SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H20/0216/93 Received:08-MAR-93 Type:CONDITION COMPLIANCE

Earlier Permission: H20/1170/91

Name: Mr A Ketteringham
Hoyles Cottage
Old Fen Dike Road
Sutton St James
Spalding Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs PE12 8LH

Description: Details of materials to be used for external walls and roofs (Condition 2 of application H20/1170/91)
Location : Hoyles Cottage Old Fen Dike Road
Sutton St James Spalding Lincs

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

Director of Planning and Building Control Services
12-MAY-93 H20/0216/93

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)

AN 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

Planning Permission

Reference: H20/1170/91 Received:27-JAN-92 Type:FULL

Name: Mr A Ketteringham
Hoyles Cottage
Old Fen Dike Road
Sutton St. James
Spalding Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

Description: Proposed garage and vehicular access

Location : Hoyles Cottage Old Fen Dike Road
Sutton St. James Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

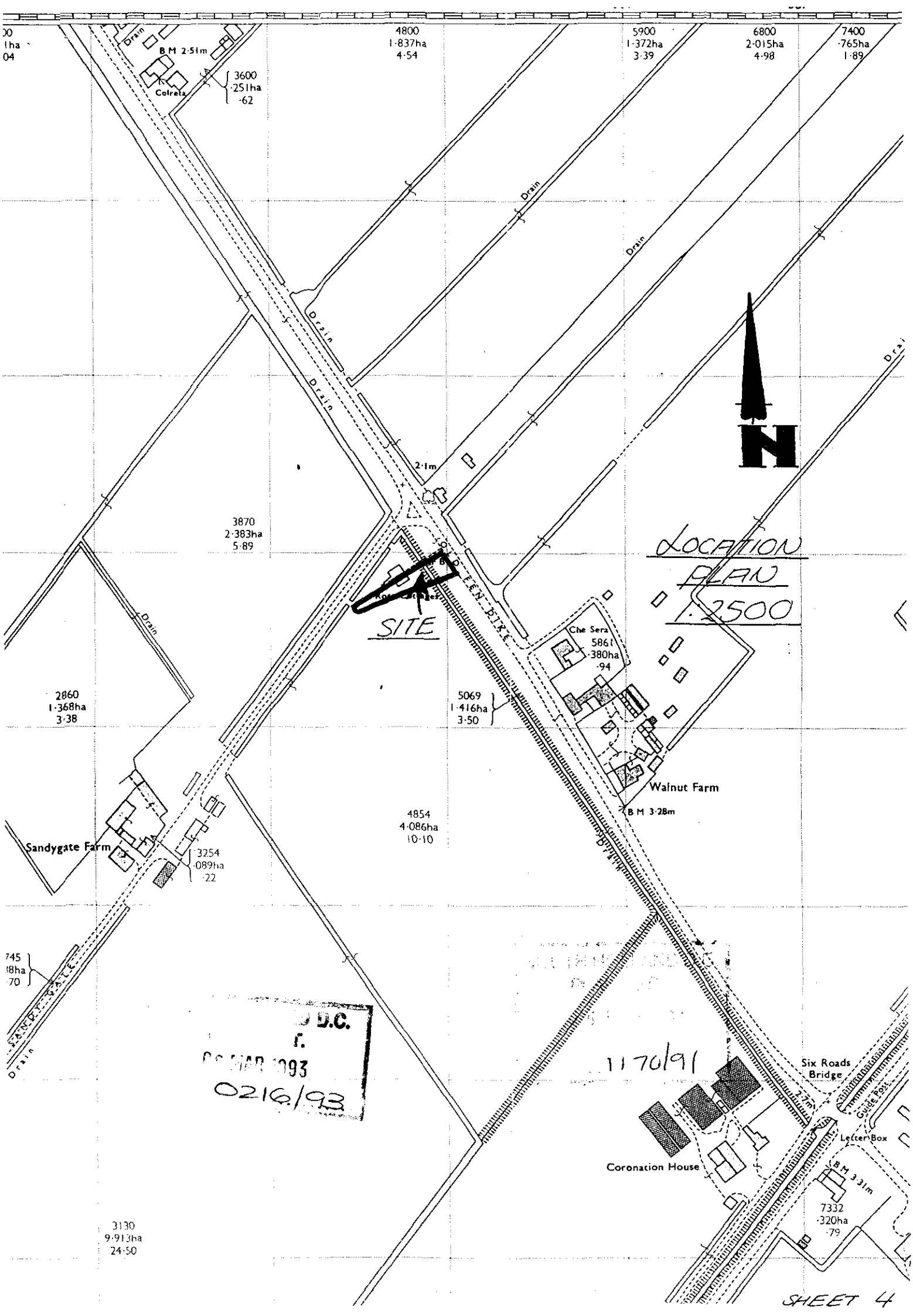
2 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

