SOUTH HOLLAND DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

Listed Building Consent

Reference: H22/0284/94 Received:22-MAR-94 Type:LISTED BUILDING

Name: Dr Douglas Gyte
Beech House
567 Broadgate
Weston Hills
Spalding, Lincs

Agent: Dr Douglas Gyte
Beech House
567 Broadgate
Weston Hills
Spalding, Lincs

Description: Convert rear washouse/store/ toilet into a kitchen, by removing dividing walls and provide damp proof course
Location : Beech House 567 Broadgate
Weston Hills Spalding

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the works in accordance with the application and plans submitted, subject to the following condition(s):

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

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Director of Planning and Building Control Services
15-JUN-94 H22/0284/94

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)

THREE COPIES REQUIRED

LISTED BUILDING OR CONSERVATION AREA CONSENT APPLICATION

For office use only
Application No. H22|0284|94
Date Registered 22 MAR 1994
Grid Reference

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

DR DOUGLAS GYTE
BEECH HOUSE
567 BROADGATE
WESTON HILLS

Tel. No. 0775 76953

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

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE

Please complete in block letters

DESCRIPTION OF PROPOSED WORKS

TO CONVERT THE REAR WASH HOUSE/STORE/TOILET INTO A KITCHEN BY THE REMOVAL OF DIVIDING WALLS and THE PROVISION OF A DAMP COURSE.

Please complete

Signed D M Gyte

I attach (Three copies of all plans
an ownership certificate

Date 18-3-94

Please tick one or more boxes and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

The application includes the following works:

Listed Buildings

- Works of demolition
- Extensions
- Alterations ✓

The work relates to

- The entire listed building
- Part of the listed building •
- The interior of the listed building only ✓
- Chimneys attached to the listed building
- A separate building in the grounds
- Chimneys in the grounds

State application no. of any related planning permission or application for planning permission

State grade of listed building

I [ ] II* [ ] II [✓]

Unlisted Buildings in a Conservation Area

- Demolition of the entire building in a conservation area
- Partial demolition of a building in a conservation area

OWNERSHIP CERTIFICATES

(For Listed Building or Conservation Area Consent applications)

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 the 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 should 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.

Certificate A

No person other than the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

Signed D M Gyte Date 17-3-94

Certificate B

The applicant has given the requisite notice to all persons other than the applicant who were owners of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

Name and address of owner: Date notice served:

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

Use the notice below to notify any other owner of the building where necessary.

NOTICE UNDER REGULATION 6 OF TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND BUILDINGS IN CONSERVATION AREAS) REGULATIONS 1987

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposal to ~~DEMOLISH~~ / ALTER / ~~EXTEND / VARY or DISCHARGE CONDITIONS~~ (delete as appropriate)

at BEECH HOUSE, 567 BROAD GATE, WESTON HILLS (location)

Take notice that application is being made to South Holland District Council by DOUGLAS GYTE (name)

for listed building consent/~~conservation area consent/variation or discharge of conditions~~ (delete as appropriate)

to DEMOLITION OF BROAD GATE (description)

If you should wish to make representations about the application, you should make them in writing not later than 20 days from the date of service of this notice, to Director, of Planning and Building Control Services, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed D M Gyte Date 17-3-94

DC INSTRUCTION SHEET

APPLICATION NO: H22/0281

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 ☐ – Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

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

Revalidation after Direction

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

Valid date:

Amended description

Superseded plans indicated ☐

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

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

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

Extra Consultations:

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
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:

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

Press
PC
WM
Residents

Case Officer: J. A. Blacklock.

Senior Officer Confirmed .....DMG Date.....24/3 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

REMODELLED HOUSE
- ROOF EXTENSION OF WASHROOM IS RED BRICK.

Inspected by [signature] 18/4/94
Date

Site Notice posted by DMG
Date
Expiry 3/5

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt No

Date first Rec'd 22 MAR 1994

Registration

Reference H22/0284/94

Cross-Ref R

Date 23/3/94

Validation

TYPE LB

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 £ NIL

Nil fee ☐
Discounted ☐

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 323 OS Plots
Grid ref 528540 321750

Ward X

Parish WESTON

Inside IBD YES

Inside LP area NO

Constraints:

CA Cons Area ☐
LB Listed – Grade: II ☐
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 0283578

Dist Bound ☐
Other: ☐

Planning Records:
Earlier apps

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

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE 1/9/6

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) ✓ Refuse (or adverse)

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

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

CONDITIONS/REASONS:

Condition monitoring:

non-std expiry .....
prior submission ☐
prior siteworks ☐

Determined plans indicated ✓

Departure approval confirmed ☐

Flag for on-site review ☐

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8 Meadow Business Park
Reach Road, Burwell
Cambs. CB5 0AH
Tel: Newmarket (0638) 741377

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Damp

20989

Please quote this number on all correspondence and phone calls.

