

Town and Country Planning Act 1990

Planning Permission

Reference: H16/1339/91

Received: 21-APR-92 Type: FULL

Name: Geest Properties Ltd
West Marsh Road
Spalding
Lincs

Agent: Ruddell Wilkinson Limited
84 Lincoln Road
Peterborough
PE1 2SW

Description: Erect covered way between premises, refurbish & upgrade entrance, car park & rear of site after warehouse demolish

Location : White House Chambers Albion Street
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 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.

- 3 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.

- 4 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

- 5 Before the alterations to the building are complete, the access shall be

constructed as shown on the submitted plans.

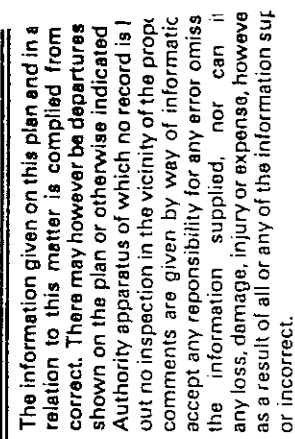
Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the letter and amended plans (reference number 11622 AB27/A) received 17 June 1992 and amended plans (reference number 11590 AB0031 and 11590 AB0032) received by the Local Planning Authority on the 16 April 1992

Director of Planning and Building Control Services
06-JUL-92 H16/1339/91

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.



PLANNING APPLICATION

For office use only

Application No.

H16/1339/91

Date Registered

16 DEC 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

GEEST PROPERTIES LIMITED
WEST MARSH ROAD
SPALDING
LINCS

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

RUDDLE WILKINSON LIMITED
84 LINCOLN ROAD
PETERBOROUGH
PE1 2SW

Tel. No. 0733-314314

(Personal contact name) J Durance/D Gunn

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

WHITE HOUSE CHAMBERS, ALBION STREET, SPALDING, LINCS

OFFICE
COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF COVERED WAY BETWEEN PREMISES ON SITE, REFURBISHMENT
AND UPGRADING OF SITE ENTRANCE, CAR PARKING AND REAR OF SITE FOLLOWING
DEMOLITION OF WAREHOUSES

Please complete

I attach * Four copies of all plans

*an ownership certificate (see back page)

*a fee of £92.00

If you consider no fee is payable
include a written explanation instead.

Signed

David Gunn

Date

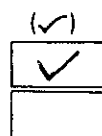
9.12.91

pp Ruddle Wilkinson Ltd

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 worksor This is an **outline** application

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

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

☐

(iii) Change of use

☐

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

N/A

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

22

sq. metres

2.7

metres

B. Please state size of any new structure:- (a) max. height:

13.0

metres

(b) max. length:

2.0

metres

(c) max. width:

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

White prefinished aluminium & steel with glazed walls & roof

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken?

Yes

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

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

Office

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** boxA. 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: Albion Street
Will there be --
Individual access(es) ☐ No
New estate road ☐ No

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

Existing car park remains

TREES Please tick **one** boxA. 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 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

N/A

D. Foul sewerage will be disposed of to:

N/A

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

Yes

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):**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.

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

1. APPLICANT'S INTEREST

Please state interest (e.g. owner, prospective purchaser)

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 David Gorn (Applicant/Agent) Date 9.12.91
pp Ruddle Wilkinson Ltd

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 David Gorn (Applicant/Agent) Date 9.12.91
pp Ruddle Wilkinson Ltd

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

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.

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

Signed

David Gorn

Date

9.12.91

FURTHER 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:

Please provide a best elevation showing both buildings + the
grazed walkway through the gap between the two buildings

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

PM 2-1-92

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 :

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

PM 25-6-92
originally missed when
Bier revalidated

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 92,000

Receipt Issued No. 1388

Date First Received 16 DEC 1991

REGISTRATION

REFERENCE H16/1339/91

Cross-Ref H16/1340 & 1341/91 (LB)

RHL Date 17/12/91

VALIDATION

Date 17/12/91

Type FULL Earliest permission date (Cert B)

Site area No. of dwellings Floorspace 22,000

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
Site plans
Description

☐
☐
☐

Accuracy

Incomplete form

☐
☐

S65 Advert required

☐

Expiry date

Fees:

Nil fee - previous app
- type

☐
☐

Ref

Discounted fee

Reason

Correct fee £ 46

Additional £ Receipt no.

Refund

£ 46

Issued Dec 1991 ✓

CONSTRAINTS

Date 19-12-91

Index Sheets 103 OS Nos

Grid Ref 525230

323200

Ward P Parish Soding

TR Rural

CA

Yes

TR Bypass

LB

Yes

Grade

Inside IBD Yes Inside LP Area Yes

Level crossing

TPO

Yes

Footpath

Other:

Linked to site Ref Linked to property Ref

Planning Records: 193/91

1250189

B Reg Records:

Earlier apps

194/91

993/88

Already submitted Ref

195/91

146/85

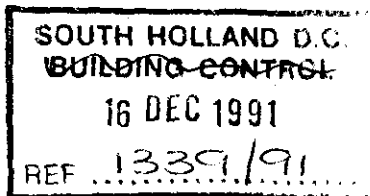
Requested

196/91

205/85

1116/89

Inputs completed 23/12



GLEST

GEEST PROPERTIES LTD

White House Chambers
Spalding Lincolnshire
England PE11 2AL

Telephone: Spalding (0775) 761111
Telex: 329272 Fax: (0775) 769489

Registered in England (No. 884073) Registered Office as above

SOUTH HOLLAND DISTRICT COUNCIL
TREASURERS DEPARTMENT
COUNCIL OFFICES
PRIORY ROAD, SPALDING
PE11 2XE

REMITTANCE ADVICE

ACCOUNT No.	DATE
S0399	13/12/91

DATE	TYPE	INVOICE NUMBER	OUR REFERENCE	AMOUNT
05/12/91	Invoice	FEE WHC	000507	92.00
2				92.00
CHEQUE TOTAL				



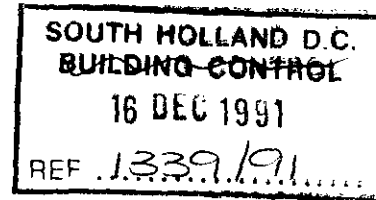
**Ruddle Wilkinson
Limited**

*Architects
Interior Designers
Town Planners
Landscape Architects*

84 Lincoln Road
Peterborough PE1 2SW
Telephone 0733 314314
Fax 0733 52242

11622/DG/PL 10 December 1991

Planning Department
South Holland District Council
Priory Road
Spalding
Lincs



Dear Sirs

**White House Chambers Site, Albion Street,
Spalding for Geest Properties Ltd**

With reference to the above site, we have pleasure in submitting, on behalf of our Client, a formal application for the following works:-

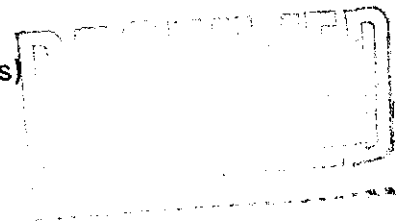
- i) Erection of a covered glazed link between Albion House and White House Chambers.
- ii) Refurbishment and upgrading of the existing site entrance.
- iii) Refurbishment, redefinition and upgrading of existing car park.
- iv) General site improvements including the addition of some landscaping.

In support of the above, we enclose the following:-

a) **Planning Application**

- i) Application forms duly completed (4 copies)
- ii) Drawings (4 copies)

11622 AS 0100	Existing Site Plan
11622 AB 26	Existing Elevation
11622 AB 23	Proposed Plan & Elevation
11622 AB 25	Proposed Elevations
11622 AB 24	Existing Plan & Elevations
569D/SK1	Proposed Site Plan



contd/...2

*Directors
J W F Durand
DipArch RIBA FBIM
R J Mackrill
BSc(Hons) DipArch RIBA
N Taylor
MBIAT AMIAS
D M Turnock
BA(Hons) DipArch RIBA
E H A Taylor
FCCA*

a) Contd

iii) Cheque for £92.00

iv) Location Plan

b) Listed Building Consent - White House Chambers

i) Application forms duly completed (3 copies)

ii) Drawings (3 copies)

11622 AB 24	Existing Plans
11622 AB 26	Existing Elevation
11622 AB 23	Proposed Plan & Elevation
11622 AB 25	Proposed Elevation

iii) Location Plan

c) Listed Building Consent - Albion House

i) Application forms duly completed (3 copies)

ii) Drawings (3 copies)

11622 AB 24	Existing Plans
11622 AB 26	Existing Elevation
11622 AB 23	Proposed Plan & Elevation
11622 AB 25	Proposed Elevation

iii) Location Plan

As you can see our Client is proposing to erect a lightweight steel and aluminium framed structure with glazed sides and roof. All elements will be prefinished in white.

We trust the application and proposals are to your approval but should you have any queries, please do not hesitate to contact the writer.

