

Town and Country Planning Act 1990

Planning Permission

Reference: H22/1135/93

Received: 29-NOV-93 Type: FULL

Name: Mr & Mrs E Revel
The Bell Inn
Austendike Road
Weston Hills
Spalding Lincs

Agent: Avocet Design
c/o West View Farm
The Fen
Baston
Peterborough

Description: Alterations to include re-roofing and ensuite to
bedroom 1

Location : The Bell Inn Austendike Road
Weston Hills 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 en-suite window shall be obscure glazed.

Reason: In the interests of the amenities of the locality.

For the avoidance of doubt the approved roofing material is Sandtoft Double
Roman tiles.

Director of Planning and Building Control Services
10-JAN-94 H22/1135/93

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.

PLANNING APPLICATION

For office use only

Application No. **H22/1135/93**

Date Registered

29 NOV 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS E. REVEL
THE BELL INN
AUSTENDIKE ROAD
NESTON HILLS
SPALDING
Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

AVOCET DESIGN
C/O WEST VIEW FARM
THE FEN
BASING PETERBOROUGH.
Tel. No. 0775 670 279 OR 0775 670 361.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE.

**OFFICE
COPY**

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RE-ROOFING TO MAIN BUILDING & PROVIDE NEW EN-SUITE TO BED 1.

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of ..60.00...

If you consider no fee is payable
include a written explanation instead.
Previous application No.

Signed... *E.D. Shaw* ...Date **23.11.93**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.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:-

(Tick one or more boxes)

- (i) New Dwellings
 (ii) Other new building(s)
 (iii) Alterations or extension
 (iv) Change of use

☐
☐
☒
☐

If so, how many:

4. A. Please state site area (in all cases)

hectares

B. If building works are proposed, please state extra floor space to be created:

12.5

sq. metres

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

3.1

metres

(b) max. length:

2.5

metres

(c) max. width:

4.995

metres

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

BLOCK & RENDER, CREAM OR OFF WHITE DECOR.

E. Please state type and colour of roofing materials.

SANDFLO STANDARD PANTILES (ROSTIC)

F. Has a survey of the site been undertaken? State Yes or No

Yes

(See letter)

5. GENERAL INFORMATION Please complete each section**EXISTING USES**

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

EN SUITE - EXISTING ROOF VOID.

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN)

Please tick one box

A. There will be no new access to a public road and no alteration to any existing access to a public road

☒

or

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

☐

If so, name of road:

Will there be—

Individual access(es)

New estate road

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

TREES Please tick one box

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

☒

B. The proposal does involve the felling of one or more trees

☐

If so, please show details on plans.

DRAINAGE

Please complete

A. Please state how surface water will be disposed of

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer

☒

Cesspool

☐

Septic tank

☐

INTO EXISTING R. N. SYSTEM.

N/A.

No

PLEASE COMPLETE IN ALL CASES

State Yes or No

The proposal is in connection with agriculture

☐ No

If so, please give details in Part 6

The proposal affects a listed building

☐ No

The proposal affects a public right of way

☐ No

The proposal is known to affect contaminated or filled land

☐ No

The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.

☐ No

If so, please complete Part 7

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.

☐ N/A

Date:

Consultee(s)

Is this application related to a previous submission?

☐ No

Application No.

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. APPLICANT'S INTEREST

Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER S

2. OWNERSHIP OF THE SITE

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

If the applicant is the **sole owner of the whole site**, complete **Certificate A**.

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

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

Signed E. J. Dawson (Applicant / Agent) Date 20.11.93

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Owner's Name:

Address of owner at which notice was served:

State Date notice served:

Signed (Applicant / Agent) Date

3. AGRICULTURAL HOLDINGS CERTIFICATE

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

If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

Signed E. J. Dawson (Applicant / Agent) Date 20.11.93

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

Tenant's Name:

Address of tenant at which notice was served:

State Date notice served:

Signed (Applicant / Agent) Date

DC INSTRUCTION SHEET

APPLICATION REF: H22/1135/93

Directions

Art 7

☐

RM checklist

Previous
Current
Required

Sit	Des	Ext	Acc	Land

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
Setting of LB
Public Right of Way
Discretionary

County
E Heritage
Societies G ROW

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
Other

Order No:
Specify:

Hazards HSC Group G* HAZ
Specific

Specify:
Specify:

Other PLA

Press
PC
WM
Residents

Case Officer: *David Gentry*

Senior Officer Confirmed

Date: 3/12

Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : Public House.
Neighbours :
Boundaries : Presently brick but appears as though it has previously been
Site Features : rendered. slate roof at front.

Inspected by MG
Date 8/12

Site Notice posted by
Date MG
Expiry 8/12.

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

Telephone/Visitor Record

Date

Conversation with

Conclusion

Case Officer Conclusions MG 5/1.

Proposed alterations acceptable in terms of appearance.
Only new window at rear is associated with the new extension.
No ^{additional} overlooking in respect of adjacent dwellings and plot.
Not sufficient reason to justify refusal.

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed

Withdrawn

COMMITTEE

Confirmed as agenda

SUB-COMMITTEE

Confirmed as agenda

DPBCS AUTHORISED

Decision Issue confirmed

DELEGATED DECISION

Case Officer

Approve
(or equiv)

Refuse
(or adverse)

Signed *MF* Date *5/1*

Notes:

☒
☒
☒

Disabled
Prev conditions
Amended plans -
Dwg no:
Received:

CONDITIONS/REASONS:

→ ① The entire window shall be obscure glazed.

Reason: In the interests of the amenities of the locality.

Note.

① For the avoidance of doubt the approved roofing material is Sandhaff Double Roman Tiles.

Condition monitoring:

non-std expiry
prior submission
prior siteworks

.....

☐
☐

Determined plans indicated

Departure approval confirmed

Flag for on-site review

☒

☐

☐

ADMIN RECORD SHEET

Initial

Submitted Fee £60

Receipt No P3573

Date first Rec'd 29 NOV 1993

Registration

Reference H22/1135/93

Cross-Ref

Date 30-NOV-93 JAC

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

Earlier permission - Ref:
New/Redevelop/Use/Ext/Alt/Works

Description
to be recorded

Alterations to include re-roofing
and ensuite to bedroom 1.

Invalid

Site plans
Certificate

☐

Fee
Fee (not free)

☐

Inaccurate
Incomplete
Unclear

☐

Fees

Correct fee £60

Nil fee

☐

Previous app - ref:
Type of app
Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 333 OS Plots

Grid ref 5557003 21560

Ward X Parish WESTON

Inside IBD 4165 Inside LP area NO

Constraints:

CA Cons Area

LB Listed - Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

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

TPO Tree Pres

Hazards -

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

Linked to site

Ref

Linked to property

Ref

0281254

Dist Bound

Other:

Planning Records:
Earlier apps

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

514/57

Town and Country Planning Act etc

DRAFT DECISION

Reference: H22/1135/93

Received: 29-NOV-93 Type: FULL

Name: Mr & Mrs E Revel
The Bell Inn
Austendike Road
Weston Hills
Spalding Lincs

Agent: Avocet Design
c/o West View Farm
The Fen
Baston
Peterborough

Description: Alterations to include re-roofing and ensuite to
bedroom 1

Location : The Bell Inn Austendike Road
Weston Hills Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

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

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

- 2 The en-suite window shall be obscure glazed.

Reason: In the interests of the amenities of the locality.

For the avoidance of doubt the approved roofing material is Sandtoft Double
Roman tiles.

06-JAN-94

AD check.....*AD 7/1*.....

Authorised to issue (inc Delegation).....*J 40/1*.....

IAN 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



H22/1135/93

FULL

Applicant: Mr & Mrs E Revel
Tel:

Agent: Avocet Design
0775 670279 or 0775 670361

Description: Alterations to include
re-roofing and ensuite to
bedroom 1

Location: The Bell Inn
Austendike Road
Weston Hills
Spalding Lincs

Valid date:	29-NOV-93	Terminal date:	24-JAN-94
Target dates:		Target Committee:	05-JAN-94
To case officer	06-DEC-93	Report deadline:	22-DEC-93
Inspected by	13-DEC-93	Agreed TD Ext:	
Extra contacts	20-DEC-93	Case Officer:	
Report if not clear by	03-JAN-94	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 12.5 M2
Category: Misc works
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	08 07-DEC-93	29 28-DEC-93
Clerk to Weston PC 0406 370669	03-DEC-93	17-DEC-93
Cllr T Barker 0406 380787	03-DEC-93	10-DEC-93

L.C.C. - No objections fcd 6/12/93

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 : P3573
Date received : 29-NOV-93

Received from

The Bell Inn

Address

Austendyke Road
Weston Hills
Spalding

Fee paid	£	60.00
VAT	£	0.00

Total received £ 60.00

Cash/Cheque : Cheque

Signed.....*H. LOWE*...
(Authorised Collector)

Avocet Design

*Architectural & Structural Design
and a Personal Trading Facility*
Proprietor: E. D. Aaron

10 WEST VIEW FARM, THE PEN BASIN PETERBOROUGH.
Telephone. 0775 670 279
0775 670 301

SOUTH HOLLAND DISTRICT COUNCIL
PLANNING DEPT
COUNCIL OFFICES
PRIORY ROAD
SPALDING

31.12.93

REF. H22/1135/93
THE BELL INN
AUSTENDIKE ROAD
WESTON HILLS

Dear Mr Gearing

I refer to the above and our telephone conversation regarding roofing material.

I would confirm the Sandtoft Double Roman Tile will be suitable, and would ask you to consider them instead of the Sandtoft Standard Pantile

Yours sincerely

E. D. Aaron

S.H.D.C. PLANNING DEPT.	
RECEIVED	
5 JAN 1994	
APPROVED BY DEPT S.D.P. J.D.	RECEIVED DEPT S.D.P. J.D.

File note

DC H22/1135/93 - Bell. western Hills

Ch Barker phoned 7/12. He is happy with proposal subject to there being no overloading from new work: this applies to new building plot to site as well as existing properties.

File note

H 1099/93 : Bay trees -

Ch Barker phoned 7/12 - He has no objection to this dev.