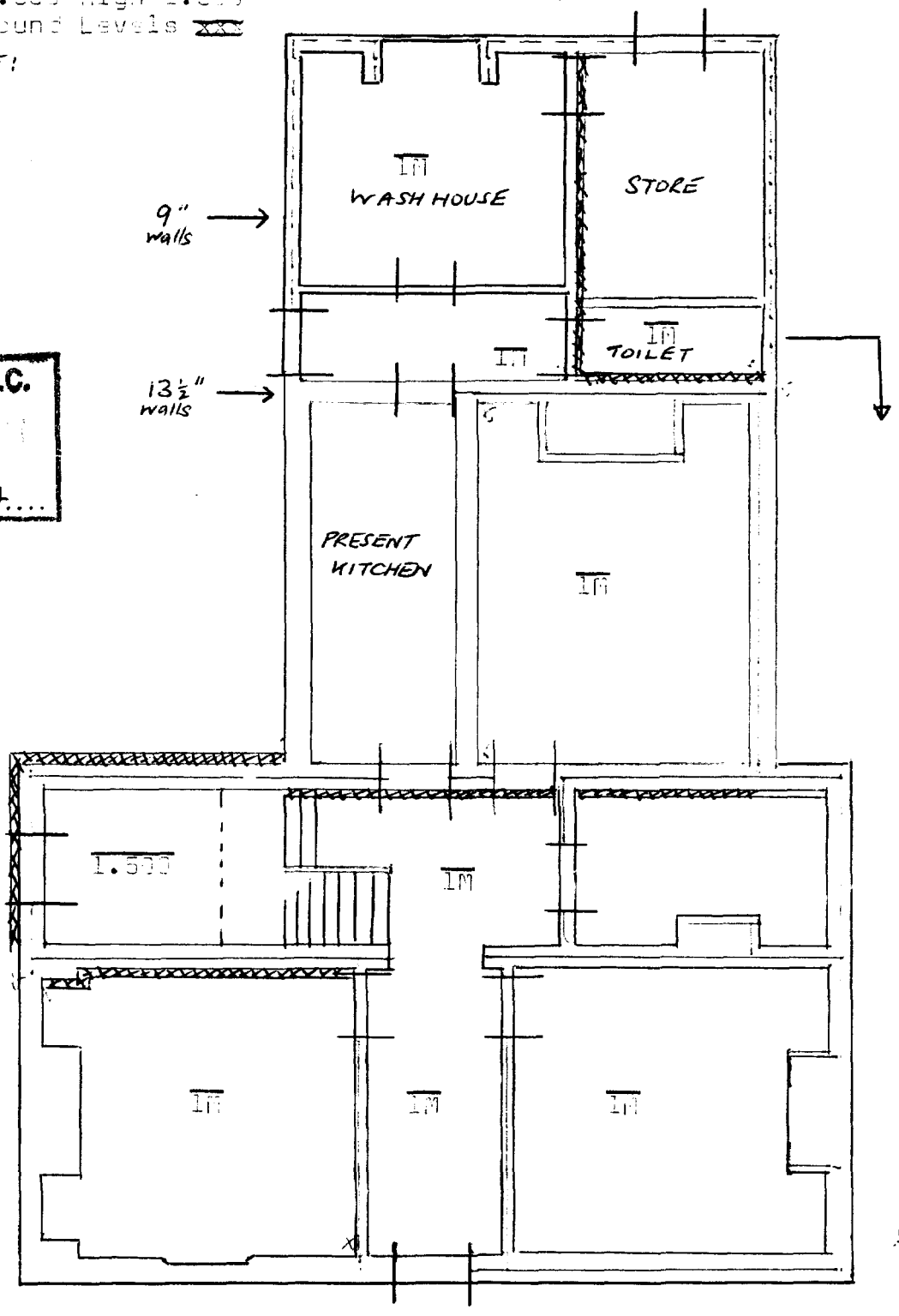
Surveyor's Report and Estimate

SURVEY PLAN

Horizontal D.P.C.
Vertical D.P.C. (X)
Replastering Height (Metres) 1m

Remove Plaster 1M High 1M
Remove Plaster 1.500 High 1.500
High Floor or Ground Levels ~~XXX~~

APPROXIMATE SCALE:
1 cm ≡ 1 metre



SOUTH HOLLAND D.C.
PLAN DEPT.
22 MAR 1994
REF 0284 | 94

Site Address: Beech House,
567 Broadgate,
Weston Hills.
Spalding.

Continued

APPLICATION REFERENCE: H22/0284/94 DATE RECEIVED: 22-MAR-94

TYPE: Listed Building

DESCRIPTION: Convert rear wash house/store/toilet into a kitchen, by removing dividing walls and provide damp proof course

LOCATION: Beech House, 567 Broadgate, Weston Hills

APPLICANT: Dr D Gyte AGENT:

REASON FOR COMMITTEE CONSIDERATION

Applicant is employee of Authority.

RECOMMENDATION

Grant Listed Building consent.

1 TL3

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 7 JUN 1994

COMMENTS

1 The property is a Grade II Listed Building and the proposed works are very minor in character.

2 However, as the applicant is an officer of the Authority, reference of the application to Committee is necessary.

REPRESENTATIONS

Parish Council: None received.

BR[illegible]N SMITH Dip TP MRTPI
Di[illegible]r 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

H22/0284/94
LISTED BUILDING

Applicant: Dr Douglas Gyte
Tel: 0775 769953

Agent: Dr Douglas Gyte
0775 769953

Description: Convert rear washouse/store/ toilet into a kitchen, by removing dividing walls and provide damp proof course
Location: Beech House
567 Broadgate
Weston Hills
Spalding

Valid date:	22-MAR-94	Terminal date:	17-MAY-94
Target dates:		Target Committee:	11-MAY-94
To case officer	29-MAR-94	Report deadline:	27-APR-94
Inspected by	05-APR-94	Agreed TD Ext:	
Extra contacts	12-APR-94	Case Officer:	
Report if not clear by 26-APR-94		J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Alteration
Listed building: GRADE II
Conservation Area:
Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert LBC		05-APR-94	26-APR-94 ✓
Clerk to Weston PC	0406 370669	25-MAR-94	08-APR-94
Cllr T Barker	0406 380787	25-MAR-94	01-APR-94

L.C.C - No Objections JC 31/3/94

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PLANNING APPLICATION

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:

H07/1134/93 F. C. Congreve OUTLINE
"AMENDED PLANS RECEIVED"
Erection of 6 dwellings and private access.
Off Hillgate, Gedney Hill, Spalding, Lincs.

H18/0263/94 Mr J. Halifax OUTLINE
General storage building including demolition of existing buildings.
Wingland Airfield, Sutton Bridge, Spalding, Lincs.

The following application(s) do not accord with the provisions of the relevant Development Plan.

H16/1173/93 Springfields Horticultural OUTLINE
Erect retail foodstore with associated petrol filling station, car parking, landscaping and highway works.
Springfields Garden Centre, Camel Gate, Spalding, Lincs.

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H09/0275/94 Mr Mohammed Ajaib
ADVERTISEMENT
Projecting box sign.
17 High Street, Holbeach, Spalding, Lincs.