Yours faithfully



D L Gunn
pp Ruddle Wilkinson Limited

cc Mr N Clements - Geest Properties Ltd - with all encls

PLANNING APPLICATION

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

LISTED BUILDING IN CONSERVATION AREA

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 of SPALDING

Reference No: H16/1339/91

Description: Erect covered way between premises, refurbish & upgrade entrance, car park & rear of site after warehouse demolish

Location: White House Chambers
Albion Street
Spalding
Lincs

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 by 21-JAN-92 quoting the above reference number.

B Smith
District Planning Officer

31-DEC-91

FILE COPY

S O U T H



H O L L A N D
DISTRICT COUNCIL

with

property professionals

and ENSURE YOURS IS A
**HAPPY
NEW YEAR!**

SPALDING
(05) 766766

MARKET DEEPING
(0778) 342466

CROWLAND
(0733) 210517

Public Notices

Ring SPALDING 725484

MENT
ACT 1973
(a)(i)

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 Construc-
tion Ltd is applying to the
South Holland District
Council for planning per-
mission to erect three bed
bungalow and garage.

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

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

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

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 H08/1323/91)

Extension to rear of shop and new roof over main shop

4 Market Place, Spalding

(Application: H18/0576/91) 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 demolition

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 MALL 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
05766

Council Offices
Priory Road, Spalding



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.

05766

187V3-1

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EVERYONE**

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Classified Tele-ad department on

SPALDING 725484

number 31, Dated December 31,
1991.

187/07LP31-12

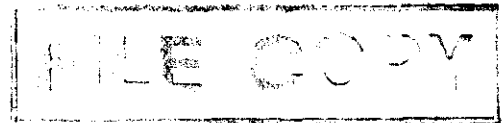
0766

187/507FP31-12

LFP 31/12/91

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



Application no: H16/1339/91

Applicant: Geest Properties Ltd
West Marsh Road
Spalding
Lincs

Agent: Ruddle Wilkinson Limited
84 Lincoln Road
Peterborough
PE1 2SW

Description: Erect covered way between
premises, refurbish & upgrade
entrance, car park & rear of
site after warehouse demolish

Location: White House Chambers
Albion Street
Spalding
Lincs

Type: FULL

Date received: 16-DEC-91

31-JAN-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Please provide a front elevation showing both buildings and the glazed walkway through the gap between the two buildings.

If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is P J UDY

Yours faithfully

A handwritten signature in dark ink, appearing to read "Peter J. Udy".

PP Principal Planning Officer

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/38

To: South Holland District Council

Application
Reference

H 16/1339/91.

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. Address or location

WHITE HOUSE CHAMBERS, ALBION ST, SPALDING

3. Name, classification and number of road

III

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

ERECT COVERED WALKWAY BETWEEN PREMISES, REFURBISH-
& UPGRADE ENTRANCE, CAR PARK AT REAR OF
SITE AFTER WAREHOUSE DEMOLISHED

- 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).~~

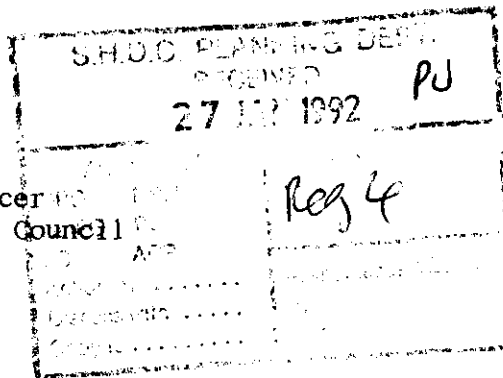
~~d. Requests the local planning authority to complete Form T.R. 108 para
10b as shown overleaf.~~

Date: 2-1-92.

Signed:

J. Emmer
Director of Highways and Planning

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE



*National Rivers Authority
Anglian Region*

22 January 1992

Our ref.GT/92/1/SH/0008

Dear Sir

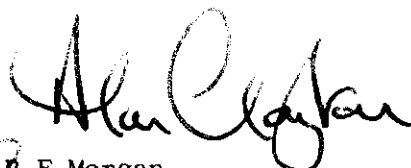
**PLANNING APPLICATION NO. H16/1339/91
PROPOSED ERECTION OF A COVERED WAY, CAR PARK, REFURBISHMENT AND UPGRADE OF
SITE ENTRANCE, AT WHITE HOUSE CHAMBERS, ALBION STREET, SPALDING,
BY GEEST PROPERTIES LTD.**

With regard to the above-mentioned application received on 6 January 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

We have no objections to raise, in principle, to the above-mentioned application for planning permission.

For vehicle parking areas a storm by-pass oil interceptor will be required. It must be designed to receive flows up to 50mm/hour from the connected area with all flows up to 5mm/hour rainfall passing through the interceptor and receiving a minimum 6 minutes retention in each interception chamber.

Yours faithfully


A F Morgan
Planning Engineer

cc Ruddie Wilkinson Ltd
84 Lincoln Road
Peterborough PE1 2SW

VJC

DR KEVIN BOND
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927



**Ruddle Wilkinson
Limited**

*Architects
Interior Designers
Town Planners
Landscape Architects*

84 Lincoln Road
Peterborough PE1 2SW
Telephone 0733 314314
Fax 0733 52242

11622/DG/PL 15 April 1992

For the attention of Mr N Midland
Chief Planning & Conservation Officer

South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

Dear Sirs

Covered Glazed Walkway between White House Chambers
and Albion House, Spalding for Geest Properties Ltd
Ref: H16/1339/91, H16/1340/91, H16/1341/91

With reference to the above applications and your correspondence of
31 January 1992.

We have now received final instructions from our client as to the nature
of the walkway and would submit 12 copies of the larger scale 1:50
drawings you requested, as follows:-

11622 AB27	-	Rear Elevation
11590 AB0031	-	Front Elevation
11590 AB0032	-	Plan

While you requested a set of 1:20 details, we believe that these would
not show any more detail than the 1:50's and would therefore propose to
submit a set of 1:10 or 1:5 details shortly, when we have ascertained
your exact requirements.

contd/...2

D:\11622DG30B.LTR 15 April 1992

Directors
J W F Durand
DipArch RIBA FBIM
R J Mackrill
BSc(Hons) DipArch RIBA
N Taylor
MBIA AMIAS
D M Turnock
BA(Hons) DipArch RIBA
E H A Taylor
FCCA

Registered in Cardiff
No. 2546607
Registered Office as above

We would be grateful if you could familiarise yourself with these drawings prior to our meeting at 2.30 pm on 21 April.

We could, at that time, enter into more detailed discussions regarding the construction, appearance and detailing of the walkway.

We look forward to meeting you on Tuesday.

Yours faithfully

A handwritten signature in cursive script, reading 'David L. Gunn'.

D L Gunn
pp Ruddle Wilkinson Limited



**Ruddle Wilkinson
Limited**

Architects
Interior Designers
Town Planners
Landscape Architects

84 Lincoln Road
Peterborough PE1 2SW
Telephone 0733 314314
Fax 0733 52242

11622/DG/PL 16 June 1992

For the attention of P Udy

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

Dear Sirs

Covered Walkway at Albion House, Spalding for Geest Properties Ltd
Ref: H16/1339/91, H16/1340/91, H16/1341/91

With reference to the above applications and your correspondence of 1 June 1992, on behalf of our Client, we would make the following reply.

The walkway will now be of aluminium with a white finish. The exposed walling below will be blockwork with a black Synthaprufe finish.

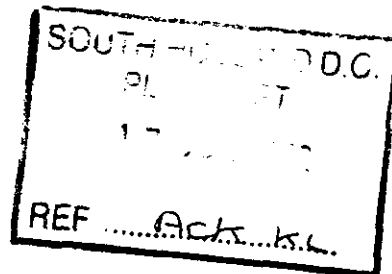
We trust the above meets with your approval and enclose six copies of Drg 11622 AB27 Rev A, indicating minor alterations required to accommodate the aluminium framing system.

Should you have any queries, please do not hesitate to contact the writer.

Yours faithfully

D L Gunn
pp Ruddle Wilkinson Limited

cc Mr N Clements - Geest Properties Ltd



D:\11622DG328.LTR 16 June 1992

Directors
J W F Durand
DipArch RIBA FBIM
R J Mackrill
BSc(Hons) DipArch RIBA
N Taylor
MBIAT AMIAS
D M Turnock
BA(Hons) DipArch RIBA
E H A Taylor
FCCA

Registered in Cardiff
No. 2546607
Registered Office as above

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



Application no: H16/1339/91

Type: FULL

Applicant: Geest Properties Ltd
Tel:

Agent: Ruddle Wilkinson Limited
0733 314314

Description: Erect covered way between
premises, refurbish & upgrade
entrance, car park & rear of
site after warehouse demolish
Location: White House Chambers
Albion Street
Spalding
Lincs

Valid date: 18-DEC-91
Target dates:
To case officer 23-DEC-91
Inspected by 28-DEC-91
Extra contacts 02-JAN-92
Report if not clear by 22-JAN-92

Terminal date: 12-FEB-92
Target Committee: 21-JAN-92
Report deadline: 07-JAN-92
Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 22 M2
Category: Extension/curt bldg
Listed building: GRADE II*
Conservation Area: SPALDING

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr Mrs A J Teale	0775 766412 (Of 23-DEC-91	06-JAN-92
Site/Press Advert CLB	31-DEC-91	21-JAN-92

L.C.C. - ORB Attached JE CS 2-1-92.