File note (to RIS)

994/93 - Matar - combat

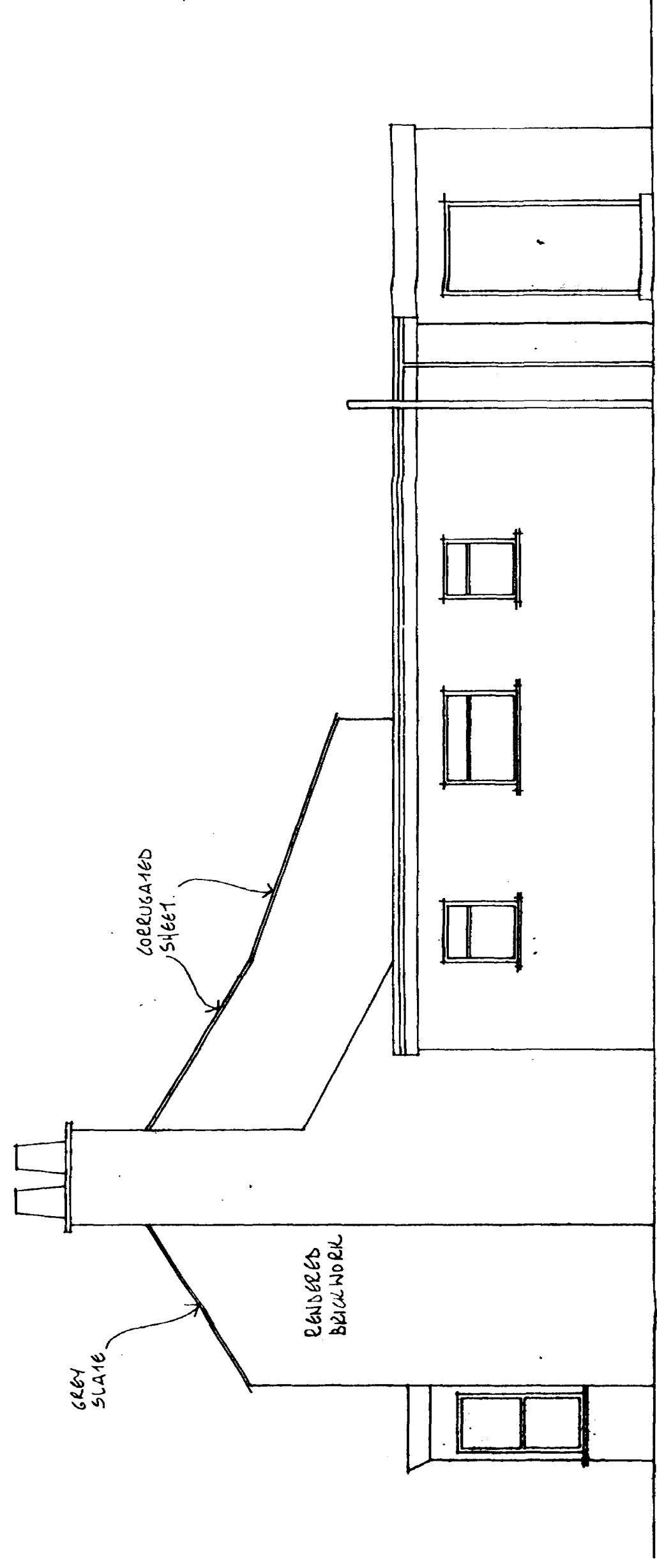
Ch Barker phoned 7/12.

will not be attending tonight meeting - gives apologies.

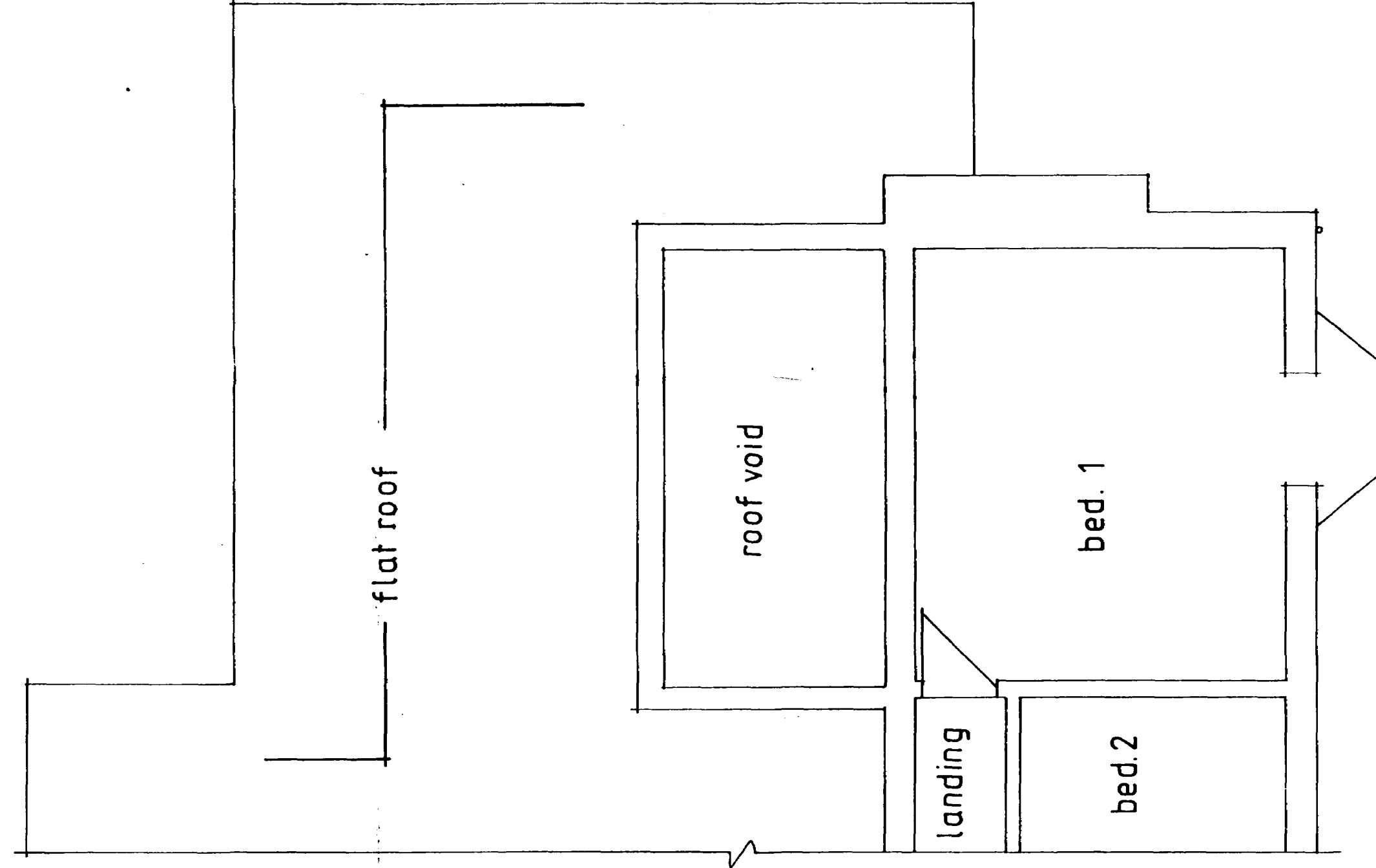
Bert wants to make following comments in respect of 994/93

" Support - Bert believes a bad mistake was made by the inspector on appeal " - Ch Barker wants this recorded at meeting.

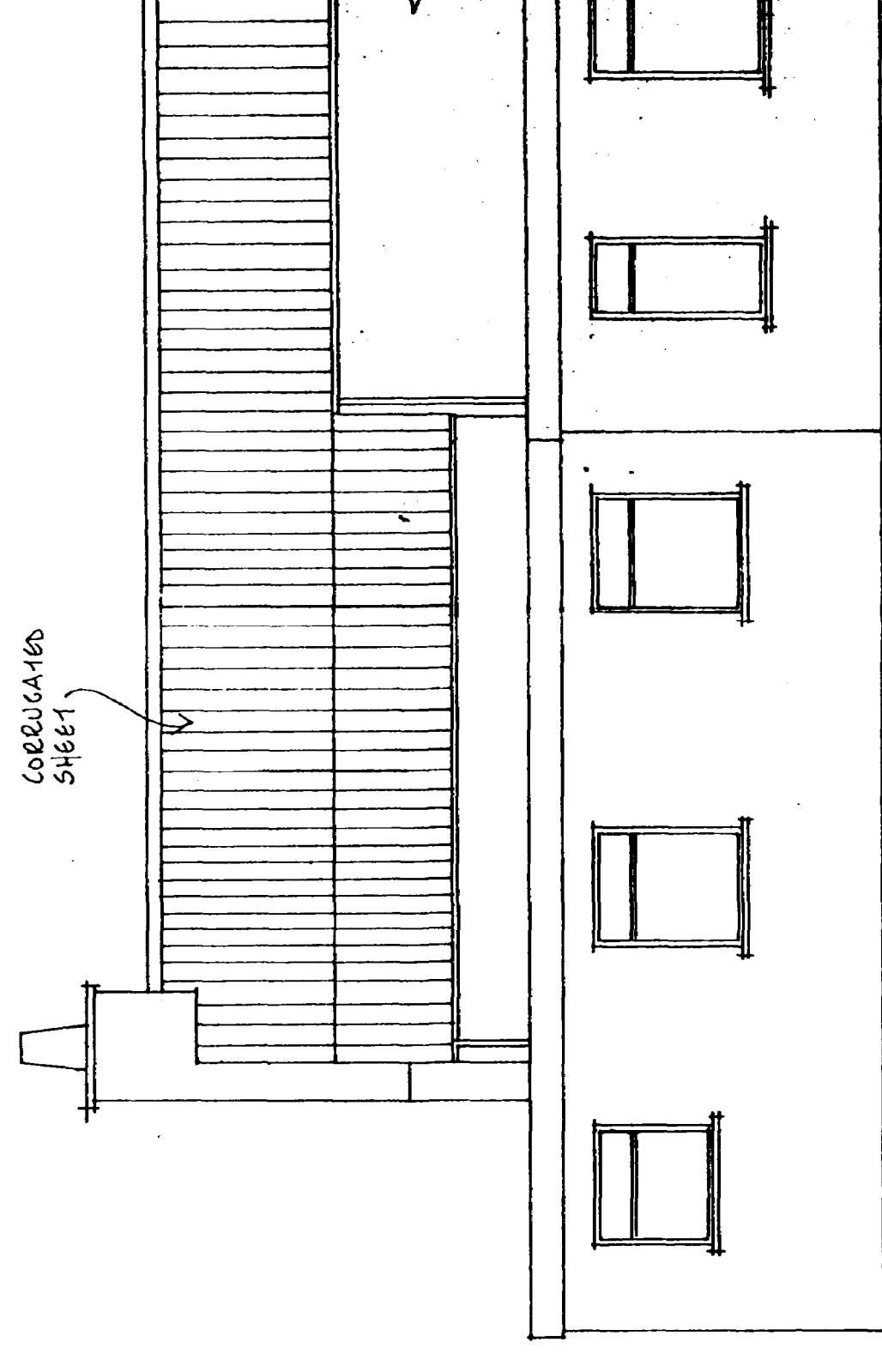
All dimensions must be checked on site and not scaled from this drawing.



