SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H18/1001/92 Received:23-SEP-92 Type:FULL

Name: Mr J Stebbings
47 Nene Meadows
Sutton Bridge
Spalding
Lincs

Agent: Peter Humphrey
Portman Lodge
Church Road
Wisbech St Mary
Wisbech, Cambs

Description: Proposed extension

Location : 47 Nene Meadows Sutton Bridge
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 The materials to be used for the construction of the proposed extension shall match, as closely as possible, those used for the construction of the existing house.

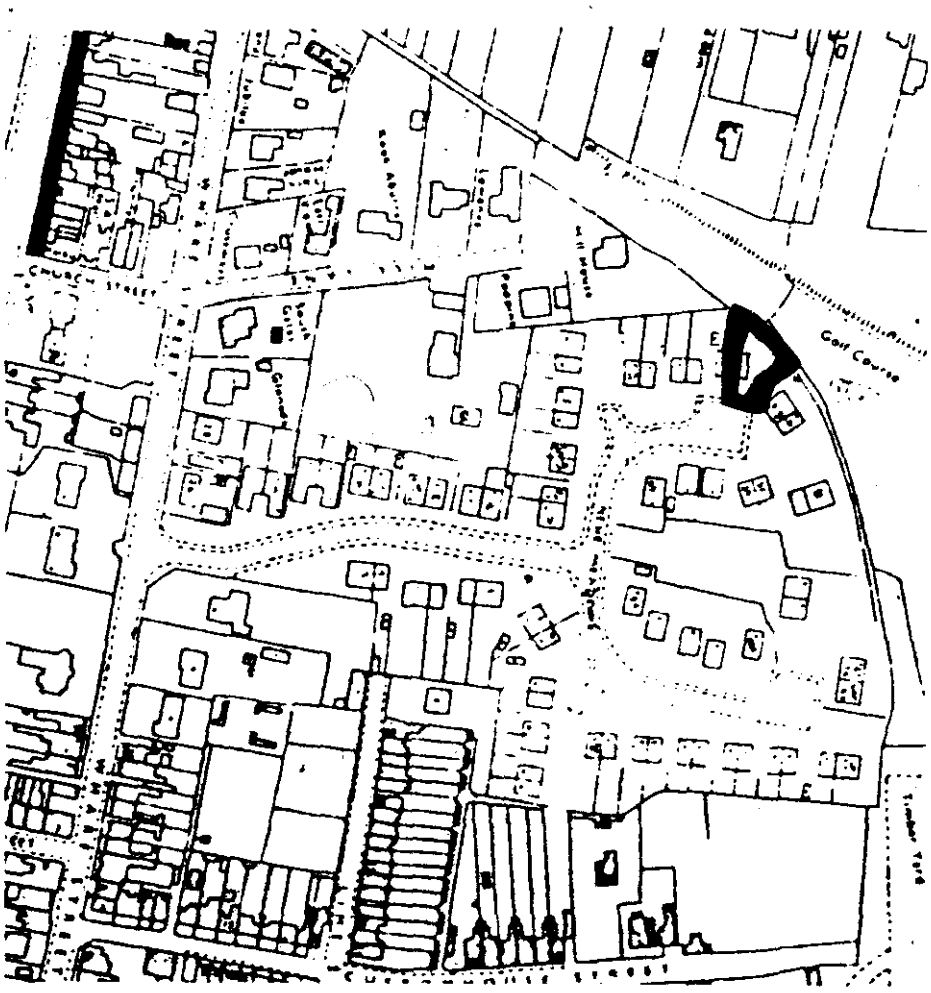
Reason: *In the interests of visual amenity.*