This seems to cover more work than LB app - so
we have under 2B app for entrance, walls etc.
ORB. Wall in front of Albion House has been demolished.
en
4/10

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/1339/91

Received:16-DEC-91 Type:FULL

Name: Geest Properties Ltd
West Marsh Road
Spalding
Lincs

Agent: Ruddie Wilkinson Limited
84 Lincoln Road
Peterborough
PE1 2SW

Description: Erect covered way between premises, refurbish & upgrade
entrance, car park & rear of site after warehouse demolish

Location : White House Chambers Albion Street
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 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.

- 3 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.

- 4 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

- 5 Before the alterations to the building are complete, the access shall be

constructed as shown on the submitted plans.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the letter and amended plans (reference number 11622 AB27/A) received 17 June 1992 and amended plans (reference number 11590 AB0031 and 11590 AB0032) received by the Local Planning Authority on the 16 April 1992

Authorised to issue:

26-JUN-92 H16/1339/91

AD.. *[Signature]* DC..... *[Signature]*
30/6 6/9

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



Application No: H16/1339/91/1 Date Received: 02 09 92

Applicant: Geest Properties Ltd Agent: Ruddle Wilkinson Ltd
West Marsh Road 84 Lincoln Road
Spalding Peterborough
Lincs PE1 2SW

Description of Original Development: Erect covered way
between premises, refurbish and upgrade entrance, car park and
rear of site after warehouse demolish.

Location: White House Chambers, Albion Street, Spalding

Amendment Submitted: Amended elevation and ventilation

Drawing Number(s): 11622 AB 27

7 September 1992

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal
have now been considered, and I am able to inform you that
there are no objections to the amendment being implemented to
the extent described above.

Note: This Notice does not convey any approval under the
Building Regulations.

Yours faithfully

A handwritten signature in dark ink, appearing to be "B. Smith", written over the "Yours faithfully" text.

Director of Planning and Building Control Services



**Ruddle Wilkinson
Limited**

*Architects
Interior Designers
Town Planners
Landscape Architects*

84 Lincoln Road
Peterborough PE1 2SW
Telephone 0733 314314
Fax 0733 52242

11622/DG/PL 1 September 1992

For the attention of Mr N Midland

Chief Planning Officer
South Holland District Council
Priory Road
Spalding
Lincs

Dear Sirs

Covered Walkway between White House Chambers and Albion House,
Approval Nos. H16/1339/91, H16/1340/91, H16/1341/91

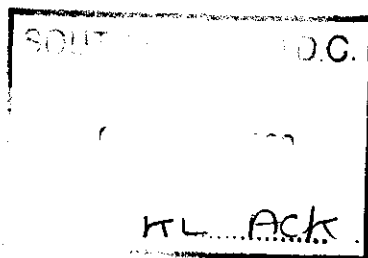
We refer to the above scheme and approvals.

As part of the continued design process, it has been discovered that the heat gain within the walkway will become unbearable unless some form of ventilation is provided.

After some consideration and exploration of options, we believe that the best option, without changing the character of proposals to date, would be to provide a pair of full height glazed louvres to either side. This would enable the visual rhythm of the uprights to be maintained.

The existing landscaping scheme will be extended using a similar mix of vegetation to create a barrier from the car park.

The elevation from Albion Street, while having louvres added, will still be broken up and dominated by the timber screen between the buildings.



contd/...2

DA11622DG02B.LTR 1 September 1992

*Directors
J W F Durance
DipArch RIBA FBIM
R J Mackrill
BSc(Hons) DipArch RIBA
N Taylor
MBIAT AMIAS
D M Turnock
BA(Hons) DipArch RIBA
E H A Taylor
FCCA*

Registered in Cardiff
No. 2546607
Registered Office as above



We enclose six copies of our Drg 11622/AB27 indicating this revision and would be grateful if this could be treated as an amendment to the existing approvals.

Should you have any queries, please do not hesitate to contact the writer.

Yours faithfully

D L Gunn
pp Ruddle Wilkinson Limited

PLANNING AMENDMENT

For office use only

Application No.

H16/1339/91/1

Date registered

02 SEP 1992

Case Officer

pu.

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

GEGST PROPERTIES LTD
WEST MARSH ROAD
SPALDING
Lincs

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

RUDDLE WILKINSON LTD
84 LINCOLN ROAD
PETERBOROUGH
PE1 2SW

Tel. No.

(Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

WHITE HOUSE CHAMBERS, ALBION STREET, SPALDING

Please complete

EARLIER APPLICATION No.

This application cannot be considered
unless the relevant reference is stated

H16/1339/91

Building Regulation reference relating to
same development.

2. Please tick **one** box only

Amendment is proposed where
permission already granted

If yes, submit two forms and two plans

A.

☐

or

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

B.

☐
☐

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

ERECT COVERED WAY
BETWEEN PREMISES, REFURBISH
+ UPGRADE ENTRANCE, CAR PARK
+ REAR OF SITE AFTER WAREHOUSE
DEMOLISH

State details of amendments proposed

(Give a full detailed list of the changes, and
also mark these clearly on the accompanying
plans)

AMENDED ELEVATION AND
VENTILATION

State drawing no's of the current submission

11622 AB27

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. 3/5/92

Validation

Adequate detail
Acknowledged

☐

Confirmed

..... K.L.
K.L.

Liaison
with
Building
Control

Outside parameters

☐

Confirmed ... CB

Referred to case officer

.....

Officer

Amended plans received

☒

No further action

Amended plans needed

☐

Reference 0536/92

New application needed

☐

New submission requested

.....

Indexed

..... K.L.

Principal
D.C.
Check

Case
Officer

Case Officer: Check List

BC liaison — see above

Technical consults
needed?

☐

viz

sent

Site inspection
needed?

☐

Site notes:

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

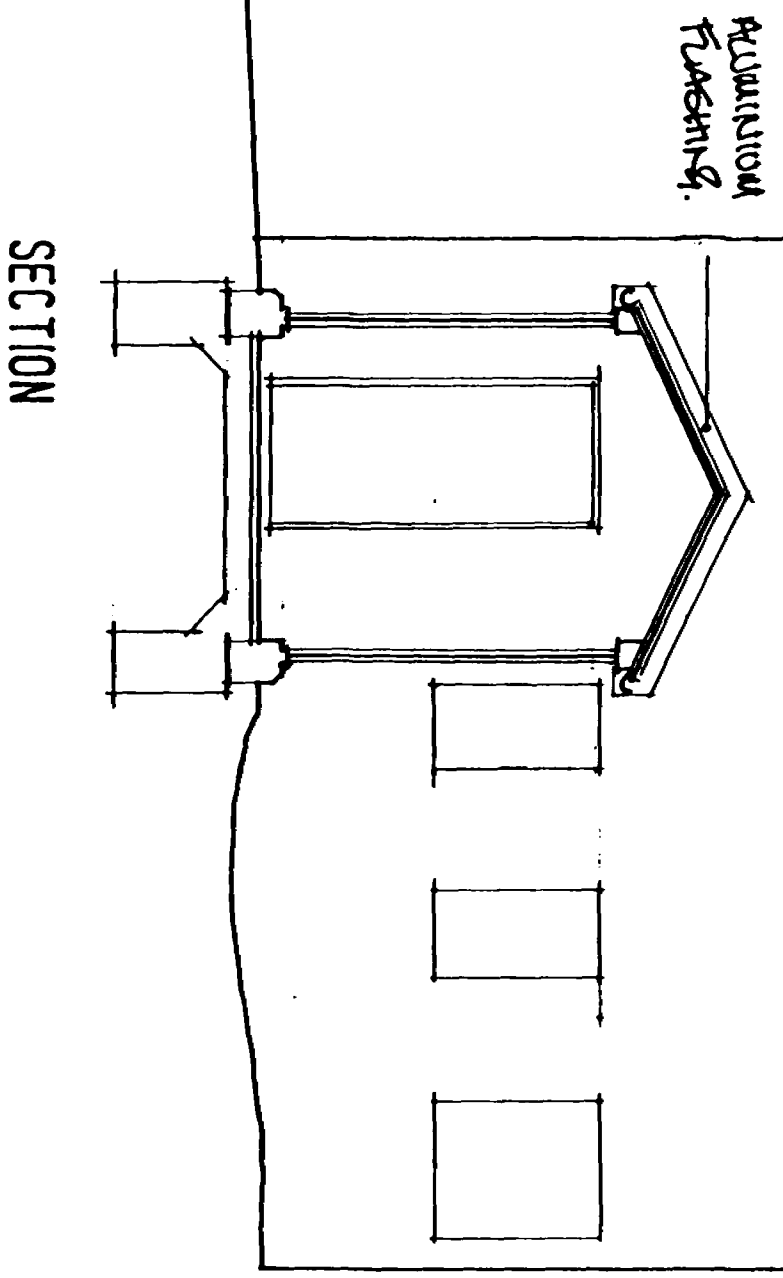
Details of fee required

Details accepted, if different:

Notes: door has no horizontal bar ~~at~~ middle

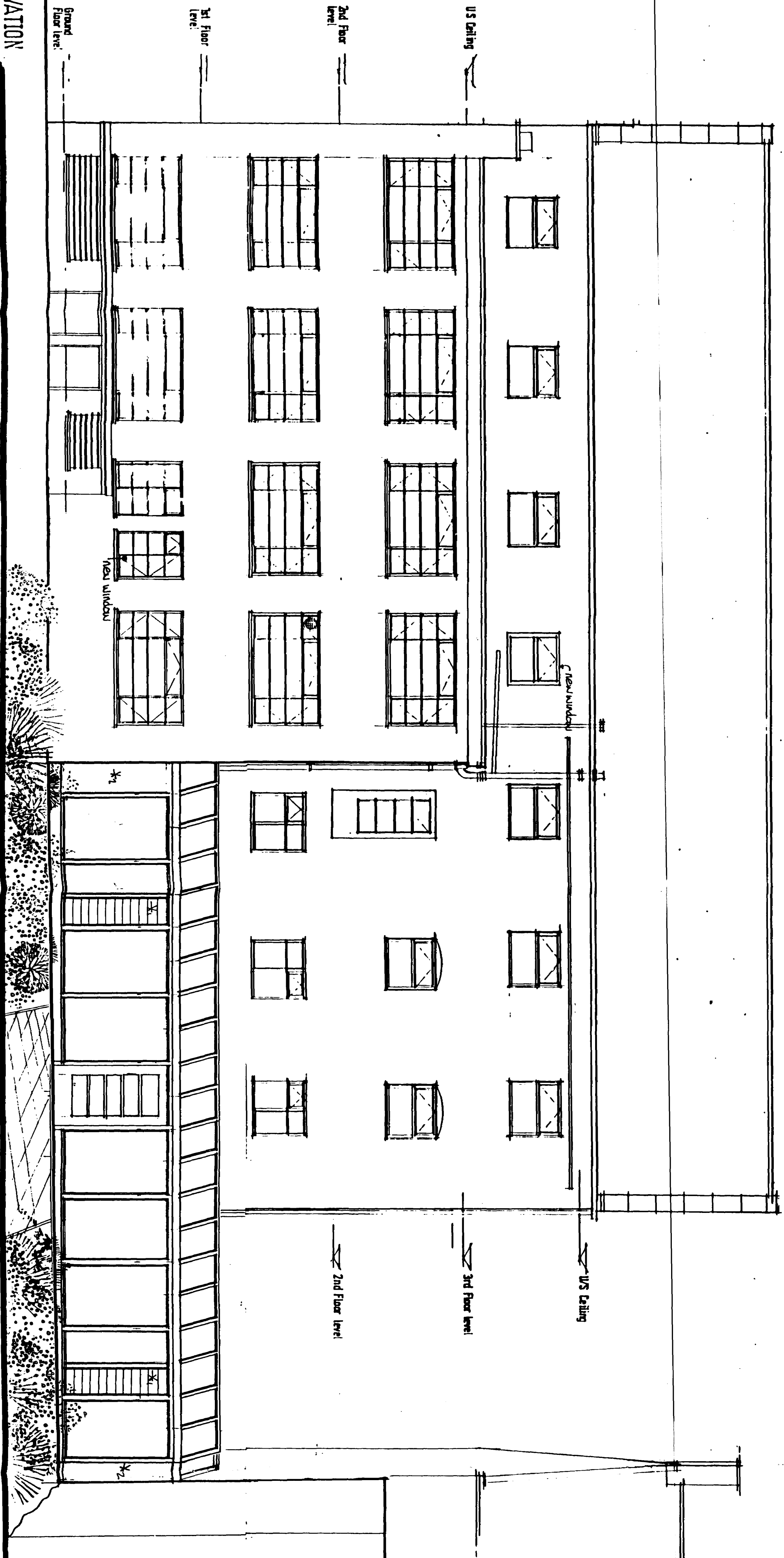
Signed: *FM*

Date: 4-9



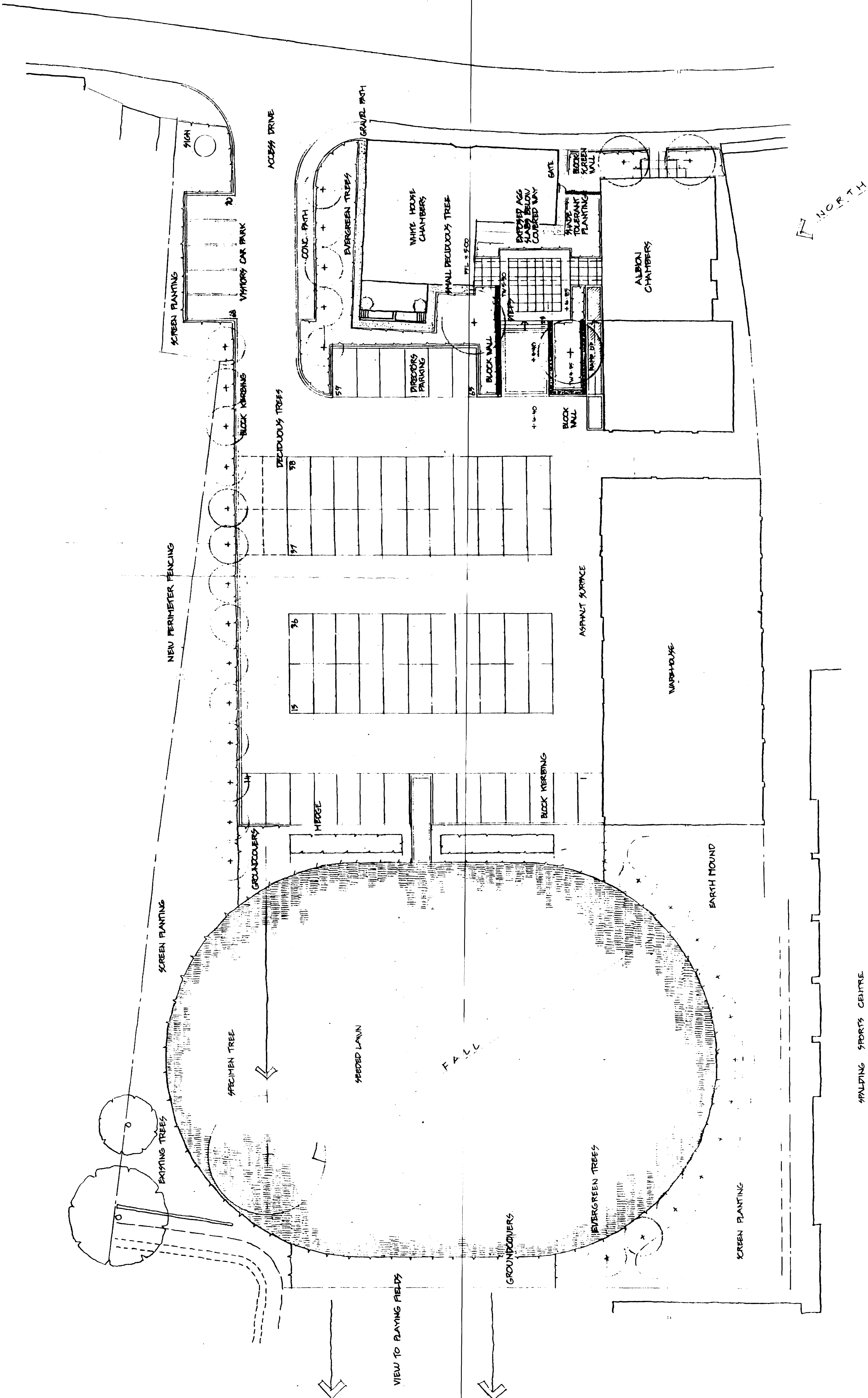
SECTION

NORTH WEST ELEVATION



PROPOSED COVERED WAY,
WIND-ROOF - WHITE ALUMINIUM, WITH
SLATE CLAZZUS,
PLINTH
*1 - DARK FINISHED WOODWORK,
- COVERED VENTILATION PANEL,
- INFILL PANEL BY MANUFACTURER
OF UNKNOWN.

