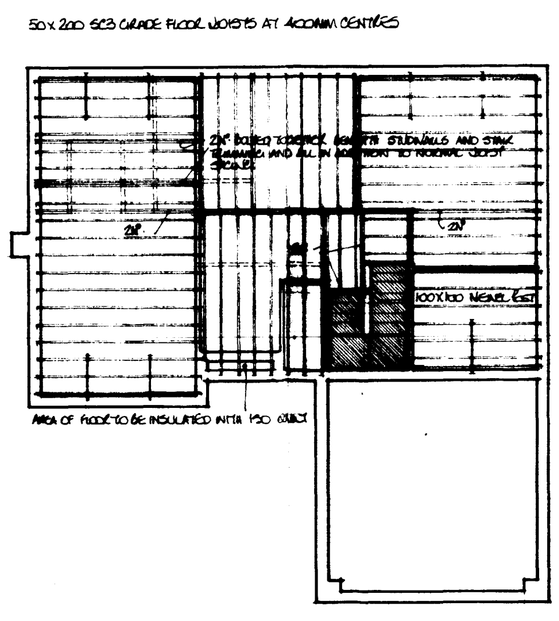
DOUBLE GLAZE THROUGHOUT



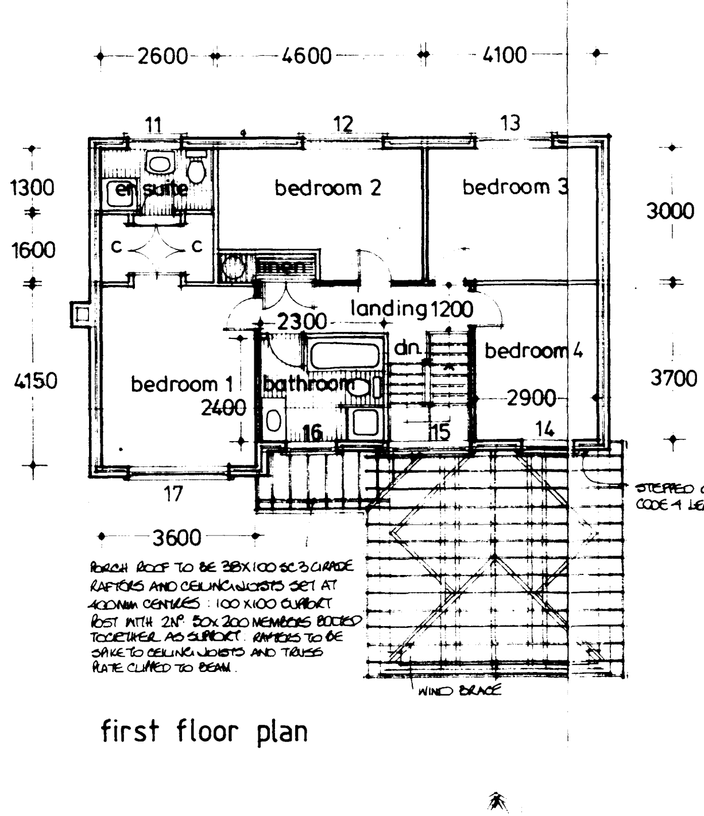
foundation plan



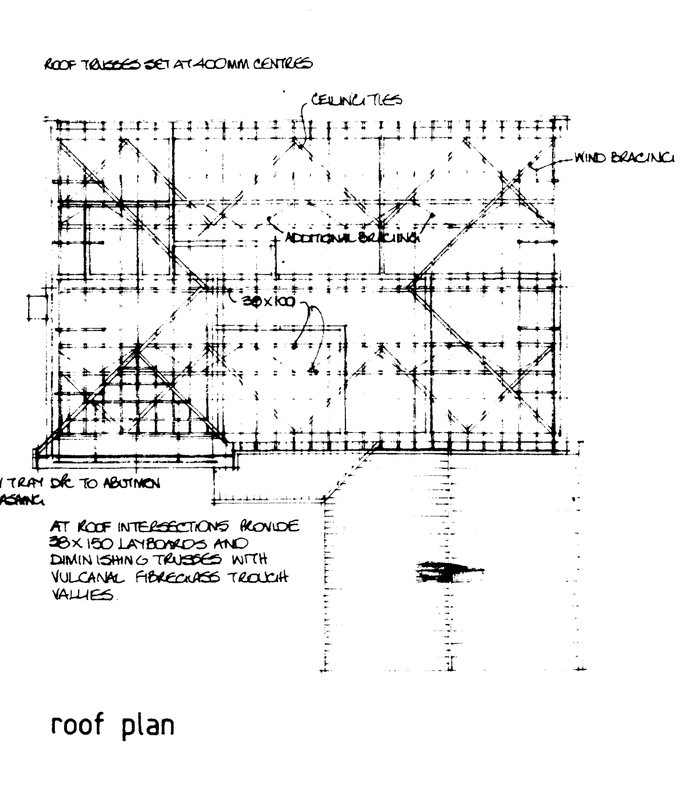
ground floor plan



first floor joist plan



first floor plan



roof plan



part section garage / canopy roof

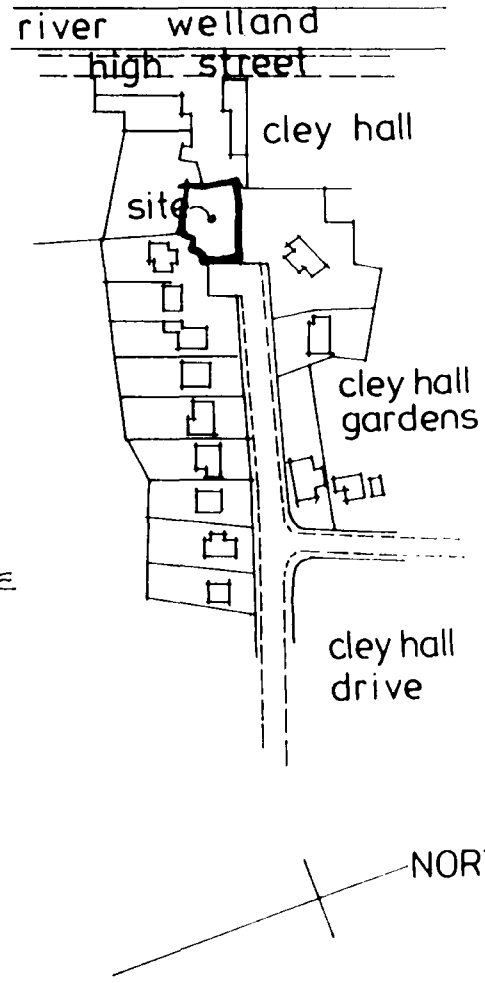
LINTELS: AS MANUFACTURED BY MESSRS. I.G. AND TO BE COMPLETE WITH CAVITY TRAY D/C OVER AND INSTALLED IN ACCORDANCE WITH MAKERS INSTRUCTIONS.

OPENING NUMBER	OPENING WIDTH	LINTEL LENGTH	LINTEL TYPE	END BEARING
1.10.17	2400	2700	I.G. L1.S	150
2.3.12.13.15	1800	2100	"	"
5.9	1500	1800	"	"
8.18.	2400 combined	2700	"	"
6	4200	4500	"	"
11.14.16.7.	1200	1500	"	"
4.	1200	1500	100 X 150 BOX BEAM	"