SIDE ELEVATION
WEST



FIRST FLOOR LAYOUT



1

SOUTH HOLLAND D.C.
PLAN DEPT.
29 NOV 1993
REF 1135193

[illegible]

© copyright !

Avocet Design
c/o West View Farm
The Fen
Baston
Peterborough

Tel. 0775 670 279
0775 670 361

Client

Mr and Mrs E Revel

Job Title

**Proposed Re-roofing
and provide en-suite
bathroom to bedroom 1 at
The Bell Inn, Austendike Rd.
Weston Hills**

Drawing Title

Existing Elevations and relevant Layouts.

Scale 1:50

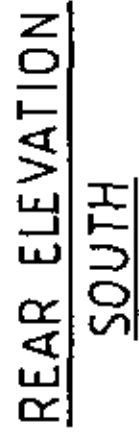
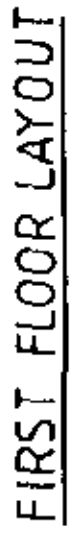
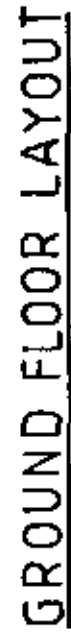
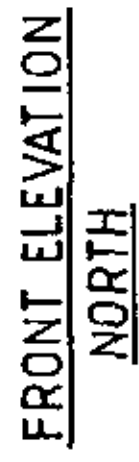
Date	NOV 93	Drawn by	DA
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Drg. No.

AD/AMER/01

Rev.

All dimensions must be checked on site and not scaled from this drawing.



10

Avocet Design
50 West View Farm
The Fen
Baston
Peterborough

Client

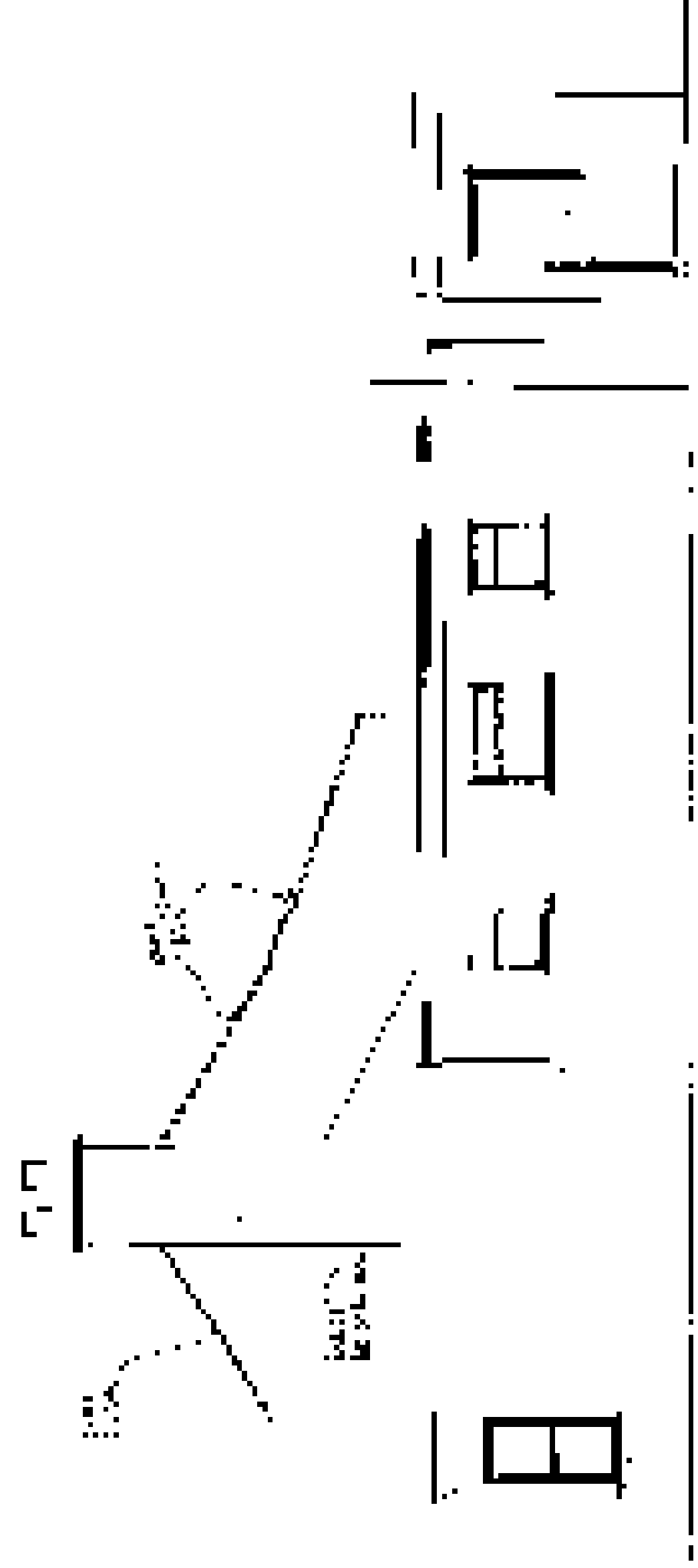
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Drawing Time