SOUTHERN
02 01 00
REF. 11622 AB 27



SOUTH HOLLAND D.C.
BUILDING CONTROL
16 DEC 1991
REF. 113391/91



Landscape Design Associates

LANDSCAPE ARCHITECTS AND URBAN DESIGNERS
17 WINTER MOUNTAIN
PO BOX 100
PORT ARTHUR
TASMANIA 7130

CLIENT NAME:

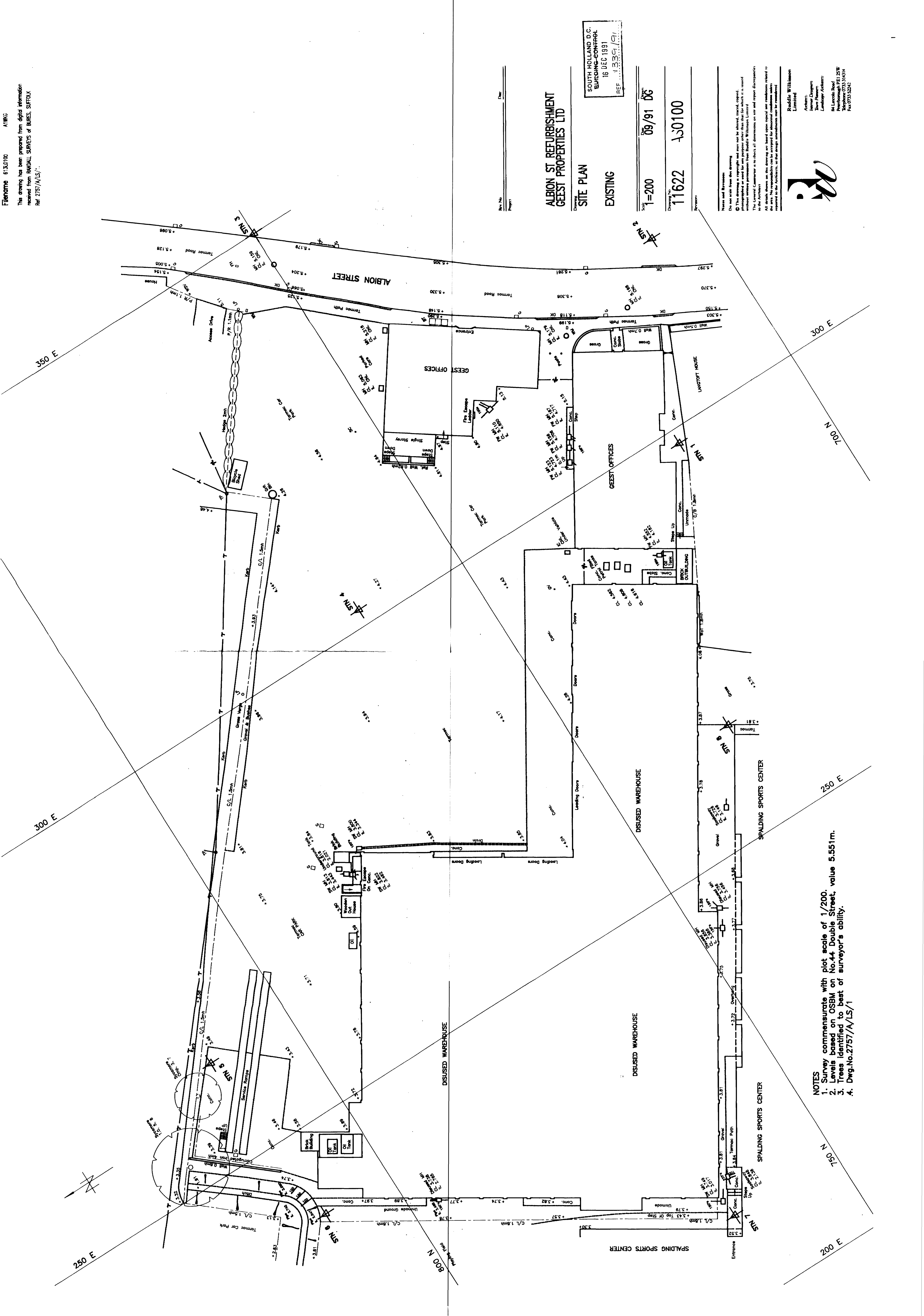
GREAT PROPERTIES LIMITED
ALBION STREET REDEVELOPMENT
STUDING

DRAWING

LANDSCAPE SKETCH PROPOSALS

SCALE 1:200
DATE 11 SEPT 91
DWN SF CMC

DWG NO 5690/9K1



ALBION ST REFURBISHMENT
GUEST PROPERTIES LTD

SITE PLAN

EXISTING

Scale: 1/200 Date: 09/91 DG

Drawing No: 11622 Revision: 150100

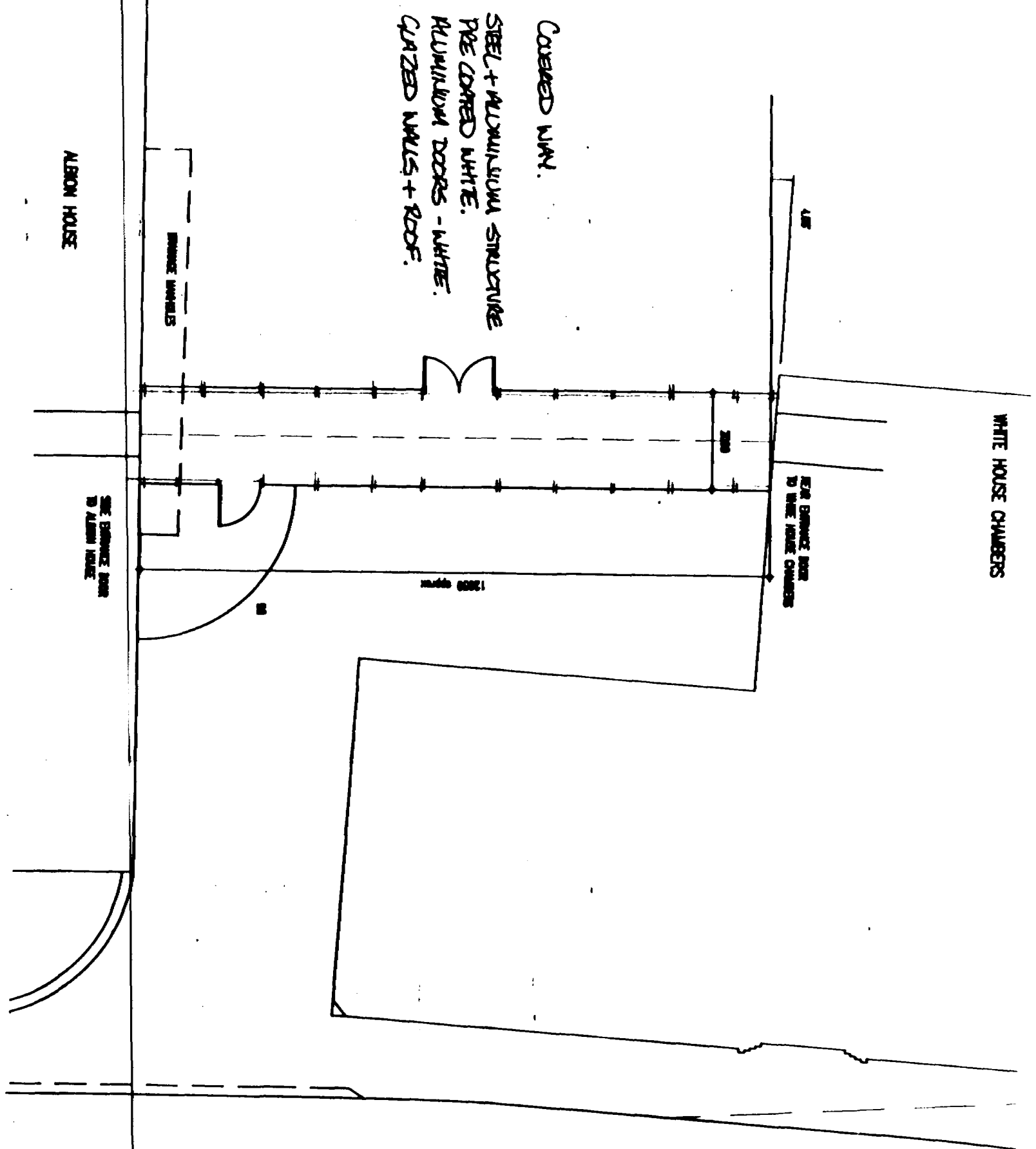
SOUTH HOLLAND D.C.
BUILDING CONTROL
16 DEC 1991
REF: 13391/91

Notes and Revisions:
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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.
All details shown on this drawing are based upon typical and conditions related to the area. No responsibility can be accepted for alterations or omissions which are not shown on this drawing.
Approved by the Architect: [Signature]



Riddle Williamson
Limited
Architects
Surveyors
Town Planners
Landscape Architects
84 Levens Road
Preston P12 5W
Telephone 0733 314314
Fax 0733 3242

- NOTES
1. Survey commensurate with plot scale of 1/200.
 2. Levels based on OSBM on No.44 Double Street, value 5.551m.
 3. Trees identified to best of surveyor's ability.
 4. Dwg.No.2757/A/LS/1



Rev. No. _____ Date _____
Project _____

PLAN

ALBION HOUSE

SEE ELEVATION FROM
TO ALBION HOUSE

ALBION ST REPAIRMENT
QUEST PROPERTIES LTD.
Drawing
EXTERIOR WORKS.
COVERED WALKWAY.
PROPOSED

SOUTH HOLLAND D.C.
BUILDING CONTROL
16 DEC 1991
REF: 1339/91
Drawing No. 11622.
Date 24/11/91
By Broom.