sgd B SMITH
Director of Planning and Building Control Services

05-MAR-92 H20/1170/91

MAR 199
0216/93


4800
1·837ha
4·54
5900
1·372ha
3·39
6800
2·015ha
4·98
7400
·765ha
1·89
B M 2·51m
Colreta
3600
·251ha
·62
Drain
Drain
Drain
Drain
2·1m
3870
2·383ha
5·89
SITE
LOCATION
PLAN
1:2500
Che Sera
5861
·380ha
·94
2860
1·368ha
3·38
5069
1·416ha
3·50
Walnut Farm
B M 3·28m
4854
4·086ha
10·10
Sandygate Farm
3254
·089ha
·22
Six Roads
Bridge
Guide Post
Letter Box
Coronation House
B M 3·31m
7332
·320ha
·79
3130
9·913ha
24·50
1170/91
0216/93
SHEET 4

CONDITION COMPLIANCE APPLICATION

4 COPIES OF FORM AND PLANS REQUIRED

For office use only

Application No. H20/0216/93

Date registered 08 MAR 1993

Grid reference

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

A. Ketteringham
Hoyles Cottage
Old Fen Dike Road
Sutton St. James

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Fleetland Design
Myrtle House
Fleet Hargate, Nr. Spalding
Lincs.

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Hoyles Cottage, Old Fen Dike Road, Sutton St. James

Please complete

EARLIER APPLICATION No.

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

H20/1170/91

Please complete

I attach the necessary plans and apply for approval as described below

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

Please complete the section below.

This form is for approval of additional details. For approval of reserved matters you should not use this form — ask for Planning Application forms.

If a condition restricts activity in some way, and you wish to remove that restriction, you should not use this form — ask for Planning Application forms.

If a condition requires activity to be carried out in a certain way, you do not normally need to apply for approval, unless the condition specifically requires it.

2. The application is for approval of details required by a condition (✓) ✓

State which details are submitted

Type + colour of materials to be used for external walls + roofs

State drawing no's relating to the current submission /

State condition no. under which this application is required 2

SECONDARY SUBMISSION

1 FORM and 2 PLANS REQUIRED

For office use only

Application No. H20/1170/91

Date registered 9 MAR 1993

Grid reference

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR A KETTRINGHAM
HOVLES COTTAGE
OLD FEN DIKE ROAD
SUTTON ST. VAMES
SPALDING
Tel. No. LINCS

NAME AND ADDRESS OF AGENT

(if form completed by agent)

FLEETLAND DESIGN
MYRTLE HOUSE. FLEET HARGATE
SPALDING LINCS PE12 8LH
Tel. No. (Contact J. CRUNKHORN

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

HOVLES COTTAGE, OLD FEN DIKE ROAD, SUTTON ST. VAMES
SPALDING LINCS.

Please complete

EARLIER APPLICATION No.