H11/0293 Mr R. F. A. Green FULL
Erect garage and demolish existing car port.
33A High Street, Long Sutton, Spalding, Lincs.

H16/0294/94 Broadgate Blds (Spalding) Ltd FULL
Provision of external fire escape staircase and alterations to west elevation.
Broadgate House, Westlode Street, Spalding, Lincs.

H22/0284/94 Dr Douglas Gyte LISTED BUILDING
Convert rear wash-house/store/toilet into a kitchen, by removing dividing walls and provide damp proof course.
Beech House, 567 Broadgate, Weston Hill, Spalding, Lincs.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding, during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

B. Smith
Director of Planning
and Building Control Services

April 5, 1994.

a©WVN 5701 187/507 LF5-4

SOUTH

Lincs Free Press Tuesday 5th April 1994

PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

LISTED BUILDING

The proposal affects a building which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest.

Reference No: H22/0284/94
Description: Convert rear washouse/store/ toilet into a kitchen, by removing dividing walls and provide damp proof course
Location: Beech House
567 Broadgate
Weston Hills
Spalding

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 26-APR-94 quoting the above reference number.

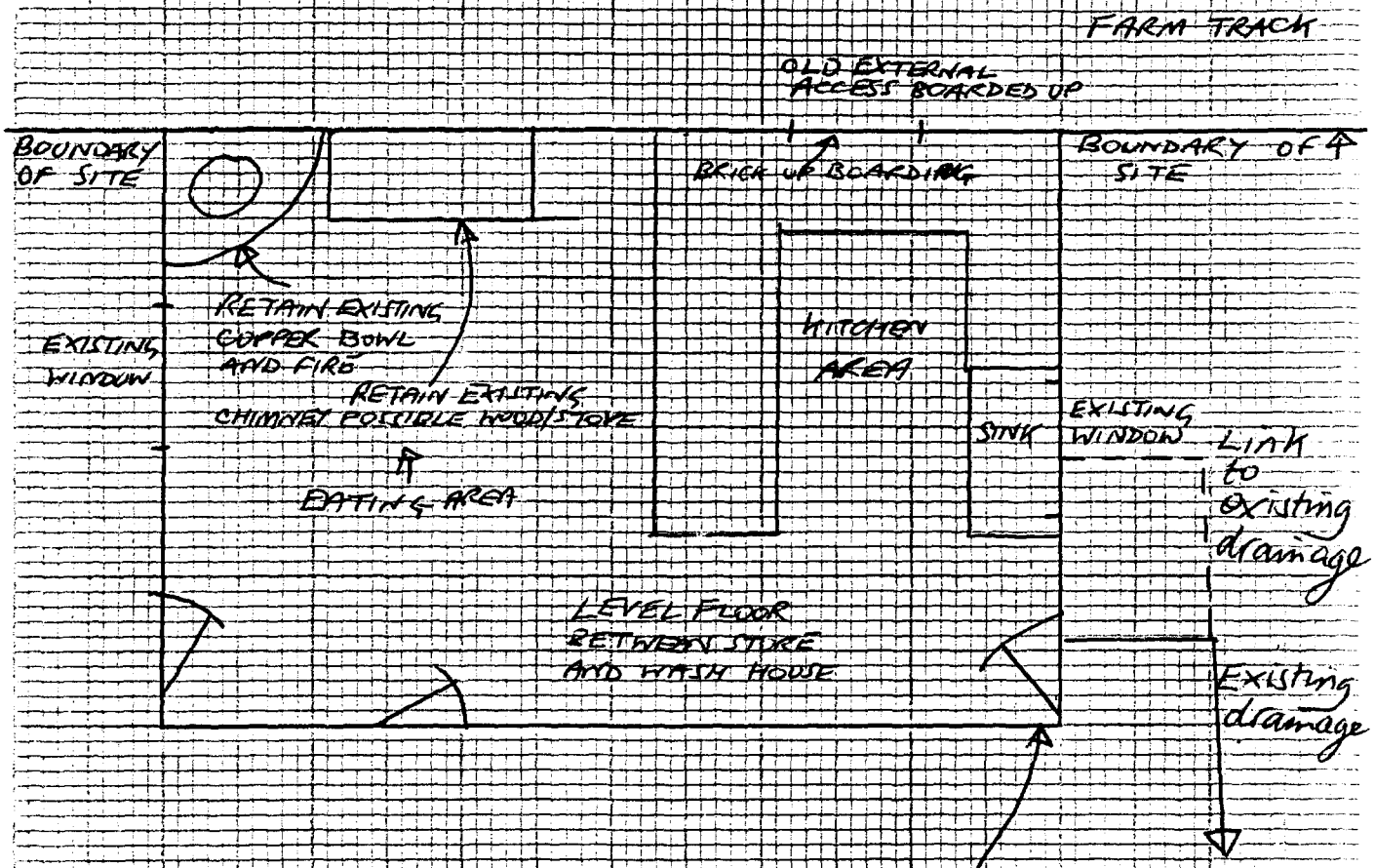
B Smith
Director of Planning and Building Control Services

