

Town and Country Planning Act 1990

Planning Permission

Reference: H20/0736/93

Received: 02-AUG-93 Type: FULL

Name: Mr J Roberts
Manor House
Broadgate
Sutton St James
Spalding Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Double garage and two bedroom annexe

Location : Manor House Broadgate
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 The brick to be used for the construction of the proposed development shall match, as closely as possible, the brick used for the construction of the existing house.

Reason: In the interests of visual amenity.

- 3 Before the development hereby permitted is commenced precise details of the type and colour of the material to be used for the roof 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.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

Director of Planning and Building Control Services
07-JUN-94 H20/0736/93

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.

3-1/0ha
7-83

6-59ha
16-29

4983
3-154ha
7-79

Manor Farm

7872
1-181ha
2-92

Piggery

7265
1-788ha
4-42

7554
3-016ha
7-45

6052
2-968ha
7-33

5546
1-610ha
3-08

2745
321ha
2-03

SUTTON ST JAMES C P

Piggery

Madin

Dracena

PLANNING APPLICATION

For office use only

Application No. H20/0736/93

Date Registered 02 AUG 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr J Roberts
Manor House
Sutton St James
Spalding
Lincs

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)
Status Design
4 Princes Street
Holbeach
Spalding Lincs PE12 7BB

Tel. No. 0406 24343

(Personal contact name) B. Gilham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Manor House, Broadgate, Sutton St James

OFFICE
COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

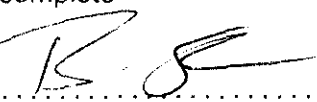
Double Garage and 2 Bedroom Annexe

Please complete

I attach * Four copies of all plans

*an ownership certificate (see back page)

*a fee of £120.00

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

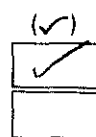
Date.

30th July 1993

Previous application No:

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

2. TYPE OF APPLICATION

This is a **full** application for change of use and/or new building worksor This is an **outline** application

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

Please state Site Area (Hectares)Please tick **any** box where you are including details which you wish to be considered as part of this application.Siting ☐Design ☐External Appearance ☐Means of Access ☐Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

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

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

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

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate

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 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**. 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 30th July 1993

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

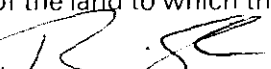
If the land is not in agricultural use, complete Certificate 1.

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 30th July 1993

Certificate 2

The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

State Name and address of tenant:

State Date notice served:

Signed _____ (Applicant/Agent) Date _____

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

Proposed development at

Take notice that application is being made to South Holland District Council by
for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

Signed _____ Date _____

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:

1 No.

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

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

7.2

sq. metres

(b) max. length:

12.20

metres

(c) max. width:

6.1

metres

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

Second hand bricks to match existing house

D. Please state type and colour of roofing materials.

second hand slates to match existing house(see site plan)

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.

Garden

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** boxA. There will be **no** new access to a public road and **no** alteration to any existing access to a public road or☒

B. There will be a new or altered access to a public road

☐

If so, name of road:

Will there be –

Individual access(es)

New estate road

☐

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

See site plan

TREES Please tick **one** boxA. 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

Soakaways

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:

Existing

Mains sewer

☐

Cesspool

☐

Septic tank

☒**OTHER MATTERS** Please complete

State Yes or No

The proposal is in connection with agriculture

☐ No

→ If so, please give details in Part 6

The proposal affects a listed building

☐ 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.

☐ N/A

Date:

Consultee(s):

Is this application related to a previous submission

☐

Application No.:

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Existing building has corrugated iron roof. Red brick.
Boundaries : Manor House traditional red brick with slate roof.
Site Features : Existing access - Building plot to north.

Inspected by DMG
Date 11/8

Site Notice posted by DMG
Date
Expiry 11/8

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

Case Officer Conclusions

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 21/5

COMMITTEE

Confirmed as agenda

SUB-COMMITTEE

Confirmed as agenda

Notes:

☒ Disabled
☒ Prev conditions
☒ Amended plans -
Dwg no:
Received:

Conditions/~~Reasons~~ (cont overleaf)

DPBCS AUTHORISED

1 TLI

The brick to be used for the construction of the proposed development shall match, as closely as possible, the brick used for the construction of the existing house.

Reason: In the interests of visual amenity.

Before the development hereby permitted is commenced precise details of the type and colour of the material to be used for the roof 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.

NOTE

1

SN9 - (planning obligation).

DQ INSTRUCTION SHEET

APPLICATION REF: H20/05

Directions

Art 7 (Outlines)

☐

RM checklist

Previous
Current
Required

Sit

Des

Ext

Acc

Land

Reg 4

Scale drawing....

Highway S/W....

Agric appraisal....

☐Non
Std

Precise details:

Direction authorised by Senior Officer.....

Date.....

Revalidation after Direction

Information satisfactory

Signed.....

Date.....

Valid date:

Amended description

Reconsultations:

All.....
Specified:Unsatisfactory -
Further direction:
Signed.....
Senior Off.....

Precise details:

Additional Consultation/Publicity Required

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

Extra Consultations:

Transport	D/Transp A15	 G* T15
TRA	D/Transp A18	
	B Rail	

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

Environment/ Drainage	Env Services	
WAT	NRA	
	IDB	
	Env Assess	 G ENV Specify:

Conservation	LB Demolish	 G* DEM
LB	Archaeology	 G ARC Specify:
	Eng Heritage	
	Consultant	
	Other	

Order No:
Specify:

Hazards	HSC Group	 G* HAZ
	Specific	
Other PLA		

Specify:
Specify:Case Officer DMG
Senior Officer Confirmed DMG.

Date.....

Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £120

Receipt No P3060

Date first Rec'd 02 AUG 1993

Registration

Reference H20/0736/93

Cross-Ref B20/0454/93

Date 3/8

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 £120

Nil fee

Previous app - ref:
Type of app
Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 30105 Plots
Grid ref 538650317850

Ward W Parish SSJ

Inside IBD YES 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 -

Dist Bound

Other: Area of
Pits + ponds

HAZ Site

AIR Safeguard

LIN Elect

PIP Pipe

CON Waste/contamin

Linked to site

Ref

Linked to property

Ref

0274715

Planning Records:
Earlier apps

339/89

B Reg Records:
Already submitted - Ref:
Request needed
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

S O U T H

H O L L A N D
DISTRICT COUNCIL



H20/0736/93

FULL

Applicant: Mr J Roberts
Tel:

Agent: Status Design
0406 24343

Description: Double garage and two
bedroom annexe

Location: Manor House
Broadgate
Sutton St James
Spalding Lincs

Valid date:	02-AUG-93	Terminal date:	27-SEP-93
Target dates:		Target Committee:	14-SEP-93
To case officer	09-AUG-93	Report deadline:	31-AUG-93
Inspected by	16-AUG-93		
Extra contacts	23-AUG-93	Case Officer:	
Report if not clear by	06-SEP-93	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

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

Other Constraints: PIT

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	11 13 -AUG-93	01 03 -SEP-93
Clerk to Sutton St J	06-AUG-93	20-AUG-93
Cllr Mrs E O Hall-Pa 0945 700 829	06-AUG-93	13-AUG-93

LCC - No objections for CB 11/8/93

MEMORANDUM

FROM: The Director of Administration

TO: Director of Planning &
Building Control Services

OUR REF: PBP/KS/PL.724

YOUR REF: DMG/LAC/H06/0947/93

DATE: 13th May 1994

SUBJECT: PLANNING APPLICATION NO. H06/0947/93
MANOR HOUSE, BROADGATE, SUTTON ST JAMES

Would you please note that the Planning Obligation relating to the above has now been completed and a copy is enclosed for your records. Would you please arrange to release the planning permission as soon as possible.


Director of Administration

H20/736/93?

DG

S.H.D.C. PLANNING DEPT.	
RECEIVED	
16 MAY 1994	
ALL INFORMATION SFC YES DOPC NO JC ACP	File Nos.
Received by	Authorised by YES/NO
On	by
Copy to	Date

SNDG. PLANNING DEPT.
RECEIVED
28 JAN 1964

40-
INFO
INFO BR
AND
CROOK
.....
.....
.....

The Nos.

George Young

S O U T H



H O L L A N D

DISTRICT COUNCIL

DEED

Creating Planning Obligation

under Section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

JOHN ROBERTS

and

PHILIPPA JANE ENSTONE

and

HALIFAX BUILDING SOCIETY

re

the erection of a double garage
and two bedroom annexe at
Manor House, Broadgate
Sutton St James.

I hereby certify that this is a true copy
of the planning obligation relating to the erection
of a double garage and two bedroom annexe at
Manor House, Broadgate, Sutton St James.