11622. AB 23.

Key: none

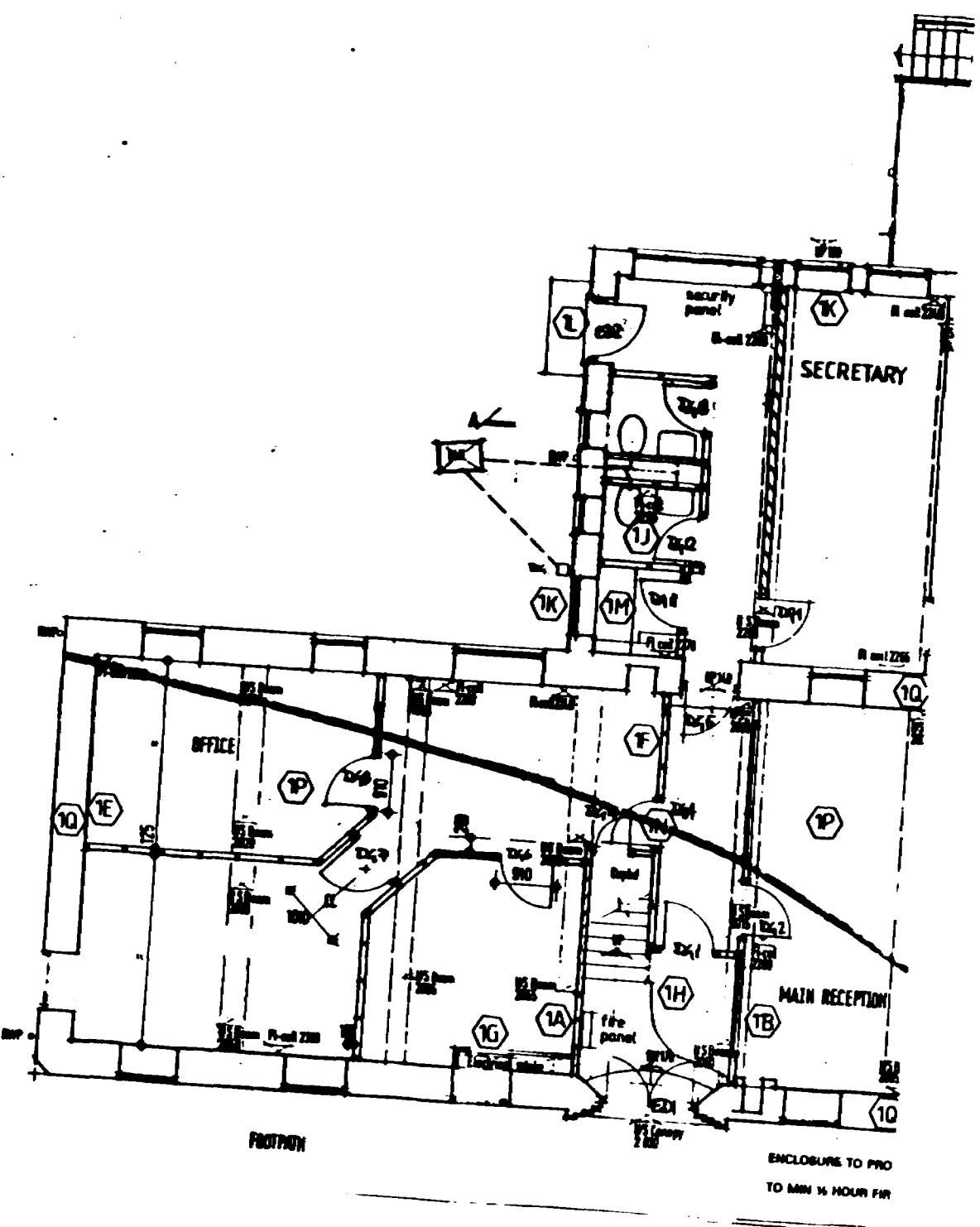
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3. The General Contractor is to check all dimensions on site and report discrepancies to the Architect.
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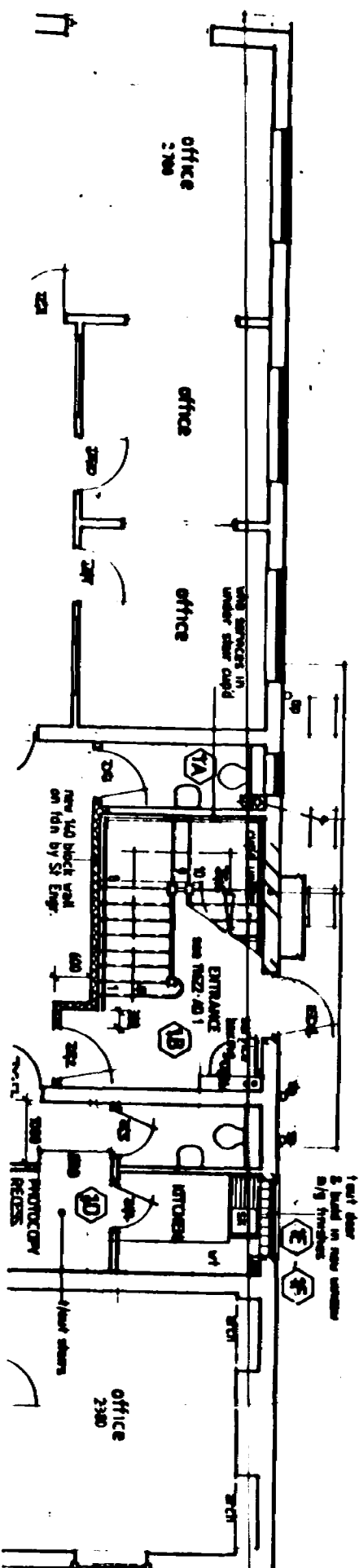
Rudolf Wilkman
Partnership

Architect
10000 Wilkman
Town Planners
Landscape Architects
44 Lincoln Road
Perthshire PE1 2SW
Telephone 0733 34314
Fax 0733 3242

ELEVATION TO CAR PARK.



PLAN.



SOUTH HOLLAND P.C.
WORKING-DRAFT
18 DEC 1991
REF 1339/91

ALBION ST REFURBISHMENT
GEEST PROPERTIES LTD
EXTERNAL WORKS
COVERED WAY
EXISTING.

Scale 1:100 Date 12.91 DG.