H20/1170/91

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

Please complete

I attach the necessary plans and apply for approval as described below

Signed ..... Date 1/3/93

*Please complete **one only** of the following sections:*

(Seperate forms must be used for Planning and Building Regulations)

1. AMENDMENTS TO PREVIOUS BUILDING REGULATION SUBMISSION

Please complete in block letters

BRIEF DESCRIPTION OF DEVELOPMENT IN PREVIOUS APPLICATION

State details of amendments proposed

State drawing no's of the current submission

State officer dealing with application, if known

Do the changes include any variations to the elevation of a proposed building? State Yes or No

If yes, drawings are likely to be required for both Planning and Building Regulations purposes

Please tick **one** box only

Amendment is proposed where approval already granted ☐

or

Amendment is to a proposal currently being considered ☐

OFFICE USE ONLY Date .....

New B Reg submission needed ☐

Drawings acceptable as amendment to previous approval ☐

Drawings acceptable as amendment to current file ☐

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features

Other [redacted] Garage partially constructed upon inspection. Photos taken. Garage up to eave level. Replaces hedge along boundary.

Inspected by DMG
Date 3/5

Notice posted by
Date

Resident Notices required

Sent | Delivered

Case Officer Conclusions DMG 6/5

? use of 'commons'.
checked on site.
Not considered to be sufficient reason to refuse application given that existing dwelling and existing wall built on commons, and Marley Modern

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 [signature] 11/5

Case Officer Recommendation

Approve | Refuse

Signed D.M. Gedney

~~Conditions/Reasons~~
(continue overleaf)

None.

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] 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 GODNEY Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt Issued

Date first Rec'd 08 MAR 1993

Registration

Reference H20/0216/93

Cross-Ref

Date 9/3

Validation

TYPE C COMP.

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app
Type

Correct fee NIL.

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 316

OS No's

Grid ref 533460 316680

Ward

Parish

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD

Inside LP area

Linked to site

Ref

Linked to property 0276573

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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H20/1170/91

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H20/0216/93 Received:08-MAR-93 Type:CONDITION COMPLIANCE

Name: Mr A Ketteringham
Hoyles Cottage
Old Fen Dike Road
Sutton St James
Spalding Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs PE12 8LH

Description: Details of materials to be used for external walls and roofs (Condition 2 of application H20/1170/91)

Location : Hoyles Cottage Old Fen Dike Road
Sutton St James Spalding Lincs

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

sgd B SMITH
Director of Planning and Building Control Services

12-MAY-93 H20/0216/93

Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

Mr T M Gedney

EMG/LAB
H20/0216/93

12 March 1993

Dear Sir

Condition Compliance Application - Details of Materials To Be Used For External Walls And Roofs (Condition 2 of Application H20/1179/91), Hoyles Cottage, Old Fen Dike Road, Sutton St James.

I refer to the above planning application recently submitted by yourself on behalf of Mr A Ketteringham.

It is noted that the proposed material for the external walls is red common brickwork. Notwithstanding that the existing house is constructed of similar material, these have nevertheless mellowed over the years. It is consequently my opinion that new commons would appear harsh, even when compared with the existing house and that a more mellow brick should be used.

Pursuant to the above, I will be pleased to receive your comments within the next 10 days, so that I am in a position to proceed with the application.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

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

H20/0216/93

CONDITION COMPLIANCE

Applicant: Mr A Kettringham
Tel:

Agent: Fleetland Design

Description: Details of materials to be used for external walls and roofs (Condition 2 of application H20/1170/91)

Location: Hoyles Cottage
Old Fen Dike Road
Sutton St James
Spalding Lincs

Valid date:	08-MAR-93	Terminal date:	03-MAY-93
Target dates:		Target Committee:	20-APR-93
To case officer	15-MAR-93	Report deadline:	06-APR-93
Inspected by	22-MAR-93		
Extra contacts	29-MAR-93	Case Officer:	
Report if not clear by	12-APR-93		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category:
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
L.C.C. - No objection	11/3/93	

South Holland Dist Council
Council Offices
Priory road
Spalding
Lincolnshire

Fleetland Design
Architectural
MYRTLE HOUSE
FLEET HARGATE
SPALDING LINCS
PE12 8LH
0406 26118
ARCHITECTURAL
& DESIGN
CONSULTANTS

MAR 1993
0216/93

Date 1/3/93

Dear Sirs,

Your Ref:
DMG/JJ H20/1170/91

Re: PROPOSED GARAGE AND VEHICULAR ACCESS, HOYLES COTTAGE, OLD FEN DIKE ROAD, SUTTON ST JAMES, LINCS

FOR MR. A. KETTERINGHAM.

