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

Town and Country Planning Act 1990

FILE COPY

Approval of Reserved Matters

Reference: H17/1120/91 Received: 28-NOV-91 Type: RESERVED MATTERS

Name: Mr & Mrs Yould
Belton Villa
Cross Street
Spalding
Lincs

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Proposed house with garage to replace existing

Location : Cheal Road Gosberton Risegate
Spalding Lincs

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

1 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.

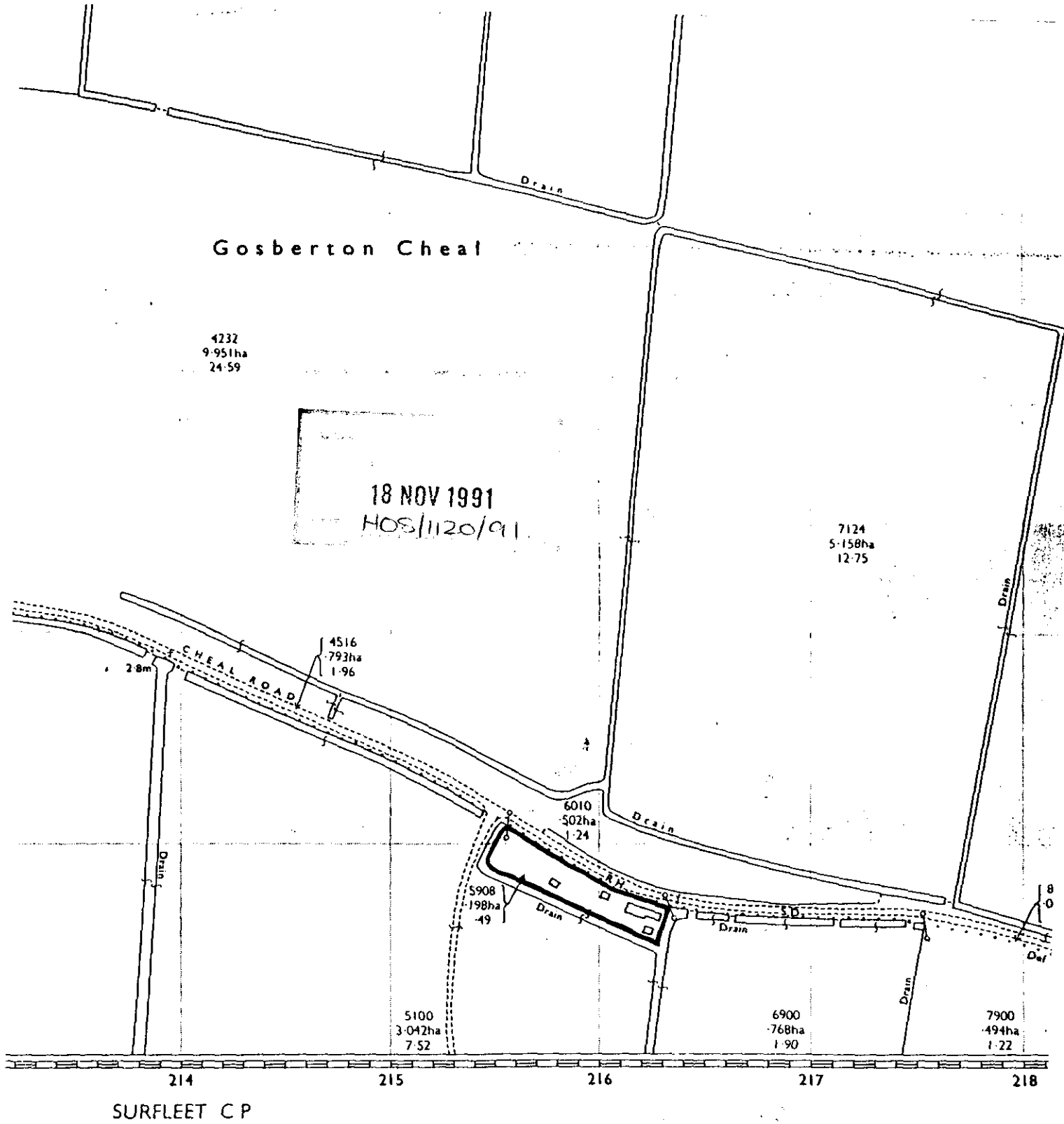
B Smith

Director of Planning and Building Control Services
14-JAN-92

H17/1120/91

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.

15/1



10 11 12 Hectares

23 24 25 26 27 28 29 Acres

860 880 900 920 940 960 980 1000 1020 1040 1060 1080 1100 Metres

2800 2900 3000 3100 3200 3300 3400 3500 3600 Feet

One grid square on this plan *represents one hectare.*

Made a

Area mea
The number and area, in hectar

4267

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H17/1120/91.

Date Registered 18 NOV 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS M. YOULD,
BELTON VILLA,
CROSS STREET,
SPALDING,
LINCS.

Tel. No.

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

L. A. BUILDING DESIGN
55, HANNAM BOULEVARD
SPALDING. PE11 1LB
TEL: 0775 711437

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

CHEAL ROAD, GOSBERTON RISEGATE, SPALDING.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED HOUSE WITH GARAGE TO REPLACE EXISTING COTTAGE

Please complete

Signed P S Litkgau

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.

Date 18 NOV. 91

Previous application No. H17/0663/91

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**	H17/0663/91 DETAIL DRAWING ACCESS LANDSCAPING.

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:

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

B. Please state size of any new structure:- (a) max. height: 8.40 metres O/A

(b) max. length: 12.50 metres O/A

(c) max. width: 5.50 metres O/A.

C. Please state type and colour of materials for facing external walls: BUTTERLEY OLD ENGLISH MIXTURE FACING BRICKS

D. Please state type and colour of roofing materials. SANDTOFT ROMAN PANTILE SMOOTH RUSTIC CONC TILES.

5. GENERAL INFORMATION *Please complete each section*

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

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 of more trees ☐ → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of

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

C. Please state whether a land drain will be affected

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	☐	→ If so, **please give details in Part 6**
The proposal affects a listed building	☐	
The proposal affects a public footpath	☐	
The proposal is known to affect contaminated or filled land	☐	
The proposal is for industrial, warehousing, offices or shopping purposes	☐	→ 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.	☐	→ 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)

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 .....

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 .....

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by:
date:

Residents notified on site visit: 17/12

Case Officer Conclusions (issues) Cottage – in seemingly good repair. Traditional features all still there. – Outside "Privy" Brick pads. Outside old store? Cannot see still burning sound fuel?

Case Officer Recommendations (summary) Grant permission
(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 ....

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

No ....

[Reason:

Other circumstances needing Committee decision Yes ....

Flagged by Senior Officer
Signed .....

No ....

[Reason: ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic. No ....

Nil fees (not first Submission)

Other info. viz:
Signed .....

Yes ....