Drawing No 11622 AB 24

Revisions

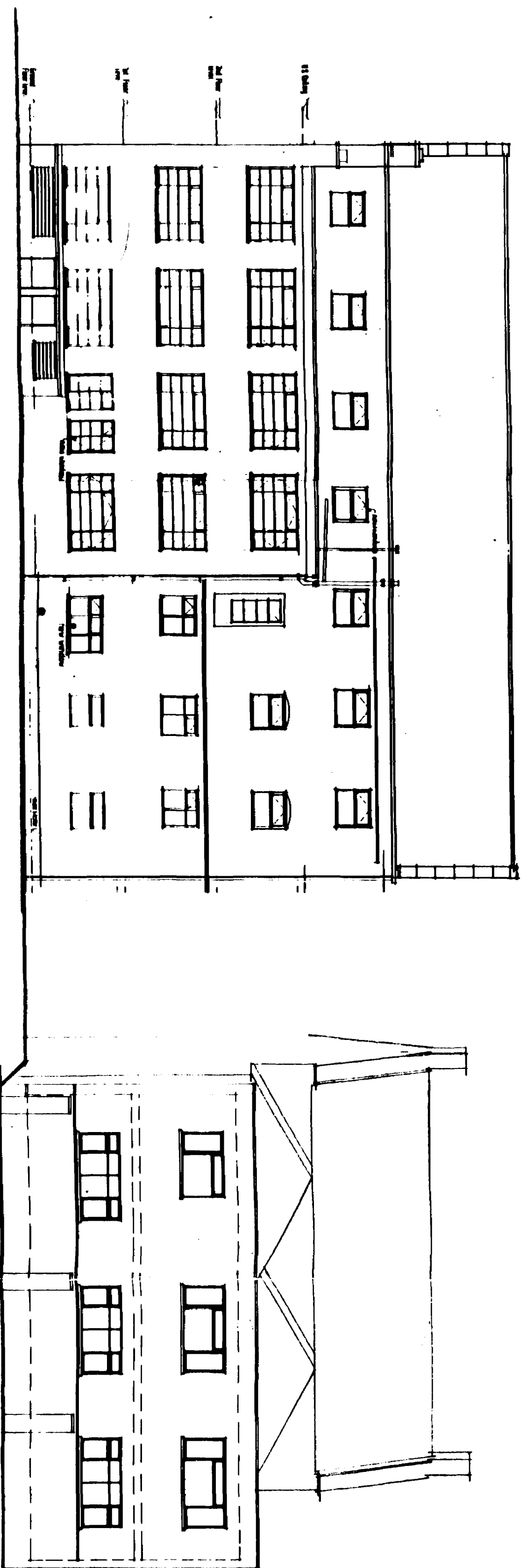
Notes and Remarks

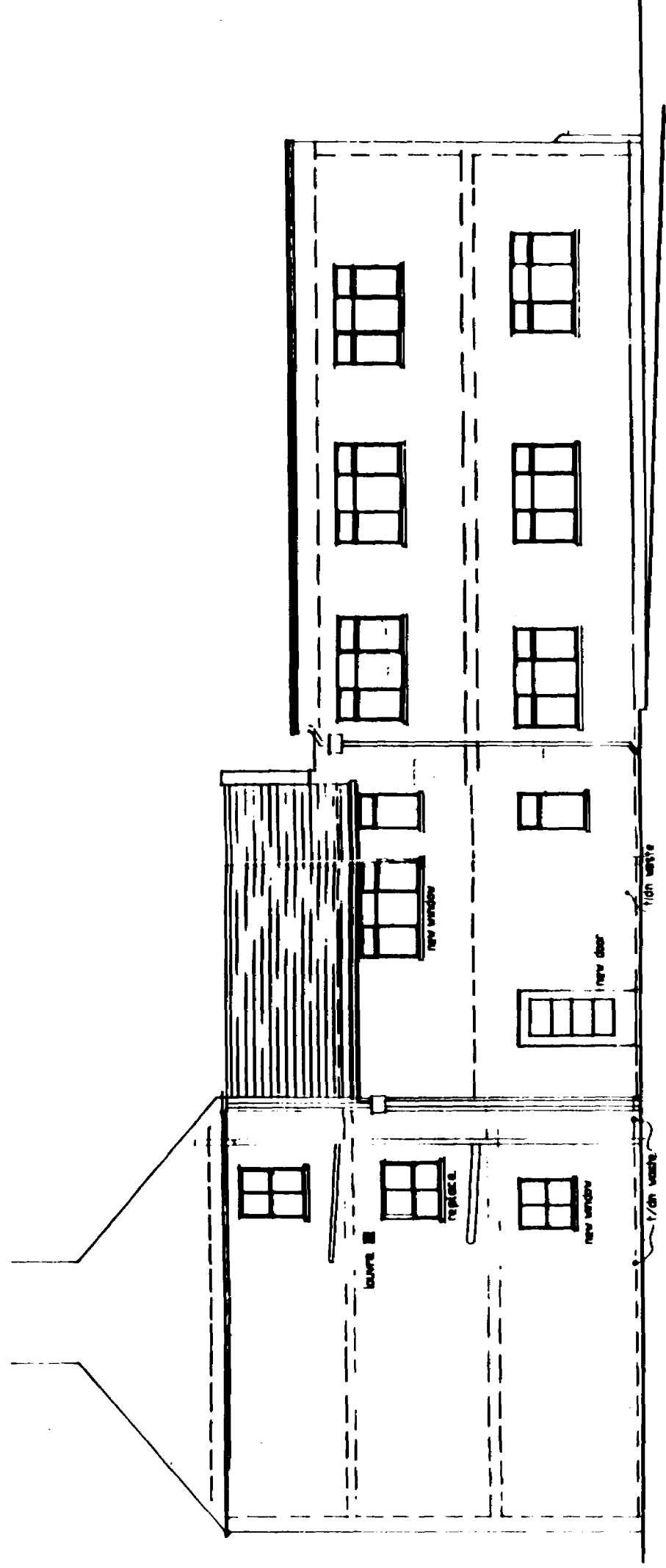
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Ruddle W.A. Jones
Partnership
Architects
Interior Designers
Town Planners
Landscape Architects
94 Lincoln Road
Preston Park PE1 2SW
Telephone 0733 314314
Fax 0733 52242

ELEVATION TO CAR PARK.





ALBION HOUSE SIDE ELEVATION

Rev. No. _____ Date _____
Project _____

ALBION ST REFURBISHMENT
GEEST PROPERTIES LTD

Drawing

SOUTH HOLLAND D.C.
BUILDING CONTROL
16 DEC 1991
REF 1338191

EXTERNAL WORKS
EXISTING ELEVATIONS
COVERED WAY

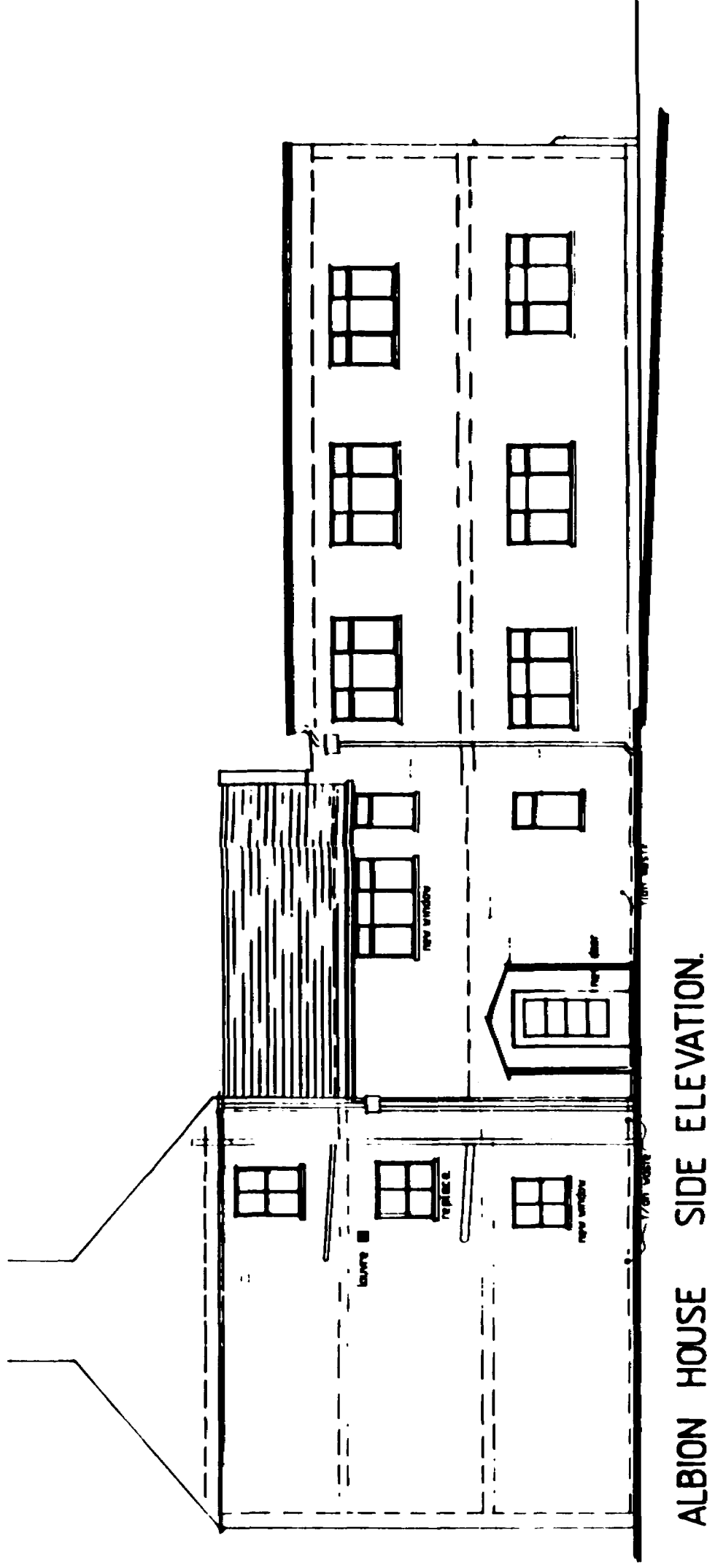
Scale	Date	Drawn
1:100	12.91	DG
Drawing No		
11622	AB 25	
Revised		

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Ruddle Willison
Partnership
Architects
Interior Designers
Town Planners
Landscape Architects
94 Lincoln Road
Preston PR1 2SW
Telephone 0753 314314
Fax 0753 325242