.....R. G. B......
Director of Administration

THIS DEED is made the 10th day of May One thousand nine hundred and ninety four BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincoln (hereinafter called "the Council") of the one part and JOHN ROBERTS and PHILIPPA JANE ENSTONE of Manor House Broadgate Sutton St James in the County of Lincoln (hereinafter called "the Owners") of the second part and HALIFAX BUILDING SOCIETY whose registered office is situate at Trinity Road Halifax West Yorkshire HX1 2RG (hereinafter called "the Mortgagee") of the third part

RECITALS

- (1) The Council is the local planning authority for the area within which the land described in the First Schedule ("the Land") is situated
- (2) The Owners are the owners in fee simple in possession of the Land subject to a mortgage dated the first day of September one thousand nine hundred and ninety two in favour of the Mortgagee
- (3) The Owners have by application by their agents dated the thirtieth day of July One thousand nine hundred and ninety three applied to the Council for planning permission for a double garage and two bedroom annexe on the Land in accordance with the plans and particulars supplied therewith under planning reference H20/0736/93 ("the Development")
- (4) The obligation created by this Deed is a planning obligation for the purposes of section 106 of the Town and Country Planning Act 1990
- (5) The Council has decided to grant conditional planning permission for the Development subject to the creation of this obligation without which planning permission for the Development would not have been granted
- (6) The Council is the local planning authority by whom the planning obligation is enforceable

NOW THIS DEED made in pursuance of section 106 of the Town and Country Planning Act 1990 WITNESSETH as follows

1. The Owners hereby agree to enter into the planning obligation specified in the Second Schedule hereto
2. This planning obligation is a local land charge and shall be registered as such
3. The expressions "the Council" "the Owners" and "the Mortgagee" shall include their successors in title

IN WITNESS whereof the parties hereto have executed this Deed the day and year first before written

FIRST SCHEDULE (Details of "the Land")

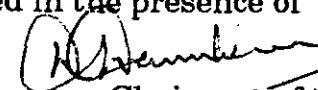
The land situate at Manor House Broadgate Sutton St James shown edged red on the plan annexed hereto

SECOND SCHEDULE
(The Planning Obligation)

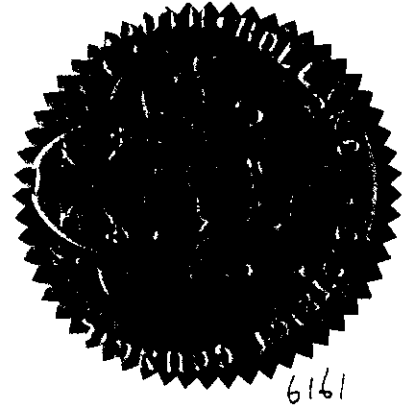
The Owners with the consent of the Mortgagee evidenced by its execution hereof hereby covenant

- (a) that the annexe to be provided by the Development shall not at any time be occupied as a separate unrelated dwelling to the Manor House Broadgate Sutton S James but shall permanently remain part of and within the curtilage of the Land
- (b) not to implement planning permission H20/0339/89 at any time in the future

THE COMMON SEAL of THE SOUTH
HOLLAND DISTRICT COUNCIL was
hereunto affixed in the presence of


Chairman of the Council
member

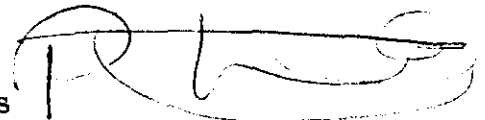

Director of Administration



SIGNED AS A DEED by the said
JOHN ROBERTS in the
presence of:-



Witness



Address

P. LUCIOLI
35 THORPE ROAD
PETERBOROUGH

Occupation

SOLICITOR

SIGNED AS A DEED by the said
PHILIPPA JANE ENSTONE in the
presence of:-



Witness



Address

P. LUCIOLI
35 THORPE ROAD
PETERBOROUGH

Occupation

SOLICITOR

SIGNED SEALED AND DELIVERED by

as Attorney and on behalf of
the HALIFAX BUILDING SOCIETY
in the presence of

3-170ha
7-83

6-591ha
16-29

reby
be
n St

4983
3-154ha
7-79

Manor Farm

7892
1-181ha
2-92

Piggery

7265
1-788ha
4-42

7554
3-016ha
7-45

6052
2-968ha
7-33

5546
1-610ha
3-00

8745
921ha
2-03

SUTTON ST JAMES C P

Piggery

Manor Farm

Dracena

S O U T H



H O L L A N D
DISTRICT COUNCIL

REVOCATION ORDER NO.31

Under Section 97 of the
Town and Country Planning Act 1990

re

Land at Manor House Broadgate
Sutton St James

I hereby certify that this is a
true copy of Revocation Order No. 31
relating to land at Manor House
Broadgate Sutton St James

.....
Director of Administration

SOUTH HOLLAND DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990, SECTION 97
REVOCATION ORDER NO.31

RECITALS

1. On 11th day of September 1990 the South Holland District Council ("the Authority"), being the local planning authority and in pursuance of their powers under the Town and Country Planning Act 1971, granted planning permission ("the Planning Permission") in respect of the land described in the First Schedule to David Nisbet of Manor House Broadgate Sutton St James
2. A copy of the Planning Permission is annexed as the Second Schedule
3. The building or other operations referred to in the Planning Permission have not yet been completed
4. It appears to the Authority, having regard to the development plan and all other material considerations, that it is expedient to revoke the Planning Permission in the manner hereinafter appearing

NOW THEREFORE the Authority as local planning authority and in pursuance of section 97 of the Town and Country Planning Act 1990 and of all other powers enabling hereby make the following order:

1. The Planning Permission is revoked

FIRST SCHEDULE

The land at Manor House Broadgate Sutton St James shown edged red on the plan annexed hereto

SECOND SCHEDULE

Planning permission H20/0339/89 annexed hereto

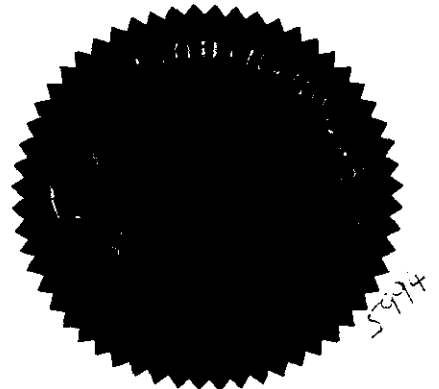
GIVEN UNDER THE COMMON SEAL OF
SOUTH HOLLAND DISTRICT COUNCIL
this 5th day of November, 1993

Ann Norton

Chairman of the Council

R. C. C.

Director of Administration



PLANNING PERMISSION

REFERENCE : H20/0339/89

DATE RECEIVED : 2 3 89

APPLICANT : Mr D Nisbet
Manor House
Broadgate
Sutton St James
SPALDING, LincsAGENT : Status Design
4 Princes Street
Holbeach
SPALDING
Lincs

TYPE : Full

GRID REF : 538650 317890

DESCRIPTION : Granny Annexe, Double Garage, Games Room and
Garden Wall

LOCATION : Manor House, Broadgate, Sutton St James, Spalding

The South Holland District Council hereby gives notice that permission has been granted for the carrying out of the development in accordance with the application and plans submitted, subject to the following condition(s):

- 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 41 of the Town and Country Planning Act 1971

- 2 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs 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.

- 3 The extension of the dwelling shall be used and occupied in conjunction with the existing dwelling, and shall not be used as a separate unit of living accommodation.

Reason: In the opinion of the Local Planning Authority, the use of the building for residential accommodation unconnected with the main dwelling house would constitute an undesirable form of tandem development.

Cont. ...

IMPORTANT NOTE

This permission refers only to that required by the Town and Country Planning Acts.

If approval is required under the Building Regulations or any other enactment, this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE

TELEPHONE: SPALDING 761161

*my
rule*

Cont/...
H20/0339/89

B. Smith

District Planning Officer
11th September 1990

NOTE

Your attention is drawn to the existence of a Section 52 Agreement
regulating the development hereby permitted.

SOUTH HOLLAND DISTRICT COUNCIL
M E M O R A N D U M

FROM: The Director of Administration

TO: Director of Planning and
Building Control Services

REF: JMB/KS/PL.

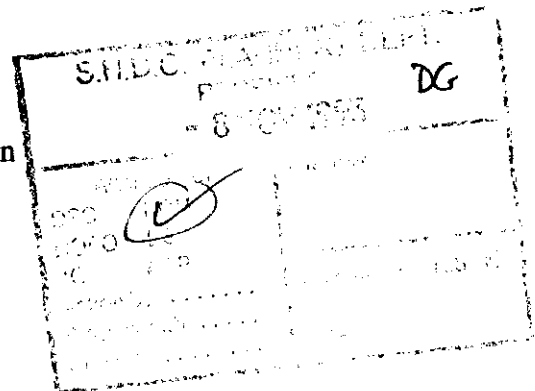
REF:

DATE: 5th November 1993

SUBJECT: REVOCATION OF PLANNING PERMISSION: H20/0339/89
MANOR HOUSE, BROADGATE, SUTTON ST JAMES

Further to your memorandum dated 22nd September, 1993 I write to inform you that notice of the making of the Revocation Order relating to planning permission H20/0339/89 will be advertised in the Spalding Guardian on 5th November 1993. The objection period expires on 6th December and, if no objections are received, the planning permission will be revoked on 22nd December. The subsequent planning permission can be issued on that date provided, of course, the Planning Obligation relating to the new application H20/0736/93 has been completed.