05-APR-94

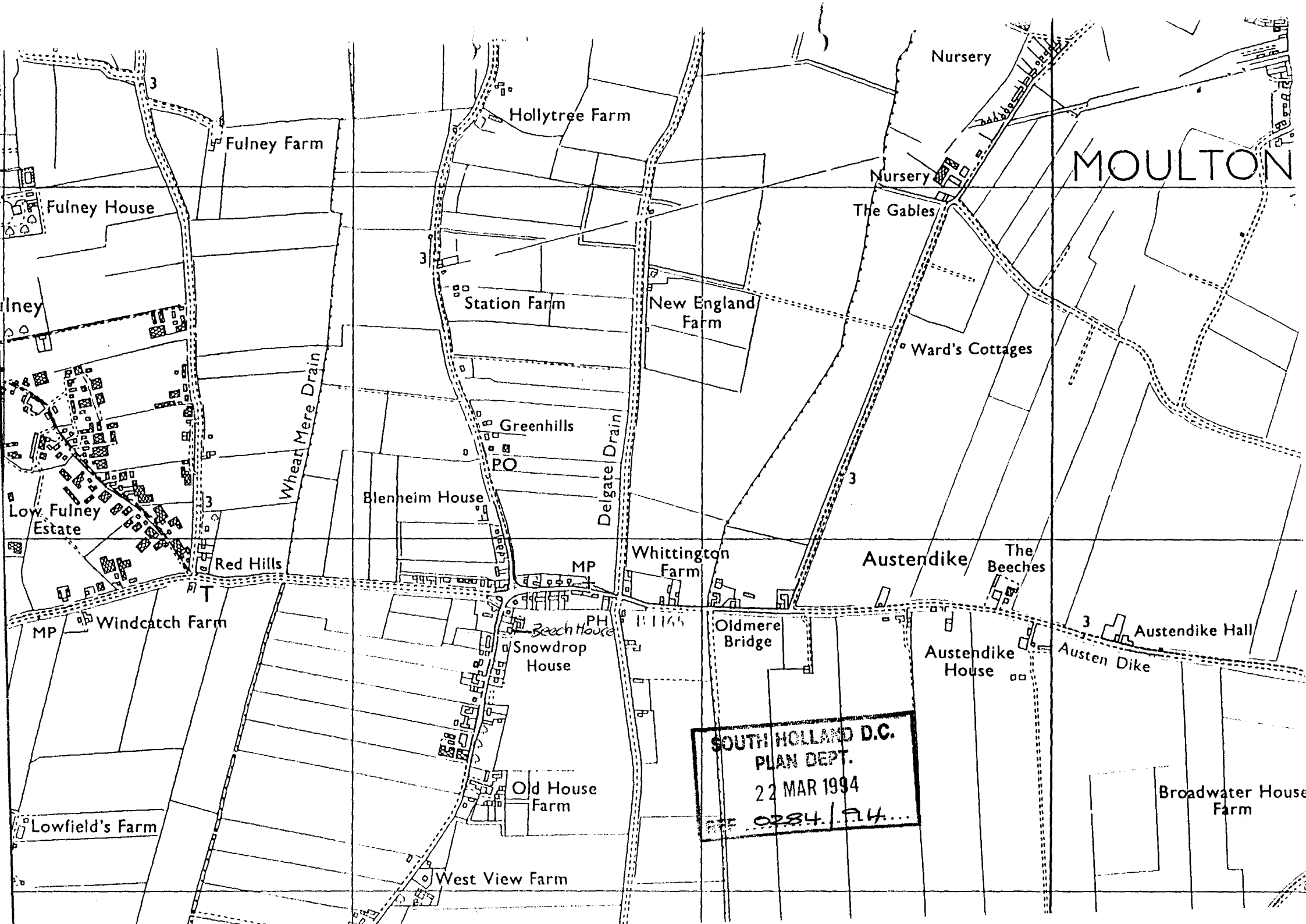
SOUTH HOLLAND DISTRICT COUNCIL

PROPOSED KITCHEN AFTER REMOVAL OF INTERNAL WALL of WASH HOUSE/STORE/TOILET : BEECH HOUSE, BROADGATE WESTON HILLS

Scale : 2cm = 1 metre



SOUTH HOLLAND D.C.
PLAN DEPT.
22 MAR 1994
REF. 0284/94


Nursery
Hollytree Farm
Fulney Farm
MOULTON
Nursery
Fulney House
The Gables
Station Farm
New England Farm
Ward's Cottages
Wheat Mere Drain
Greenhills
PO
Delgate Drain
Blenheim House
Low Fulney Estate
Red Hills
MP
Whittington Farm
Austendike
The Beeches
Windcatch Farm
PH
Beech House
Oldmere Bridge
Austendike Hall
Austendike House
Austen Dike
Snowdrop House
Old House Farm
Broadwater House Farm
Lowfield's Farm
West View Farm
SOUTH HOLLAND D.C.
PLAN DEPT.
22 MAR 1994
REF 0284/94

372. PLANNING APPLICATIONS (Continued)

c) Applications Deferred (Continued)

H03/0637/93 Mr P Coupland	Construction of kart racing track including ancillary buildings, landscaping and access requirements at Welland Bank, Deeping St Nicholas.

(To enable the officers to assess fully the implications of the legal advice now received, and a further report be submitted to a future meeting to include details of the legal advice received and the information presented to the Committee by Professor Bowman.)

(Councillors N.I. Capes, A.E. Naylor and D.A. Tennant left the meeting during consideration of the above application.)

d) Applications approved subject to Planning Obligations

Subject to the applicants first entering into a Planning Obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 for the reasons indicated, the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned developments in accordance with his recommendations:-

Plan No. and Applicant	Proposal
H08/0215/94 Mr D Cordner	Office building to accommodate existing business on land adjoining "Jensalbry", Boston Road, Gosberton.

(To ensure that (i) the use of the building is restricted to a B1 business use only; (ii) the business is operated only by the owner and/or occupier of the adjacent dwelling names "Jensalbry" and (iii) in the event that the dwelling "Jensalbry" is disposed of, the use of the building shall revert to a residential use or an alternative use the subject of a valid planning permission.)

H09/0358/94	Convert outhouse to holiday accommodation at 34 Fen Road, Holbeach

(To ensure that the unit is used only for holiday accommodation or as an annexe to the existing dwelling.)

e) Listed Building Consent

Listed Building Consent be granted in respect of the undermentioned development, in accordance with the recommendation of the Director of Planning and Building Control Services:-

Plan No. and Applicant	Proposal
H22/0284/94 Dr D Gyte	Convert rear wash house/store/toilet into a kitchen, by removing dividing walls and provide damp proof course at Beech House, 567 Broadgate, Weston Hills.

(Councillor G.J. Hawkins left the meeting during consideration of the above application.)

Ref. No. CP 67/61.

HOLLAND COUNTY COUNCIL

Permission for Development subject to Conditions.

Town and Country Planning Act, 1947.
Town and Country Planning General Development Order &c., 1950.

To Mr. W. Crosby.

Cormar House,

Keston Hills.