ANY ONE OF ABOVE

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

Delegation confirmed by Senior Officer
[signature]

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

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 92

Receipt Issued ..... No. P253

Date First Received 18-11-91

REGISTRATION ✓ 4/12 SA 17

REFERENCE H08/1120/91

Cross-Ref KL 2-12

Date 19/11/91

VALIDATION 28.11.91

Date 19/11/91

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

Site area 0.74 No. of dwellings 1 Floorspace .....

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

Earlier permission ref H17/0663/91

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 ☐ Discounted fee ☐ Ref ..... Reason .....

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

Refund £ ..... Issued .....

CONSTRAINTS Date 29-11

Index Sheets 77 OS Nos ..... Grid Ref 521600 329070

Ward U Parish ~~SOSBERTON~~ SURFLEET

Inside IBD NO Inside LP Area NO

TR Rural ☐ TR Bypass ☐ Level crossing ☐ Footpath ☐

CA ☐ LB ☐ TPO ☐ Other: Grade

Linked to site.....Ref..142... Linked to property.....Ref.....

Planning Records: Earlier apps 663/91 no dec yet

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

Inputs completed.....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

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

Publicity : General
Departure
Setting of LB Viz

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 :

R E V A L I D A T I O N

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 .....

LINCOLNSHIRE COUNTY COUNCIL

DE. .RTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H17/1120/91.

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	1	6	2	9	0.

2. Address or location

Cheal Road, Crosberton Risegate

3. Name, classification and number of road

4. Date application referred 5/12/91

5. State whether outline, detailed application etc.

R.M

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

House & Garage to Replace Existing.

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: 5/12/91 Signed: Director of Highways and Planning

L A Building Design,
55 Hannam Boulevard,
Spalding,
Lincs.

Mr Midlen

NRM/JJ H17/1120/91

PSL/91/17

21st January 1992

Dear Sir,

PROPOSED REPLACEMENT DWELLING, CHEAL ROAD, GOSBERTON RISEGATE.

I refer to your letter of 20th December 1991 in reply to mine of 18th. I have to say that I read your letter with some dismay, not because of your clients decision to press ahead with your proposal to demolish and replace the existing dwelling, which he is perfectly entitled to do, but because your reply was couched in such antagonistic terms when a mere polite negative would have sufficed.

I can assure you that neither my Assistants telephone call nor letter of 18th December contained any ambivalence, real or implied, whilst your suggestion that my Authority is insensitive to the occupiers is utterly unfounded. I think you will find if you re-read my letter that the applicants needs and wishes are fully acknowledged, as is the fact that outline permission has already been granted.

I wrote to you making the suggestion because the Councils Consultant, who is a qualified architect specialising in conservation matters, and who advises not only several District Councils, but also the Department of the Environment, felt that the cottage could be restored, converted and extended to provide modern accommodation whilst retaining the main structure. I appreciate the property is in poor condition, but you must surely be familiar with examples of the successful conversion and modernisation of old buildings, even if you have not personally been involved as agent. To insinuate that the conservation of the existing structure would entail your clients continuing to use the earth closet in the garden, is, if I may say so, quite ludicrous and I would hope that you have not so advised your client. If you have, I am not at all surprised that your client does not favour the idea.

I would emphasise again that there is no question of requiring your client to retain the existing cottage if he does not want to, and I am currently processing his application for a replacement dwelling which I would anticipate will be determined very shortly. However, before the cottage is demolished I would appreciate the opportunity to make a photographic survey if that is acceptable.

Yours faithfully

N Midlen
Principal Planning Officer (DC)

SOUTH HOLLAND DISTRICT COUNCIL PLANNING DEP.

B. SMITH, M.R.T.P.I., DISTRICT PLANNING OFFICER
COUNCIL OFFICES, CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCS. PE11 1DB. Tel. SPALDIN
COUNCIL OFFICES, PRIORY ROAD, SPALDING, LINCOLNSHIRE, PE11 2XE - TEL. SPALDING 761.

APPLICATION REF: H17/1120/91/A1

DATE AMENDMENT RECEIVED: 10 March 1992

APPLICANT: Mr & Mrs M Yould
Belton Villa
Cross Street
Spalding
Lincolnshire

AGENT: L A Building Design
55 Hannam Boulevard
Spalding
Lincolnshire
PE11 1LB

DESCRIPTION OF ORIGINAL DEVELOPMENT: Proposed house and garage to replace existing

LOCATION: Cheal Road, Gosberton Risegate, Spalding

AMENDMENT SUBMITTED: Change roof tiles to Sandtoft 'Calderdale Slate', smooth grey with red ridge and hip tiles

20 March 1992

Dear Sir or 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

B Smith

Director of Planning and Building Control Services

N25

B N 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: H08/1120/91

Applicant: Mr & Mrs Yould
Belton Villa
Cross Street
Spalding
Lincs

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Proposed house with garage to replace existing

SOUTH HOLLAND D.C.
PLANNING DEPT
28 NOV 1991
REF .....

Location: Cheal Road
Gosberton Risegate
Spalding
Lincs

Type: RESERVED MATTERS

Date received: 18-NOV-91

20-NOV-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 scaled drawings showing details of proposed garage.

✓ Four copies of detailed landscaping scheme referred to.

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

pp Principal Administrative Officer

PLEASE RETURN WITH INFORMATION

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: H17/1120/91

Applicant: Mr & Mrs Yould
Belton Villa
Cross Street
Spalding
Lincs

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Proposed house with garage to replace existing

Location: Cheal Road Gosberton Risegate
Spalding Lincs

Type: RESERVED MATTERS

Date received: 28-NOV-91

05-DEC-91

Dear Cllr J A Dobney

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is M A CAUGHEY

As applications can be determined under delegated powers in many cases, please let me know by 15-DEC-91 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr J A Dobney
Orchard House
32 Surfleet Road, Surfleet
Spalding, Lincs
PE11 4AG

I request that this application be considered by Planning Committee, because

Signed: J A Dobney

MC

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

Action of
DPO MSM
SDPO BS
JC AGP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

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

Mr & Mrs Yould
Belton Villa
Cross Street
Spalding
Lincolnshire

M A Caughey

MAC/SJS H17/1120/91

18 December 1991

Dear Sir and Madam

Planning Application H17/1120/91 - Proposed house with garage

I have now received your plans for a replacement dwelling at Cheal Road and, having made another visit to the site, I find myself somewhat dismayed at the prospect of demolishing the existing house.

As you are no doubt aware our Consultant Architect viewed the property and asked English Heritage to consider its merits for Listing. English Heritage considered it a borderline case but eventually decided not to List. However, the Consultant Architect has stated that it has a number of merits and is a very good example of a little altered traditional cottage and that its loss would be a great pity. You will, therefore, appreciate my concern that it is to be demolished.

With this in mind I have taken the liberty of contacting the Consultant Architect to enquire whether it would be possible to modernise and extend the cottage without losing its charm and character and the initial (informal) response has been positive.