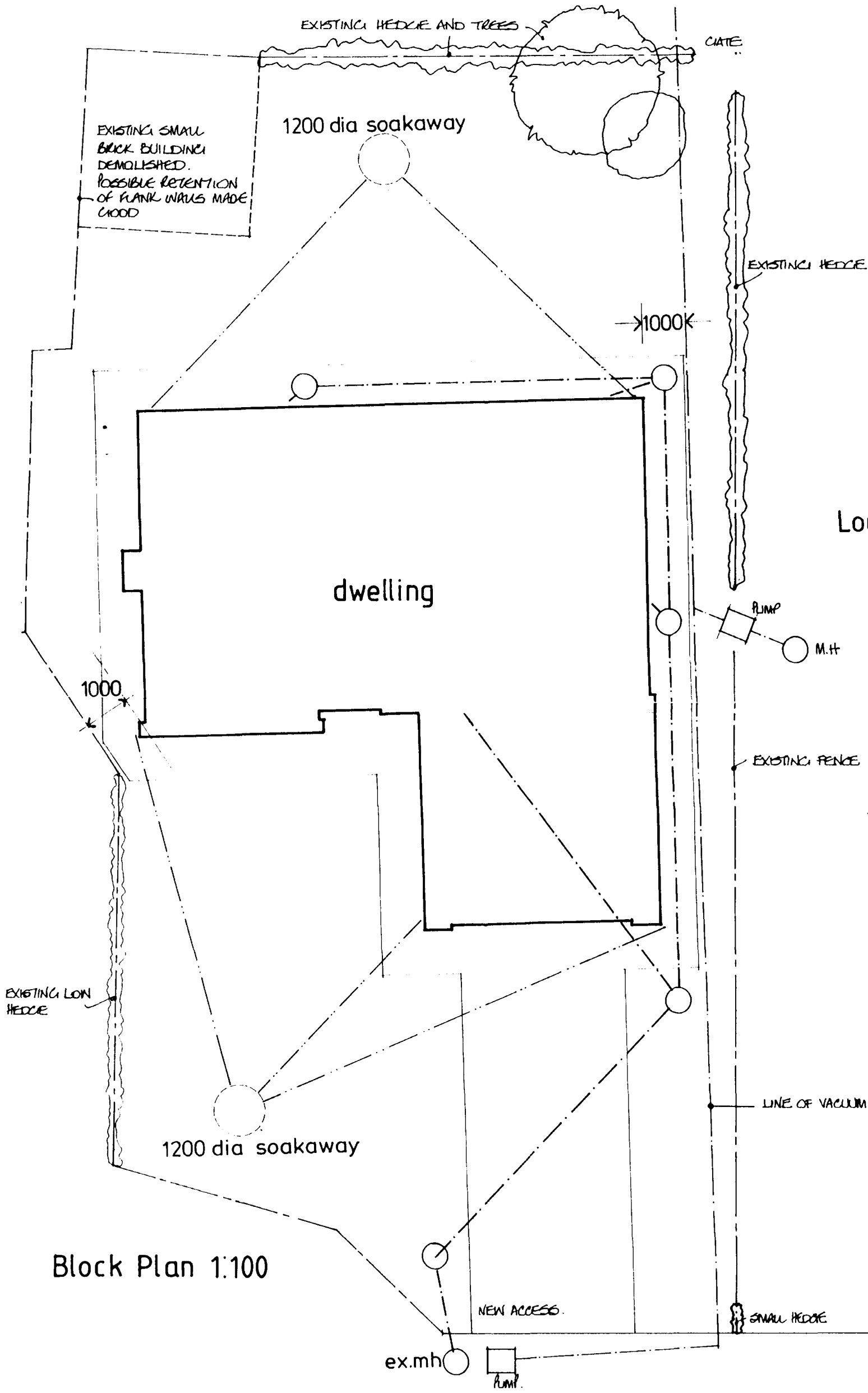
AMENDMENTS.

FILE		BY	DATE	SCALE	TITLE
DRAWN				1:100	dwelling house and garage at cley hall gardens spalding for PEARSON & ALUZZI builders.
TRACED					
CHECKED					DRG No.

1310/91



Location Plan 1:2500



Block Plan 1:100

CLEY HALL GARDENS cul de sac (AND TURNING FACILITY).

proposed dwelling house and garage at cley hall gardens for PEARSON & ALUZZI builders