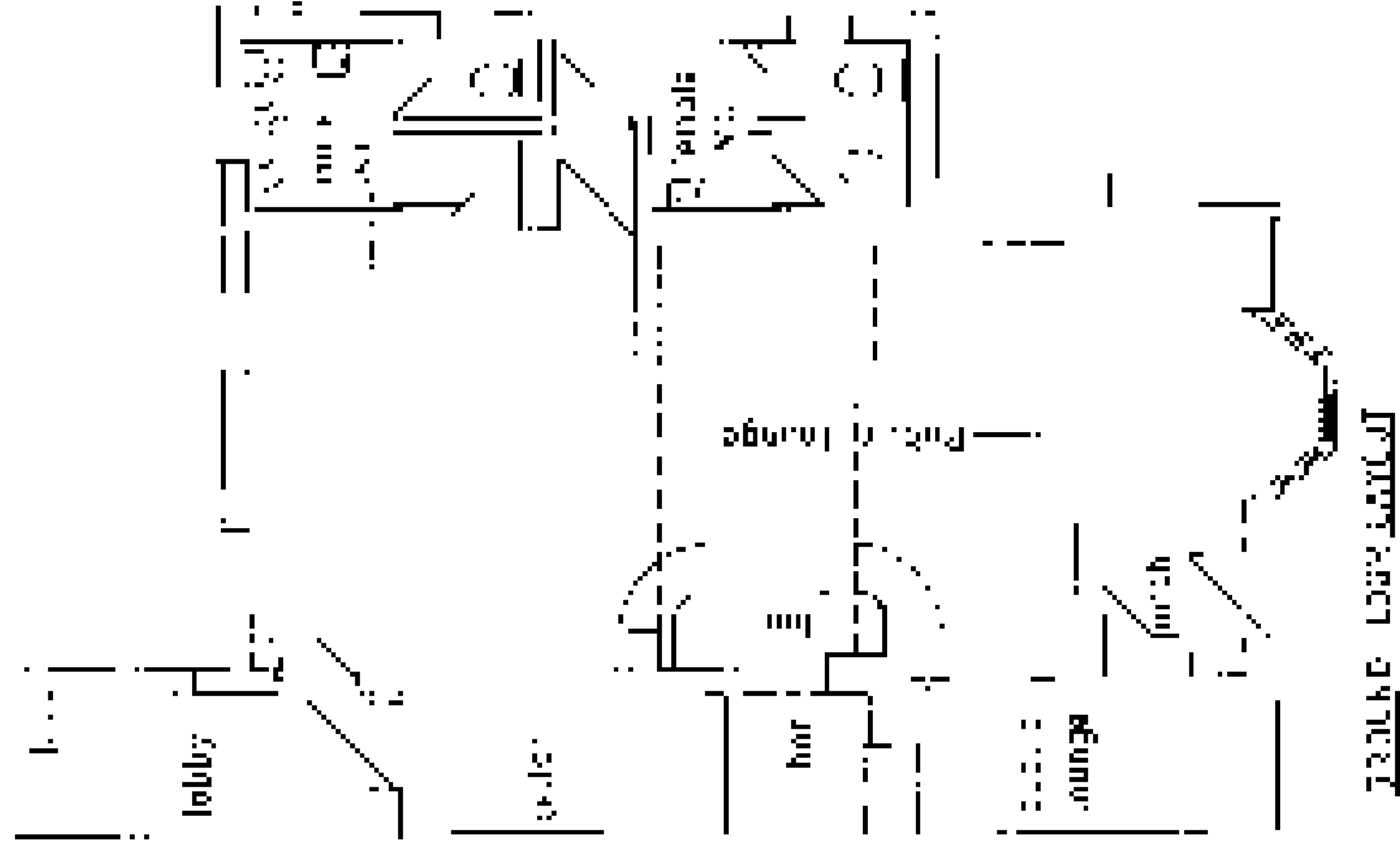
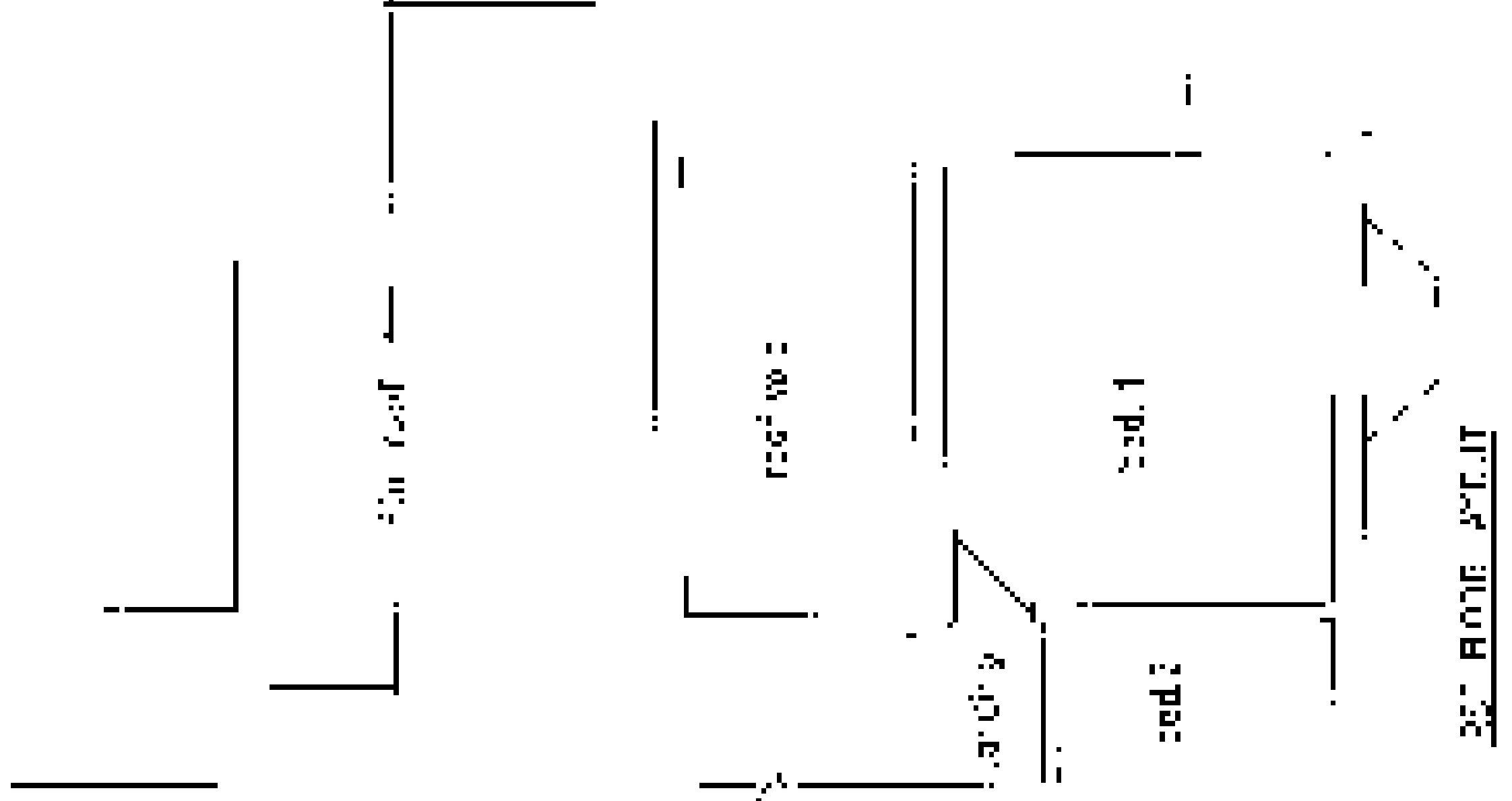
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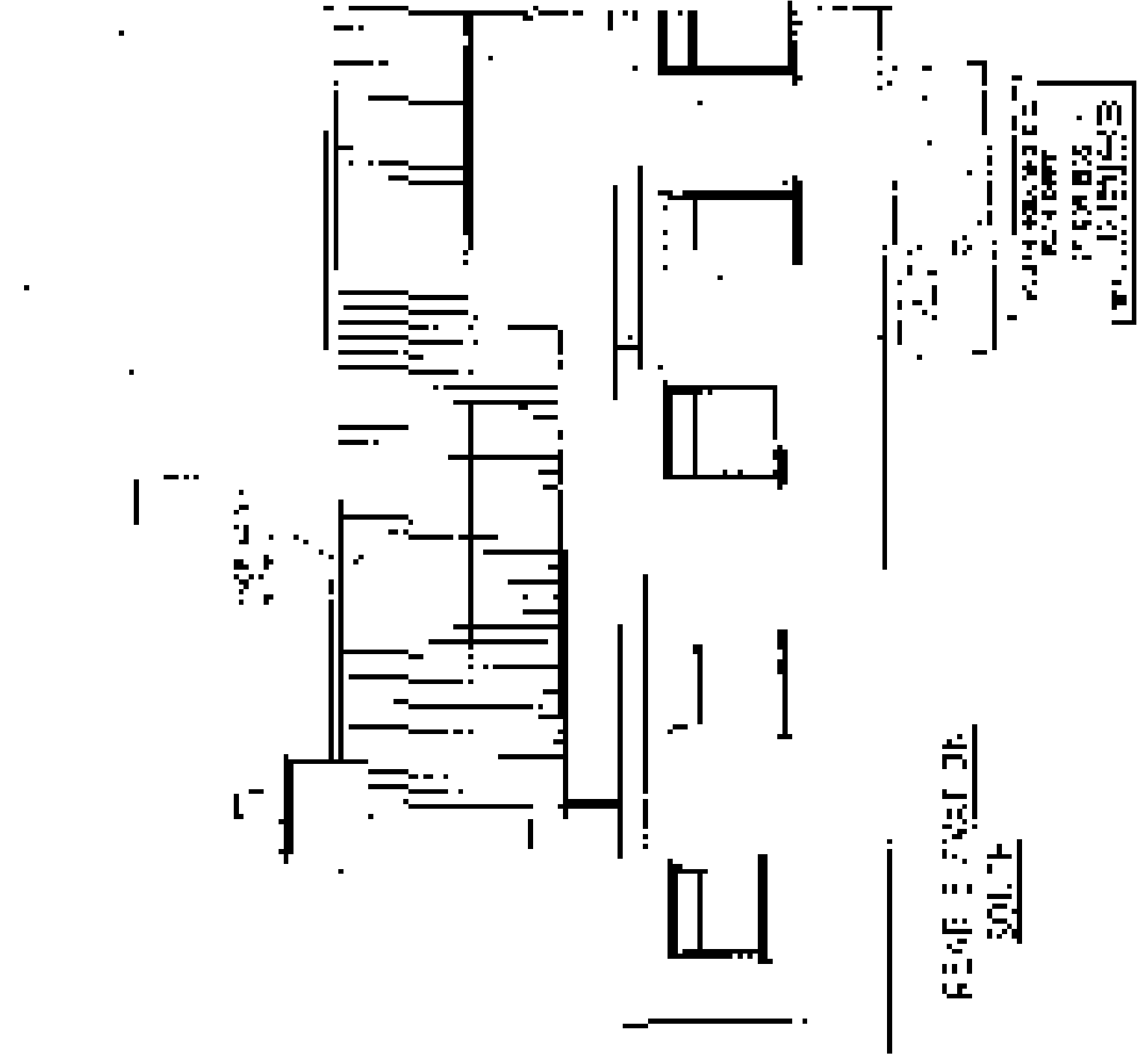
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1231
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35- ANNE W.F.IT


$$\frac{\text{REV} - \text{VAL OF}}{\text{VAL OF}}$$

W......
P. 58 B3
R. 4 BPT

Page 1	Page 2	Page 3	Page 4	Page 5	Page 6	Page 7	Page 8	Page 9	Page 10	Page 11	Page 12	Page 13	Page 14	Page 15	Page 16	Page 17	Page 18	Page 19	Page 20	Page 21	Page 22	Page 23	Page 24	Page 25	Page 26	Page 27	Page 28	Page 29	Page 30	Page 31	Page 32	Page 33	Page 34	Page 35	Page 36	Page 37	Page 38	Page 39	Page 40	Page 41	Page 42	Page 43	Page 44	Page 45	Page 46	Page 47	Page 48	Page 49	Page 50	Page 51	Page 52	Page 53	Page 54	Page 55	Page 56	Page 57	Page 58	Page 59	Page 60	Page 61	Page 62	Page 63	Page 64	Page 65	Page 66	Page 67	Page 68	Page 69	Page 70	Page 71	Page 72	Page 73	Page 74	Page 75	Page 76	Page 77	Page 78	Page 79	Page 80	Page 81	Page 82	Page 83	Page 84	Page 85	Page 86	Page 87	Page 88	Page 89	Page 90	Page 91	Page 92	Page 93	Page 94	Page 95	Page 96	Page 97	Page 98	Page 99	Page 100
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NOTES:
All dimensions must be checked on site and not scaled from this drawing.

**DETERMINED
PLAN**

Revisions	
A	Date

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Avocet Design
c/o West View Farm
The Fen
Baston
Peterborough

0775 670279
Tel. 0775 670361

Client

Mr and Mrs E. Revel

Job Title

Proposed Re-roofing
and provide en-suite
bathroom to bedroom 1
at The Bell Inn,
Austendike Road
Weston Hills.