The Holland County Council HEREBY PERMIT the development proposed by you in your application dated the 23rd day of March, 1961 namely :— the provision of a vehicular access at Beech House, Broad Gate, Keston Hills.

and shown on the plan(s) accompanying the application, subject to due compliance with the byelaws and general statutory provisions in force in the district, and subject to the conditions specified hereunder :—

1. The applicant shall at his own expense and to the satisfaction of the local planning authority construct a proper crossing over the highway marvin from the development to the carriageway of the county road.

2. The developer shall not, in connection with the development hereby permitted, fill in, culvert or in any way obstruct any dyke or watercourse unless he shall first obtain the written consent of the local planning authority to the works and the developer shall comply with such requirements or conditions as the local planning authority may impose in consenting to works affecting dykes or watercourses.

The reasons for the Council's decision to grant permission for the development, subject to compliance with the conditions hereinbefore specified are :—

1. To prevent damage to the highway margin.

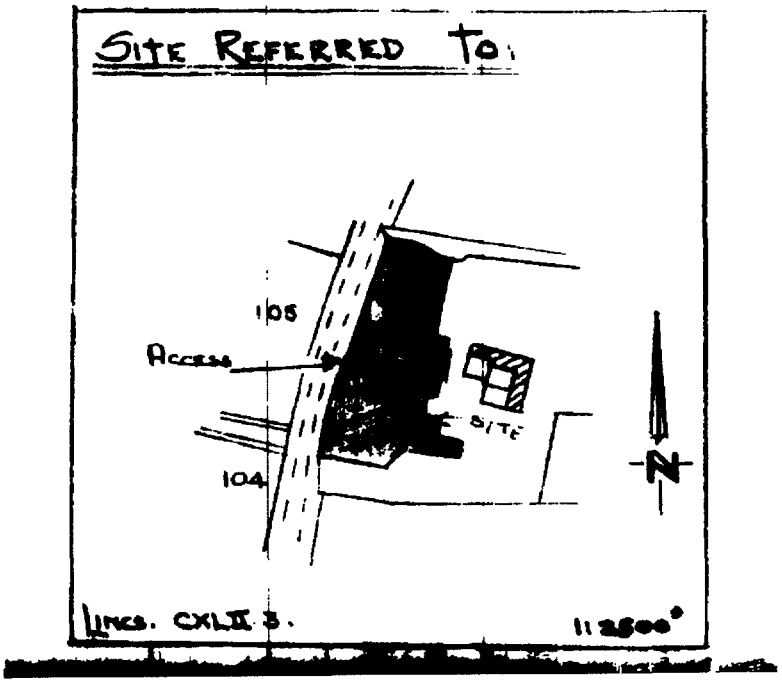
2. To prevent damage to the land drainage system.

Dated the 6th day of April, 1961.

Signed Signed H. A. H. Wall
Clerk of the County Council.

County Hall.

SR 67/61



N1

TOWN AND COUNTRY PLANNING ACT 1971

PLANNING PERMISSION

APPLICATION NO: H11/0636/85 13 K DATE RECEIVED: 25/06/85

APPLICANT: Mr. J.R. Wickens
Beech House
Oldgate
LONG SUTTON
Spalding, Lincs

AGENT:

TYPE: Full GRID REF: 542470 321550

DESCRIPTION: Erection of a precast concrete garage

LOCATION: Beech House, Oldgate, Long Sutton

The South Holland District Council hereby give 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.

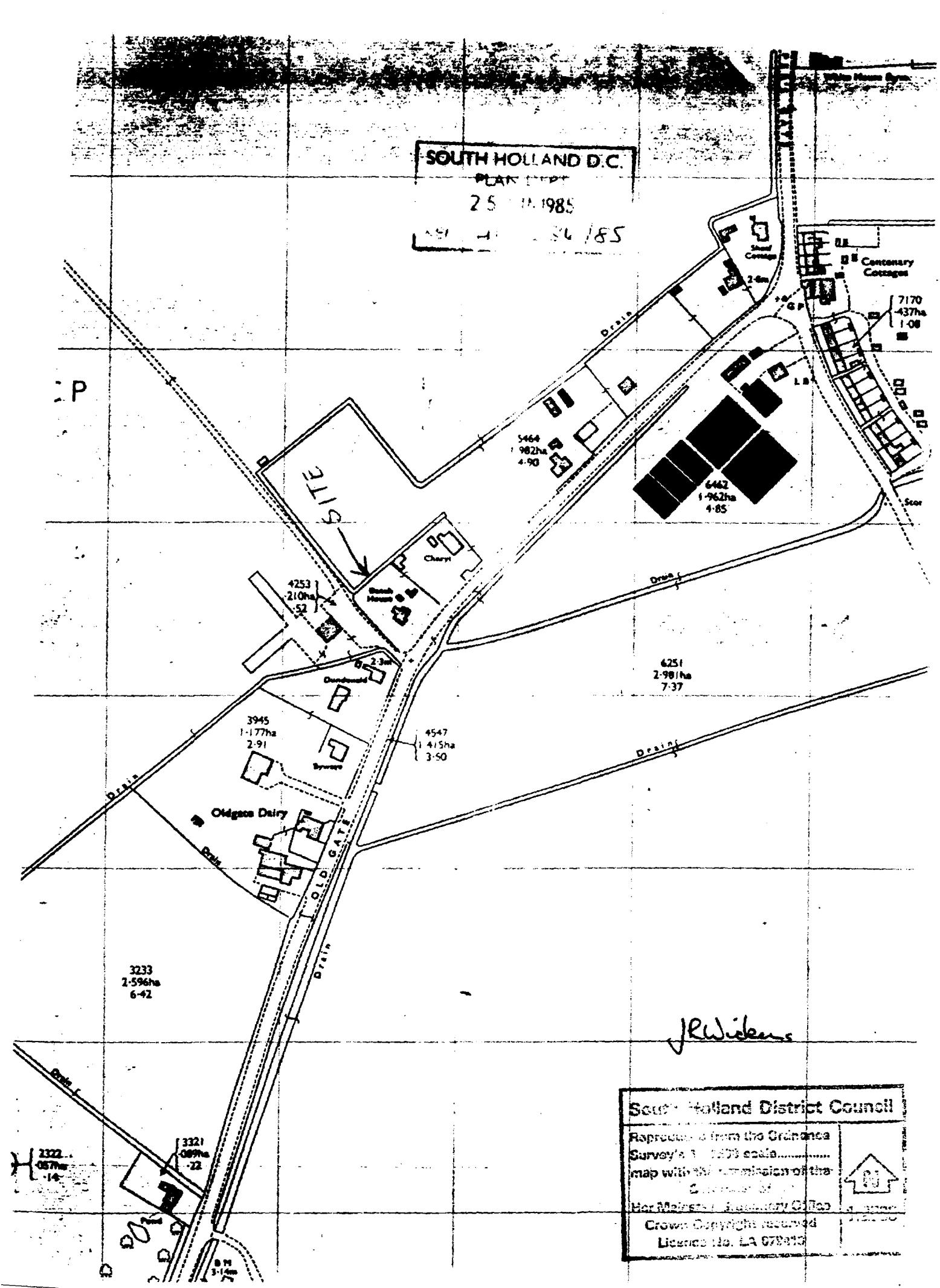
Reason: As required by Section 41 of the Town and Country Planning Act 1971.