I am, therefore, now returning to yourselves to ask whether you have considered the option of modernisation and extension. I appreciate there is much to be done as the cottage is without modern facilities, but in my opinion it may well be possible to alter to the extent that it provides something similar to that proposed by the current application. Furthermore, and although this is only a personal opinion, I would imagine that a period cottage, suitably modernised, in such attractive surroundings would easily find a place in the property market which is currently rather slow moving.

Cont/...

Cont/...

This is something of an eleventh hour bid and I realise that we have already granted Outline permission, but I would urge you to consider my suggestions and then make an appointment to see me as soon as possible. Unfortunately I shall be away from 20 December 1991 to 6 January 1992, however, the Head of Development Control should be available at some time in the week following Christmas, with the exception of the 1 and 2 January 1992. Failing that I should be more than happy to see you myself after the 6 January 1992.

I look forward to hearing from you.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

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: H17/1120/91

Applicant: Mr & Mrs Yould
Belton Villa
Cross Street
Spalding
Lincs

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Proposed house with garage to replace existing

Location: Cheal Road Gosberton Risegate
Spalding Lincs

Type: RESERVED MATTERS

Date received: 28-NOV-91

05-DEC-91

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 20-DEC-91. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is M A CAUGHEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Surfleet PC
Hungate Lane
Surfleet
Spalding Lincs
PE11 4BW

FOR PARISH COUNCIL USE ONLY

Comments: No objections

MC

S.H.D.C. PLANNING DEPT.
RECEIVED
23DEC1991

Attention of	File Nos.
DPO NRM DDPO RS JC ACP Action by ..... Discuss with ..... Action	Acknowledge YES/NO by date

Signed: [signature]
CHAIRMAN
18/12/91

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: H17/1120/91 Type: RESERVED MATTERS

Applicant: Mr & Mrs Yould Agent: L A Building Design
Tel: 0775 711437

Description: Proposed house with garage to replace existing

Location: Cheal Road
Gosberton Risegate
Spalding
Lincs

Valid date: 28-NOV-91 Terminal date: 23-JAN-92
Target dates: Target Committee: 21-JAN-92
To case officer 03-DEC-91 4/12 Report deadline: 07-JAN-92
Inspected by 08-DEC-91
Extra contacts 13-DEC-91 Case Officer:
Report if not clear by 02-JAN-92 M A CAUGHEY

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Clerk to Surfleet PC 0775 85 319	05-DEC-91	19-DEC-91	
Cllr J A Dobney	05-DEC-91	19-DEC-91	No Objections

L.C.C. – OBS attached JS CB 5/12/91

SITE DETAILS

Grid ref: 521600 329070
OS Sheets: 77 Parcel:

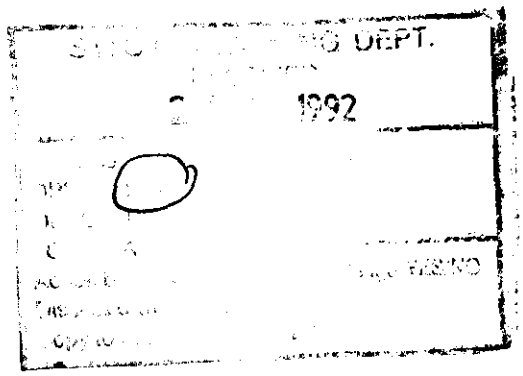
LA Building Design
55 Hannam Boulevard
Spalding
Lincs. PE11 1LB
Telephone
Spalding
0775 711437

My ref: PSL/91/17

Your ref: NRM/JJ H17/1120/91

23rd January, 1992

Director of Planning and Building Control Services,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire, PE11 2XE.



For the attention of Mr N. R. Midlen.

Dear Sir,

**RE: PROPOSED REPLACEMENT DWELLING,
CHEAL ROAD, GOSBERTON RISEGATE.**

Thank you for your letter dated 21st January, 1992 concerning my letter to you on the 20th December, 1991.

I wish to unreservedly apologise for the distress I caused you and Miss Caughey and assure you that my letter in no way intended any antagonism. I merely wished to give some solid reason for not saving and restoring the existing cottage.

I absolutely concur that continuing the use of the existing earth closet would be ludicrous, I did not intentionally suggest it. The reference to Health and Safety was to the building envelope alone in its role as 'protection from the climate' and its dubious structural integrity.

As requested, I have asked Mr Yould's permission for you to take photographs and he would be only too pleased to allow you to make a photographic survey of the cottage.
Perhaps one day the cottage may be included in a publication similar to 'Land, People, and Landscapes' Essays on the History of the Lincolnshire Region.

Yours sincerely,

Peter Lithgow
L. A. BUILDING DESIGN.

LA Building Design
55 Hainam Boulevard
Spalding
Lincs. PE11 1LB
Telephone
Spalding
0775 711437

My ref: PSL/91/17

19th December, 1991

Director of Planning and Building Control,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire, PE11 2XE.

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

For the attention of Miss M. Caughey.

Dear Sir,

RE: PROPOSED REPLACEMENT DWELLING CHEAL ROAD,
GOSBERTON RISEGATE, NR SPALDING.
S.H.D.C. REF: H17/1120/91.

I refer to your letter dated 18th December, 1991 and have discussed the contents at length with my client, Mr Yould.

Furthermore, from my telephone discussion with Miss Caughey yesterday I gathered from her that she was under the distinct impression that this proposal is of a speculative nature. I would make it clear that Mr Yould is proposing to build a house for his, and his family's own occupation.

At this late stage it is unconscionable to expose my client to this apparent ambivalence when the whole issue has already been thoroughly examined at outline planning stage.

The facts are that to 'restore' the existing building would mean, in essence, to dismantle and then rebuild a replica because the condition of the existing is structurally unsound. Additionally it is totally lacking the modern standards of amenity.

To replicate the building would mean that it could not meet the requirements of the Building Regulations and to upgrade the existing building, in terms of insulation and weather protection alone, without considering the structural safety aspect, would entail considerable alteration and replacement of the fabric. This would without doubt destroy much of the character that you as Planners and Conservationists so dearly wish to preserve. No one would want to prejudice occupiers health and safety, which is what you appear to be proposing, albeit quite innocently.

The cottage, as it is now, comprises of two 'reception' rooms on the ground floor flanking a pantry and lobby. On the first floor are two bedrooms, one accessed through the other. Externally there are several tumbled down brick and timber sheds, including an outside earth closet which is still the only 'convenience'.

At the east side of the cottage attached is a rotting timber barn and to the west side is a brick and corrugated iron wash house. The site is 'romantically' overgrown and could once have been described as a typical English farm labourer's garden.

I understand that Environmental Health have, or will, put a Closing Order on this dwelling. To refresh your memories this means that the Council consider the dwelling to be incapable of repair at reasonable cost. Obviously, this does not prevent Mr Yould digging deep in his pocket to fund this, and not doubt he would if the cottage was structurally safe, in better condition, larger and better positioned on the site.