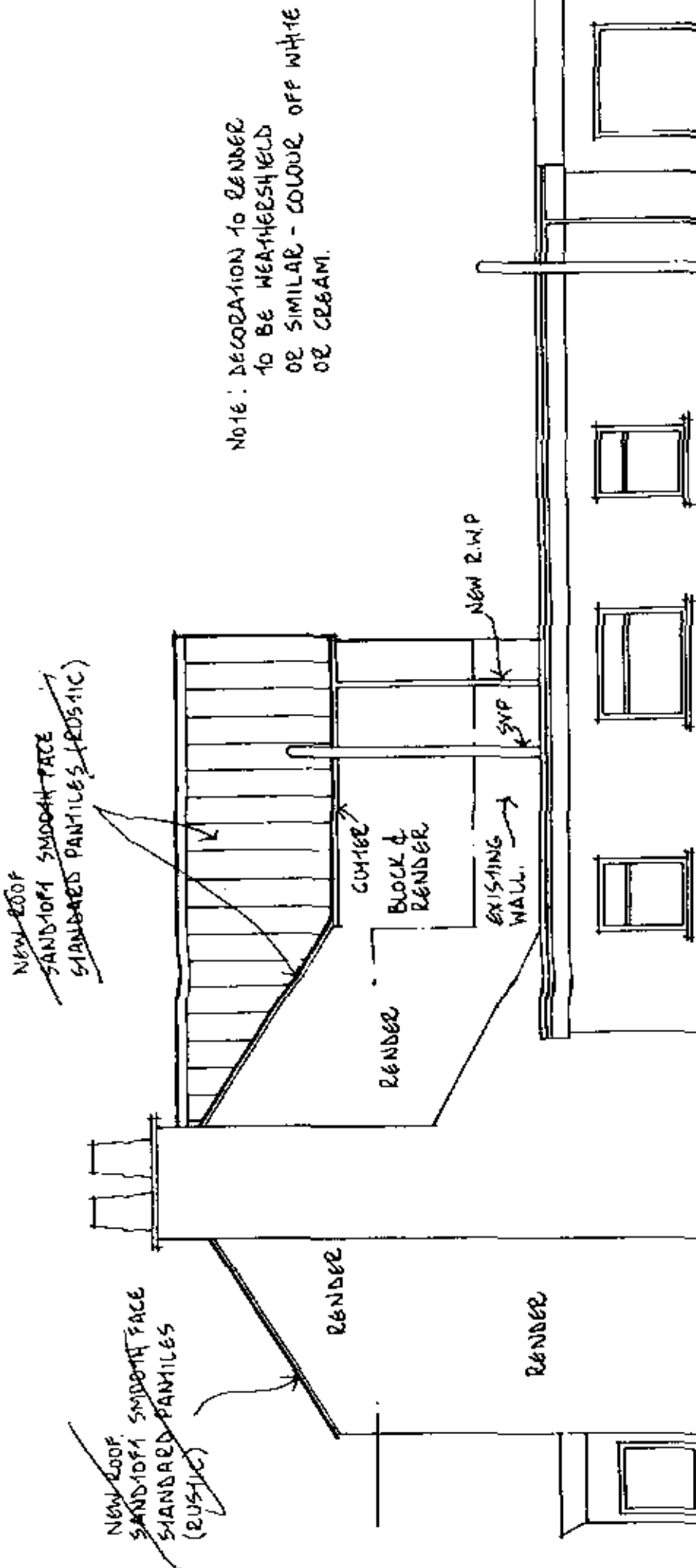
Drawing Title

Proposed
Elevations and
Layouts.

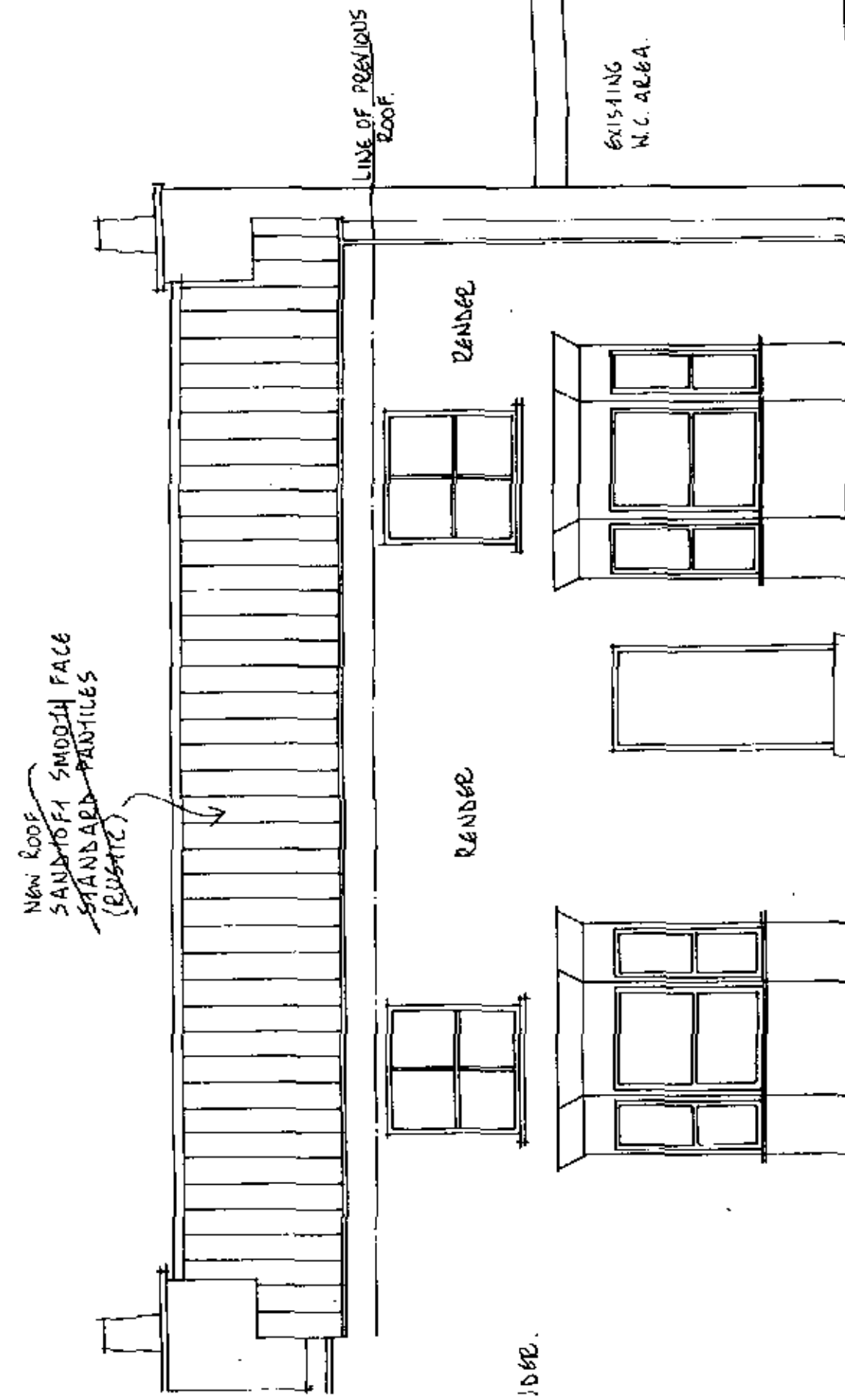
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Date NOV 93 Drawn by D1

Drawn by
AD / AMER / 02
Rev.

