SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H19/0976/93 Received:15-OCT-93 Type:FULL

Name: W & P N Turnball
Willow Cottage
Guanockgate
Sutton St Edmunds
Spalding Lincs

Agent: David Broker Design
Danbrooke House
Station Road
Wisbech St Mary
Wisbech Cambs

Description: Proposed extension

Location : Willow Cottage Guanockgate
Sutton St Edmunds 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 dwelling.

Reason: In the interests of visual amenity.

This permission is granted in accordance with the application submitted as revised by amended drawing no: 932518A received by the Local Planning Authority on 24 November, 1993.

Director of Planning and Building Control Services
12-JAN-94 H19/0976/93

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H19/0976/93

Date Registered 15 OCT 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

W. & P.N. TURNBARK
WILLOW COTTAGE,
GAUNDOCKGATE,
SUTTON ST. EDMUNDS.

Tel. No.

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

DAVID BROKER DESIGN.
DANBROOKE HOUSE,
STATION ROAD,
WISBECH ST. MARY, CAMBS

Tel. No. 0945-410421
(Personal contact name) D. BROKER.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

WILLOW COTTAGE, GAUNDOCKGATE, SUTTON ST. EDMUNDS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED EXTENSION

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £60.00p If you consider no fee is payable include a written explanation instead.

Signed. David Broker Design Date. 12/10/93

Previous application No:

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

2. **TYPE OF APPLICATION**

(✓)

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

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

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to

Now complete an Ownership Certificate

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

(i) New building(s) [ ]

(ii) Alterations or extension [✓]

(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: sq. metres

B. Please state size of any new structure:- (a) max. height: 6.5 metres

(b) max. length: 10.1 metres

(c) max. width: 3.6 metres

C. Please state type and colour of materials for facing external walls: RED STOCK TO MATCH EXISTING.

D. Please state type and colour of roofing materials. GREY INTERLOCKING TILES

(See letter)

5. GENERAL INFORMATION Please complete each section

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

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 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 NO

D. Foul sewerage will be disposed of to:

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

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	NO	→ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	NO	→ If so, **please complete Part 7**

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent. [ ] → 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 Barker Design (~~Applicant~~/Agent) Date 12/10/93

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 Barker Design ~~Applicant~~/Agent) Date 12/10/93

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 Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features : Red brick cottage. Slate roof. Open countryside. Willow tree adjacent.

Inspected by DMG
Date 27/10

Site Notice posted by
Date DMG
Expiry
Amended Notice 27/10. 8/12

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions DMG 4/1.

Amended proposal considered acceptable on balance.
Materials to match existing.
Neighbours not materially affected in my opinion.

RECOMMENDATION/DECISION

NON–DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

(Approve (or equiv)) Refuse (or equiv)

Signed ...DMG Date...4/1.

COMMITTEE

Confirmed as agenda .....

SUB–COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

~~Notes:~~
Disabled
Prev conditions
Amended plans –
Dwg no:
Received:

Conditions/~~Reasons~~ (cont overleaf)

1. SC80. (materials to match existing)
Reason: Standard

Note:
1. SN1 – drg no 9325184 received by the LPA on 24/11/93.

DC INSTRUCTION SHEET

APPLICATION REF: HA/0976/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Other.....

Non-std: Details needed

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Reconsultations: All ☐ See below ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Additional Consultation/Publicity Required

RECONSULTS

		Publicity: >>	Consultations:	
Departure		.....	County	.....
Setting of LB		.....	E Heritage	.....
Public Right of Way		.....	Societies	..... G ROW
Discretionary		.....		

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	..... G ENV	Specify:
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Press
PC
WM
Residents

Case Officer: DAVID GEDNEY

Senior Officer Confirmed ..... Date.....

Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £60.

Receipt No P3387

Date first Rec'd 15 OCT 1993

Registration

Reference H19/0976/93

Cross-Ref B19/0642/93

Date 18-OCT-93 2AC

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/Use/(Ext)/Alt/Works

Description to be recorded

Invalid — Site plans ☐ Certificate ☐ — Fee ☐ Fee (not free) ☐ — Inaccurate ☐ Incomplete ☐ Unclear ☐

Fees — Correct fee £60 — Nil fee ☐ Discounted ☐ — Previous app – ref: Type of app Reason:

Additional £ Refund £ — Receipt No Voucher No — Date Date

Information

Index sheet 395 OS Plots
Grid ref 537090 309980

Ward W Parish SSE

Inside IBD NO Inside LP area NO

Constraints:

CA Cons Area ☐
LB Listed – Grade: ☐
ARC Archaeology ☐
AM Ancient Mon ☐
SSI Special Int ☐

TR Rural ☐
BP TR proposed 67m ☐
LC Level Cross ☐
FP Footpath ☐

TPO Tree Pres ☐

Hazards –
HAZ Site ☐
AIR Safeguard ☐
LIN Elect ☐
PIP Pipe ☐
CON Waste/contamin ☐

Linked to site Ref

Linked to property Ref 0279833

Dist Bound ☐
Other: ☐

Planning Records:
Earlier apps

B Reg Records:
Already submitted – Ref:
Request needed
Requested

Town and Country Planning Act etc

DRAFT DECISION

Reference: H19/0976/93 Received:15-OCT-93 Type:FULL

Name: W & P N Turnball
Willow Cottage
Guanockgate
Sutton St Edmunds
Spalding Lincs

Agent: David Broker Design
Danbrooke House
Station Road
Wisbech St Mary
Wisbech Cambs

Description: Proposed extension

Location : Willow Cottage Guanockgate
Sutton St Edmunds 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 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 dwelling.