In order to make this into a viable home for Mr Yould and his family, notwithstanding the previously mentioned problems, a substantial extension would be required. This in terms of floor space would approximately double the cottage.

Extending linearly, from the user requirement view point, would be extremely undesirable. An extension transversely associated would, with restricted plot depth at that part of the site, cause constructional problems and also entail the removal of one mature Malus Variety tree that has been particularly selected for retention.

If one visualises any feasible extension one must conclude that it would dominate the existing cottage and completely alter the vernacular cottage style.

My client therefore requests that you proceed with his application.

Yours sincerely,

P C Lithgow.

Peter Lithgow
L. A. BUILDING DESIGN.

PLANNING AMENDMENT

For office use only
Application No. H17/1120/91/41
Date registered 10 MAR 1992
Case Officer P.J

1. Please complete in block letters
NAME AND ADDRESS OF APPLICANT
MR & MRS M. YOULD,
BELTON VILLA,
CROSS STREET,
SPALDING.
Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)
L. A. BUILDING DESIGN
55, HANNAM BOULEVARD
SPALDING. PE11 1LB
TEL: 0775 711437
Tel. No. (Contact) P. LITHGOW.

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE
CHESIL ROAD, GOSBERTON RISEGATE, SPALDING.

Please complete
EARLIER APPLICATION No.
This application **cannot be considered** unless the relevant reference is stated
H17/1120/91

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 P Lithgow Date 10/3/92

2. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION
~~NEW HOUSE AND GARAGE~~
Proposed house with garage to replace existing

As **NOW PROPOSED**, if different

State details of amendments proposed
(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)
CHANGE ROOF TILES TO SANDTOFT 'CALDERDALE SLATE' SMOOTH GREY WITH RED RIDGE AND HIP TILES.

State drawing no's of the current submission

State Officer dealing with the application, if known.
PETER ADY (WAS)

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers
NONE

3. Please tick **one** box only
Amendment is proposed where permission already granted — A. ✓
If yes, submit two forms and two plans

or

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

OFFICE USE ONLY

Validation	Adequate detail Acknowledged	☐	Confirmed 10/3/97
		.....	

Liaison with Building Building Control	Outside parameters	☐	Confirmed .....
	Referred to case officer	.....	Officer .....
	Amended plans needed	☑	Reference ..... PE
	New application needed	☐	
	New application requested	.....	
	Indexed	..... KL	

		Preliminary	Final	
	Dates	.....	PM 18-3	Case Officer:
A. Post-decision	Immaterial/acceptable as amendment	☐	☑	BC liaison — see above
	New application needed	☐	☐	Technical consults needed? ☐
	Indexed		.....	viz
				sent .....
				Site inspection needed? ☐
B. Current	Same char/desc. Admin. confirmation	☐	☐	Site notes:
	No publicity/residents	☐	☐	
	Records edited		.....	
	New application needed	☐	☐	
	Indexed		.....	
	Fee paying resubmission (Admin. confirmation)		Fee/Non-fee	

Details accepted, if different:

Notes:

Affect on plots/fees:

SITE PLAN

L. A. BUILDING DESIGN
55 Hannam Boulevard
Spalding
Lincs PE11 1LB

Scale: 1:500

Date: July, 1991

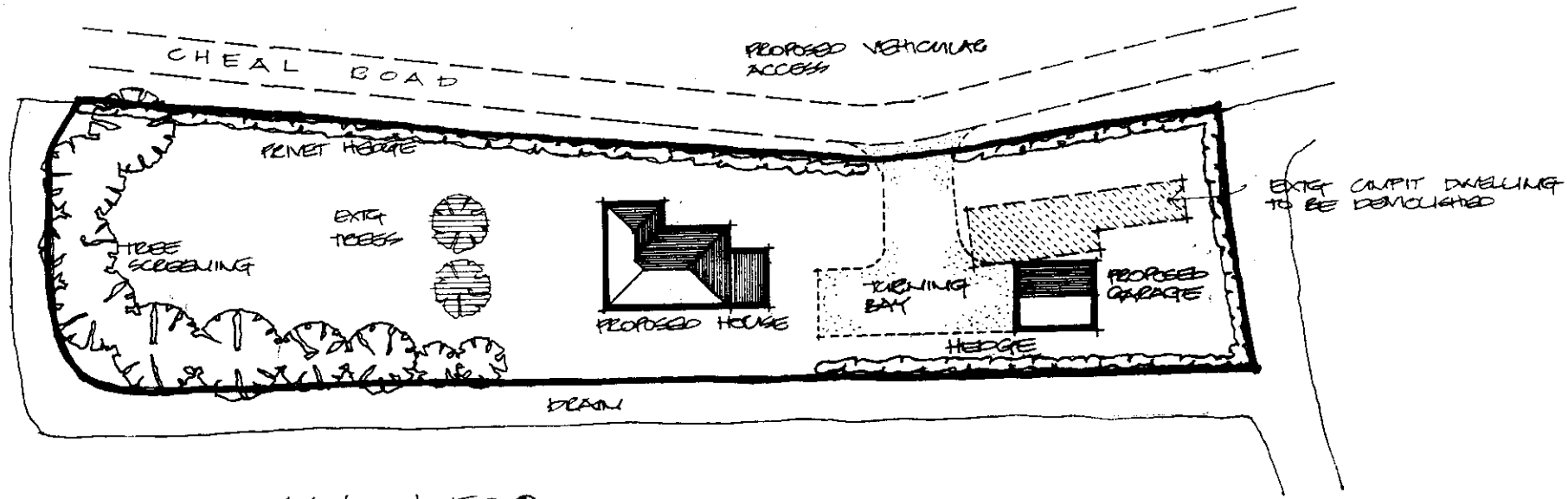
Job No: 91/17

Drg No: 1

Proposed demolition of existing cottage and erection of new house and garage at
Cheal Road
Gosberton Risegate
Spalding
Lincs