Director of Planning and Building Control Services
06-NOV-92 H18/1001/92

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

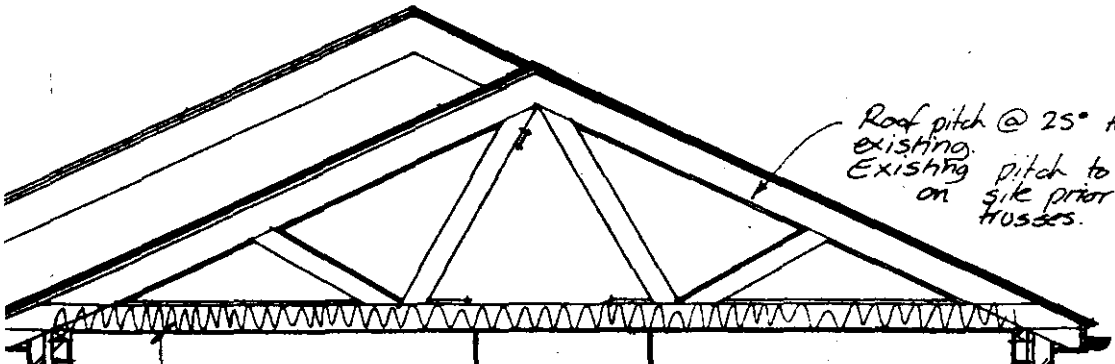
BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

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



N

LOCATION PLAN 1-2500



FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H18/1001/92

Date Registered 23 SEP 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. STEBBINGS
47 NENE MEADOWS
SUTTON BRIDGE,
LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)
PETER HUMPHREY, PORTMAN LODGE,
CHURCH ROAD, WISBECH ST. MARY,
WISBECH, CAMBS.

Tel. No. 0945 410619
(Personal contact name) PETER HUMPHREY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

47 NENE MEADOWS, SUTTON BRIDGE, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED EXTENSION

Please complete

Signed.. P Humphrey .....

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £55..... If you consider no fee is payable include a written explanation instead.

Date ....18.9.92..... Previous application No.

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

2. **TYPE OF APPLICATION**

(✓)

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

or This is an **outline** application ⬇

Please state Site Area (Hectares)

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

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

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

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

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

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

TYPE OF DEVELOPMENT

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

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

4. A. If building works are proposed, please state extra floor space to be created:	41·600 sq. metres
B. Please state size of any new structure:- (a) max. height:	7·00 metres
(b) max. length:	6·740 metres
(c) max. width:	3·590 metres
C. Please state type and colour of materials for facing external walls:	TO MATCH EXISTING
D. Please state type and colour of roofing materials.	TO MATCH EXISTING
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.

RESIDENTIAL

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?

SEE PLAN

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of	RAIN WATER SOAKAWAY.
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:
Mains sewer ✓ Cesspool Septic tank

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	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 THREE SECTIONS.

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

2. OWNERSHIP OF THE SITE

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

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

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

Signed P Humphrey ~~(Applicant~~ / Agent) Date 18.9.92

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

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

3. AGRICULTURAL HOLDINGS CERTIFICATE

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

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

Signed P Humphrey ~~(Applicant~~ / Agent) Date 18.9.92

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

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features

Other Property has door + landing window on side elevation. Buff brick. Pair of semis. House adjacent (No 40) single storey closest site.

Inspected by DMG
Date 1/10

Notice posted by DMG
Date 1/10.

Resident Notices required

Sent | Delivered

Case Officer Conclusions DMG 26/10
Considered acceptable in view of design.
Materials to match existing.
Neighbours not materially affected in my opinion.

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer DMG

Senior Officer 3/11/97

Case Officer Recommendation

Approve | Refuse

Signed 29/10

Conditions/~~Reasons~~
(continue overleaf)

1 TL1

(1) (2) The materials to be used for the construction of the proposed extension shall match, as closely as possible, those used for the construction of the existing house.

In the interests of visual amenity.

~~Notes to applicant~~

Disabled
Outstanding R.M
Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

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

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

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

Case Officer DAVID GEDNEY

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 55

Receipt Issued P1699

Date first Rec'd 23 SEP 1992

Registration

Reference H18 | 1001 | 92

Cross-Ref B18 | 0681 | 92

Date 24 | 9 92

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace 41.6 m²

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee £55

Additional
Refund

Receipt Issued

Information

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

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 321

OS No's

Grid ref 547100 321470

Ward V

Parish ST BRIDGE

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO /

Inside IBD YES

Inside LP area YES

Linked to site

Ref

Linked to property 0263274 Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/1001/92 Type: FULL

Applicant: Mr J Stebbings
Tel:

Agent: Peter Humphrey
0945 410619

Description: Proposed extension

Location: 47 Nene Meadows
Sutton Bridge
Spalding
Lincs

Valid date: 23-SEP-92 Terminal date: 18-NOV-92
Target dates: Target Committee: 18-NOV-92
To case officer 28-SEP-92 Report deadline: 04-NOV-92
Inspected by 03-OCT-92
Extra contacts 08-OCT-92 Case Officer:
Report if not clear by 28-OCT-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 41.6 M2
Category: Extension
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Sutton Brid		28-SEP-92	12-OCT-92
Cllr C J T H Brewis	0406 350818	28-SEP-92	12-OCT-92
Cllr D Dewsberry	0406 350947 (Of	28-SEP-92	12-OCT-92
Site/Press Advert MIN		02-OCT-92	23-OCT-92

L.C.C — No objection fr CS 5/10/92

IAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/1001/92

Applicant: Mr J Stebbings
47 Nene Meadows
Sutton Bridge
Spalding
Lincs

Agent: Peter Humphrey
Portman Lodge
Church Road
Wisbech St Mary
Wisbech, Cambs

Description: Proposed extension

Location: 47 Nene Meadows Sutton Bridge
Spalding Lincs

Type: FULL

Date received: 23-SEP-92

28-SEP-92

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 13-OCT-92. 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 D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Sutton Bridge PC
64 Lowgate
Lutton
Spalding, Lincs

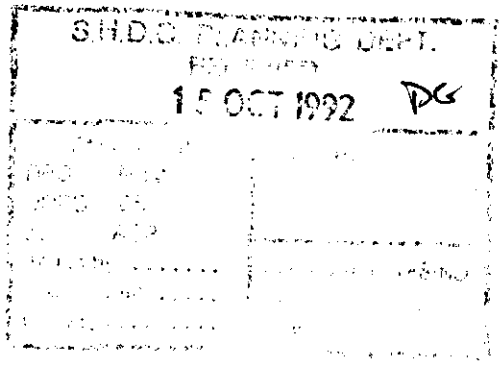
FOR PARISH COUNCIL USE ONLY

Comments:

The Parish Council have no objections.

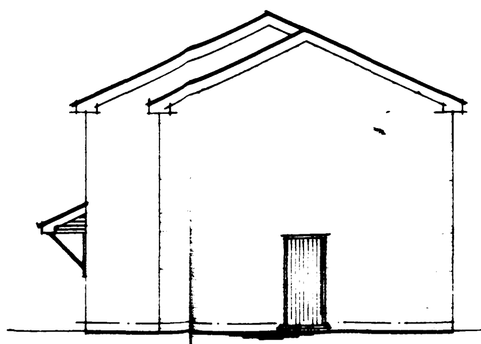
Signed: J Summerton. Clerk.

13 OCT 1992

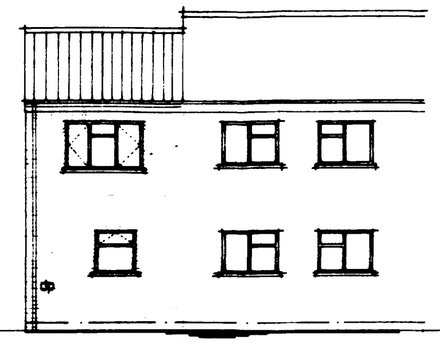




Front



Side



Rear

DRAINAGE
Inspection chambers to Hepworth or similar approved polypropylene with 100mm dia. inlets, 450mm dia.int. upto 1m deep, 1050mm dia. upto 1.5m deep. Cast iron cover & frame. 100mm dia. upvc foul & surface water drains bedded & surrounded in 150mm pea gravel.
Drains protected against differential movement where passing through walls to be wrapped in 25mm fibreglass & have lintels over. Drains protected where passing under floors if within 300mm of underside of floor slab, by surrounding in 25mm fibreglass & 150mm concrete.
Drains passing under road/drives to be protected if within 900mm of surface, by reinforced concrete bridging slab bearing on firm ground/
I.C. in road/drives protected by surrounding in 150mm concrete. Cover & frame to have a wheel load of 1.5 tonnes.
No connection to be made to sávp within 450mm of invert.
SAVP to terminate 900mm above nearest window opening in balloon guard.
No bends to occur in wet section of sávp.
Surface water taken to soakaway min. 4.5m from buildings.
Gutters 100mm dia. laid to fall 1:600, downpipes 65mm dia.
Shower set on 150mm high plinth.
All hand basins, baths & showers to have resealing traps
Bath & sink 38 dia.waste, shower 40 dia.waste, hand basin 32 dia.waste, w.c. 100 dia.waste.
Where runs over 1.7m waste pipes to be 40 dia.
75mm deep seal traps. Back inlet gullies to take waste pipes where sávp not convenient.