Reason: In the interests of visual amenity.

This permission is granted in accordance with the application submitted as revised by amended drawing no: 932518A received by the Local Planning Authority on 24 November, 1993.

07-JAN-94 AD check.....

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

BRI[illegible]SMITH Dip TP MRTPI
Direc[illegible] 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

H19/0976/93
FULL

Applicant: W & P N Turnball
Tel:

Agent: David Broker Design
0945 410421

Description: Proposed extension

Location: Willow Cottage
Guanockgate
Sutton St Edmunds
Spalding Lincs

Valid date:	15-OCT-93	Terminal date:	10-DEC-93
Target dates:		Target Committee:	07-DEC-93
To case officer	22-OCT-93	Report deadline:	23-NOV-93
Inspected by	29-OCT-93	Agreed TD Ext:	27-JAN-94
Extra contacts	05-NOV-93	Case Officer:	
Report if not clear by	19-NOV-93		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
~~Site/Press Advert MIN~~	~~26-OCT-93~~	~~16-NOV-93~~
Site/Press Advert MIN	08 ~~10~~-DEC-93	29 ~~15~~-DEC-93
~~Clerk to Sutton St E 0406 26739~~	~~21-OCT-93~~	~~04-NOV-93~~
Clerk to Sutton St E 0406 26739	03-DEC-93	17-DEC-93) amended plans received
~~Cllr Mrs E O Hall-Pa 0945 700 829~~	~~21-OCT-93~~	~~28-OCT-93~~
Cllr Mrs E O Hall-Pa 0945 700 829	03-DEC-93	10-DEC-93) amended plans received

L.C.C - No objections JC 8

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

H19/0976/93

FULL

Applicant: W & P N Turnball
Tel:

Agent: David Broker Design
0945 410421

Description: Proposed extension

Location: Willow Cottage
Guanockgate
Sutton St Edmunds
Spalding Lincs

Valid date:	15-OCT-93	Terminal date:	10-DEC-93
Target dates:		Target Committee:	07-DEC-93
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Report if not clear by 19-NOV-93		D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	27 ~~26~~-OCT-93	17 ~~16~~-NOV-93
Clerk to Sutton St E 0406 26739	21-OCT-93	04-NOV-93
Cllr Mrs E O Hall-Pa 0945 700 829	21-OCT-93	28-OCT-93

L.C.C. – No objections JA 4/11/93

BRI[illegible]SMITH Dip TP MRTPI
Direc[illegible] of [illegible]ing & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

S.H.D.C. PLANNING DEPT.
RECEIVED
1 DEC 1993
DC

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H19/0976/93

Applicant: W & P N Turnball
Willow Cottage
Guanockgate
Sutton St Edmunds
Spalding Lincs

Agent: David Broker Design
Danbrooke House
Station Road
Wisbech St Mary
Wisbech Cambs

Description: Proposed extension

Location: Willow Cottage Guanockgate
Sutton St Edmunds Spalding Lincs

Type: FULL

Date received: 15-OCT-93

03-DEC-93

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 17-DEC-93. 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 St Edmund PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

No objections

Signed:

BRI[illegible]SMITH Dip TP MRTPI
Direc[illegible] 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: H19/0976/93

Applicant: W & P N Turnball
Willow Cottage
Guanockgate
Sutton St Edmunds
Spalding Lincs

Agent: David Broker Design
Danbrooke House
Station Road
Wisbech St Mary
Wisbech Cambs

Description: Proposed extension

Location: Willow Cottage
Guanockgate
Sutton St Edmunds
Spalding Lincs

Amendment: Amendments to window, pitched roof to rear extension and use reclaimed welsh slates (drawing no. 932518A)

03-DEC-93

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above proposal. These have been incorporated into the application which will now only be considered in its amended form.

The terminal date for dealing with the application has now been extended to 27-JAN-94, based on the date of receipt of the amendment, and your rights of appeal remain as explained on the original acknowledgement.

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully

Director of Planning and Building Control Services

AMENDMENT RECORD SHEET – LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☑

Clarification/Details required:

Appears valid ☑ KL 2-12

Registered .....