Director of Administration



S O U T H



H O L L A N D
DISTRICT COUNCIL

REVOCATION ORDER NO. 31

Under Section 97 of the
Town and Country Planning Act 1990

re

Land at Manor House Broadgate
Sutton St James

I hereby certify that this is a
true copy of Revocation Order No. 31
relating to land at Manor House
Broadgate Sutton St James

.....
Director of Administration

SOUTH HOLLAND DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 97

REVOCATION ORDER NO.31

RECITALS

1. On 11th day of September 1990 the South Holland District Council ("the Authority"), being the local planning authority and in pursuance of their powers under the Town and Country Planning Act 1971, granted planning permission ("the Planning Permission") in respect of the land described in the First Schedule to David Nisbet of Manor House Broadgate Sutton St James
2. A copy of the Planning Permission is annexed as the Second Schedule
3. The building or other operations referred to in the Planning Permission have not yet been completed
4. It appears to the Authority, having regard to the development plan and all other material considerations, that it is expedient to revoke the Planning Permission in the manner hereinafter appearing

NOW THEREFORE the Authority as local planning authority and in pursuance of section 97 of the Town and Country Planning Act 1990 and of all other powers enabling hereby make the following order:

1. The Planning Permission is revoked

FIRST SCHEDULE

The land at Manor House Broadgate Sutton St James shown edged red on the plan annexed hereto

SECOND SCHEDULE

Planning permission H20/0339/89 annexed hereto

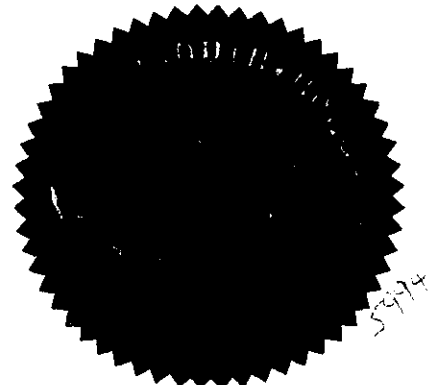
GIVEN UNDER THE COMMON SEAL OF
SOUTH HOLLAND DISTRICT COUNCIL
this 5th day of November, 1993

Anniston

Chairman of the Council

P. C. C.

Director of Administration



TYPE: Full

DESCRIPTION: Double garage and two bedroom annexe

LOCATION: Manor House, Broadgate, Sutton St James

APPLICANT: Mr J Roberts

AGENT: Status Design

REASON FOR COMMITTEE CONSIDERATION

Parish Council comments.

RECOMMENDATION

That the Director of Planning and Building Control Services be authorised to grant permission subject to conditions, on:

- (a) *The unopposed revocation of planning permission reference H20/0339/89.*
- (b) *The applicant entering into a Section 106 Planning Obligation to ensure that the double garage and two-bedroomed annexe is used and occupied in conjunction with the existing dwelling (The Manor House) and not as a separate unit of living accommodation.*

COMMENTS

- 1 Majority of building outside Sutton St James IBD.
- 2 Permission granted for granny annexe, double garage, games room and garden wall in 1990 (H20/0339/89), subject to a then Section 52 Agreement tying it to the existing dwelling (The Manor House). The current application is considered an acceptable alternative.

REPRESENTATIONS

Parish Council: No objections subject to it being inside IBD.

SCHEDULE OF CONDITIONS

- 1 The brick to be used for the construction of the proposed development shall match, as closely as possible, the brick used for the construction of the existing house.
Reason: In the interests of visual amenity.
- 2 SC12 (Details of materials) ..precise details.

NOTE

- 1 SN9 - (planning obligation).
-

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: G Smith
Planning and Building
Control Services

To: J Berridge
Administration Dept.

Our Ref: CS/L1 H20/0736/93
H20/0339/89

Your Ref:

Date: 01 Oct 1993

H20/0736/93 - MR J ROBERTS
DOUBLE GARAGE AND TWO BEDROOM ANNEXE, H20/0339/89 - REVOCATION OF
PLANNING PERMISSION.

MANOR HOUSE, BROADGATE, SUTTON ST JAMES.

Further to my earlier memo dated 22nd September 1993, with reference
to the above, please find enclosed:-

- 1 A copy of the letter sent to the agent.
- 2 Confirmation that the applicant is willing to enter into
Agreement.

I hope this is satisfactory.

G Smith
Planning Technician

DESIGN **Status**
ARCHITECTS & PLANNING CONSULTANTS

Date: 24th September 1993

Our Ref: 771719/BG/AEW

Your Ref: DMG/JJ H20/0736/93

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

Status House
4 Princes Street,
Holbeach,
Lincs.
PE12 7BB
Tel: 0406 24343
Fax: 0406 490702

For the attention of Mr D M Gedney

Dear Sir,

RE: PROPOSED DOUBLE GARAGE AND 2 BEDROOM ANNEXE AT MANOR HOUSE BROADGATE
SUTTON ST JAMES FOR MR J ROBERTS

Further to your letter dated 22nd September 1993, I confirm my client is agree-
able to the contents of this letter.

Yours faithfully



B. Gilham F.F.B.

S.H.D.C. PLANNING DEPT.	
RECEIVED	
27 SEP 1993 DG	
APPROVED BY [Signature]	FILE NO.
DATE 27/09/93	PLANNING NO.
BY [Signature]	PLANNING NO.
DATE 27/09/93	PLANNING NO.

Status Design,
4 Princes Street,
Holbeach,
Spalding,
Lincs.
PE12 7BA.

Mr B Golney

DMG/13 H20/0736/93

22 Sep 1993

Dear Sir,

H20/0736/93 - MR J ROBERTS
DOUBLE GARAGE AND TWO BEDROOM ANNEXE
REVOCATION OF PLANNING PERMISSION H20/0339/89, MANOR HOUSE, BROADGATE,
SUTTON ST JAMES.

The above planning application was considered at 14th September 1993 Planning Committee where it was resolved that planning permission be authorised, subject to the applicant entering into a Section 106 Planning Obligation, to ensure that the double garage and two bedroomed annexe is used and occupied in conjunction with the existing dwelling (the Manor House) and not as a separate unit of living accommodation.

Planning permission is also subject to the revocation of planning permission H20/0339/89.

Could you therefore please confirm in writing as to whether your Client is willing to enter into the above agreement.

I look forward to hearing from you.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

14th SEPTEMBER 1993 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H09/0346/93 C D Dobson	JB	Refused as recommended. Letter to advise applicants. See previous notes on Stukely Hall Temporary Working File.
3	H06/0400/93 Mrs E Bailey	JB	Grant as recommended.
6	H09/0511/93 Mr S Smith	JB	Refused as recommended.
8	H11/0538/93 R J Duncan	JB	DPBCS Auth subject to Sect 106 agreement as recommended.
10	H05/0564/93 Mr & Mrs R D Scully	JB	Application withdrawn.
11	H14/0618/93 Mr & Mrs G Slinger	PJU	Grant as recommended.
11	H14/0619/93 Mr & Mrs G Slinger	PJU	Refused as recommended. Advise applicants they should negotiate with the owners of the adjoining farmyard (?purchase) to safeguard the amenities of the building.
13	H13/0626/93 Mr P Crewe	DMG	Refused as recommended.
14	H23/0639/93 Fenland Aero Club	DMG	Grant as recommended.
16	H16/0646/93 Longhurst Housing	NRM	Refuse application as recommended unless applicants willing to amend application by withdrawing reference to the deletion of the two storey brick extensions to 48 & 45 Double St and substitution by an open stairway, and the change in design of the access link between the two roofs of Longs Warehouse at attic level.
16	H16/0647/93 Longhurst Housing	NRM	Refused as recommended.
19	H08/0651/93 V E Miller	PJU	Refused plus enforcement action as recommended.
21	H05/0720/93 A Knight	DMG	Defer for Site Visit.
22	H20/0736/93 Mr J Roberts	DMG	DPBCS Auth subject to Sect 106 agreement as recommended.
23	H01/0745/93 H K Gott	PJU	Grant as recommended. Amend conditions 5 & 6. See NRM.

15 Sep 93

Signed: ..

N Midlen

Principal Planning Officer

APPLICATION REFERENCE: H20/0736/93

DATE RECEIVED: 02-AUG-93

TYPE: Full

DESCRIPTION: Double garage and two bedroom annexe

LOCATION: Manor House, Broadgate, Sutton St James

APPLICANT: Mr J Roberts

AGENT: Status Design

REASON FOR COMMITTEE CONSIDERATION

Parish Council comments.

RECOMMENDATION

That the Director of Planning and Building Control Services be authorised to grant permission subject to:

- (a) *The unopposed revocation of planning permission reference H20/0339/89.*
- (b) *The applicant entering into a Section 106 Planning Obligation to ensure that the double garage and two-bedroomed annexe is used and occupied in conjunction with the existing dwelling (The Manor House) and not as a separate unit of living accommodation.*
- (c) *Conditions.*

COMMENTS

- 1 Majority of building outside Sutton St James IBD.
- 2 Permission granted for granny annexe, double garage, games room and garden wall in 1990 (H20/0339/89), subject to a then Section 52 Agreement to the existing dwelling (The Manor House). ^{THE CURRENT APPLICATION} ~~It is~~ is considered an acceptable alternative.
- 3 Members are reminded that the frontage land to the northeast of the Manor House, presently has outline consent for residential development (H20/0073/89). *Since the proposed building is set well back it is considered that the first floor window should be obscure glazed.*

REPRESENTATIONS

Parish Council: No objections subject to it being inside IBD.