Concrete mix for foundations to attain a min. crush strength of 20N/mmsq. (C20) at 28 days and to B.S. 5328.
Methods of Specifying Concrete including Ready Mix Concrete.
GROUND FLOOR CONSTRUCTION
Floor Slab:-
clean sand/cement screed on 50mm polystyrene on 100mm concrete slab (20N/mmsq. at 28 days C20), on 1200 gauge Visqueen DPM, on 25mm compacted sand blinding, on min. 150mm consolidated, max. fill 600mm DPM dressed up & linked with all DPC's in external and internal walls.

EXTERNAL WALLS
Cavity walls 253mm overall consisting of good quality facing bricks 50mm min. cavity with Dritherm cavity insulation 50mm thick, 100mm load bearing insulation blocks.
13mm plaster to internal faces of walls.
All cavities to be sealed at highest point.
Bitumen felt DPC to all horizontal & vertical openings in brickwork, all DPC's & weather checks to be nailed to frames. DPC's to all walls external & internal, min 150mm above Finished Ground Level.
Galvanised butterfly wall ties min 6no. per square metre (450ctrs vertically & 900mm ctrs horizontally to B.S.1243 (1978) amended) & 300mm max ctrs at reveals

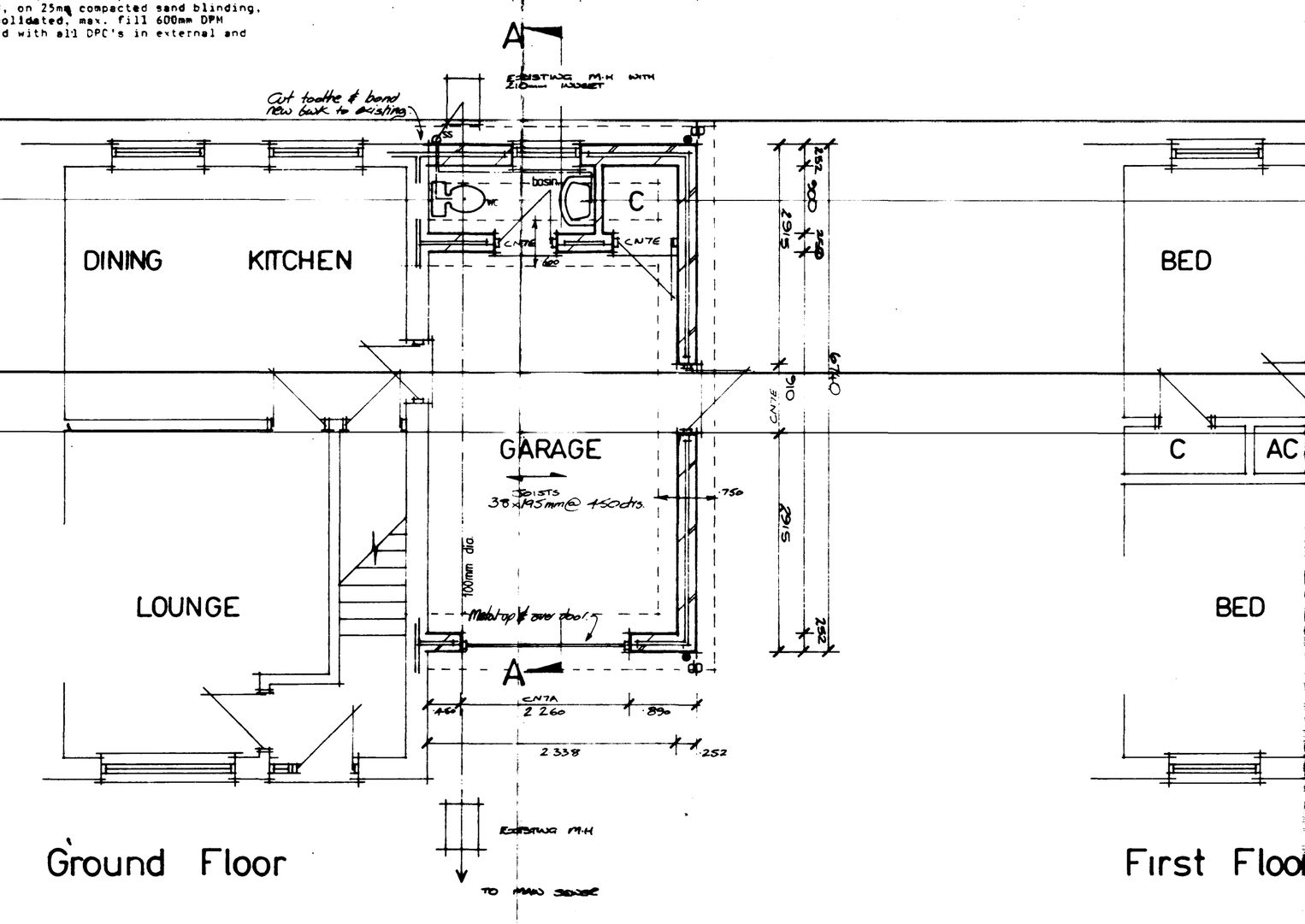
FIRST FLOOR CONSTRUCTION
First floor joists to be 38 x 195 at 450ctrs. built into walls, or taken on joist hangers. 19mm tongued & grooved boarding.
30x5mm m.s. straps 1500 long, built into wall at 2m ctrs, once bent over, with solid packing under.
Floor joists to be doubled up under stud partitions, where parallel with floor joists.
Trimmers to openings in floor to be doubled up floor joists built in or taken on joist hangers.
12.5mm plasterboard ceiling to underside of joists.
All structural timber to be SC3 grade.
All structural timber to be kept a min. of 40mm from chimney masonry.
Studs to be 50x100 @ 600 ctrs vertically & 1200 ctrs horizontally, with 12.5mm plasterboard to each side.
WINDOWS
All windows to be double glazed & fitted with tricicle vents giving 4000mm sq. ventilation. Vents located so as not to give draughts.