for
Mr M Yould

INDICATIVE ONLY



BLOCK PLAN 1:500

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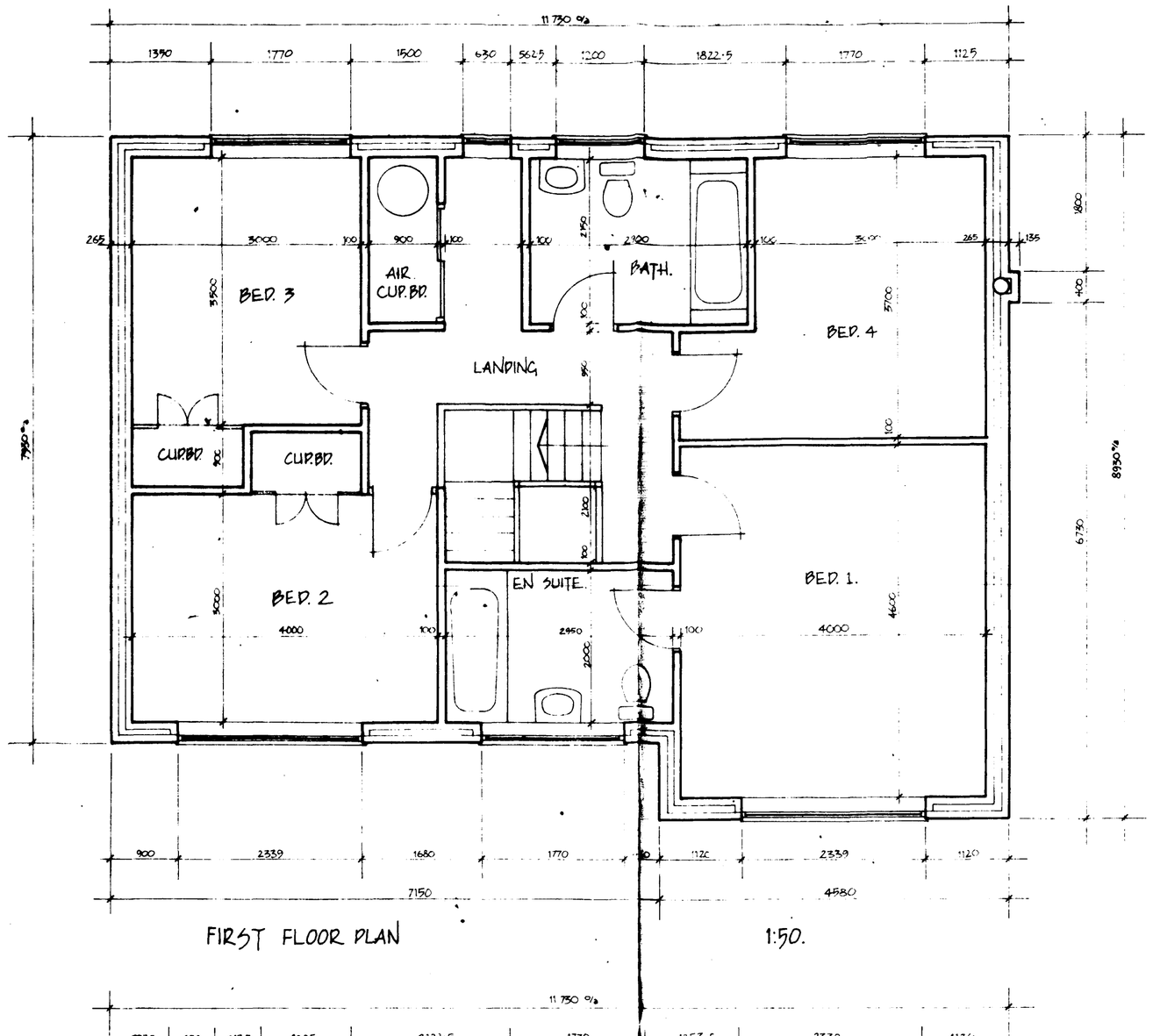
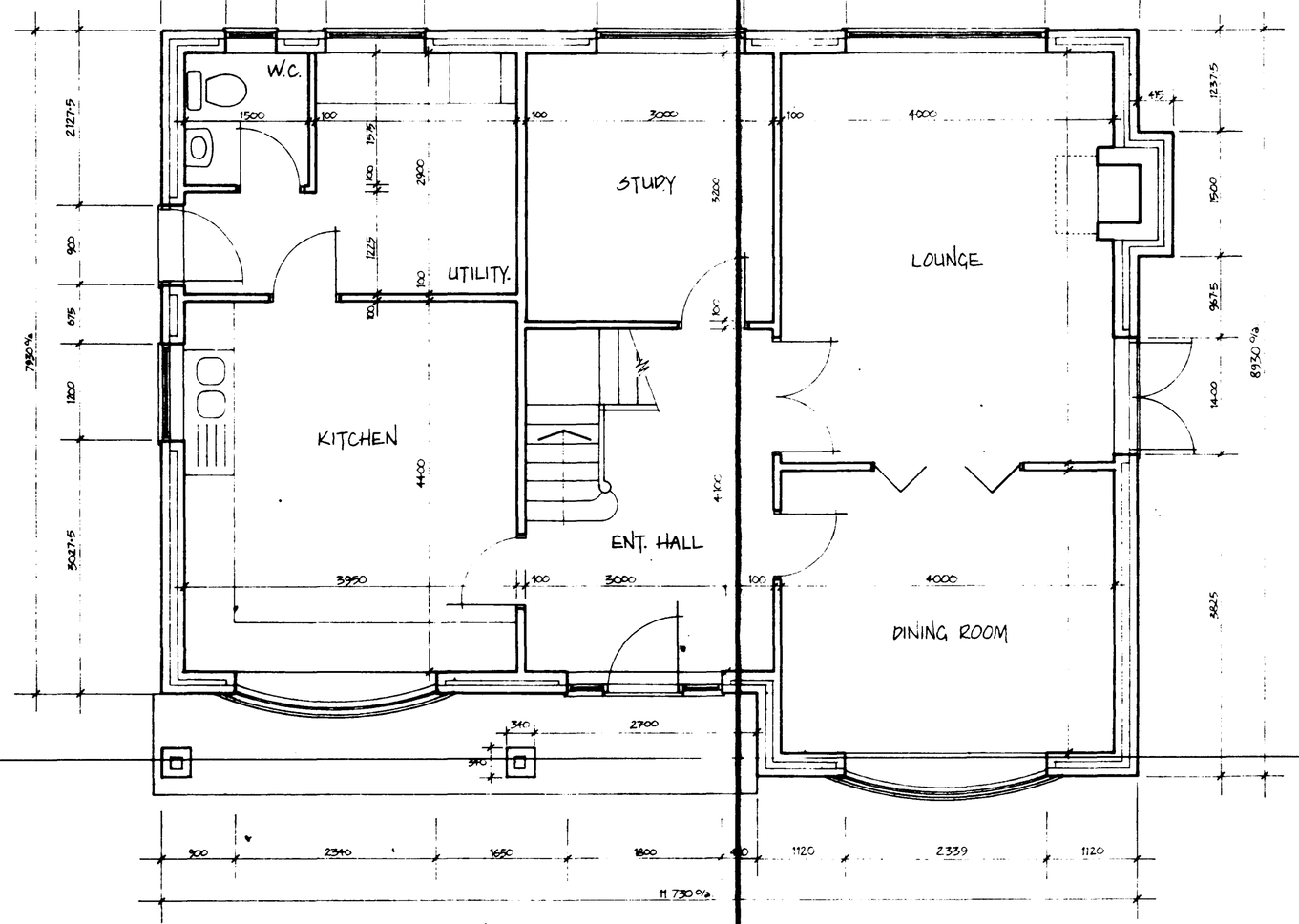


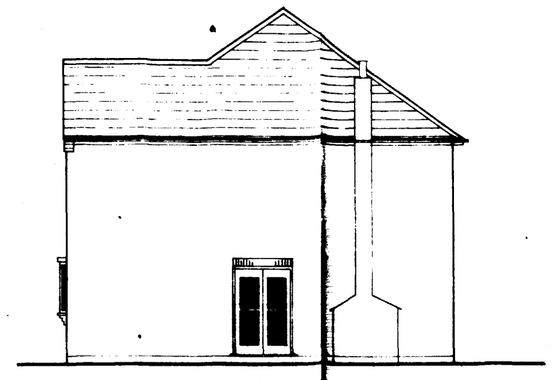
FIRST FLOOR PLAN 1:50.