District Planning Officer
29th July 1985

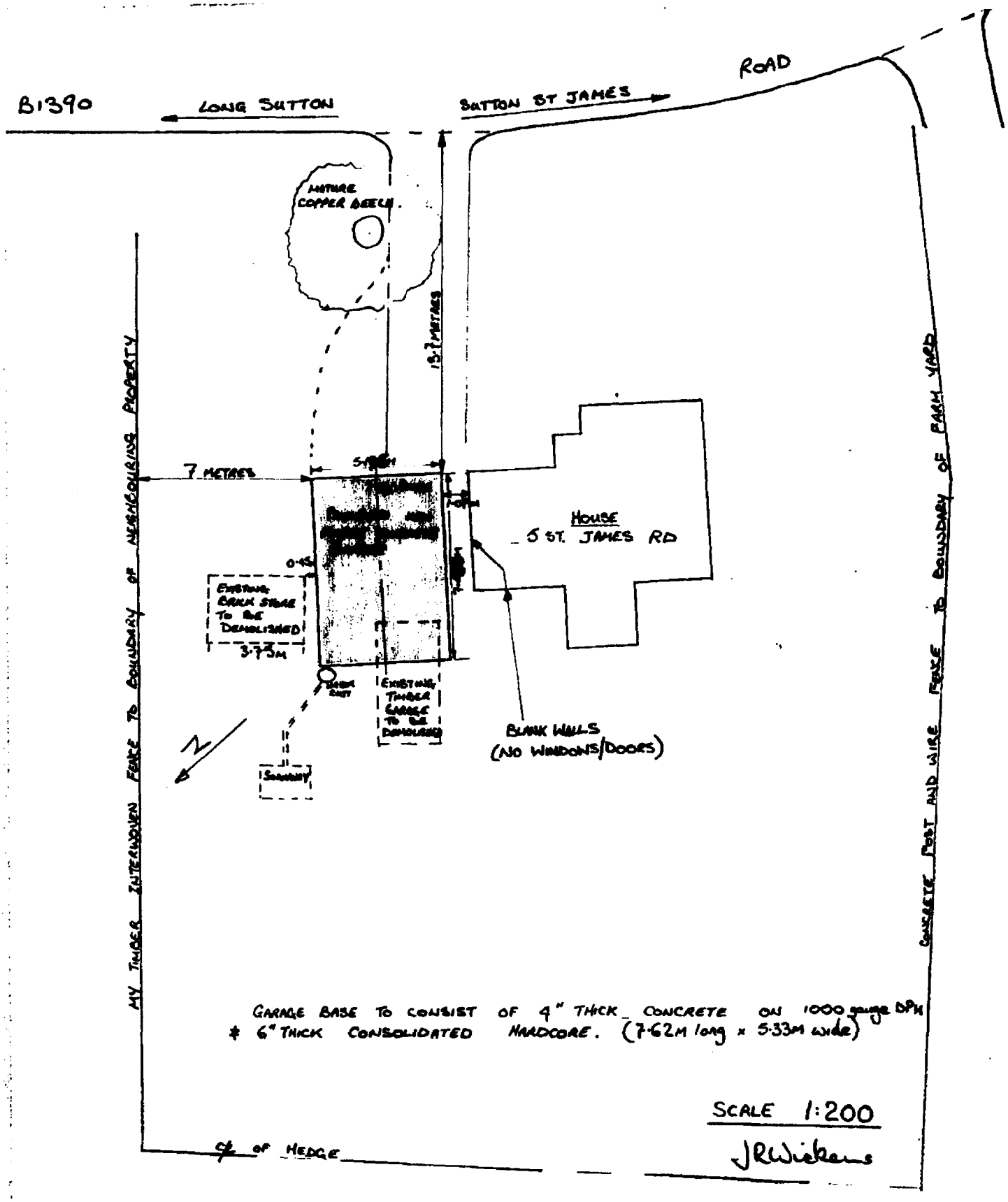
IMPORTANT NOTE
This permission refers only to that required by the Town and Country Planning Acts.
If approval is required under the Building Regulations or any other enactment, this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 61161


SOUTH HOLLAND D.C.
PLAN DEPT
25 JUN 1985
S6/85
SITE
Centenary Cottages
Drain
5464
1·982ha
4·90
6462
1·962ha
4·85
7170
·437ha
1·08
4253
·210ha
·52
Cheryl
Dundonald
6251
2·981ha
7·37
3945
1·177ha
2·91
4547
1·415ha
3·50
Oldgate Dairy
OLD GATE
3233
2·596ha
6·42
3321
·089ha
·22
J R Wickens
South Holland District Council
Crown Copyright reserved
Licence No. LA 079813