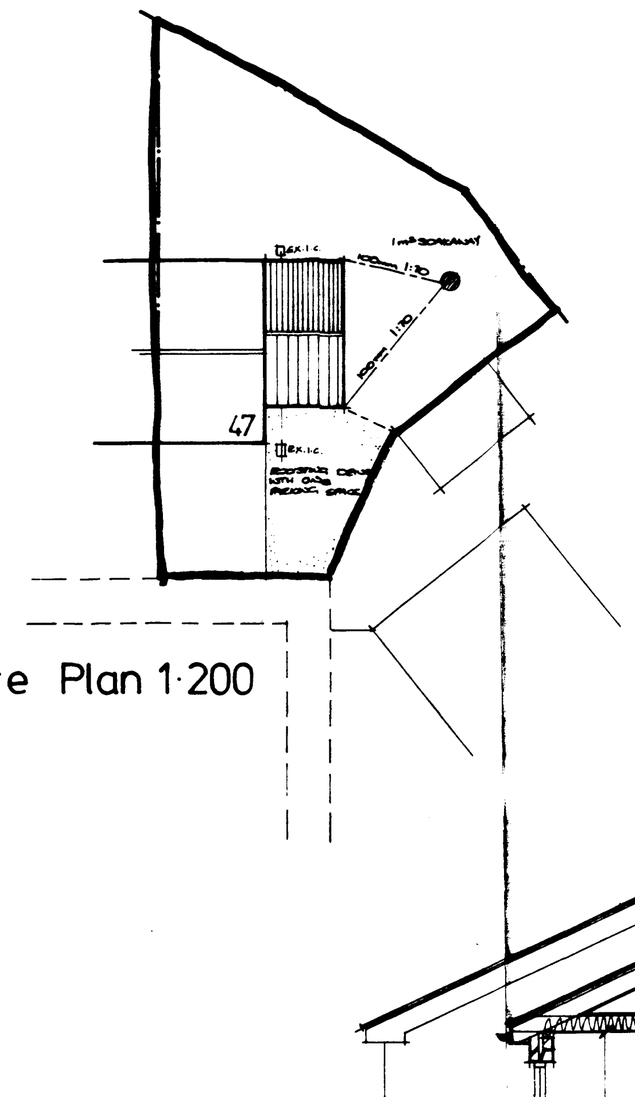
ROOF CONSTRUCTION
Roof truss manufacturers to provide design details & calculations of truss to LA. prior to commencement of work on site. Truss rafters at 600mm max. ctrs,bracing & tank stand to TPA recommendations in accordance with B.S. 5268 Part 2&3 1985.
100x75 wall plate, strapped to wall with 30x5mm m.s. straps 1500 long once bent over at 2m ctrs fixed back to wall. Trusses fixed to wall plate by galvanised truss clip or tosh nailed. 30x5mm m.s. straps 1500 long at 2m ctrs laid over 3no. ceiling joists & up rake of rafters at gables, all with solid packing.
Concrete interlocking tiles at 25° Pitch on 38x25mm battens on underlay felt to B.S.747.
150mm fibreglass insulation laid over joists in roof space. Cross ventilation maintained with Redland Redvent Eaves Ventilators, giving min 10mm air gap & preventing insect penetration. Installed in accordance with manufacturer's instructions.