Terminal date/committee updated 3/12

DC Procedural Assessment

Is the information given correct? Yes/No (If No, state above what details are needed)

Has this amendment been requested? Yes/No *
If Yes, is it what was asked for? Yes/No *

Who do you need to reconsult as a result of this amendment? PC WM Press Residents Other – None ☐

Is it an amendment in principle? Yes/No

Is it the same character/description for fee purposes? Yes/No (Refer to Admin ?)

If No, but Yes to (*) requested :–

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment – new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: MG 3/12

Superseded details removed ☑

Give a revised description if the details accepted are different to the submission:

Acceptance issued:
Public register updated:

DC Professional Assessment

NOTES:

PLANNING AMENDMENT

For office use only

Application No. H19/0976/93

Date Registered 02 DEC 1993

Case Officer DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

W & P N TURNBULL
WILLOW COTTAGE
GAUNOCKGATE
Tel. No. SUTTON ST EDMUNDS.

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

DAVID BRAKER DESIGN
DANBROOKE HOUSE STATION RD
LOLSBETH STAMFORD
Tel. No. 0945410421 (Contact) D. BRAKER.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE.

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

H19/0976/93.

Building Regulation reference relating to same development

B19/0642/93

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. — 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 26-11-93

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

PROPOSED EXTENSION

State details of amendments proposed

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

AMENDMENTS TO WINDOW. PITCHED ROOF TO REAR EXTENSION AND USE OF WELSH RECLAIMED SLATES DRWG - 932518A.

State drawing no's of the current submission

932518A

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES. MR CROSNEY.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

N/A

BRI[illegible]ITH Dip TP MRTPI
Direc[illegible] of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H19/0976/93

Applicant: W & P N Turnball
Willow Cottage
Guanockgate
Sutton St Edmunds
Spalding Lincs

Agent: David Broker Design
Danbrooke House
Station Road
Wisbech St Mary
Wisbech Cambs

Description: Proposed extension

Location: Willow Cottage
Guanockgate
Sutton St Edmunds
Spalding Lincs

Amendment Submitted: Amendments to window, pitched roof to rear extension and use reclaimed welsh slates (drawing no. 932518A)
25-NOV-93

Dear Sir/Madam

AMENDMENT TO PROPOSAL

I acknowledge receipt of your proposed amendment to the above proposal. Unfortunately, it is not clear exactly what your intention is regarding the amendment.

Please complete enclosed forms.

Only when these details are provided can the Authority determine whether or not the changes can be accepted as an amendment, and a fresh application may still be required.

** Please return one copy of this letter with your reply.

Yours faithfully

B SMITH
Director of Planning and Building Control Services

S.H.D.C. PLANNING DEPT.
RECEIVED
- 2 DEC 1993

Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.
Valid.
Acknowledge YES/NO
by
date

David Broker Design

ARCHITECTURAL TECHNICIANS

CONSULTANTS IN
PLANNING AND BUILDING DESIGN

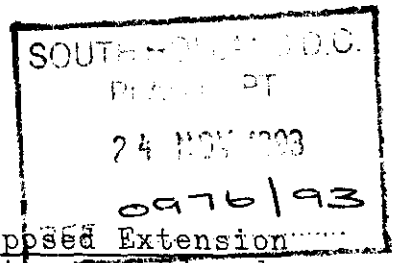
COMPUTER AIDED DESIGN

Danbrooke House, Station Road, Wisbech St Mary, Cambridgeshire PE13 4RW
Telephone : (0945) 410421 Fax : (0945) 410400 VAT No. : 375 1293 57

Our Ref | Your Ref | Date

Mr. D.M. Gedney,
Planning Department,
South Holland District Council,
Priory Road,
Spalding,
Lincolnshire,
PE11 2XE

23rd. November 1993



Ref: Application H19/0976/93 Proposed Extension
Willow Cottage, Guanockgate, Sutton St. Edmunds.

Dear Sir,

I am in receipt of your letter of the 5th. November 1993 and confirm:

1. First floor front window amended.
2. False dormer removed.
3. Flat roof deleted in favour of a pitched roof to rear extension. A reduction in size of extension is not practical to accommodate clients requirements.
4. It is proposed to use reclaimed welsh slates for the roof.

I trust that the above will be to your satisfaction.

Yours faithfully,

P.P. David Broker Design

David Broker,
David Broker Design.

Encl.

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
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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H19/0976/93

Applicant: W & P N Turnball
Willow Cottage
Guanockgate
Sutton St Edmunds
Spalding Lincs

Agent: David Broker Design
Danbrooke House
Station Road
Wisbech St Mary
Wisbech Cambs

Description: Proposed extension

Location: Willow Cottage Guanockgate
Sutton St Edmunds Spalding Lincs

Type: FULL

Date received: 15-OCT-93

21-OCT-93

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 04-NOV-93. 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 St Edmund PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

fully supported

Signed:

Poole

David Broker Design
Danbrooke House
Station Road
Wisbech St Mary
Cambs

Mr D M Gedney

DMG/LAC
H19/0976/93

5 November 1993

F.A.O. Mr D Broker.