County Highways: No objections.

SCHEDULE OF CONDITIONS

- 1 The brick to be used for the construction of the proposed development shall match, as closely as possible, the brick used for the construction of the existing house.
Reason: In the interests of visual amenity.
- 2 Before the development hereby permitted is commenced precise details of the type and colour of the material to be used for the roof 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.

NOTE

- 1 SN9 - (planning obligation).

~~The extension of the dwelling shall be used and occupied in conjunction with the existing dwelling, and shall not be used as a separate unit for living accommodation.~~

~~Reason: In the opinion of the Local Planning Authority, the use of the building for residential accommodation unconnected with the main dwelling house would constitute an undesirable form of backland development.~~

- ③ The front first floor bedroom window shall be obscure glazed and shall not subsequently be fitted with clear glass.
Reason: In the interests of the amenities of the locality.

~~Do not exceed~~
~~building line~~

1/11

1/11

B. SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



Application no: H20/0736/93

Applicant: Mr J Roberts
Manor House
Broadgate
Sutton St James
Spalding Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Double garage and two bedroom annexe

Location: Manor House Broadgate
Sutton St James Spalding Lincs

Type: FULL

Date received: 02-AUG-93

06-AUG-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 20-AUG-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

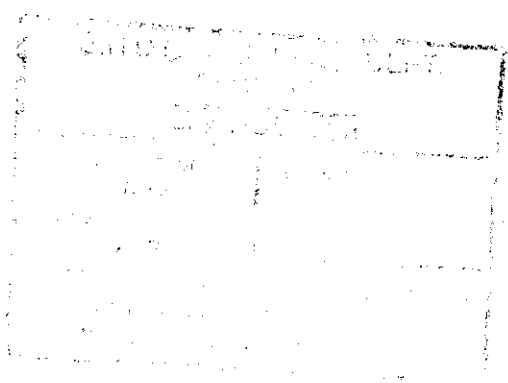
Clerk to Sutton St James PC
Kelling Lodge
Old Main Road
Fosdyke, Boston, Lincs
PE20 2BU

FOR PARISH COUNCIL USE ONLY

Comments: My council have no objections,
subject to it being inside the I.B.D.

Signed:

Chairman of the Parish Council



DESIGN **Status**
ARCHITECTS & PLANNING CONSULTANTS

Date: 30th July 1993

Our Ref: 771719/BG/AEW

Your Ref:

Status House
4 Princes Street,
Holbeach,
Lincs.
PE12 7BB
Tel: 0406 24343
Fax: 0406 490702

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

Dear Sirs,

Re: PROPOSED DOUBLE GARAGE AND 2 BEDROOM ANNEXE AT MANOR HOUSE BROADGATE
SUTTON ST JAMES

In respect of the above, please find enclosed the following:-

TOWN AND COUNTRY PLANNING APPLICATION

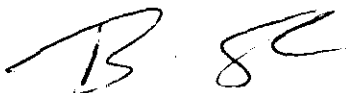
1. 4 No. copies duly completed submission form.
2. 4 No. copies each drawing no'd 771719/1 and 771719/2.
3. Cheque to the value of £120.00 in respect of submission fee.

BUILDING REGULATIONS SUBMISSION

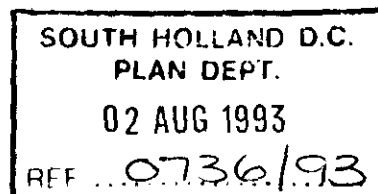
1. 1 No. copy duly completed submission form.
2. 2 No. copies each drawing no.'d 771719/1 and 771719/2.
3. Cheque to the value of £72.85 in respect of submission fee.

Total cheque: £192.85

Yours faithfully



B. Gilham F.F.B.



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



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3060
Date received : 02-AUG-93

Received from

Coventry Building Society

Address

Manor House
Broadgate
Sutton St James
Spalding

Fee paid	£	120.00
VAT	£	0.00

Total received £ 120.00

Cash/Cheque : Cheque

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



Mr J Roberts,
Manor House,
Broadgate,
Sutton St James,
Spalding,
Lincs.

Mr D Gedney

DMG/JJ H20/0736/93

14 Sep 1994

Dear Sir,

H20/0736/93 DOUBLE GARAGE AND TWO BEDROOM ANNEXE, MANOR HOUSE,
BROADGATE, SUTTON ST JAMES.

With reference to the above it has been brought to my attention from my Building Control Section that development has commenced.

I am writing to inform you that there appears to be outstanding conditions on the planning permission issued on 7th June 1994.

Condition No 3 states:

"Before the development hereby permitted is commenced precise details of the type and colour of the material to be used for the roof 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."

I therefore look forward to hearing from you within the next 28 days, but I must advise you that Section 172 of the Town and Country Planning Act 1990, empowers the Council to take up proceedings against any breach of planning control.

FILE COPY

MEMORANDUM

To: The Revenue Services Manager

From: Development Control Manager
DMG/JJ H20/0736/93

Your Ref: 0511037/HMD/KS

Date: 23 July 1996

SUBJECT: MR J ROBERTS, THE ANNEXE, MANOR HOUSE, BROADGATE,
SUTTON ST JAMES - REF: H20/0736/93.

I write further to your memorandum dated 10th July 1996.

I can advise that planning permission was granted for a double garage and two bedroom annexe subject to a Section 106 Planning Obligation to ensure that the annexe is not at any time occupied as a separate unrelated dwelling to the "Manor House". It would therefore appear that it meets condition (B).

I hope the above is of assistance.


N Midlen
Development Control Manager



SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

To: Sally Waltham
Director of Housing and Planning Services

From: Andy Hall
Revenue Services Manager

Our Ref: 0511037/HMD/KS

Date: 10 July 1996

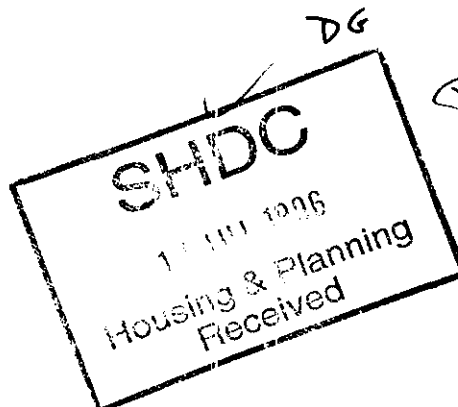
Subject: **MR J ROBERTS, THE ANNEXE, MANOR HOUSE,
BROADGATE, SUTTON ST JAMES**

PLANNING REF: H20/0736/93

Mr Roberts states there is a planning restriction on the above property. If this is the case then the property may be exempt from council tax. I have enclosed a copy of the qualifying conditions for the exemption and I would be grateful if you could confirm whether the restriction meets condition (b).

Andy
Andy Hall, IRRV
Revenue Services Manager

Enc.



"GRANNY" ANNEXES

Article 3 of SI 1992/558 as amended by SI article 6 of SI 1995/619

This class applies from 1 April 1995.

Class T - an unoccupied dwelling which -

(a) forms part of a single property which includes another dwelling;
and

(b) may not be let separately from that other dwelling without a breach of planning control within the meaning of section 171A of the Town and County Planning Act 1990.

This exemption may include certain types of dwellings such as agricultural properties.

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



REGISTER COPY TO EARLIER PERMISSION

Previous permission: H20/0736/93

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H20/0909/94

Received: 22-SEP-94 Type: CONDITION COMPLIANCE

Name: Mr J Roberts

Agent: Status Design

Manor House

4 Princes Street

Broadgate

Holbeach

Sutton St James

Spalding

Spalding Lincs

Lincs PE12 7BB

Description: Details of roof tiles (reclaimed (or new) grey slate tiles to match existing) Condition 3 of H20/0736/93

Location : Manor House Broadgate
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:

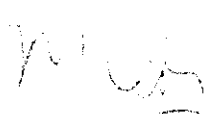
sgd B SMITH

Director of Planning and Building Control Services

14-OCT-94 H20/0909/94

I therefore enclose the necessary condition compliance forms for you to complete and return to my office for consideration with the relevant plans.