PLEASE FIND ATTACHED SECONDARY SUBMISSION FORM DULY COMPLETED UNDER SECTION 3 RELATING TO APPLICATION FOR APPROVAL OF DETAILS REQUIRED BY CONDITION 2 OF PLANNING APPROVAL H20/1170/91

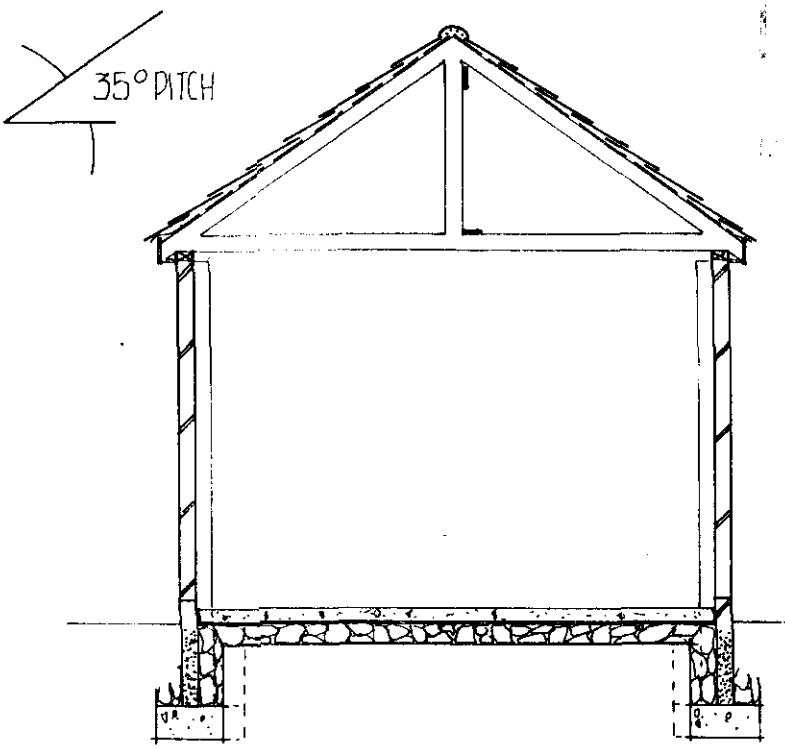
EXTERNAL MATERIALS FOR THE GARAGE THAT WE PROPOSE, AND FOR YOUR APPROVAL ARE AS FOLLOWS.

EXTERNAL FACING BRICKWORK: RED 'COMMON' BRICKWORK (TO MATCH DWELLING)

EXTERNAL ROOF: SMOOTH GREY MARLEY MODERN CONCRETE INTERLOCKING TILES

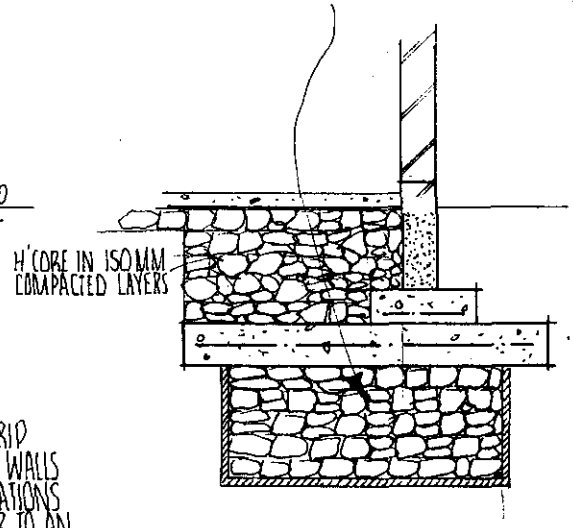
DETAILS ARE INCORPORTED ON DRAWING SHEET 1 OF SHEETS 1-4 RELATING TO THE APPLICATION AND SUBMITTED AS AN AMENDMENT TO PREVIOUS PLANNING PERMISSION ON 1/3/93 (REVISIONS INCLUDED FOR REDUCTION IN SIZE OF PROPOSAL)