Dear Sir

Planning Application H19/0976/93 - Proposed Extension, Willow Cottage, Guanockgate, Sutton St Edmunds.

I refer to the above application recently submitted by yourself on behalf of W & P N Turnball.

Firstly, it would appear that the first floor window on the front elevation is in fact smaller than that shown and this will therefore need rectifying.

Additionally, in the interests of visual amenity it is considered that the proposed first floor window on the front elevation should match that already existing and that the false dormer should be omitted.

It is also considered that the flat roof extension at the rear would be detrimental to the character of the existing cottage, particularly bearing in mind that it is visible from the public highway. It is my opinion that this could be improved by the addition of a pitched roof, although this may result in a reduction in the width in order to obtain the necessary angle.

Finally, it is noted that you propose to use grey interlocking tiles for the new roof. More precise details will be required in respect of this, including the manufacturers name.

I look forward to your response in respect of the above and enclose the relevant amendment forms should you require them.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Enc

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3387
Date received : 15-OCT-93

Received from

W F & P M Turnbull

Address

Willow Cottage
Gaunockgate
Sutton St Edmunds
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

Signed.....K. Lowe..
(Authorised Collector)

DETERMINED PLAN

PROPOSED EXTENSIONS TO DWELLING WILLOW COTTAGE GAUNOCKGATE SUTTON ST EDMUNDS

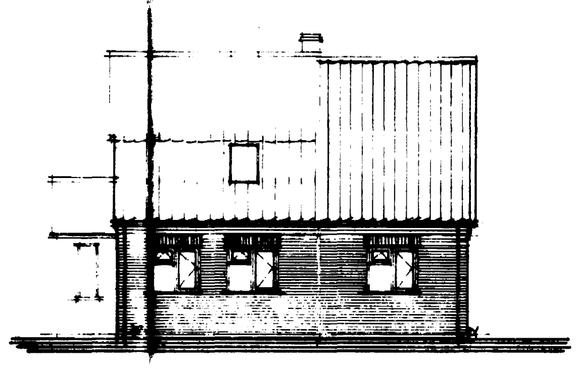
For W & P N TURNBULL



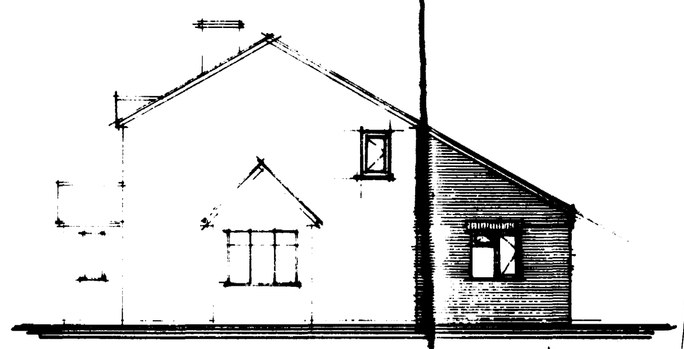
PROPOSED FRONT ELEVATION



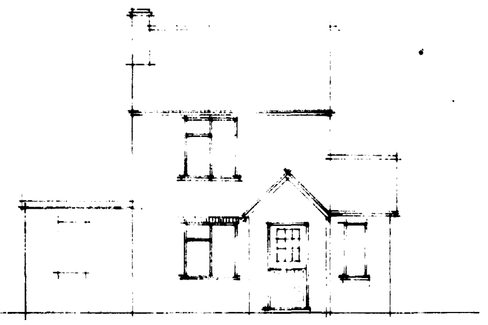
SIDE ELEVATION

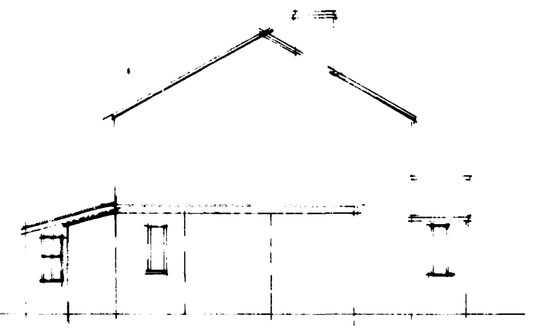


REAR ELEVATION

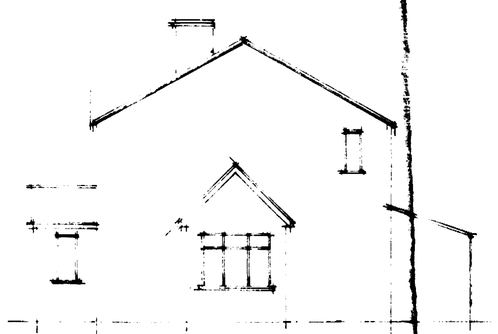


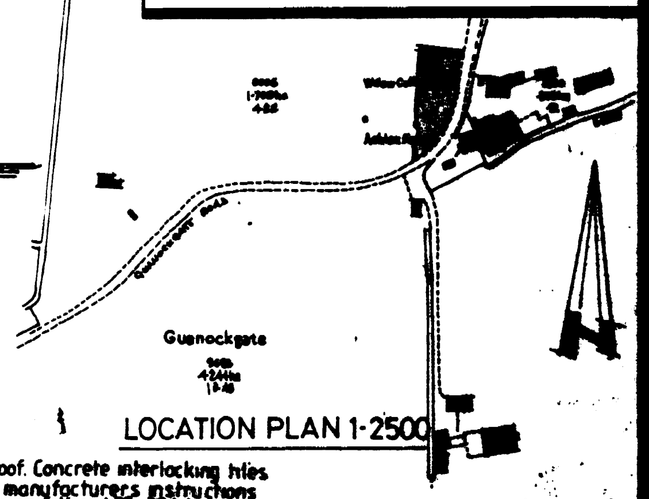
SIDE ELEVATION

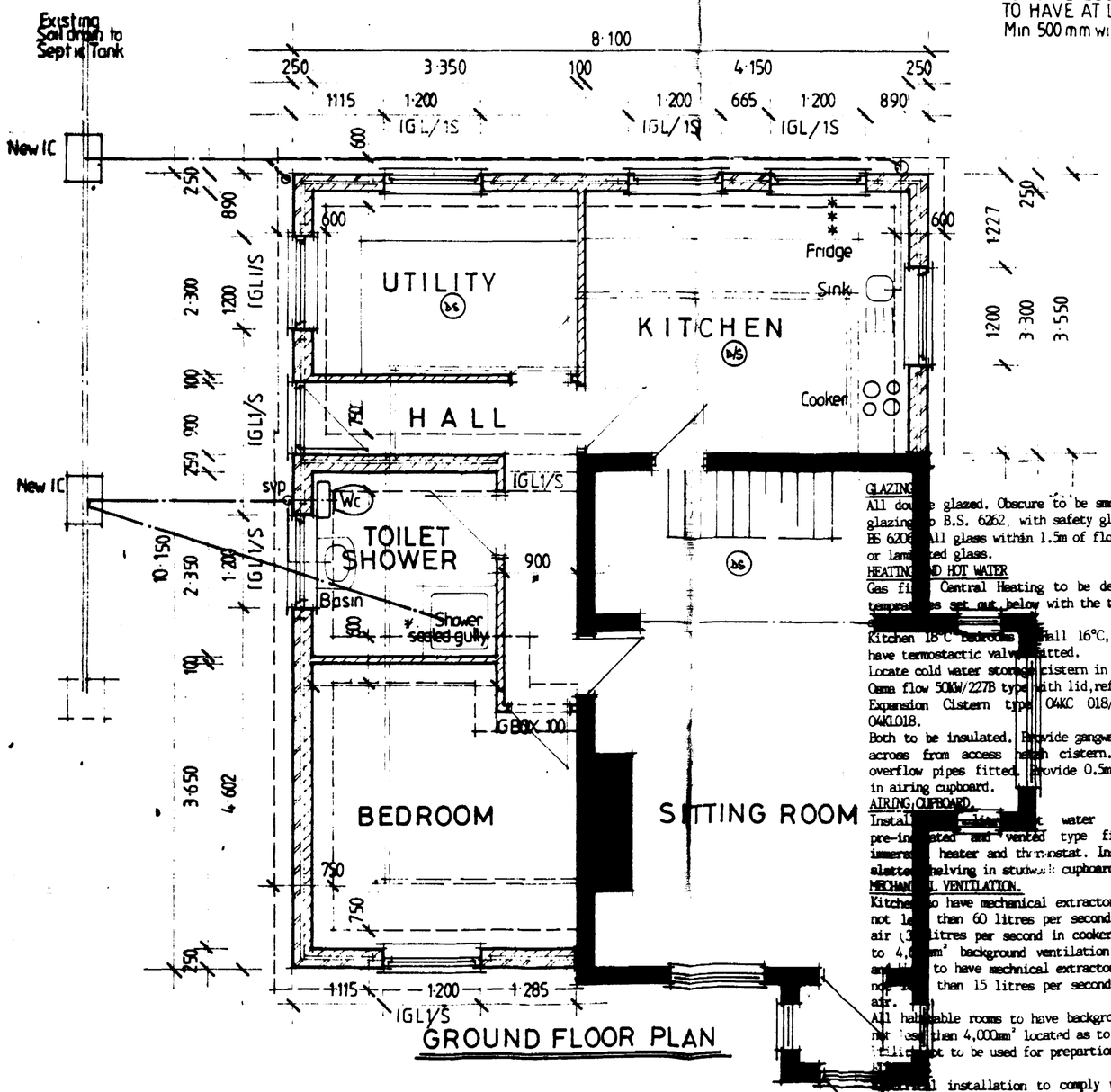


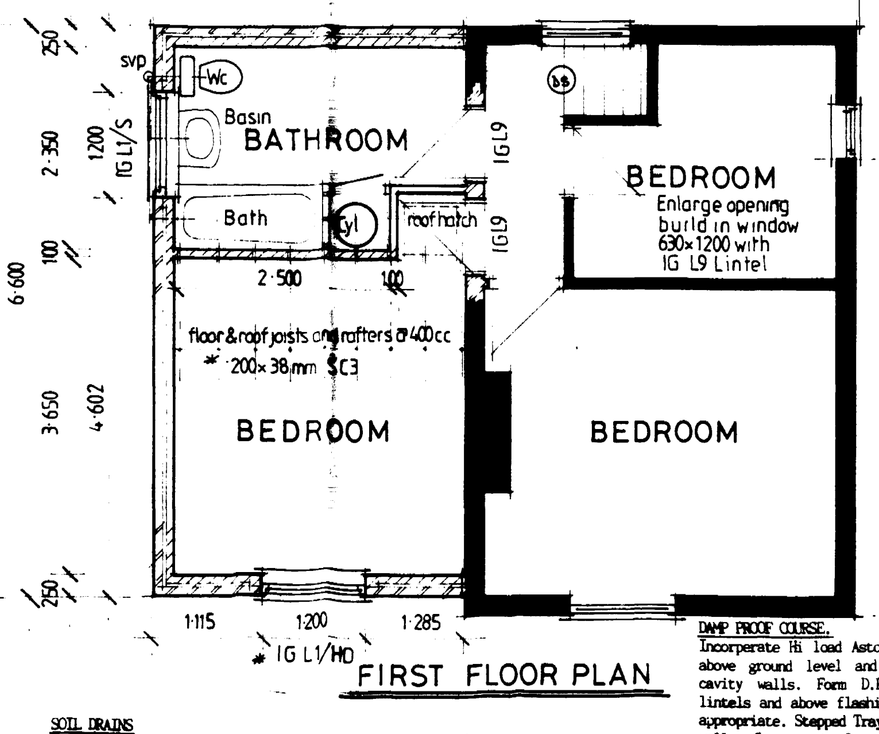


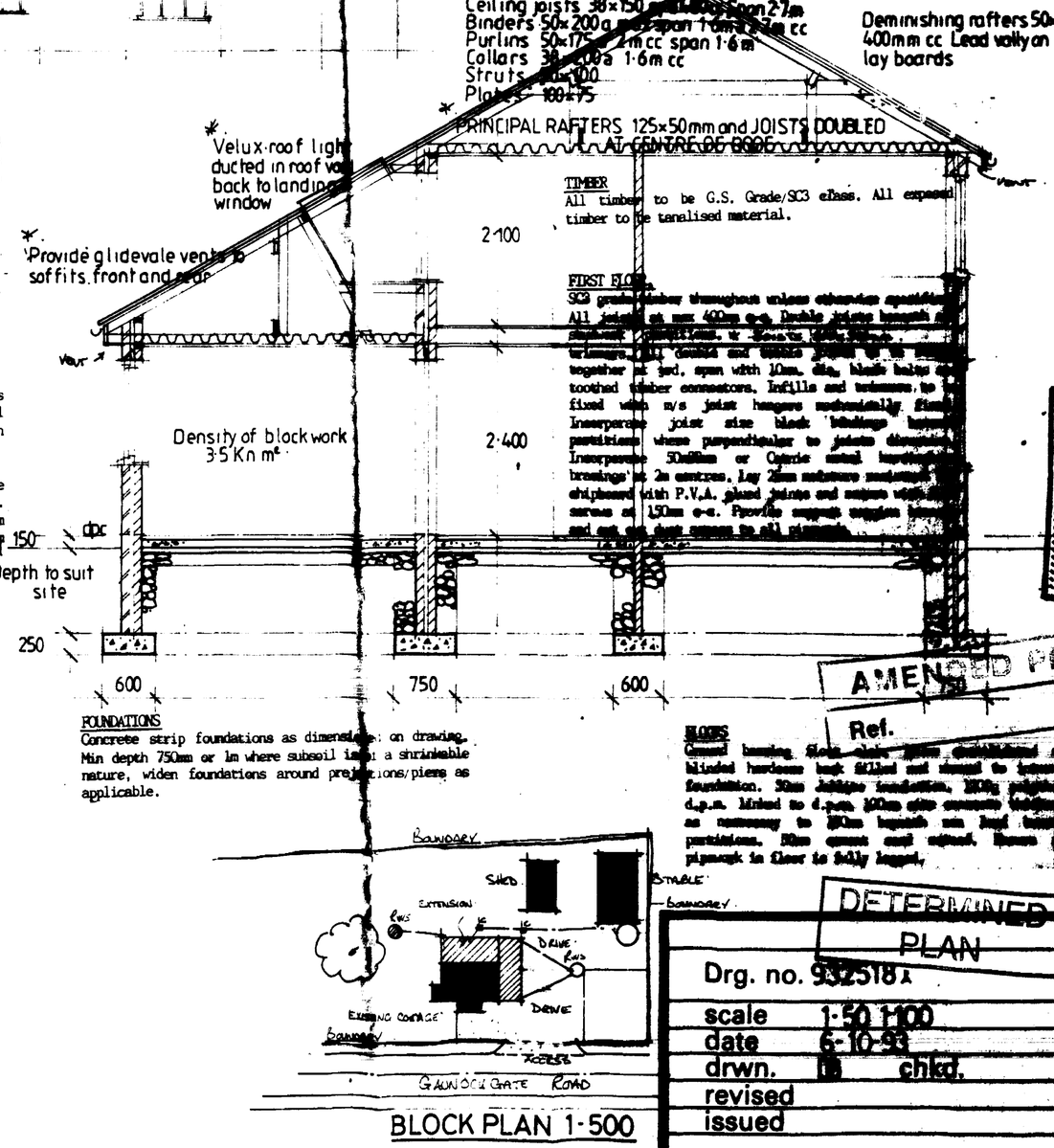












BLOCK PLAN 1·500

Tiled roof. Concrete interlocking tiles laid to manufacturers instructions on sarking felt and 25×38 tile battens
Cut roof timber
Rafters 38×100 @ 400 cc span 2m
Ceiling joists 38×150 @ 400 cc span 2·7m
Binders 50×200 @ 400 cc span 1·6m & 2·4m cc
Purlins 50×175 @ 400 cc span 1·6m
Collars 38×100 @ 1·6m cc
Struts 38×100
Plates 100×75

Deminishing rafters 50×100 @ 400mm cc Lead valley on 12mm lay boards

PRINCIPAL RAFTERS 125×50mm and JOISTS DOUBLED AT CENTRES OF 600cc

TIMBER
All timber to be G.S. Grade/SC3 eXcept. All exposed timber to be tanalised material.