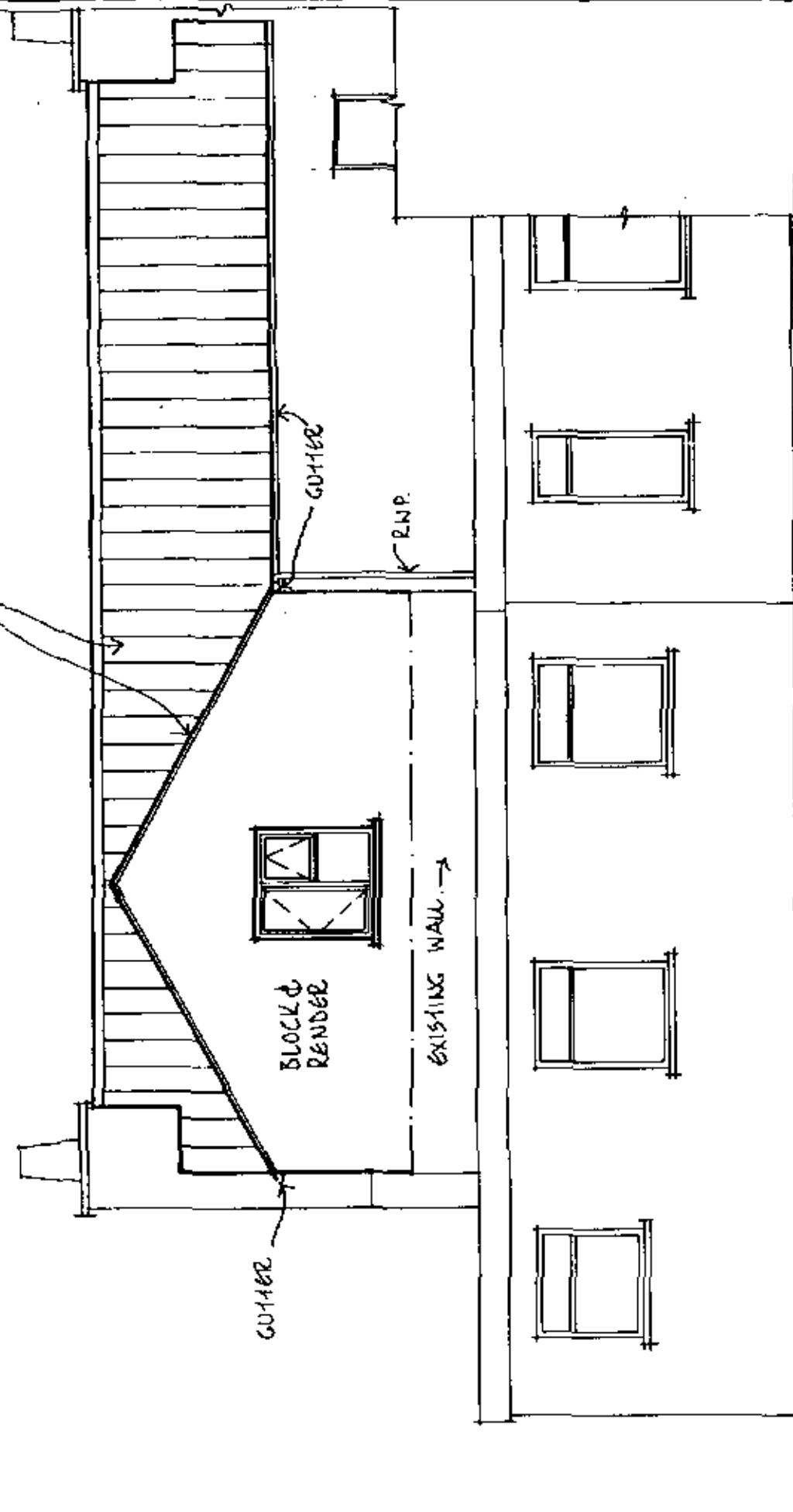


**SIDE ELEVATION
WEST**

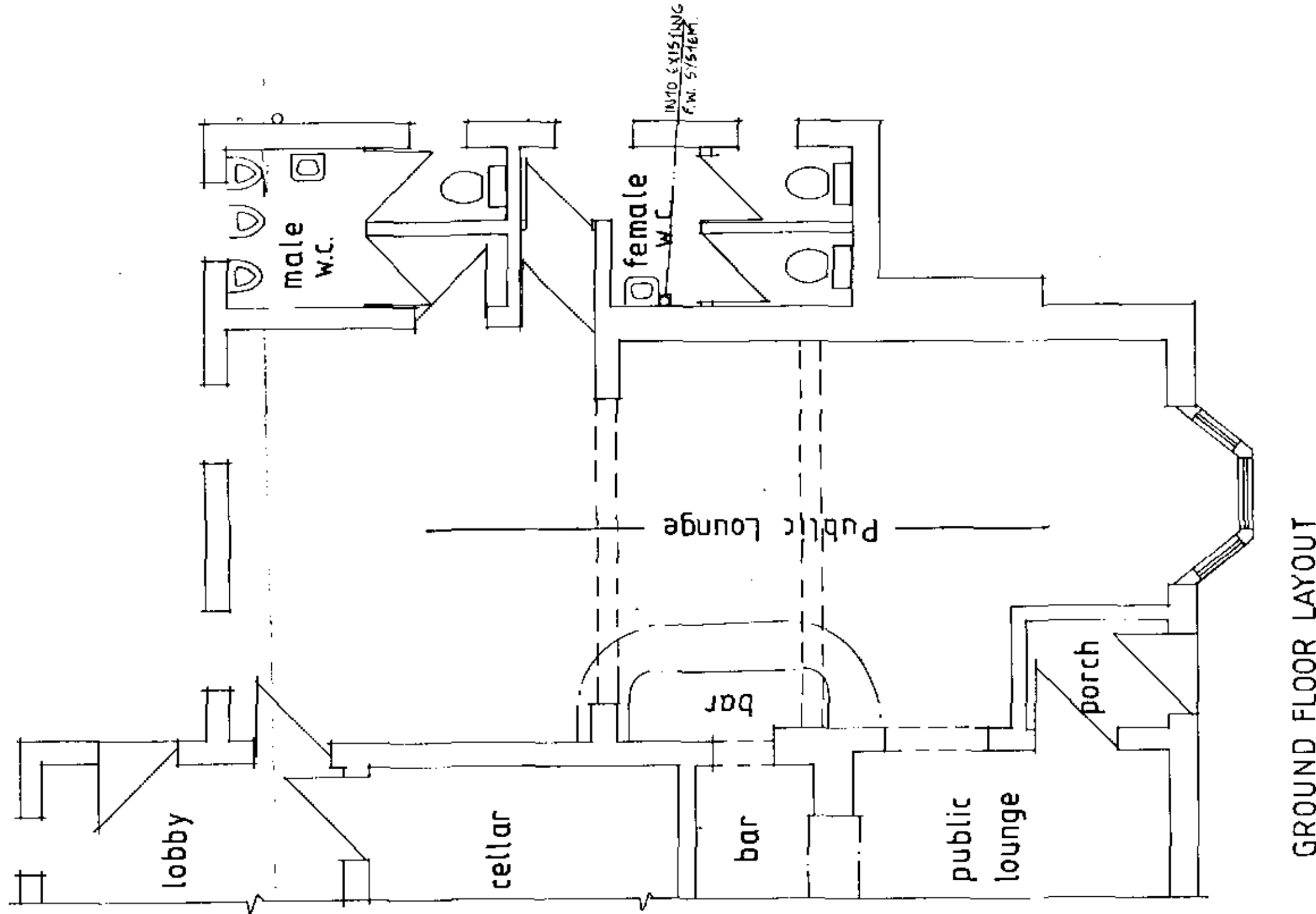
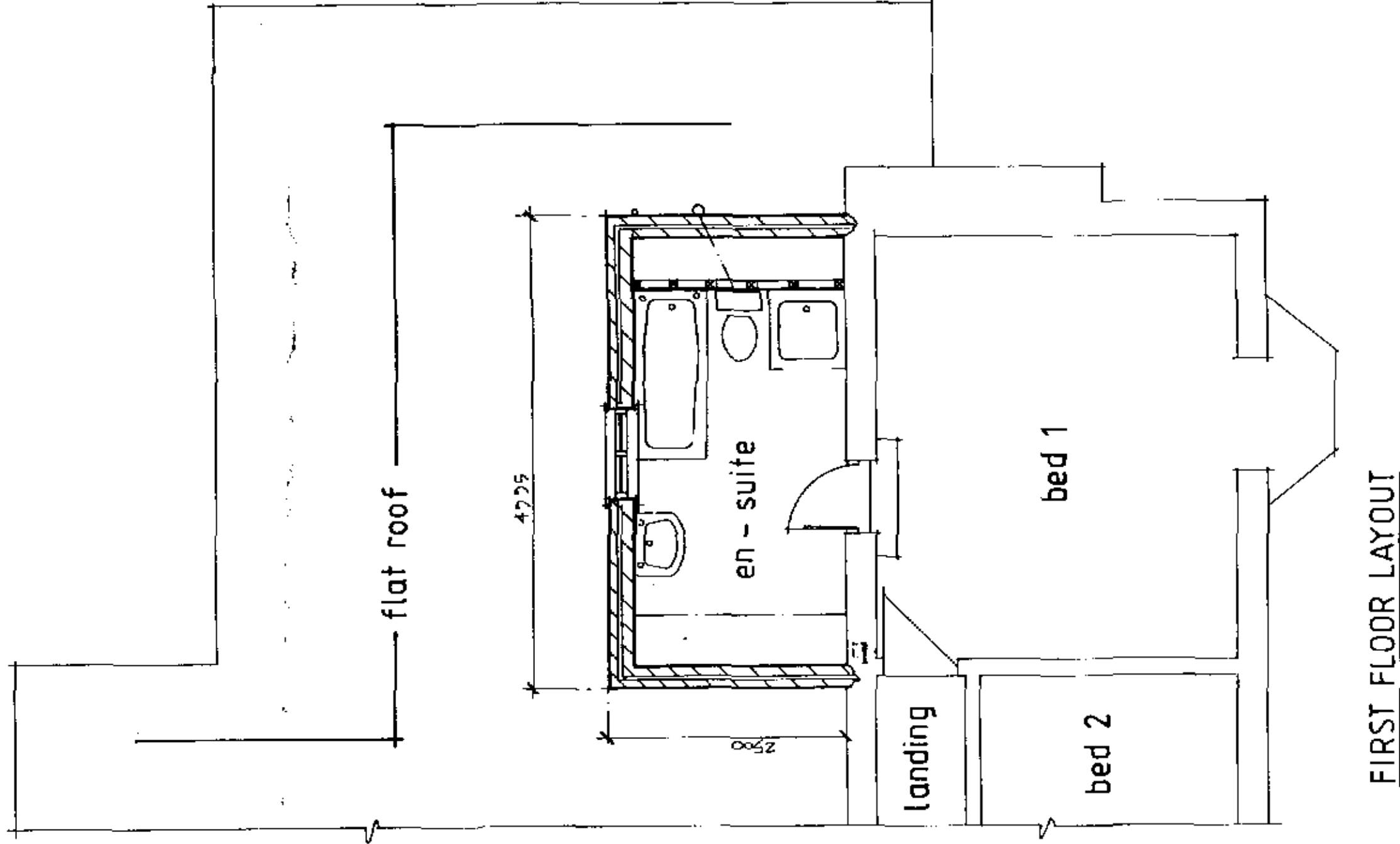