GROUND FLOOR PLAN 1:50.



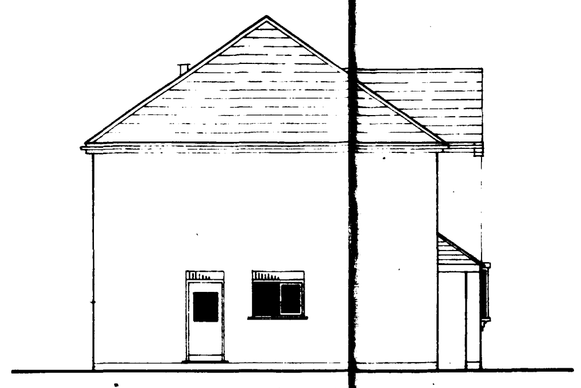
FRONT ELEVATION 1:100.



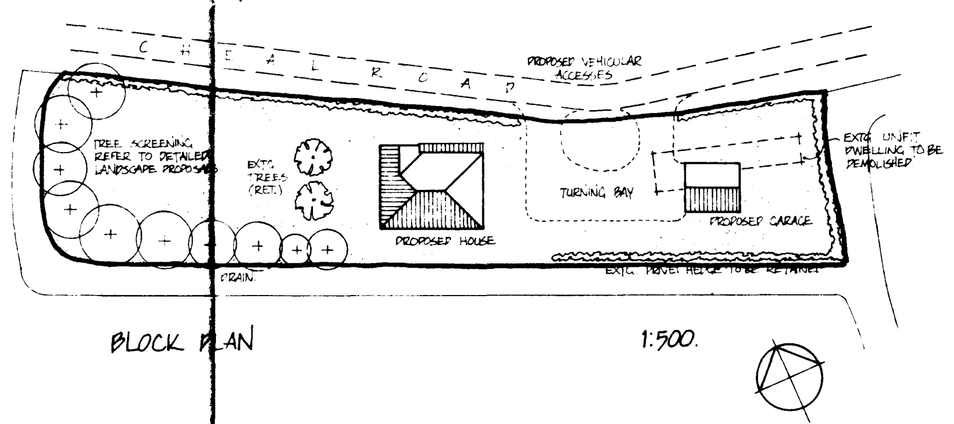
WEST ELEVATION



REAR ELEVATION



EAST ELEVATION



BLOCK PLAN 1:500.

18 NOV 1991
H08/1120/91

L A BUILDING DESIGN
55 Hannam Boulevard
Spalding
Lincolnshire PE11 1LB
Tel: Spalding (0775) 711437

project
4 No. BEDROOMED DETACHED HOUSE
CHEAL ROAD
GOSBERTON RISEGATE

client
MR. & MRS. M. YOULD

drawing
FLOOR PLANS & ELEVATIONS

date	scale(s)
NOV. 1991	1:50, 1:100.
job no	drg no
91/17.	02.

Admel A/B/824

before work commences.