SOUTH HOLLAND D.C.
PLAN DEPT
08 MAR 1993
REF 1170/91



Section a ——— à

EXISTING 1·8 M DEEP S.W. WELL TO BE PUMPED DRY AND FILLED WITH COMPACTED HARDCORE IN 150 MM LAYERS. WELL CAPPED OFF AS SHOWN WITH REINFORCED CONCRETE SLAB OVER 300 MM THICK WITH 300 MM PROJECTION FROM SIDES. SLAB REINFORCED WITH LAYER A142 MESH. FOUNDATIONS REINFORCED LAYER A142 MESH ALL REINFORCEMENT TO HAVE MIN 50 MM COVER.



section b —— b

FOUNDATIONS: UNDER WALLS AS SHOWN DOTTED ON PLAN PROVIDE CONCRETE STRIP FOUNDATIONS: 450 MM WIDE X 225 MM DEEP UNDER 100 MM WALLS 700 MM WIDE X 225 MM DEEP UNDER 215 MM WALLS. FOUNDATIONS TO BE EXCAVATED TO A DEPTH 750 MM BELOW GROUND LEVEL OR TO AN APPROVED FIRM BASE - (1·0 M IN CLAY) FOUNDATION CONCRETE TO BE C20P CONCRETE, 1:2:4 BY VOLUME.

WALLING: 102 MM RED COMMON FACING BRICKWORK. PROVIDE BITUMINOUS FELT D.P.C. TO ALL JAMBS. PROVIDE 100 MM WIDE HYLOAD PITCH POLYMER D.P.C. A MINIMUM 150 MM ABOVE GROUND, FOOTPATH LEVEL.

SUB STRUCTURE WALLING: 100 MM CLASS 'B' ENGINEERING BRICKWORK OR CLASS A CONCRETE BLOCKWORK (7 N/M²) IN CEMENT MORTAR (1:3). BRICKS BELOW D.P.C. TO BE F.L. DESIGNATION AND TO B.S. 3921
ANY DRAINS PASSING THRO' WALLS TO BE PROTECTED BY CONCRETE LINTELS WITH A 50 MM GAP BETWEEN THE UNDERSIDE OF THE LINTEL AND THE 'CROWN OF THE PIPE - TO BE FILLED WITH COMPRESSIBLE MATERIAL.

LINTELS: SPECIFIED LINTELS ARE BY I.G LINTELS LTD. ALL LINTELS TO BE INSTALLED IN ACCORD MANUFACTURERS INSTRUCTIONS WITH MINIMUM 150 MM END BEARINGS.

ELECTRICAL SOCKET OUTLETS AND LIGHT POINTS TO IEE REGULATIONS AND N.H.B.C. STANDARD.

JOINERY BY BOULTON AND PAUL OR SIM. GARAGE DOOR UP 'N' OVER TYPE (7-0" x 7-0") BY HENDERSON TO CLIENTS REQUIREMENT

S.W. DRAINAGE: CONNECT EXISTING R.W. DOWNPIPE OF COTTAGE TO NEW SYSTEM AS SHOWN. EXISTING DRAINS GRUBBED UP. 100 MM Ø VITRIFIED CLAY (SECONDS) OR P.V.C. PIPES SUPERSLEVE FLEXIBLY JOINTED TO FALL 1 IN 70 PIPES BEDDED ON MIN 50 MM PEA GRAVEL AND TO DISCHARGE INTO 1·2 M DIAMETER BRICK FILLED SOAKAWAYS SITED 5·0 METRES FROM ANY BUILDING. WHERE FLEXIBLE PIPES ARE NOT UNDER A ROAD AND HAVE LESS 600 MM COVER CONCRETE PAVING SLABS SHOULD BE LAID AS BRIDGING ABOVE THE PIPES ON MIN 75 MM PEA GRAVEL IF FLEXIBLE PIPES ARE UNDER A ROAD AND HAVE LESS 0·9 M COVER REINFORCED CONCRETE BRIDGING SHOULD BE USED.