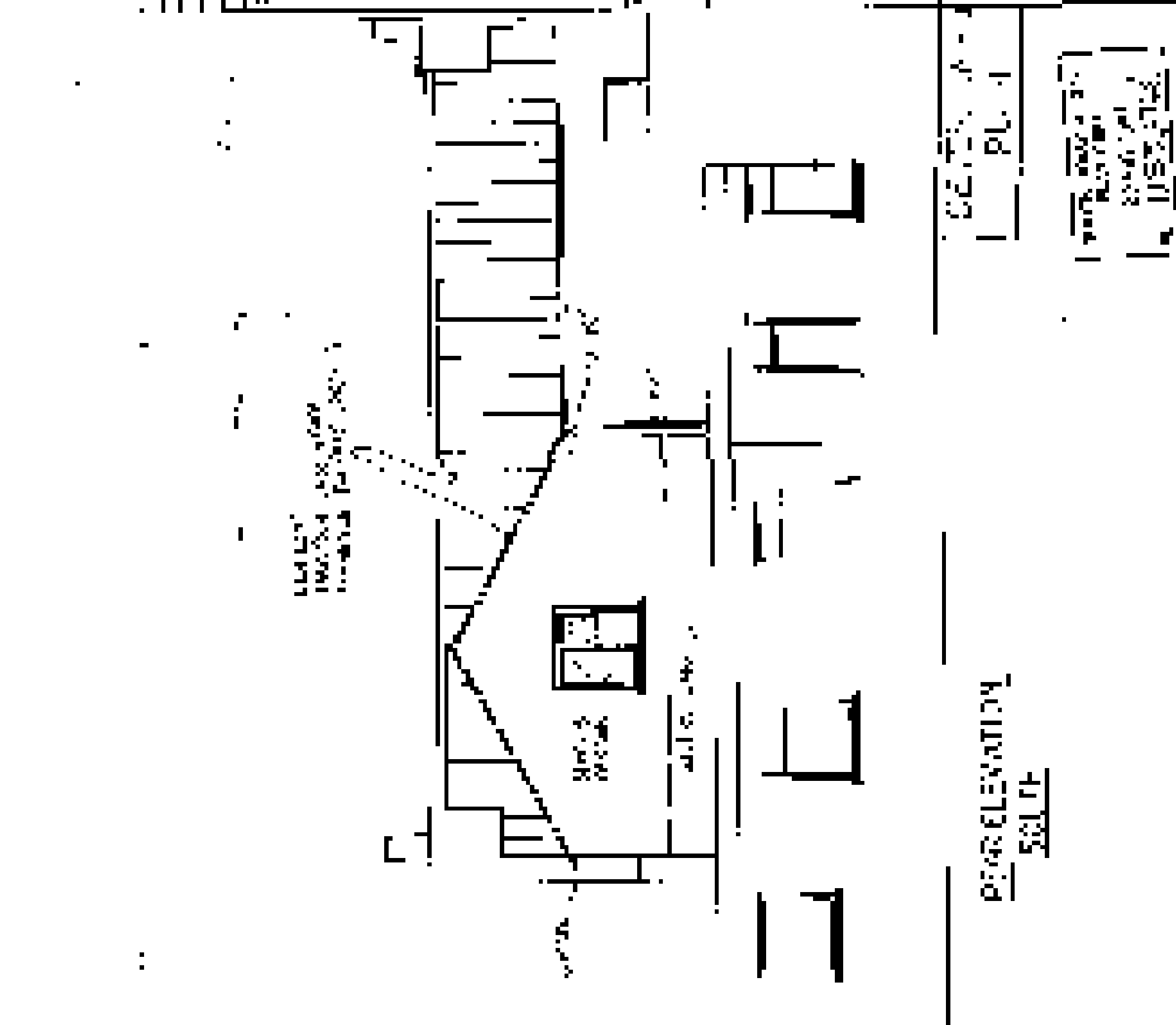
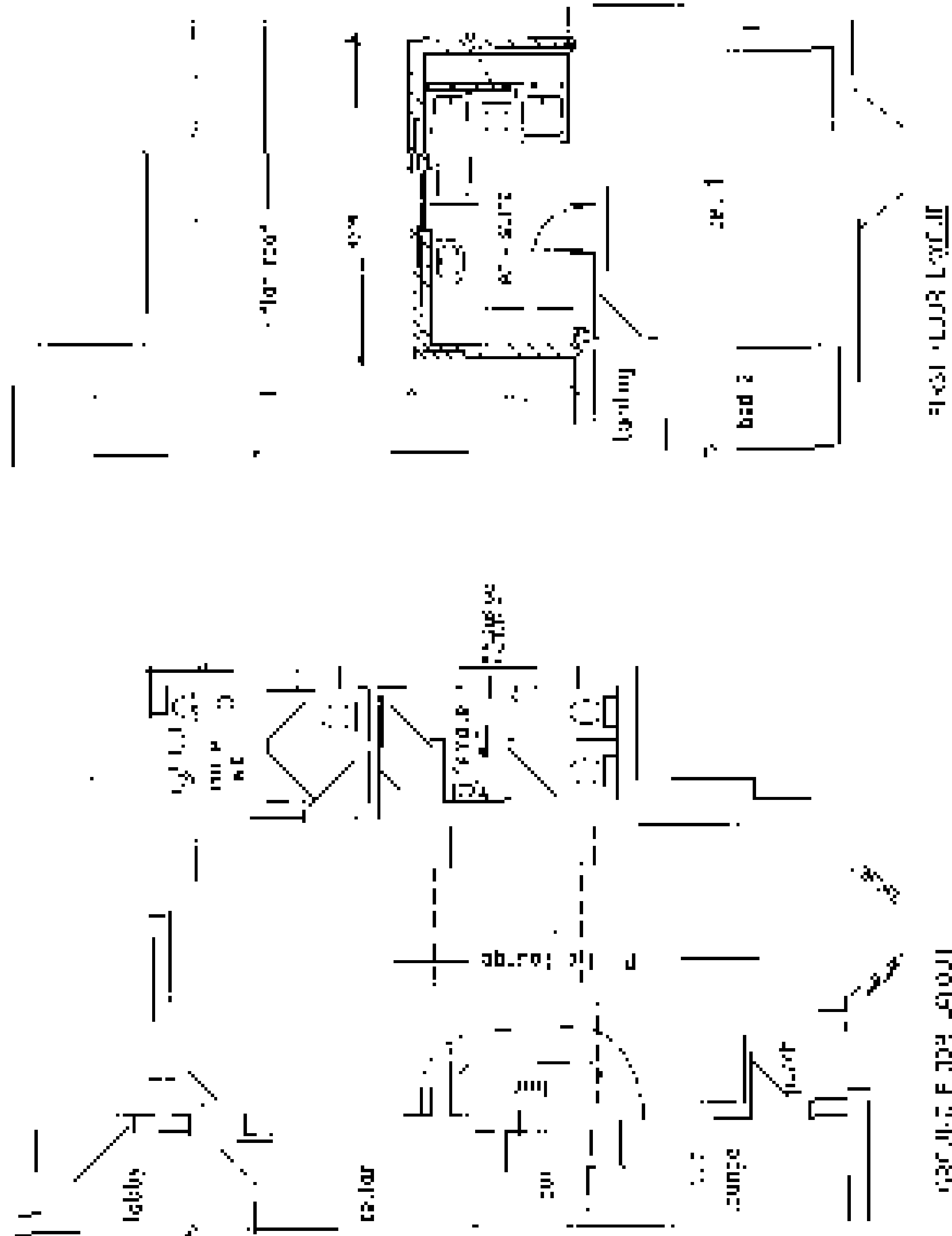
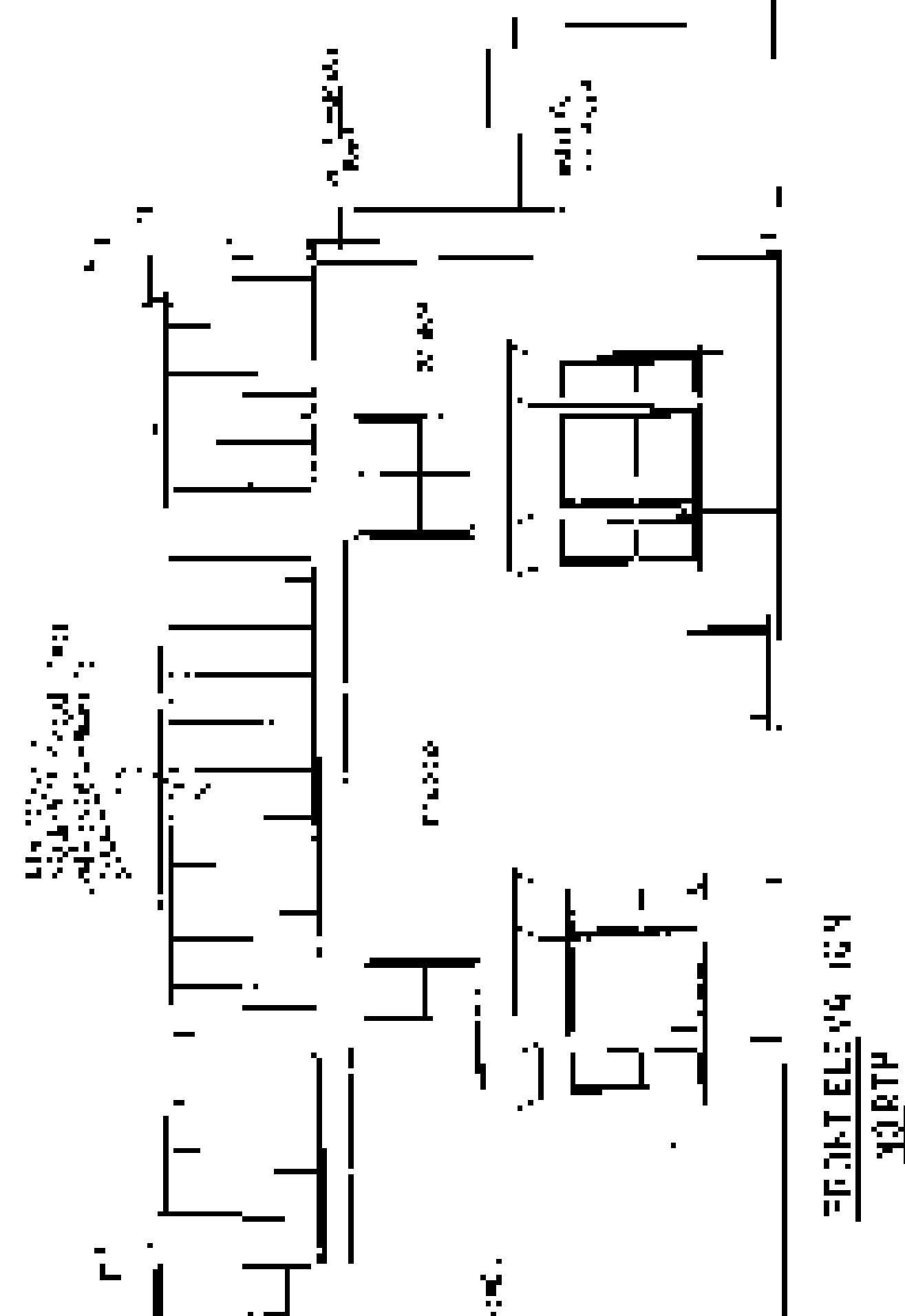
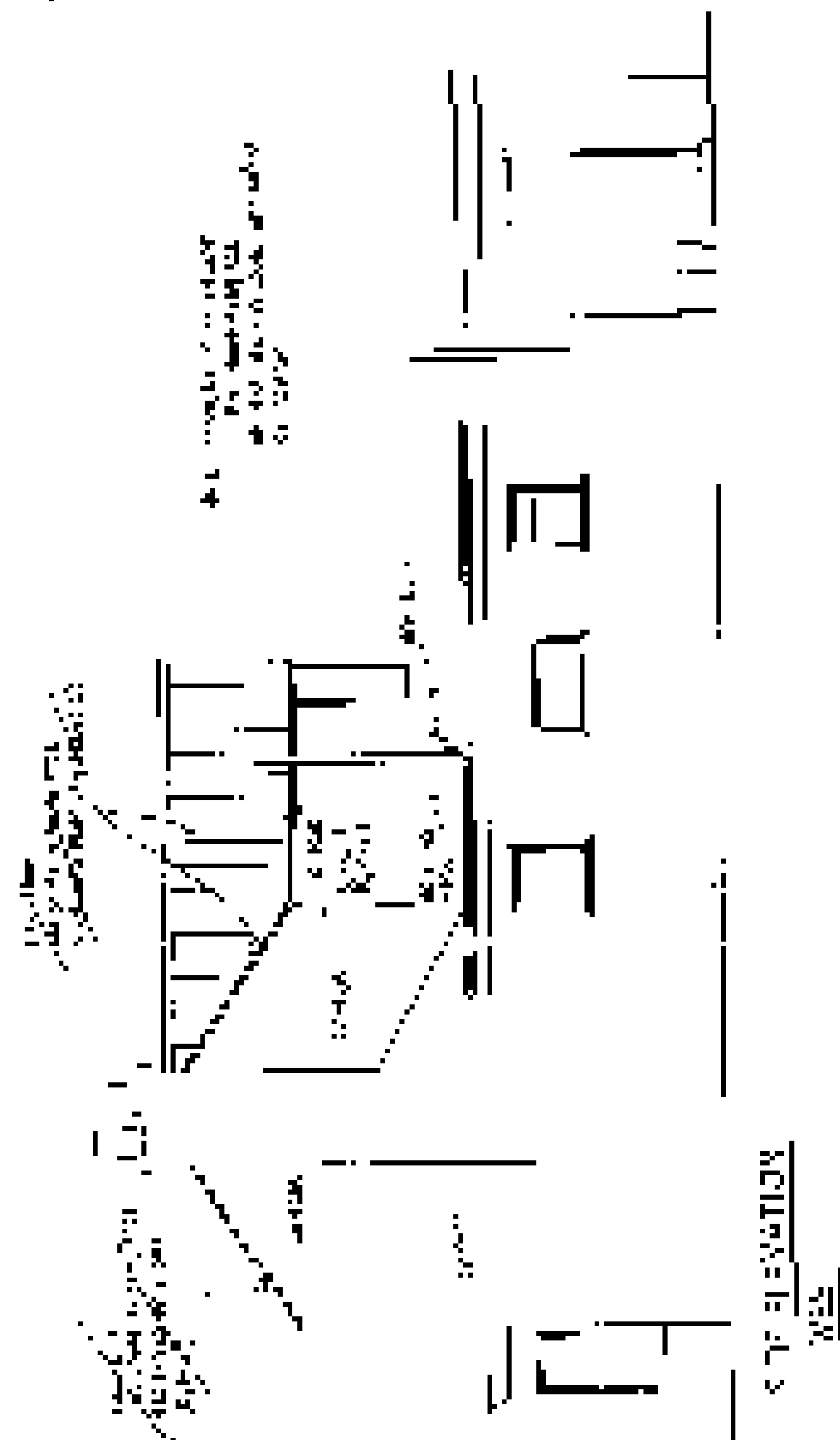
**FRONT ELEVATION
NORTH**

