SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H23/0314/92 Received:12-MAR-92 Type:FULL

Name: Mr & Mrs B Chapman
Greenroof
Main Road
Whaplode
Spalding, Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs PE12 6UG

Description: Kitchen extension

Location : Greenroof Main Road
Whaplode 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.

Director of Planning and Building Control Services
14-APR-92 H23/0314/92

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)

PLANNING APPLICATION

For office use only

Application No. H23/0314/92

Date Registered 12 MAR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS. B. CHAPMAN.
GREENROOF.
MAIN ROAD.
WHAPLODE.
SPALDING.
LINCS.

Tel. No.

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

G. R. MERCHANT.
4 CHAPEL GARDENS.
WHAPLODE.
SPALDING.
LINCS.

Tel. No. HOL 370853. PE12 6UG.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

GREENROOF. MAIN ROAD. WHAPLODE.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

KITCHEN EXTENSION.

Please complete

Signed. G. R. Merchant Date. 10.3.92

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £55 If you consider no fee is payable include a written explanation instead.
Previous application No:

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

2. **TYPE OF APPLICATION**

(✓)

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

or This is an **outline** application ☐

Please state Site Area (Hectares)

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

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

Now complete Part 4 only

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

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

Now complete an Ownership Certificate

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

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

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

(i) New building(s)	
(ii) Alterations or extension	✓
(iii) Change of use	

B. If new dwellings are proposed, please state how many: N/A.

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

B. Please state size of any new structure:- (a) max. height: 4.20 metres
(b) max. length: 5.83 metres
(c) max. width: 6.765 metres

C. Please state type and colour of materials for facing external walls: FACING BRICKS & TILES TO MATCH EXISTING.

D. Please state type and colour of roofing materials.

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. BUNGALOW & GARDEN.

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

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

or

B. There will be a new or altered access to a public road → If so, name of road: Will there be – Individual access(es) / New estate road

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

TREES Please tick **one** box

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

B. The proposal does involve the felling of one of more trees → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of 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:

Mains sewer ✓ EXISTING 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.	No.	→ 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.

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).

OWNERS.

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 G. R. Merchant (~~Applicant~~/Agent) Date 10.3.92

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 G. R. Merchant ~~Applicant~~/Agent) Date 10.3.92

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

State Name and address of ~~tenant~~: State Date notice served:

~~Signed~~ ..... (Applicant/Agent) Date .....

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

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

for planning permission for

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

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

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 55...

Receipt Issued ..... No. P523

Date First Received ..... 12 MAR 1992

REGISTRATION

REFERENCE ..... H23/0314/92.....

Cross-Ref ..... B23/0213/92.

Date..13/3/92

VALIDATION Date 13/3/92

Type ..... Earliest permission date (Cert B) .....

Site area ..... No. of dwellings ..... Floorspace ..24:19

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

EM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical:- Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 advert required ☐ Expiry date .....

Fees:- Nil fee – previous app ☐ Ref .....
– type ☐
Discounted fee ☐ Reason .....

Correct fee £ 55 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date..13.3

Index Sheets 168. OS Nos ..... Grid Ref 534040 193970

Ward ..... Parish .....

Inside CBD YES Inside CP Area NO

TR Burial ☐ CA ☐
TR Bypass ☐ LB ☐ Grade
Level crossing ☐ TPO ☐
Footpath ☐ Other:

Linked to site.....Ref..... Linked to property.....Ref..0290 109

Planning Records:
Earlier apps

3 Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries 6ft-close board fence to ~~east~~ west Site Features Open to rear. to west fencing & plot to Wilmlea - windows face site Garage & workshop to east

Inspected by: GS.
date: 24/3/92

Case Officer Conclusions (issues)

Case Officer Recommendations (summary) GRANT
(details overleaf) REFUSE

Recommended approvals -

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

Recommend approval against material objection — Yes ....

- Any objection received? No
- If yes, is any obj. material? Yes / No

No ....

[Reason:

Other circumstances needing Committee decision — Yes .... Flagged by Senior Officer Signed ..... / No ....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic. — No .... Nil fees (not first Submission) / Yes ....

ANY ONE OF ABOVE — Other info. viz: Signed .....

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
..DR. 8/4...

Recommendation/draft report produced.....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM Checklist:	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

[Indicate if other Regs]

Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED DMG 19/3 DR 6/3

Publicity : General
Departure
Setting of LB Viz

Residents (Postal): ~~[redacted]~~ Holmlea

Residents (Delivery): 1 x main Rd.