B1390

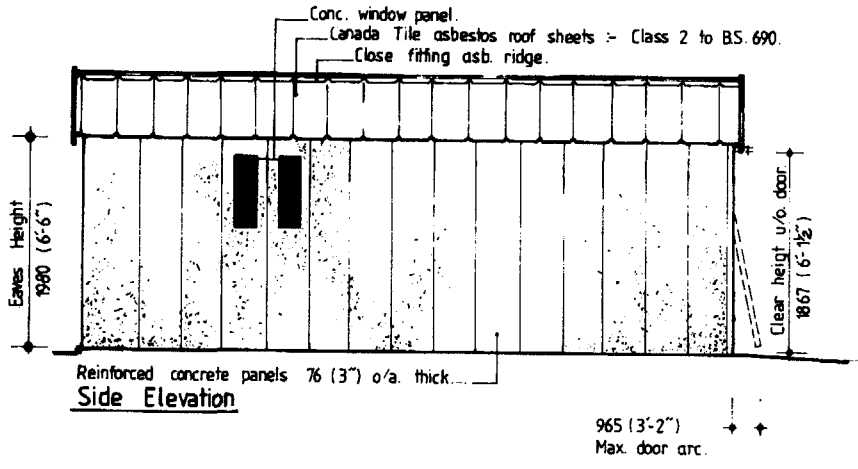


GARAGE BASE TO CONSIST OF 4" THICK CONCRETE ON 1000 gauge DPM
& 6" THICK CONSOLIDATED HARDCORE. (7·62M long x 5·33M wide)