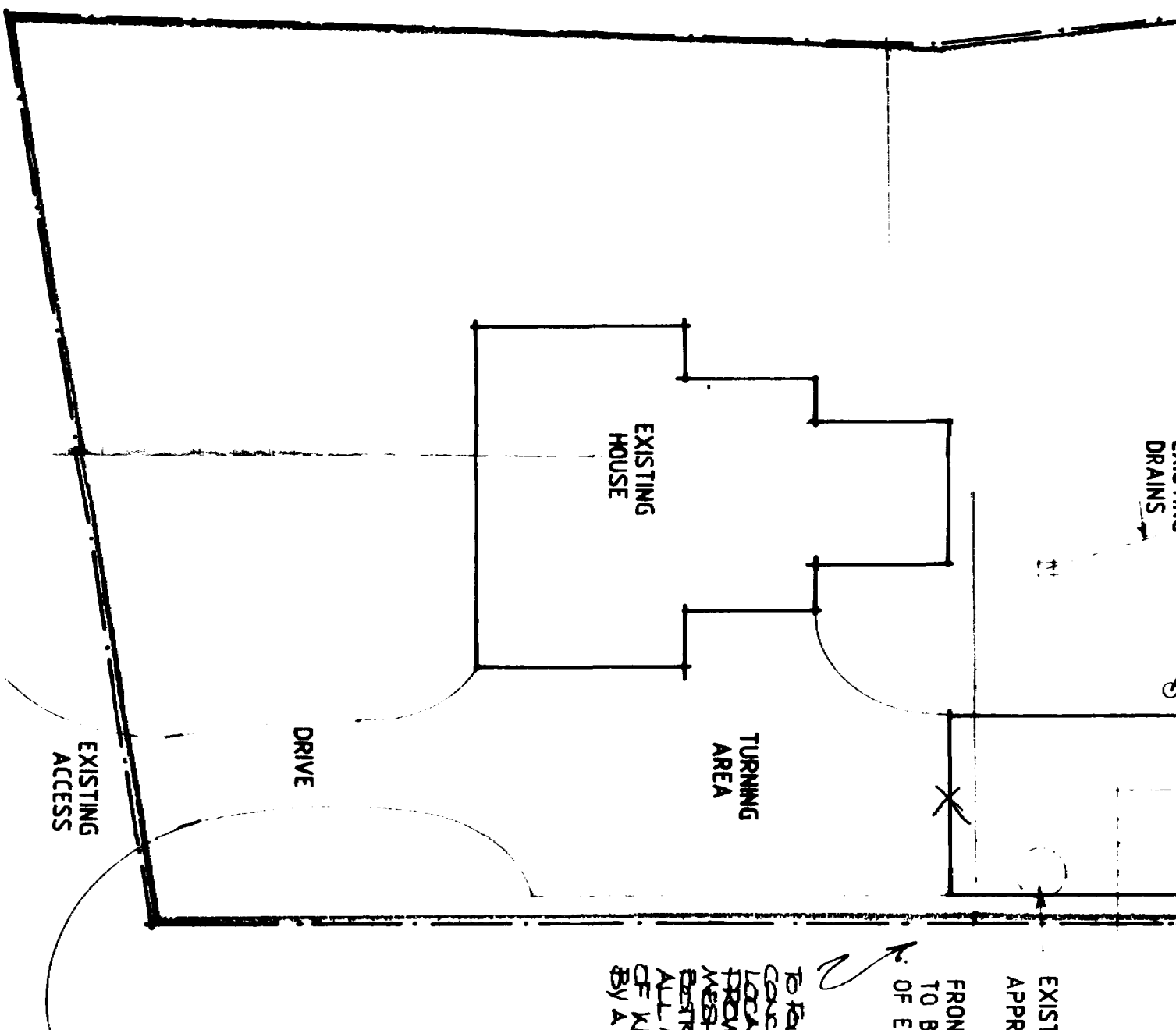
Yours faithfully



N. Midlen
Principal Planning Officer
Development Control

Enc.

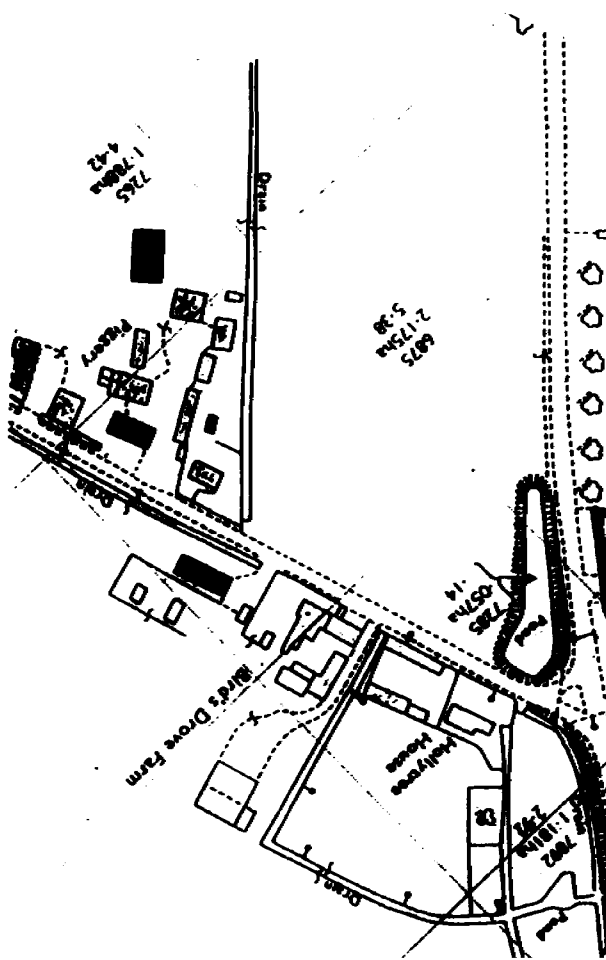
cc Status Design
4 Princes Street
Holbeach
Lincs
PE12 7BB



EXISTING WELL
APPROX 1.5m DIA.

FRONT OF NEW BUILDING
TO BE IN LINE WITH REAR
OF EXISTING HOUSE

TO FOUNDATION AND
CONCRETE FLOOR SLAB
LOCAL TO EXISTING WELL
PROVIDE A 142 REINFORCING
MESH 200 LAYERS TOP AND
BOTTOM WITH 30mm COVER.
ALL MESH TO LAP EDGE
OF WELL IN ALL DIRECTIONS
BY A MINIMUM OF 1000mm.



LOCATION PLAN

ROOF SLATES

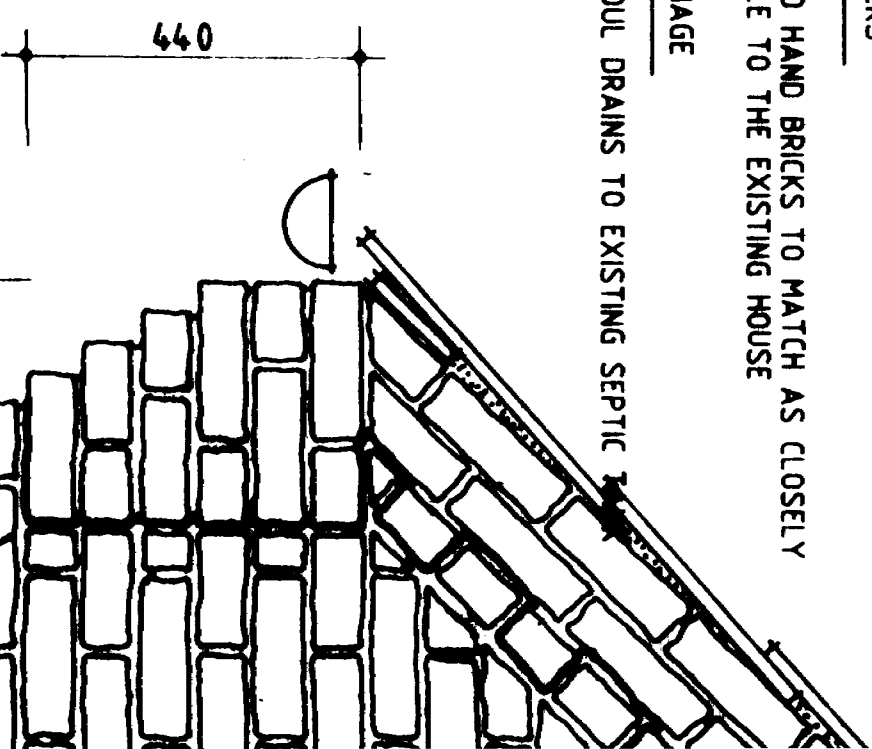
USE SECOND HAND ROOF SLATES TO MATCH
EXISTING HOUSE ROOF OR ETERNIT 2000 SLATES
OR SIMILAR APPROVED