FIRST FLOOR
SC3 grade timber throughout unless otherwise specified. All joists @ max 400mm c-c. Double joists beneath all partitions parallel to joists. Trimmers and trimming joists around openings over 600mm wide. Trimmers and trimmed joists to be connected together at end, span with 10mm dia. bluish bolts and toothed timber connectors. Infills and trimmers to be fixed with m/s joist hangers individually fixed. Inexpensive joist size block bridging between partitions where perpendicular to joists throughout. Inexpensive 50x50mm or Quarter sized herringbone strutting at 2m centres. Lay 25mm mineralised roofing felt underlay, lapped and sealed with P.V.A. glued joints and secured with 25mm galvanised clout nails at 150mm c-c. Provide suitable eaves ventilation and roof space ventilation to all pitches.

FOUNDATIONS
Concrete strip foundations as dimensioned on drawing. Min depth 750mm or 1m where subsoil is a shrinkable nature, widen foundations around projections/piers as applicable.

WALLS
Cavity walls comprising 100 thick facing bricks to match existing, 50mm cavity and 100 thick concrete blocks (7N/mm²) bonded with gauged mortar (1:1:6). Fill cavity with weak concrete (1:12) to underside of damp proof course. Cavity closers to all openings. Internal walls 100 thick concrete blocks (3·5N/mm²) bonded with gauged mortar (1:1:6). Solid concrete blocks (7N/mm²) bonded with gauged mortar (1:1:6) to underside of damp proof course.