NEW ROOF
SANDTOPA SMOOTH FACE
STANDARD PAN-TILES (RUSTIC)



**REAR ELEVATION
SOUTH**





DETERMINED.
.. 7.31

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Special Design
City & County of New York
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R-1-1-1
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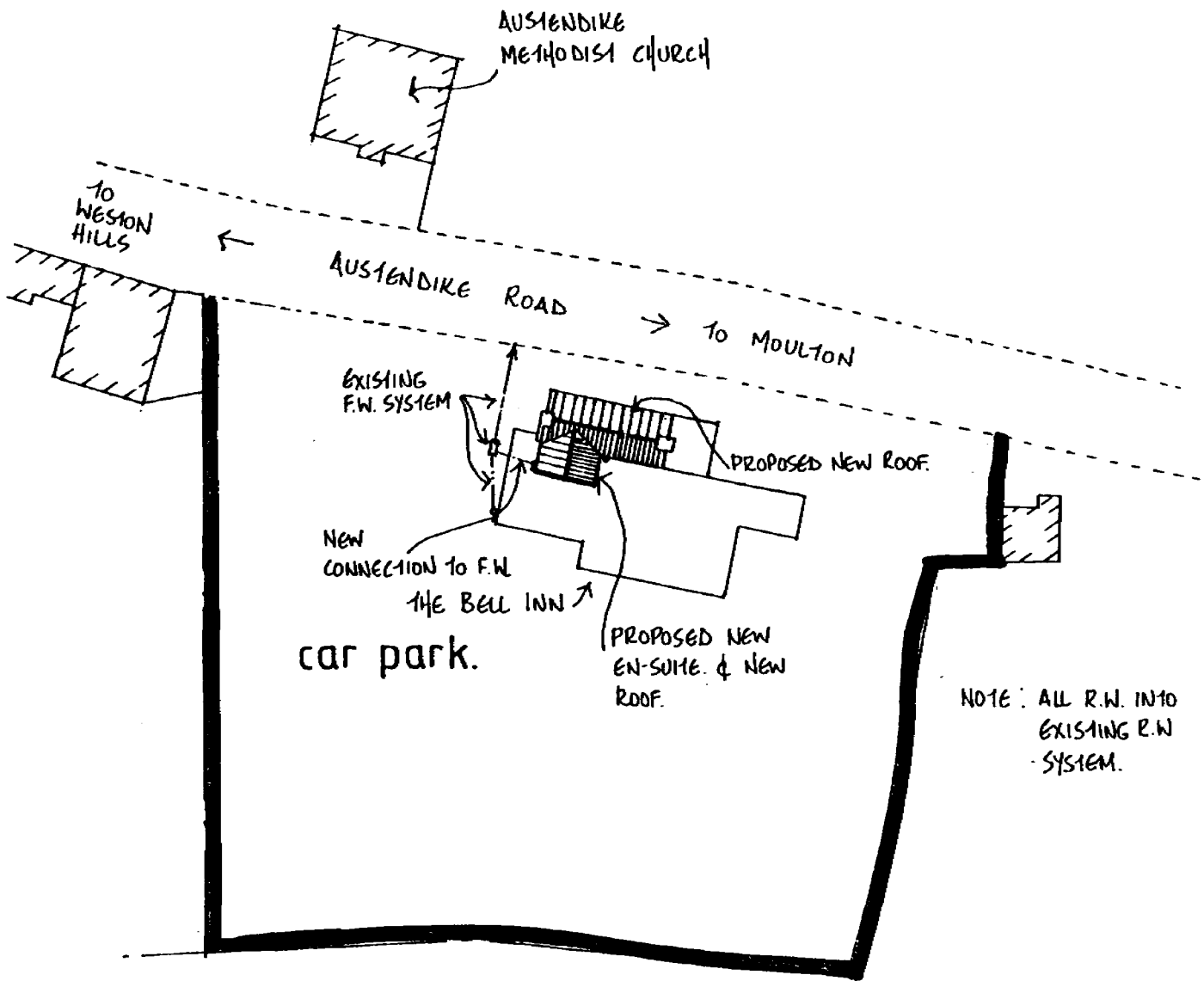
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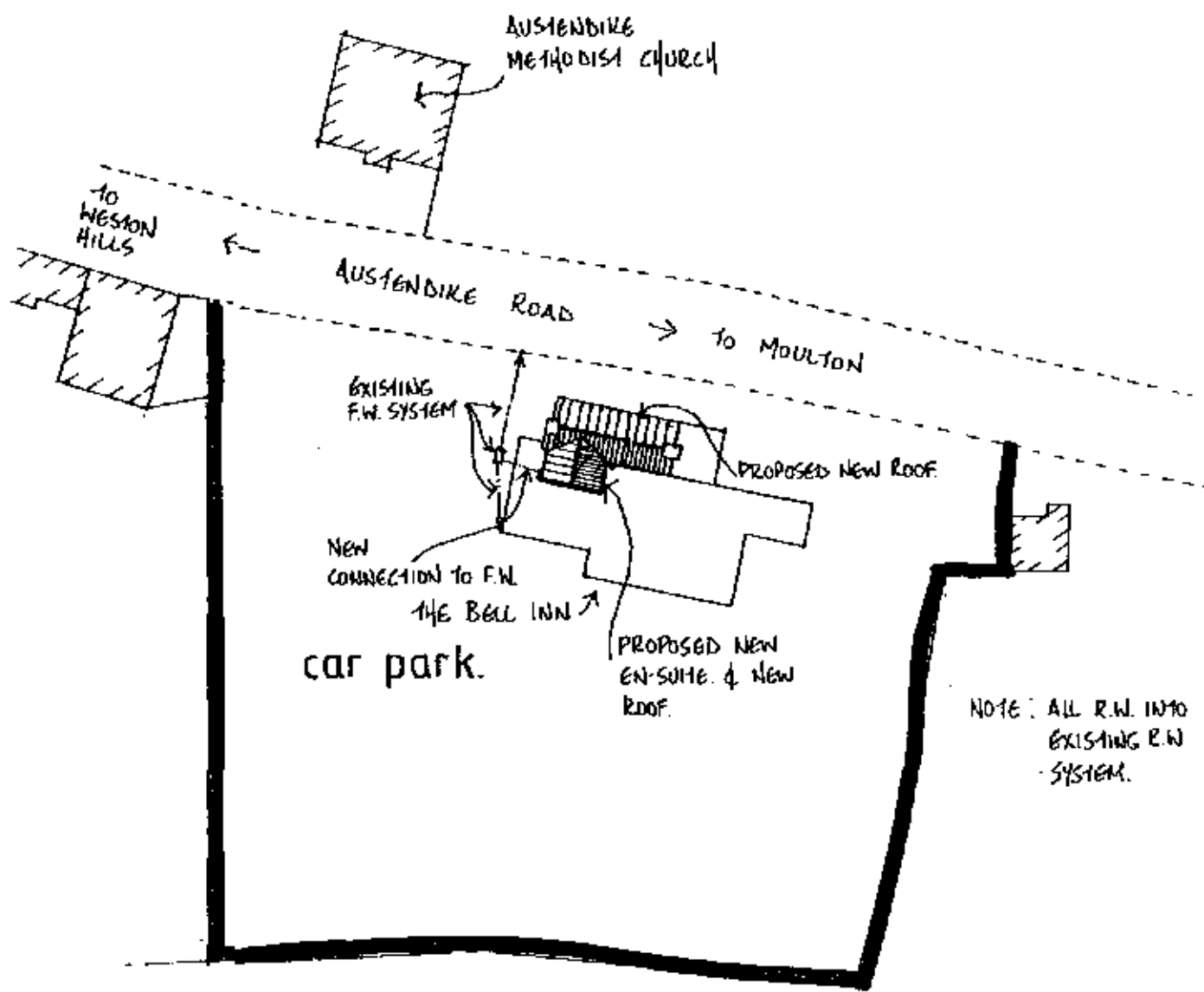
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BLOCK PLAN

BLOCK PLAN PLAN DUPE 29 NOV 1993 REF 1135/93	BLOCK PLAN PLAN DUPE 29 NOV 1993 REF 1135/93
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AD/AMER/03
Proposed Block Plan.



BLOCK PLAN

SOUTH AFRICA PLANNING 29 NOV 1993 REF 1135/93
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AD/AMER/03
Proposed Block Plan.



on 14th



ADDITIONAL
Proposed Block Plan.

PARTS OF HOLLAND ADMIN CO

289

0005
8-83

Draw

Austendyke Methodist Church

B M 10-54

The Best
(P.H.)

8585
3-18

Whittington Farm

AUSTENDI

5879
1-76

Austen Dike

1-12

4-17

9069
12-04

7858
3-03

8255
1-13

BM 12-01

8250
C-16

8343
1-66

Drain

REFERENCES

SOUTH PLANTING DIV.
PLAN DEPT.

29 NOV 1993

REF 1135 93

2822

LINCOLNSHIRE

PARTS OF HOLLAND ADMIN CO

285

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6100
9-090005
8-83

Austendyke Methodist Church

8585
3-18

Whittington Farm

AUSTEN BLK

5879
1-76 Austen Dike

B.M. 11-17

9069
12-04

RECEIVED

SOUTH WEST DISTRICT
PLANNING DEPT.

29 NOV 1993

REF 1135/93

7858
1-038255
1-13

B.M. 12-01

8250
1-16
Manor House8343
1-66

Delicate Drain

Drain