FLOOR CONSTRUCTION: REMOVE TURF AND VEGETABLE SOIL A MIN 150 MM DEEP AND REDUCE LEVELS IF / AS NECESSARY LAY 150 MM CLEAN LIMESTONE HARDCORE, 75 MM TO DUST AND WELL CONSOLIDATE BY MECHANICAL COMPACTION AND BLIND SURFACE WITH SAND. LAY 300 MICRON (1200 GAUGE) POLYTHENE DAMP PROOF MEMBRANE OVER BLINDED HARDCORE WITH JOINTS WELDED. WHERE NECESSARY. FLOAT FINISHED OVERSITE CONCRETE 100 MM THICK

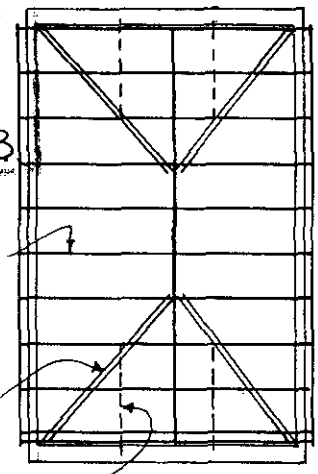
FOOTPATHS: 75 MM CONCRETE ON 100 MM COMPACTED HARDCORE: 25 MM FALL AWAY FROM DWELLING.

11-70/91

PITCHED ROOF CONSTRUCTION:

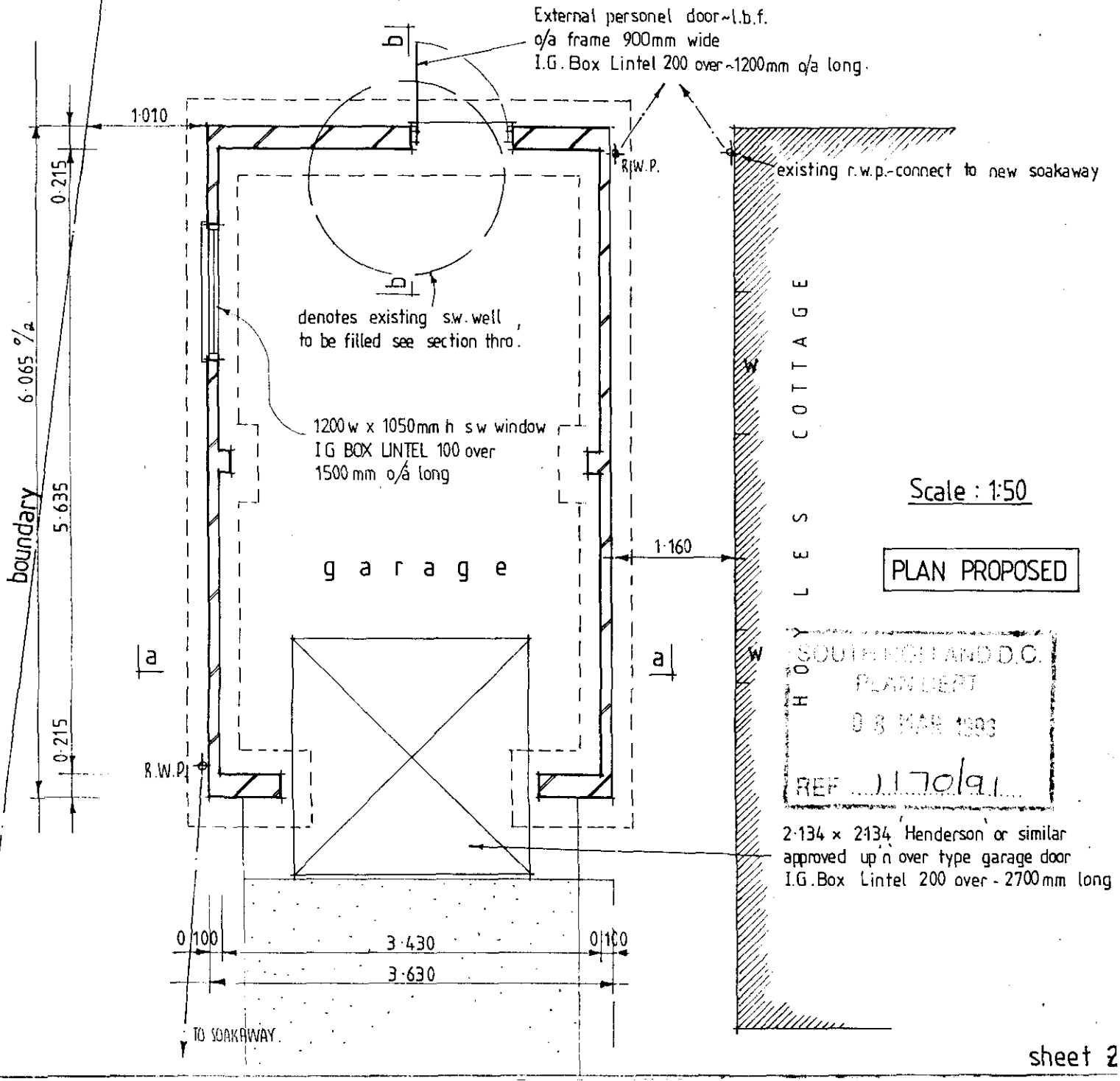
MARLEY MODERN SLATE GREY CONCRETE INTERLOCKING ROOF TILES ON 38 X 25 MM S.W. TREATED BATTENS ON REINFORCED ROOFING FELT (TYPE 1F) TO B.S. 747 LAPPED 150 MM IN ALL CASES. TILES LAID BROKEN BOND MIN HEADLAP 75 MM MAX 345 MM GUAGE. ROOFING FELT ON TWINAPLATE KING POST TYPE PRE-FABRICATED ROOF TRUSSES AT MAXIMUM 600 MM CENTRES AND @ 35° PITCHES. TRUSSES BRACED IN ACCORDANCE B.S. 5268 PART 3 1985: 25 X 100 MM CEILING AND RIDGE NODE BINDER 25 X 100 MM CHEVRON BRACING ON INT. MEMBERS 25 X 100 MM DIAGONAL BRACING ON RAFTERS @ 45° 50 X 100 MM WALL PLATE BEDDED ON SAND/CEMENT AND HELD IN POSITION BY TRUSSES AND 30 X 5 MM GALVANISED M.S. ANCHOR STRAPS @ 1·2 M CTRS. TRUSSES TO BE STRAPPED TO GABLE END WALLS @ VERGES AND CEILING LEVEL WITH 30 X 5 MM GALVANISED M.S. LATERAL RESTRAINT STRAPS @ 1·2 M CTRS INCLUDING 38 X 50 MM NOGGINGS INBETWEEN TRUSSES @ STRAP POSITIONS (TO SPAN 3 Nº TRUSSES)
25 X 175 MM P.S.E FASCIA - NO BARGE BOARDS CORBEL OUT BWK @ VERGES

R.W. GOODS 65 MM Ø P.V.C. DOWNPIPES
110 MM H.R. P.V.C GUTTERING.