FACING BRICKS

USE SECOND HAND BRICKS TO MATCH AS CLOSELY
AS POSSIBLE TO THE EXISTING HOUSE

FOUL DRAINAGE

CONNECT FOUL DRAINS TO EXISTING SEPTIC
AS SHOWN



VERGE DETAIL

SITE LAYOUT

BROADGATE

DRIVE

EXISTING
HOUSE

TURNING
AREA

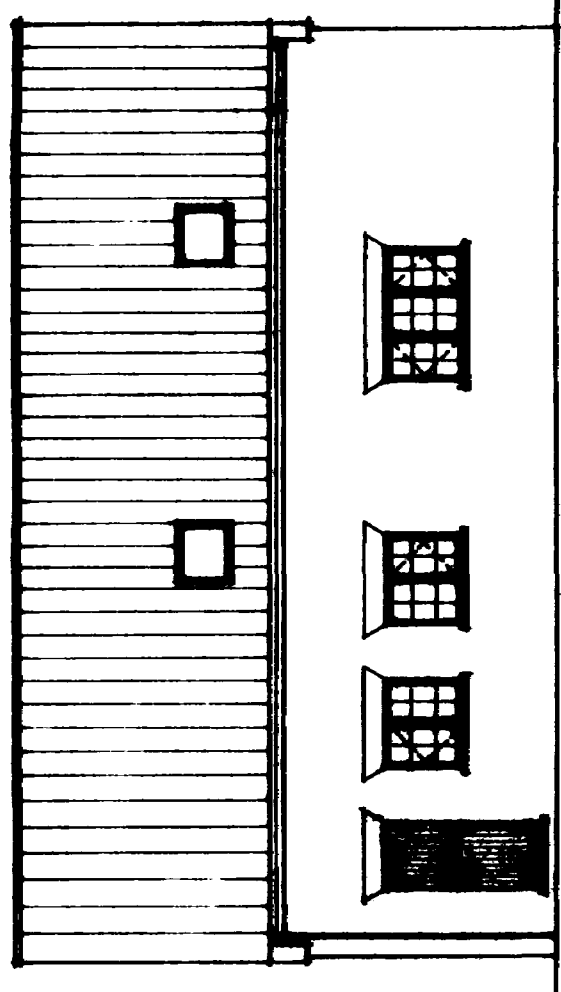
EXISTING
ACCESS

THIS DRG. TO BE READ IN CONJUNCTION WITH

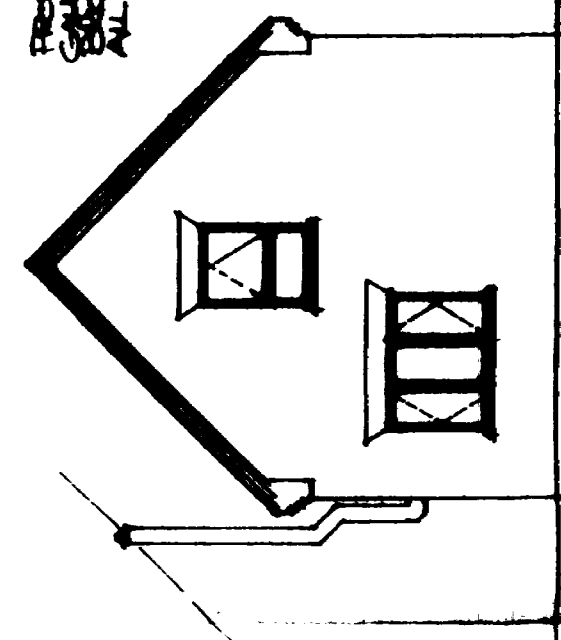
771719/1

BRICKS
TO HAVE
PROJECT

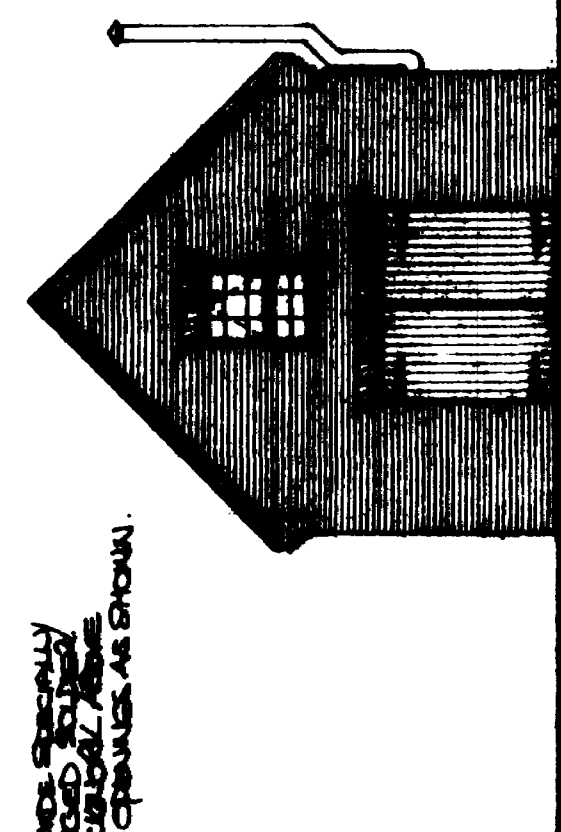
Small text block at the top left corner, likely a title or reference.



REAR



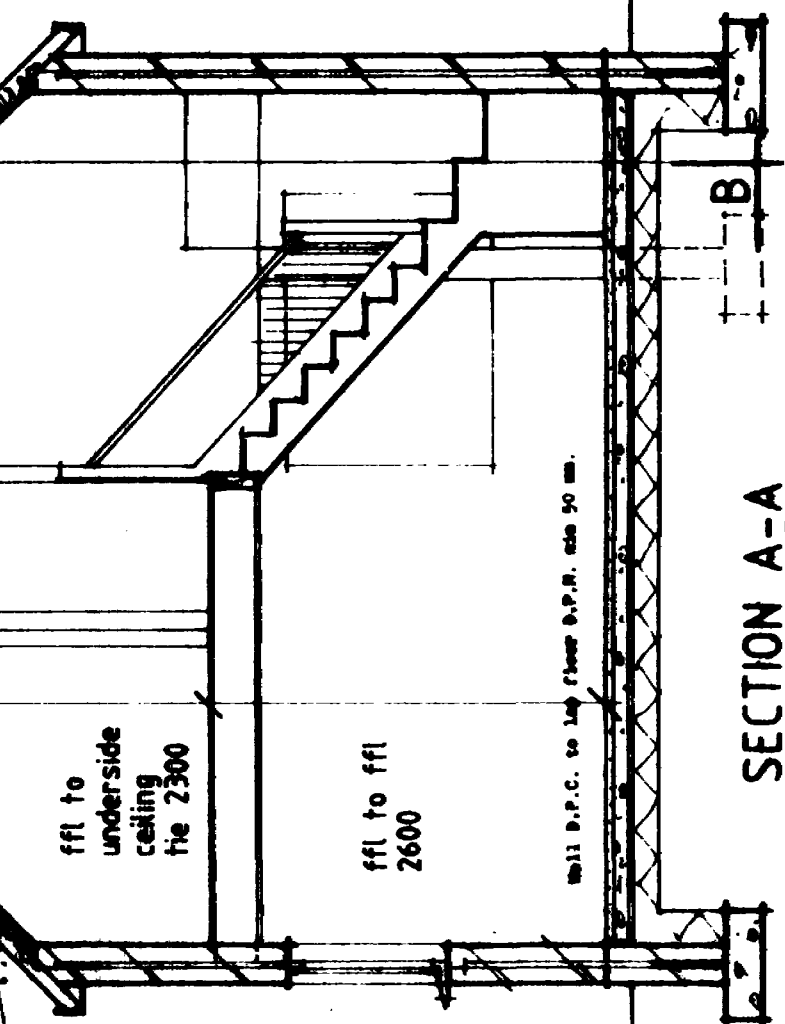
SIDE



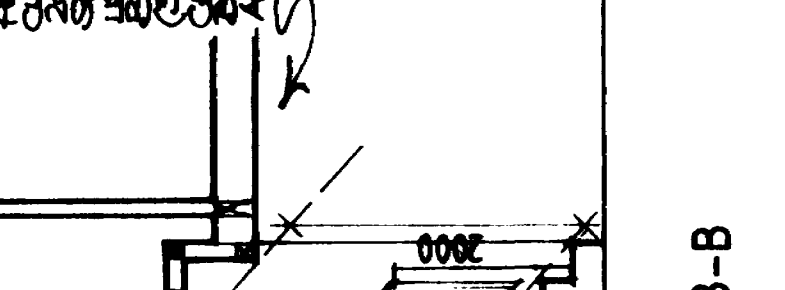
FRONT



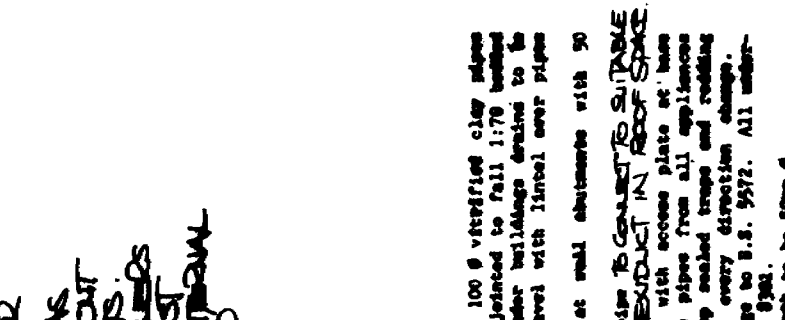
SIDE



FRONT



SIDE



FRONT

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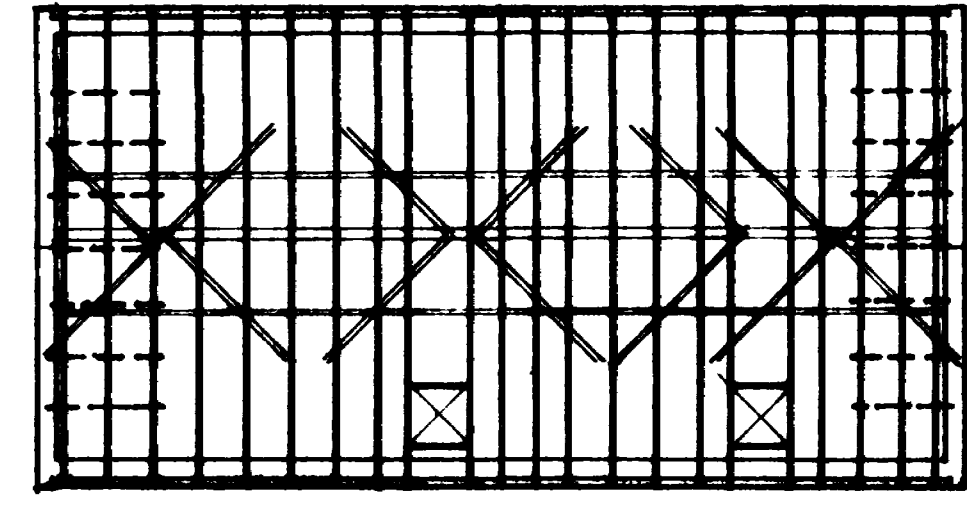
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SIDE