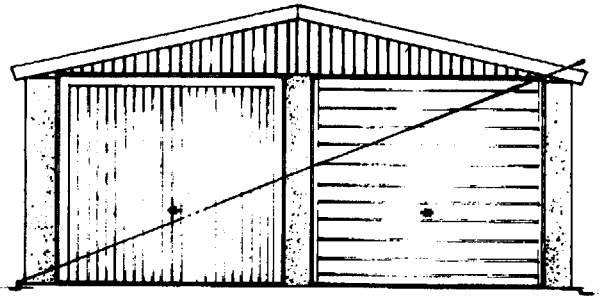
SCALE 1:200

J R Wickens

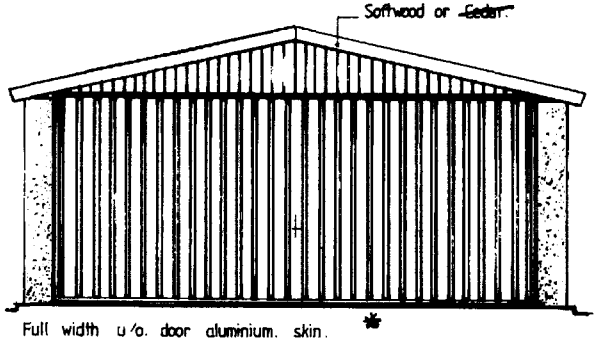
FOR A DESCRIPTION OF PROPOSED GARAGE SEE ATTACHED BROCHURE & PLANS



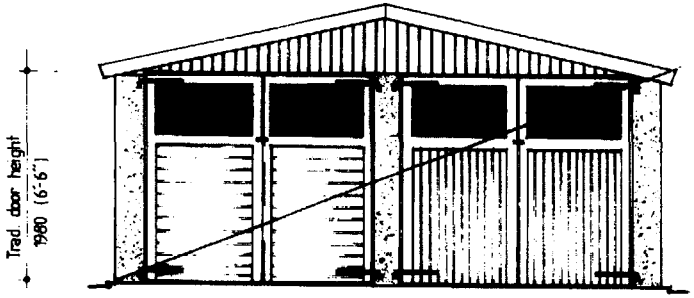
Side Elevation



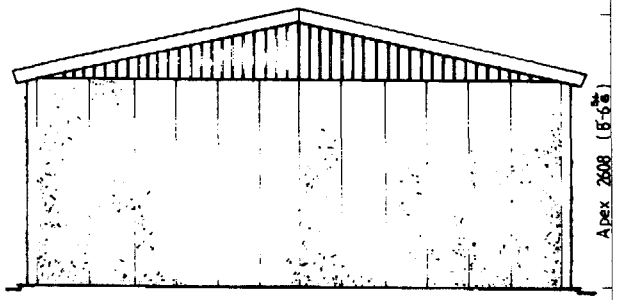
Front Elevation



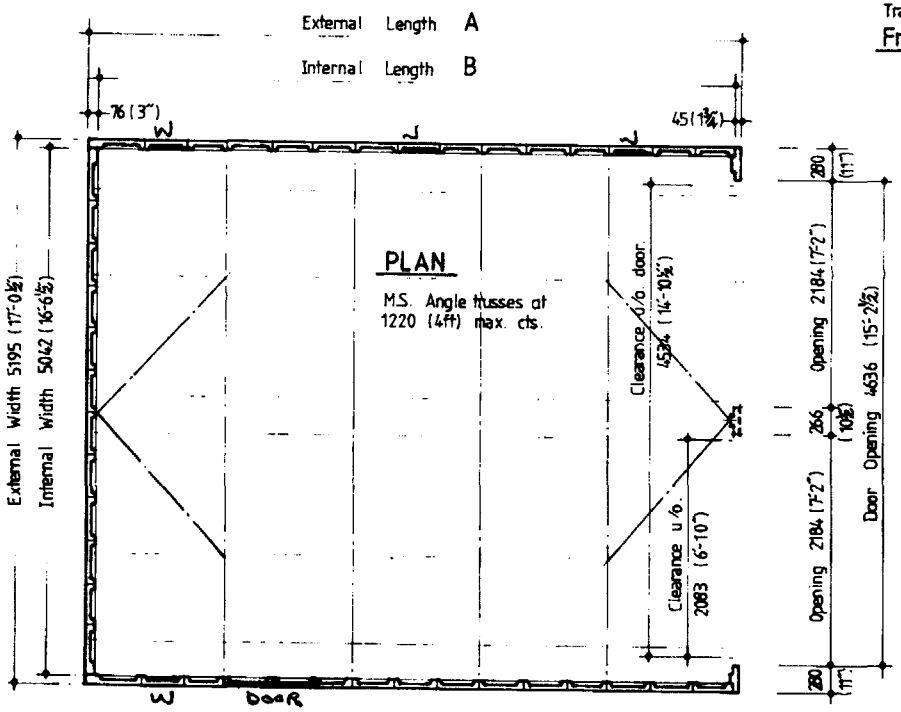
Front Elevation



Front Elevation



Rear Elevation



SPAN Model No. 17 ft.	LENGTH Ex. A Imp.	Ex. A Met.	In. B Imp.	In. B Met.
	12'-4¾"	3777	12'-0"	3658
	15'-0¾"	4591	14'-8"	4470
56	16'-4¾"	4997	16'-0"	4877
57	19'-0¾"	5810	18'-8"	5690
58	20'-4¾"	6217	20'-0"	6096
59	23'-0¾"	7030	22'-8"	6909
60	24'-4¾"	7436	24'-0"	7315.

Panel Finish :- Applied Canterbury Spar chippings.

Model No 58 drawn.

Position of window(s) and additional door(s) to be indicated on this plan by applicant before submission to Local Authority, together with site and block plan.

Fire Certificate Report No F.R.O.S.I. 5257 | Scale 1/4" - 1ft | Date Dec. 83. | Drg. Ref. CS/A 17/S.

17'-0½" Span CANTERBURY SPAR GARAGE 12½° pitch

19-12-83

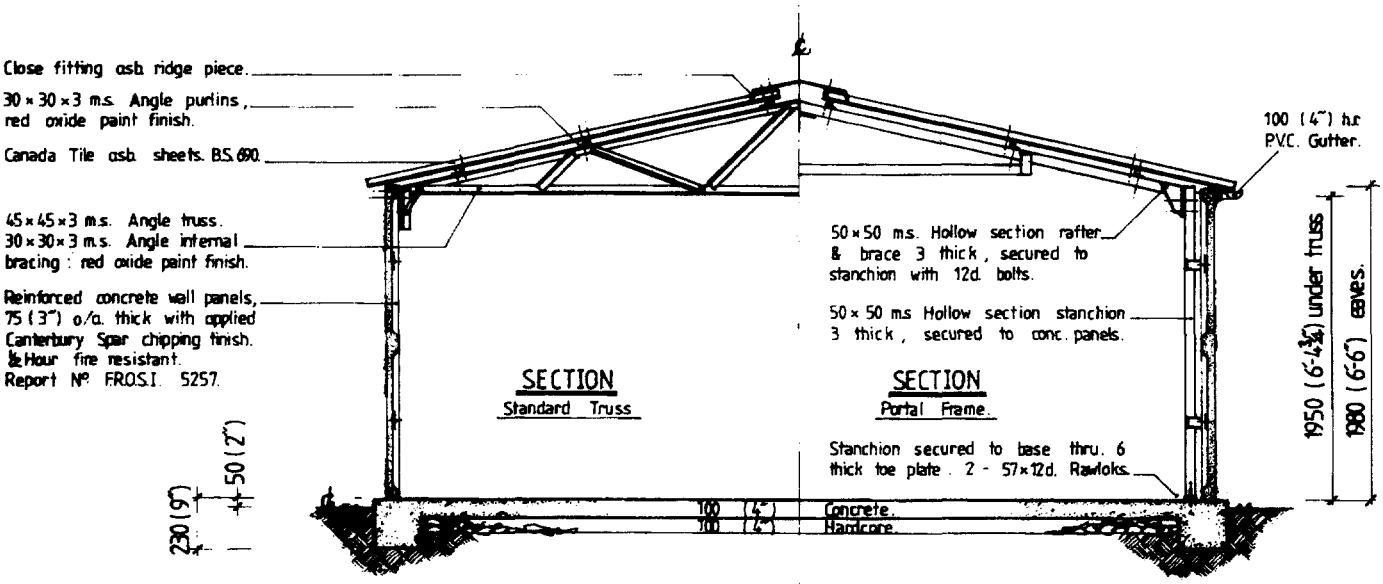
Compton Buildings Limited, Station Works, Fenny Compton, Nr. Leamington Spa, Warwickshire.

CANTERBURY SPAR GARAGE 12½° pitch. 17 ft. Span.

Scale 3/16" - 1 ft.

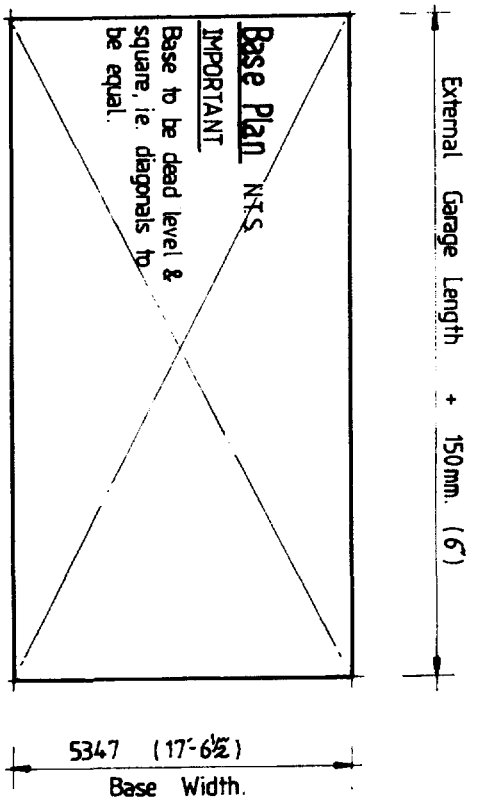
Std. Plan Ref. CS/A17/S.

Compton Buildings Limited, Station Works, Ferry Compton, Nr. Leamington Spa, Warwickshire.



Note : Depth of perimeter conc. min. 230 & to Local Authority approval & to suit ground conditions.

Note : If building over 24 ft. long (7·3M) or has main doors at both ends, then Portal Frames to be added at 8 ft. cts. (2·43M)



– Site and Block Plan –