WHITE HOUSE CHAMBERS SIDE ELEVATION



ALBION HOUSE SIDE ELEVATION

Rev. No. _____ Date _____
Project _____

ALBION ST REFURBISHMENT
GEEST PROPERTIES LTD

Drawing

SOUTH HOLLAND D.C.
BUILDING CONTROL
16 DEC 1991
REF 1339/91

EXTERNAL WORKS
EXISTING ELEVATIONS
COVERED WAY

Scale	Date	Drawn
1:100	12.91	DG
Drawing No.	11622	AB 26
Revisions		

Notes and Remarks

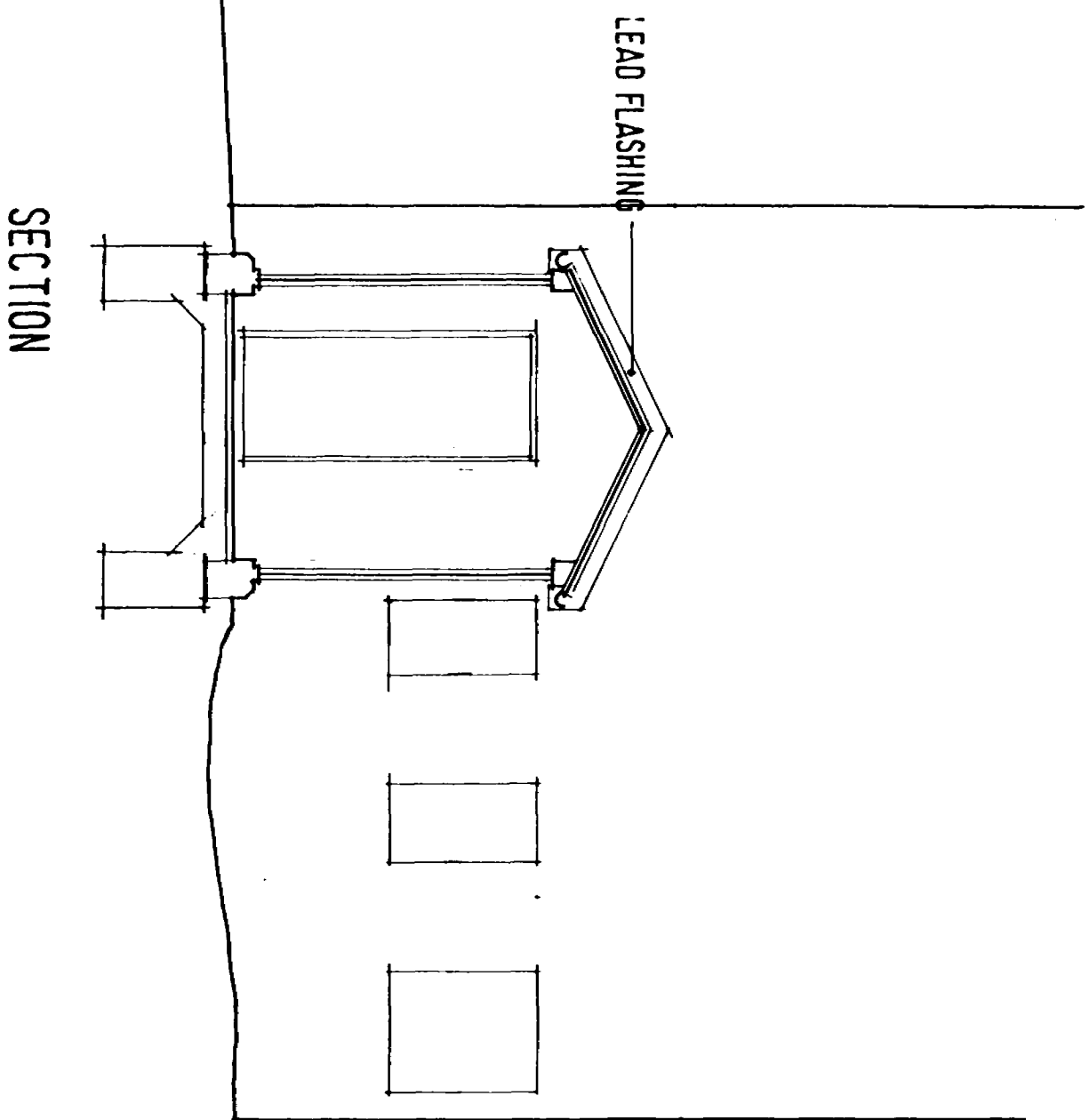
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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical construction details as shown on the drawings of the existing building and are not to be construed as a guarantee of the accuracy of the information reported to the Architect, so that design amendments may be considered.

Radcliffe Williams Partnership
Architects
Interior Designers
Town Planners
Landscape Architects
84 Lincoln Road
Northborough PE1 2SW
Telephone 0753 314314
Fax 0753 324742



WHITE HOUSE CHAMBERS SIDE ELEVATION

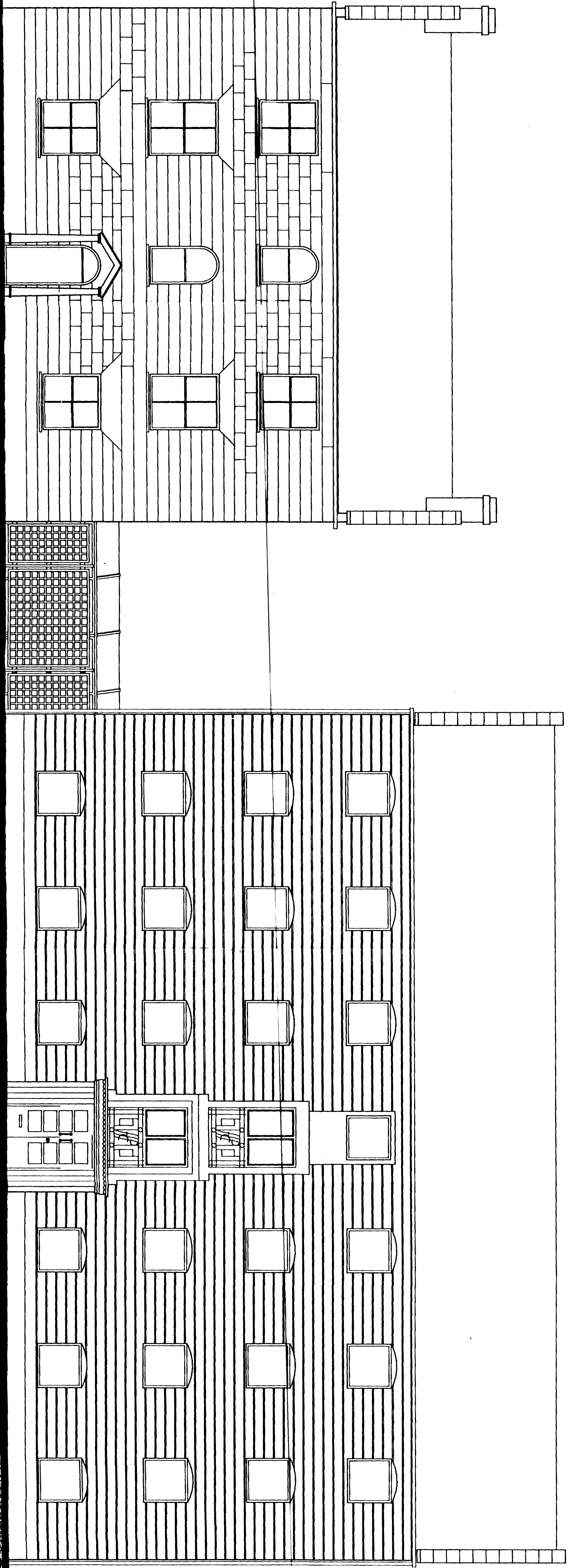


NORTH WEST ELEVATION



PROPOSED COVERED WAY.
WALLS-ROOF - WHITE ALUMINIUM WITH
SINGLE GLAZING.
GLAZING -
BLACK FINISHED MASONRY.

SO
REF 1337/71



ALBION HOUSE

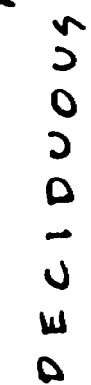
KEY LANTERN, IN TOWER COLORED WHITE, WITH COLORED
WALKING ROOM.

WHITE HOUSE CHAMBERS

SITE ENTRANCE

ELEVATION TO ALBION STREET
SHOWING PROPOSED COVERED WALKWAY

00.5711 +



PLANTING

JINZO RAMP

BLOCK PAVING

✓
THRUB PLANTING

TRUB PLANA
+
DECIDUOUS

LOW PLANTING

RAMP UP

HEDGE.

BLOCK
PAVING

RC No	Date
Project	

OFFICE DEVELOPMENT
GEEST PROPERTIES LTD

Drawings
PLAN.

COVERED WALKWAY

Draw No.	Date	Drawn
1=50	04/92	DG
11590		A30032

2

Notes and References

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Contractor is to check all dimensions on site and remove all obstructions before commencing work.

17214-94 310

area. No responsibility can be accepted for abnormal conditions referred to the Government.

to the architects, so that design amendments may be submitted.


Ruddle Wilkinson

Ruddle & Wilkinson

Partnership

— 178 —

1. *Ammonia* NH_3 NH_4^+
 2. *Carbon dioxide* CO_2 H_2CO_3

Landmark Decisions:

44 Lincoln Road

Telephone 333 3441

Fax (773) 522-