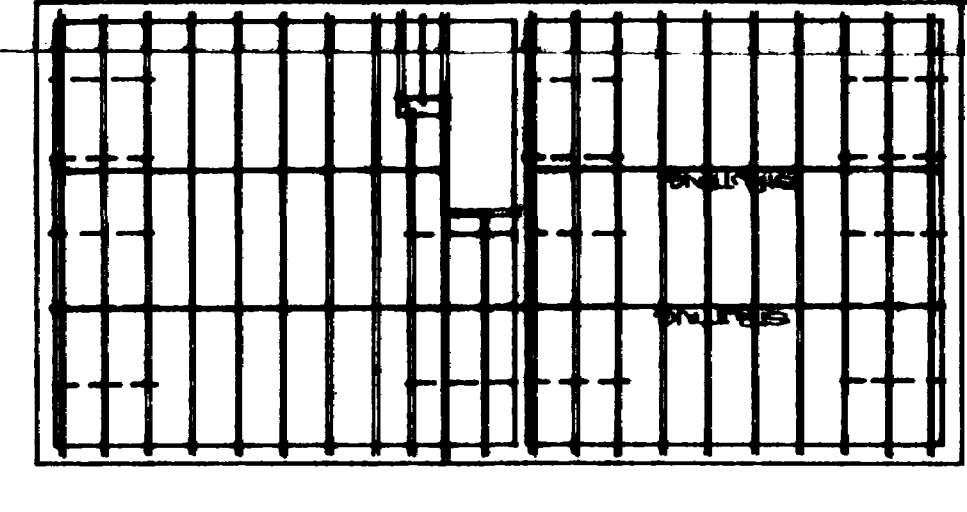
FRONT

FRONT

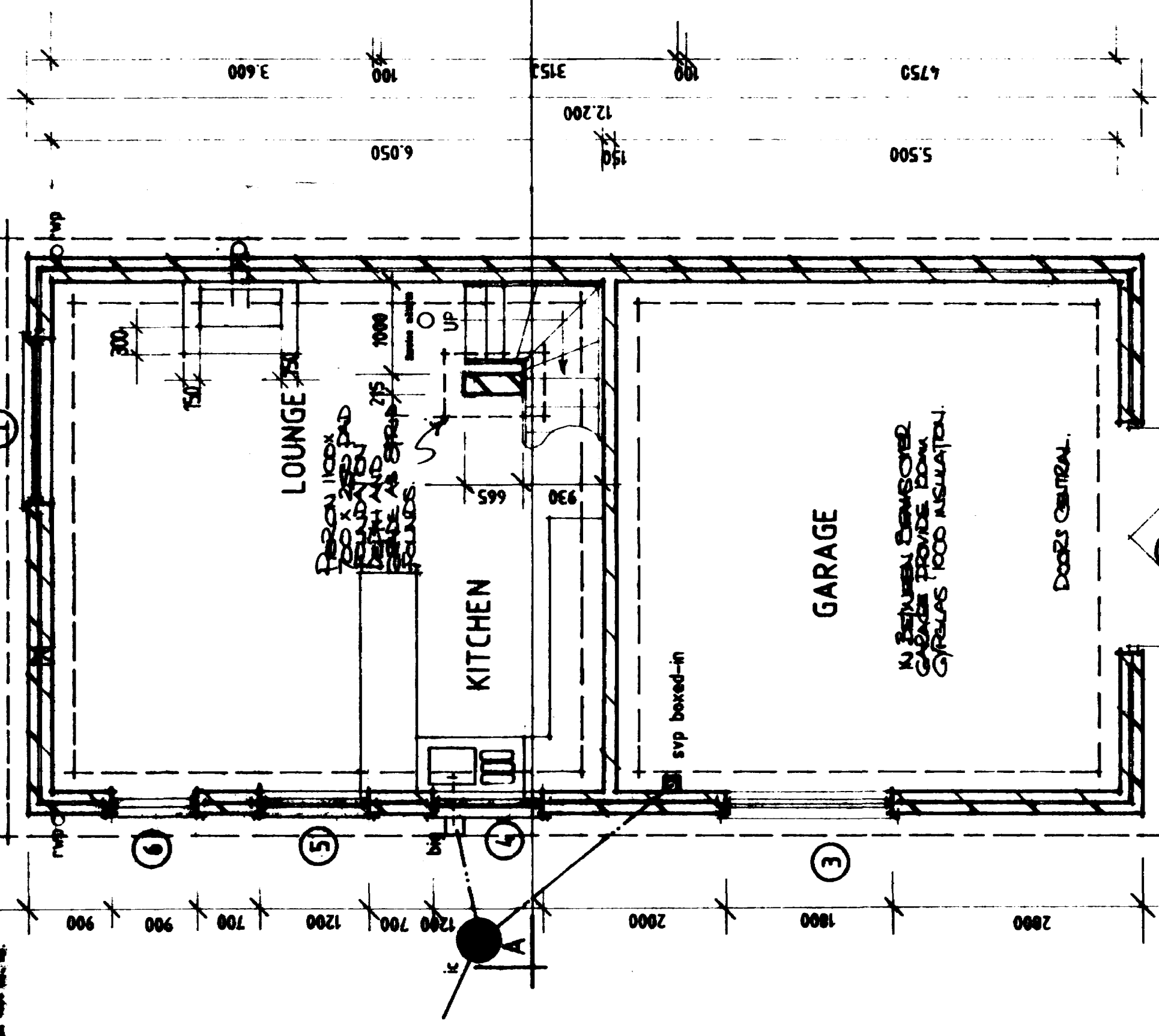
JOINERY & LINTEL SCHEDULE			
No	Type & size	Lintel	P/a lgh
1	Window 1800x1350deep	L1/S	2100
2	Garage door 2400x2400deep	A--	3000
3	Window 1800x1350deep	A--	2100
4	Window 1800x1350deep	A--	2100
5	Window 1800x1350deep	A--	2100
6	Stable door 1800x2100deep	A--	2100
7	Window 1800x1350deep	A--	2100
8	Window 1800x1350deep	A--	2100