GROUND FLOOR
Solid construction comprising 100 thick concrete (1:2:4) on 150 hardcore bed. Blind and level hardcore and fill around to underside of foundation. 50mm rubble insulation. 1000g polythene d.p.m. blinded to d.p.m. 100mm slab extension to existing to match existing as necessary to form new floor level. Lay 100 thick concrete (1:2:4) to underside of damp proof course on 1000g polythene d.p.m. Lay 100 thick concrete (1:2:4) to underside of damp proof course on 1000g polythene d.p.m. Lay 100 thick concrete (1:2:4) to underside of damp proof course on 1000g polythene d.p.m. Lay 100 thick concrete (1:2:4) to underside of damp proof course on 1000g polythene d.p.m.

DETERMINED PLAN

Drg. no. 9332518A
scale 1·50 1·100
date 6·10·93
drwn. chkd.
revised
issued

DAVID BROKER
ARCHITECTURAL AND BUILDING TECHNICIAN
TELEPHONE 0945 81 421

DAVID BROKER DESIGN
DANBROOKE HOUSE
STATION ROAD
WISBECH ST. MARY
WISBECH CAMBS.

AMENDED PLAN
Ref.

PLAN DEPT. 24 NOV 1993 CAMBS. COUNTY COUNCIL

For FIRE ESCAPE PURPOSES ALL BEDROOMS TO HAVE AT LEAST ONE OPENING WINDOW Min 500 mm wide × 850 mm deep

GLAZING
All double glazed. Obscure to be smooth large flemish glazing to B.S. 6262, with safety glass as required to BS 6206. All glass within 1.5m of floor to be toughened or laminated glass.