ROOF TRUSS PLAN
DOTTED LINES DENOTE LATERAL REST. STRAPS

08 MAR 1993
0216/93

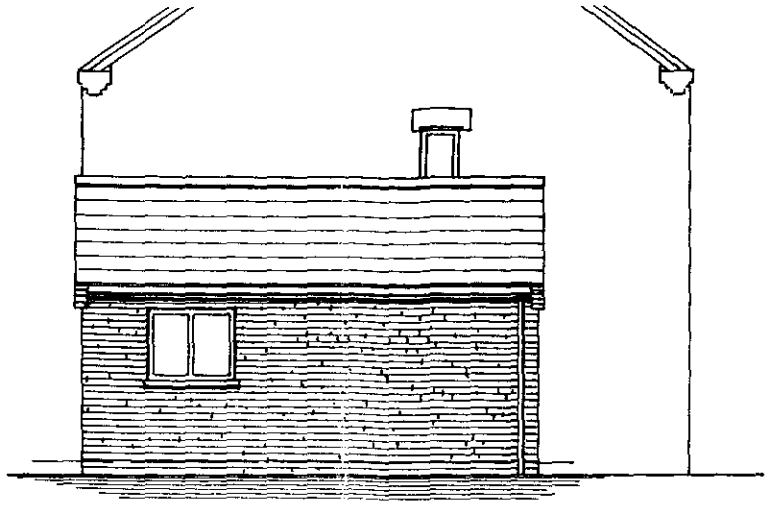


Scale : 1:50

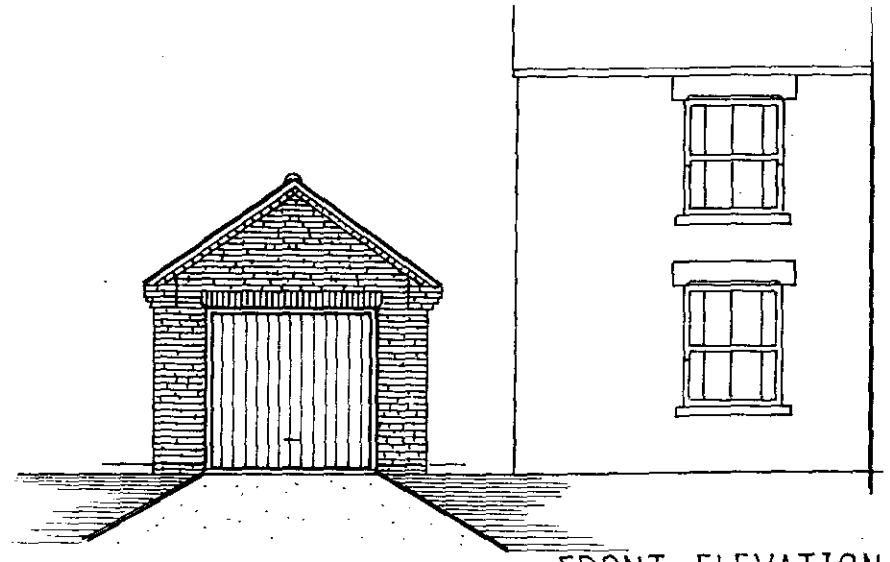
PLAN PROPOSED

SOUTH HOLLAND D.C.
PLANS DEPT
08 MAR 1993
REF 0170/91

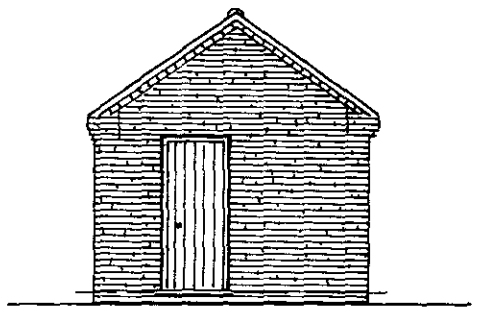
2·134 x 2·134 Henderson or similar approved up'n over type garage door I.G.Box Lintel 200 over - 2700 mm long



SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

BLOCK PLAN 1:200

MAR 1993
0216/93

Date 17.09.93

FACING BWK: 'COMMON' (Red)

ROOF TILES: MARLEY MODERN SLATE GREY

PROPOSED GARAGE AND VEHICULAR ACCESS

AT: HOYLES COTTAGE, OLD FEN DIKE RD
SUTTON ST. JAMES LINCOLNSHIRE.

FOR MR A KETTRINGHAM

AMENDED DRAWING.
REDUCED SIZE OF GARAGE

SCALES: elevations 1:100

sheet 1