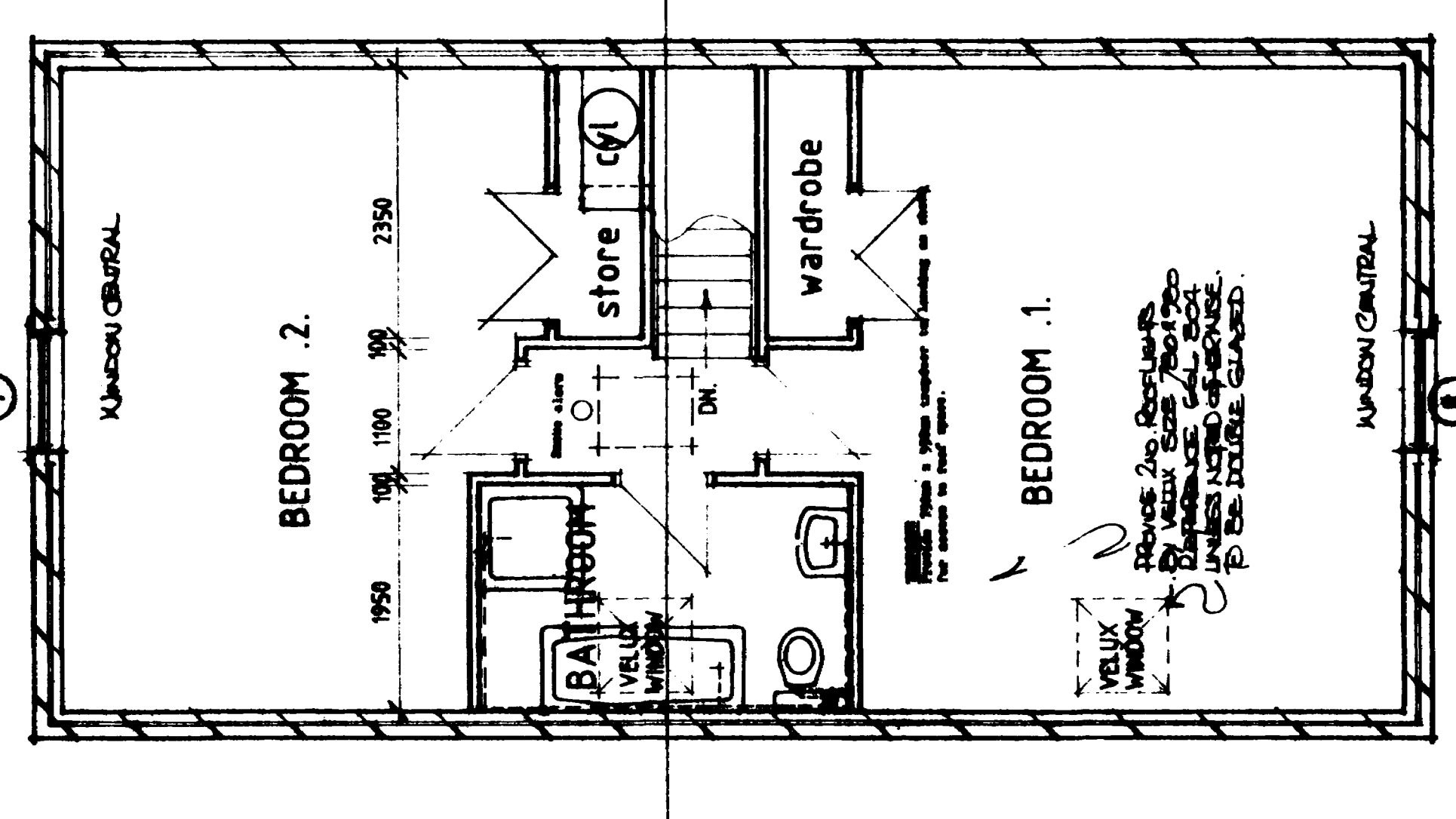
ROOF PLAN



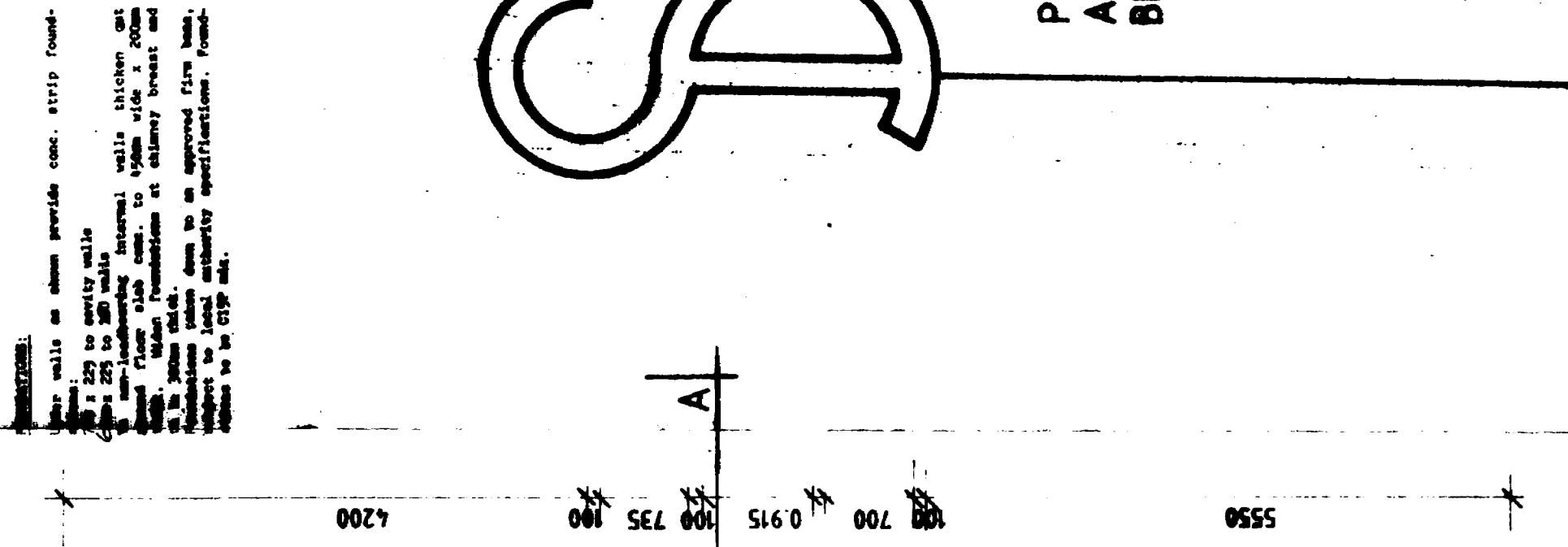
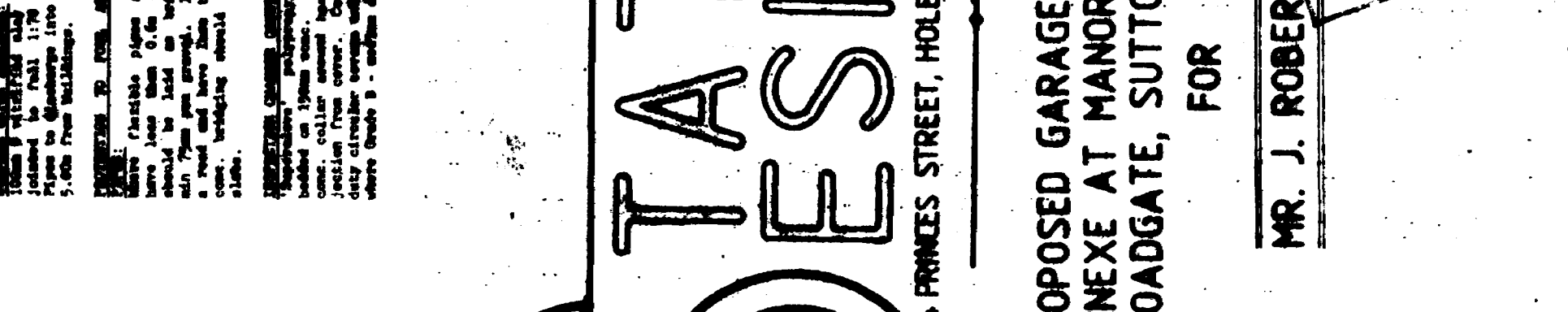
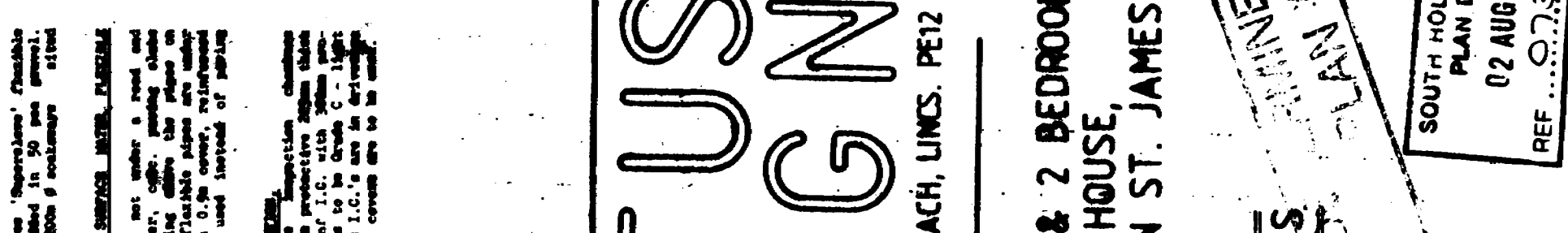
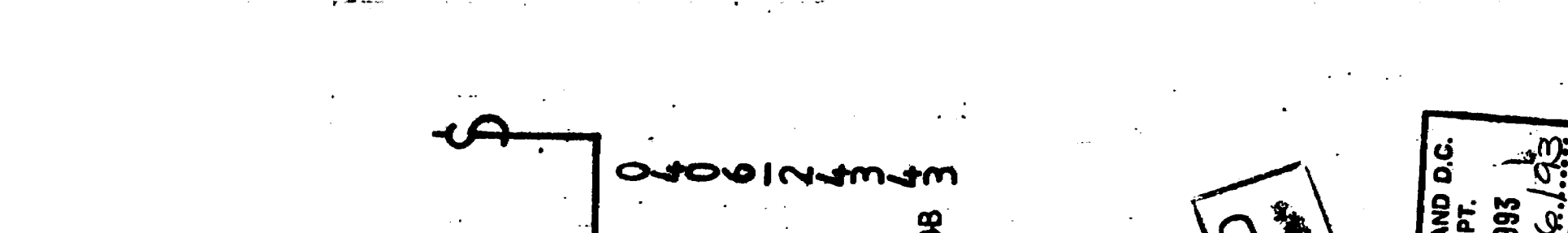
FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



STATUS DESIGN

PROPOSED GARAGE & 2 BEDROOM
ANNEXE AT MANOR HOUSE,
BROADGATE, SUTTON ST. JAMES

FOR
MR. J. ROBERTS

SOUTH HOLLAND D.C.
PLAN DEPT.
02 AUG 1993
REF. 00736/1/3

1:50 771719/1
JULY-93 B.GILHAM

Architectural, Planning &
Building Design
Consultants