HEATING AND HOT WATER
Gas fired Central Heating to be designed to acheive temperatures set out below with the temperature outside -1°C.
Kitchen 18°C, Bathroom 22°C, Hall 16°C, all radiators to have termostactic valves fitted.
Locate cold water storage cistern in roof space of the Osma flow 50KW/227B type with lid,ref. 50KL 227.
Expansion Cistern type 04KC 018/B with lid ref. 04KL018.
Both to be insulated. Provide gangway boarding running across from access hatch cistern. Cistern to have overflow pipes fitted. Provide 0.5m² slatted shelving in airing cupboard.

AIRING CUPBOARD.
Install [illegible] water cylinder of the pre-insulated and vented type fitted with a 30W immersion heater and thermostat. Install 2/3 tiers of slatted shelving in storage cupboard.

MECHANICAL VENTILATION.
Kitchen to have mechanical extractor fan at a rate of not less than 60 litres per second ducted to outside air (30 litres per second in cooker hood, in addition to 4,000cm² background ventilation. Bathroom Ensuite and [illegible] to have mechnical extractor fans at a rate of not less than 15 litres per second ducted to outside air.
All habitable rooms to have background ventilation of not less than 4,000mm² located as to avoid draughts.
[illegible] not to be used for preparation of foods.

ELECTRICAL
Electrical installation to comply with 15th. Edition IEE wiring regulations.
Note: Provide light fittings in roof space close to cistern and operated from within roof, close to access hatch.

SMOKE DETECTION
Hardwired smoke detection sensor to be located in position labelled D.S.

SOIL WASTES.
110mm u.p.v.c. s.v.p. terminating in durable cage cover min. 900mm above opening window. All sockets to s.v.p. to be min. 450mm above drain invert. Bath waste in 50mm dia. p.v.c. Sink and shower wastes in 40mm dia. p.v.c. Basin wastes in 32mm dia. p.v.c. Wastes exceeding 1.7 metres in length to have anti-vac type fitted. Wastes not exceeding 1.7 metres to have 75mm P traps fitted. Provide access to shower tray waste.

STORM DRAINS.
112mm dia. h.r. p.v.c. rainwater gutters. 68mm dia. p.v.c. downpipes. 110mm dia. u.p.v.c. drains with flexible joints laid to 1:40 falls on 150mm pea gravel surrounds and run to 1m³ rubble filled soakaway min. 5m from building and boundary.

LINTELS
Install I.G. type steel lintels to manufacturers instructions. Min. end bearing of 150mm. all external walls to have damp proof installed to BS5628. See plan for ref's no.

WALLS
Facings to all elvations. 50mm cavity with 6no wire ties per 1m² closed at roof and reveals with brickwork. Install wire ties up reveals at min 225mm c.c. 50mm 'Dri-therm' cavity insulation. Inner leaf in 100mm Thermalite block or similar and skimmed internally.

INSULATION
Lay 150mm fibreglass insulation between joists. Lag all pipework and tanks not in insulated area.

LATERAL STRAPS.
Tie roof to brickwork with Catnic straps at 2m c-cs. Prefix V.L. along plates. Prefix H.L. along and spanning min. 3no. ceiling joists rafters where trusses are parallel to wall. Fit noggins beneath straps to form 'solid bridging'.

SOIL DRAINS
Drains as specified above for storm drains, run to ex septic tank/cesspool. Bridge drains beneath walls with p.c. concrete lintels and bind with 25mm fibreglass to maintain flexibility. Cap drains beneath floors and driveways with 1:3:6 concrete. Install 0mm shallow or universal u.p.v.c. inspection chambers to manufacturers instructions and to C.P.301. Fit covers and frames with concrete surrounds.

DAMP PROOF COURSE.
Incorporate Hi load Astos or similar d.p.c. min. 150mm above ground level and to side of all openings in cavity walls. Form D.P.C. cavity trays above I.G. lintels and above flashings at roof wall abutments as appropriate. Stepped Tray D.P.C. to gable roofs abuting walls. Incorporate 2 courses of engineering bricks to chimney above lead flashings.

DAMP PROOF MEMBRANE.
Incorporate d.p.m. to all ground floor construction. 1200g polythene linked to d.p.c. to dormer cheeks between internal lining and studs.

FLASHINGS.
Code 5 lead flashing at roofing wall abutments, stepped

STUDWORK
100 x 50mm studs at 400mm c-c of sole head plates. Incorporate 2 rows of horizontal noggins between studs. Incorporate doors and frames as indicated clad both sides with 9.5mm plasterboard and skim. Fill voids with 10mm glass fibre matt.

JOINERY
Standard Boulton and Paul frames, skirtings, architraves and mouldings.

CEILINGS
Install 12.5mm plasterboard and skim/artex throughout with sealed and supported cross joints. Maximum 3m×3m.

ALL DIMENSIONS TO BE VERIFIED ON SITE · DO NOT SCALE · THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT OF DAVID BROKER AND MAY NOT BE REPRODUCED WITHOUT PERMISSION