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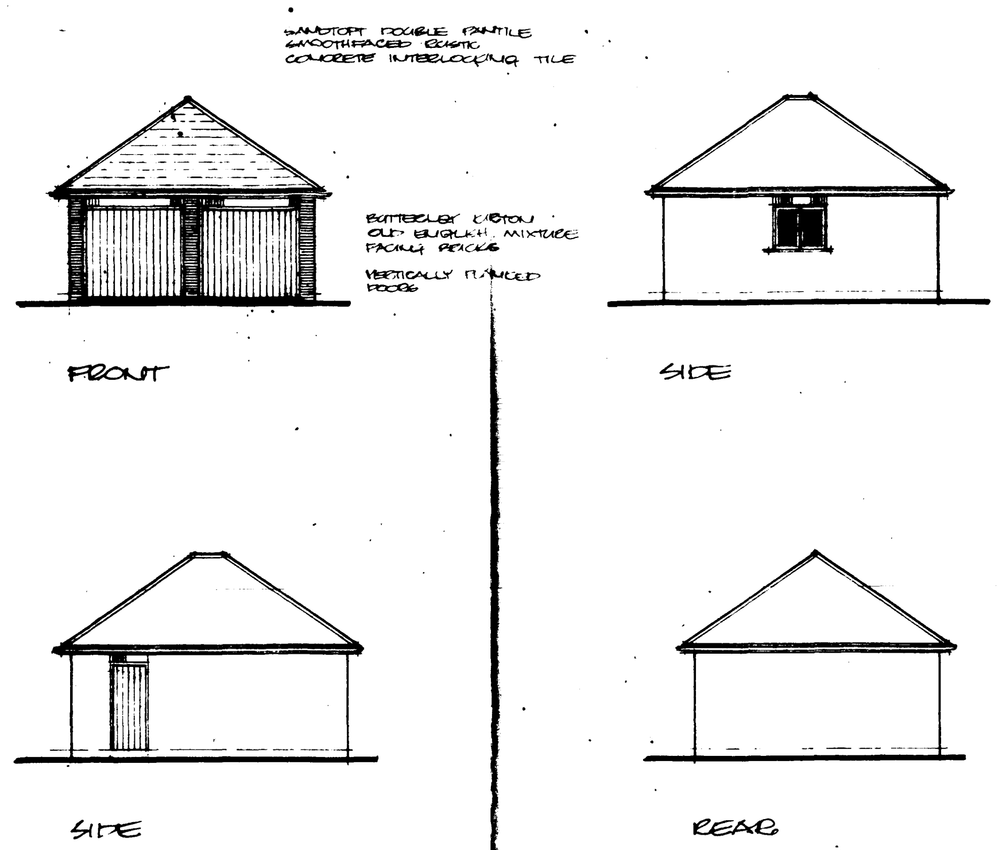
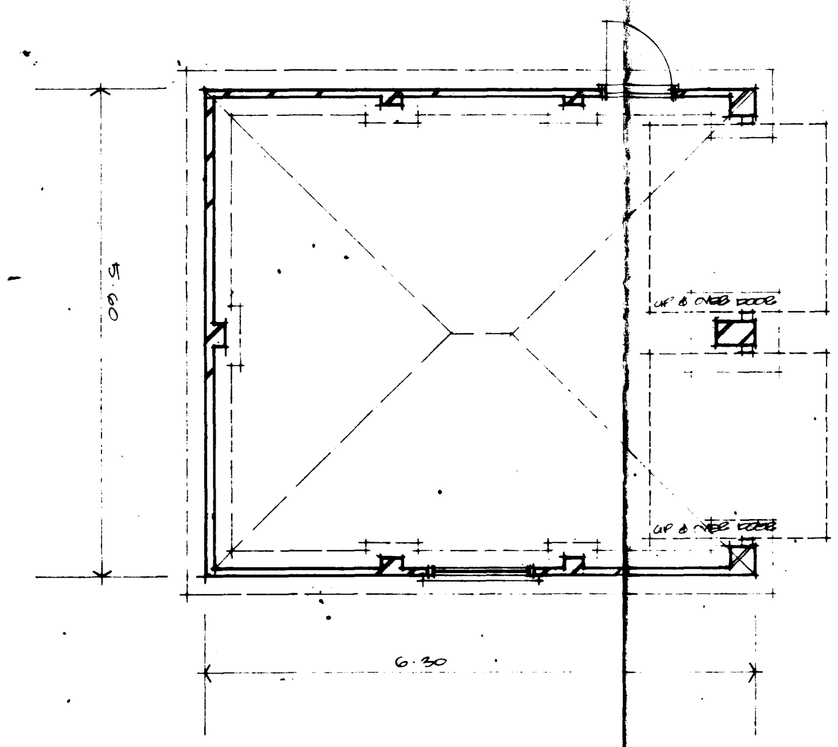
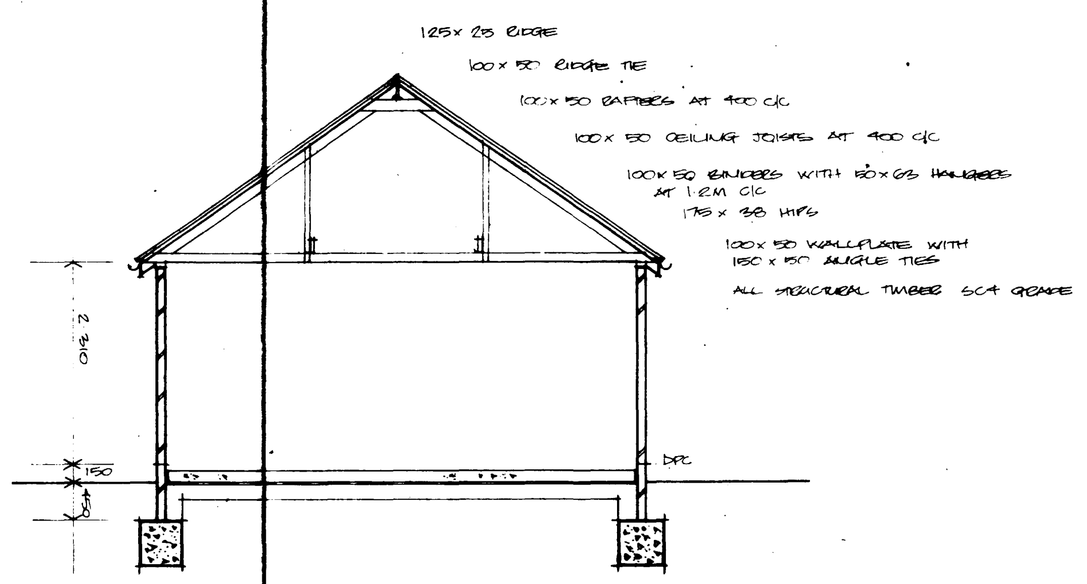




PLAN



SECTION

L A BUILDING DESIGN
55 Hannam Boulevard
Spalding
Lincolnshire PE11 1LB
Tel: Spalding (0775) 711437

SOUTH HOLLAND D.C.
PLAN DEPT
28 NOV 1991
REF 1120/91

project
DOUBLE GARAGE
CHEAL ROAD,
GOSBERTON RISEGATE.