Lintels to be I.C. Catnic or similar approved lintels installed in accordance with manufacturer's instructions. Code 4 lead flashing min 150mm upstand with cavity tray over at all abutments.
Min. 2m headroom under all arches.

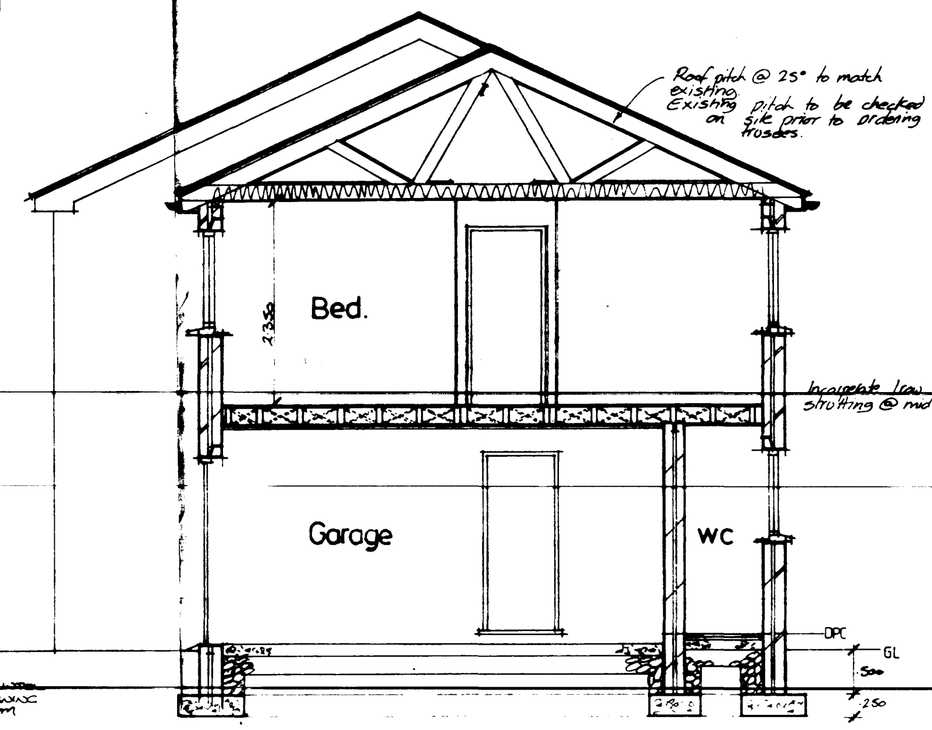
Door from living accommodation to garage to be min ½hr. fire resistance with rebated frame & intumescent strips. self closing device & 100mm step.
12.5mm supalux to ceiling of garage where room over cover strips to joints and ceiling edges.
Lintels exposed protected with 1:6 cement/sand render with expamet for key.

EXTRACTOR FANS
All bathroom, ensuits & w.c.'s to have mechanical extractor fans. Extraction rate to be 15 litres per second.









SOUTH HOLLAND D.C.
PLAN DEPT.
23 SEP 1992
REF ...1991/92...

Peter Humphrey
ARCHITECTURAL TECHNICIAN
Church Road, Wisbech St Mary,
Wisbech, Cambs. PE13 4RN
Telephone 0945 410619

PROPOSED EXTENSION
47 NENE MEADOWS
SUTTON BRIDGE
for
MR & MRS STEBBINGS
1·100 1·50
JUNE 1992
460/1

BIAT
BRITISH INSTITUTE OF ARCHITECTURAL TECHNICIANS