client
MR & MRS M. YOULD

drawing
GENERAL ARRANGEMENT

date	scale(s)
NOV 91	1:50 1:100
job no	drg no
91/17	03

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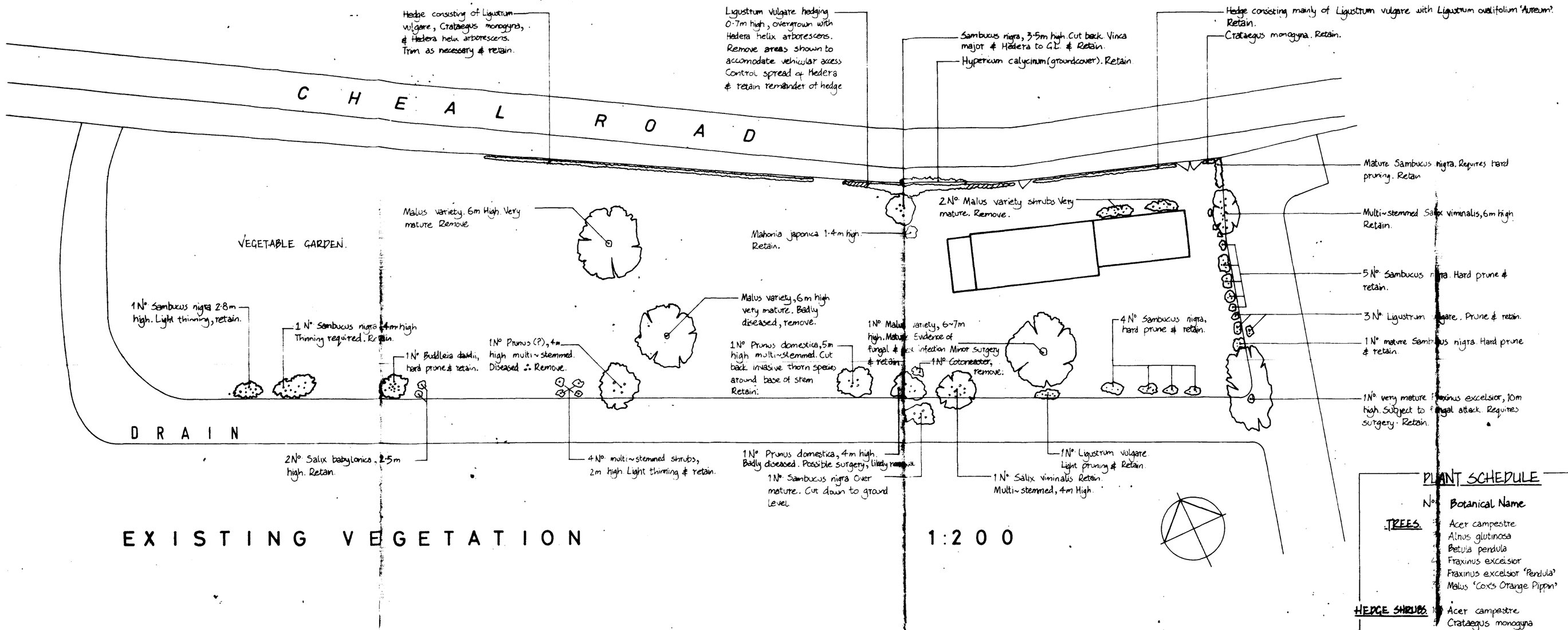
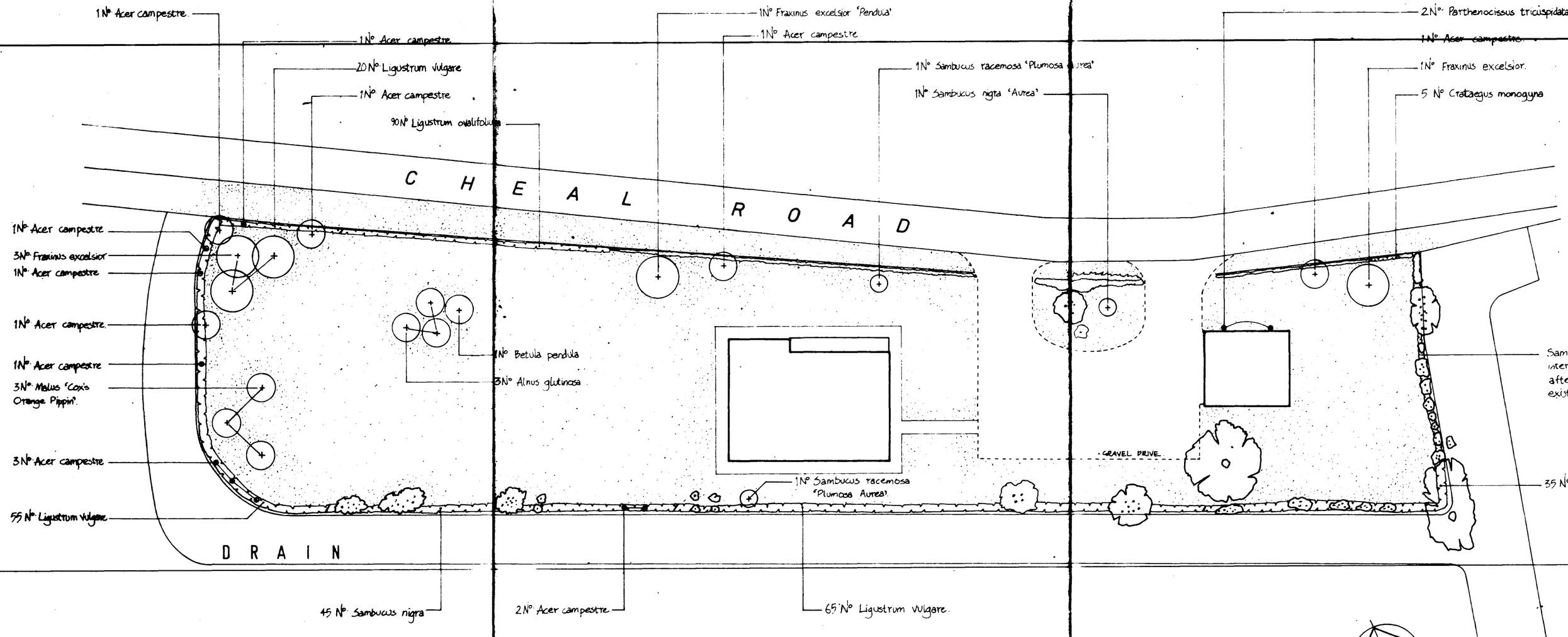


EXISTING VEGETATION 1:200



PROPOSED STRUCTURE PLANTING 1:200

NOTES.

The site is a typical cottage garden containing fruit trees, specimen shrubs & herbaceous plants, & a vegetable patch surrounded by the remnants of a native hedgerow. This takes the form of a more formal privet hedge on the Northern boundary.

The garden has obviously been neglected over a long period of time. Much of the garden is overgrown & several trees & shrubs require attention.

The intention of the Structure Planting is to envelop the site by improving & regenerating the existing hedgerow. This will be achieved by selective removal, coppicing & new interplanting of native species.

KEY

- STANDARD TREE.
- LIGHT STANDARD.
- LARGE SHRUB
- HEDGE PLANTING
- SINGLE TRANSPLANT
- CLIMBER

PLANT SCHEDULE

	N°	Botanical Name	Common Name	Size	Root System.
TREES.	1	Acer campestre	Field Maple	Light standard	Root balled
	1	Alnus glutinosa	Common Alder	" "	" "
	1	Betula pendula	Silver Birch	" "	" "
	4	Fraxinus excelsior	Common Ash	Standard.	" "
	1	Fraxinus excelsior 'Pendula'	Weeping Ash	"	" "
	5	Malus 'Cox's Orange Pippin'	Apple	10 Litre pot	Container grown.
HEDGE SHRUBS	10	Acer campestre.	Field Maple	30-45cm	Bare Root.
	90	Crataegus monogyna	Hawthorn	45-60cm	" "
	90	Ligustrum ovalifolium	Common Privet	30-45cm.	" "
	65	Ligustrum vulgare	Wild Privet	45-60cm	" "
	45	Sambucus nigra.	Common Elder	45-60cm	" "
SHRUBS	1	Sambucus nigra 'Aurea'	Golden Elder	45-60cm	Bare Root.
	2	Sambucus racemosa 'Plumosa Aurea'	—	30-45cm	Container Grown.
CLIMBERS.	2	Parthenocissus tricuspidata 'Veitchii'	Boston Ivy.	30-45cm.	Container Grown.

NB This drawing supercedes the block plan shown on Drawing N° 91/17/02.

L A BUILDING DESIGN
55 Hannam Boulevard
Spalding .
Lincolnshire PE11 1LB
Tel: Spalding (0775) 711437

SOUTH HOLLAND D.C. PLAN DEPT 28 NOV 1991 REF H/20/91

project
4 BEDROOMED DETACHED HOUSE
CHEAL ROAD
GOSBERTON RISEGATE

client
MR. & MRS. M YOULD

drawing
PROPOSED REMEDIAL WORKS & LANDSCAPE STRUCTURE PLANTING.

date	scale(s)
NOV. 1991.	1:200.
job no	drg no
91/17.	04.

PLANTING NOTES.

- All trees to be staked & tied in accordance with S.T.C. recommendations
- All transplants are to be protected with proprietary UPVC tubes staked into position.
- All hedge planting to be protected from weed invasion by a 1m wide black polythene mulch mat.
- Planting distances as follows:

Sambucus nigra @ 500mm centres
Ligustrum vulgare @ 500mm centres
Ligustrum ovalifolium @ 450mm centres in 2 N° staggered rows 250mm apart.

Admin A/S/4/86