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

BRIAN SM. .I Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/0314/92 Type: FULL

Applicant: Mr & Mrs B Chapman Agent: G R Merchant
Tel: 0406 370853

Description: Kitchen extension

Location: Greenroof
Main Road
Whaplode
Spalding, Lincs

Valid date: 12-MAR-92 Terminal date: 07-MAY-92
Target dates: Target Committee: 14-APR-92
To case officer 17-MAR-92 Report deadline: 31-MAR-92
Inspected by 22-MAR-92
Extra contacts 27-MAR-92 Case Officer:
Report if not clear by 16-APR-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 24.19 M2
Category: Extension
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Whaplode PC	0406 26739	18-MAR-92	01-APR-92
Cllr S W Hoyes	0406 370408	18-MAR-92	01-APR-92

L.C.C. – No objections jc-cs 19/3/92.

"Holmlea", Main Rd, Whaplode. 25-MAR-92 08-APR-92.
Hse to

Town and Country Planning Act etc

DRAFT DECISION

Reference: H23/0314/92 Received:12-MAR-92 Type:FULL

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Greenroof
Main Road
Whaplode
Spalding, Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs PE12 6UG

Description: Kitchen extension

Location : Greenroof Main Road
Whaplode 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.

Authorised to issue:

08-APR-92 H23/0314/92 AD...AH....DC...DR.....
9/4 13/4

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire, PE11 2XE

Telephone: (0775) 761161
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Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs PE12 6UG

Description: Kitchen extension

Location: Greenroof Main Road
Whaplode Spalding, Lincs

Type: FULL

Date received: 12-MAR-92

18-MAR-92

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 02-APR-92. 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 Whaplode PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

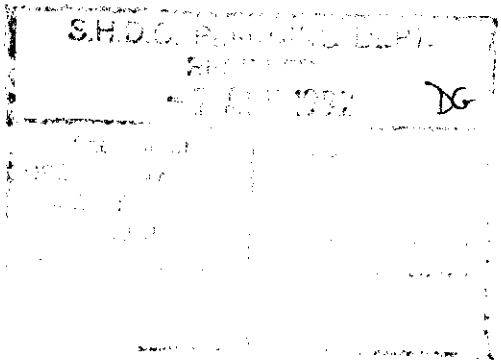
FOR PARISH COUNCIL USE ONLY

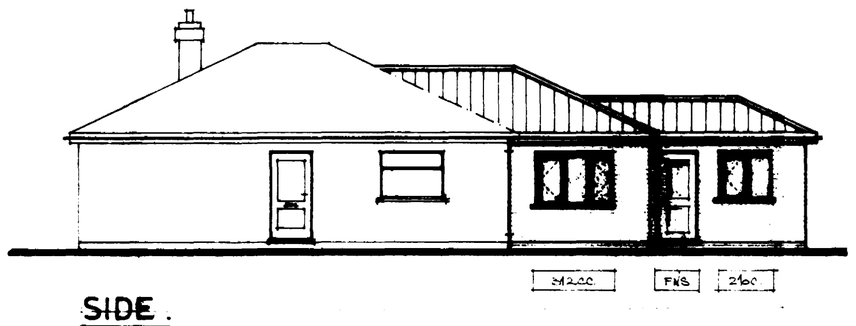
Comments:

Supported

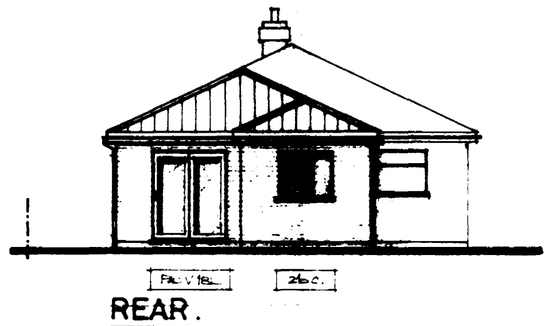
Signed: D. Mawson

1/4/92

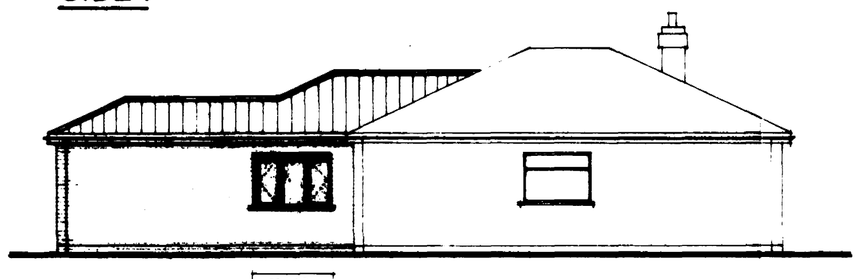




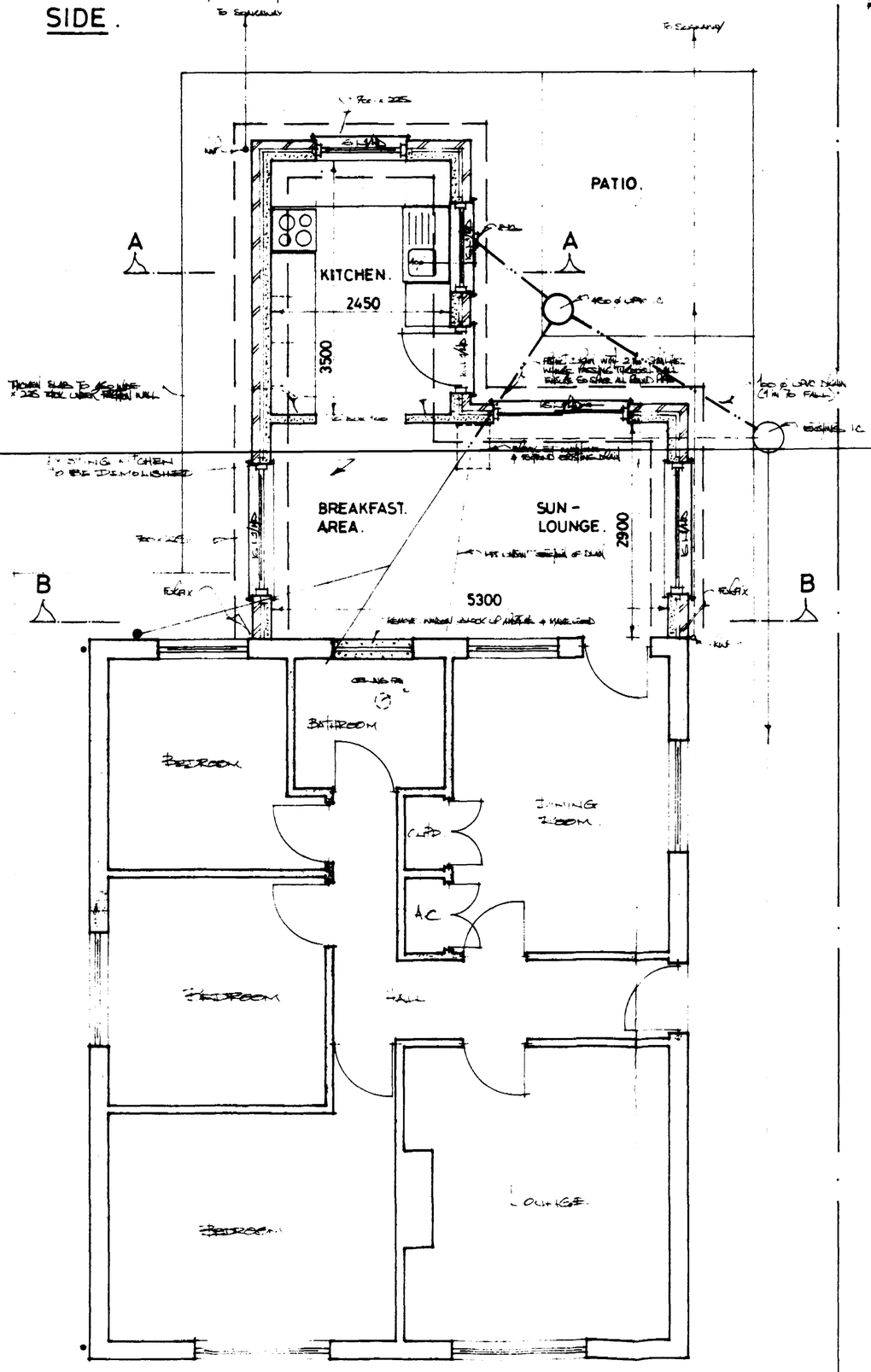
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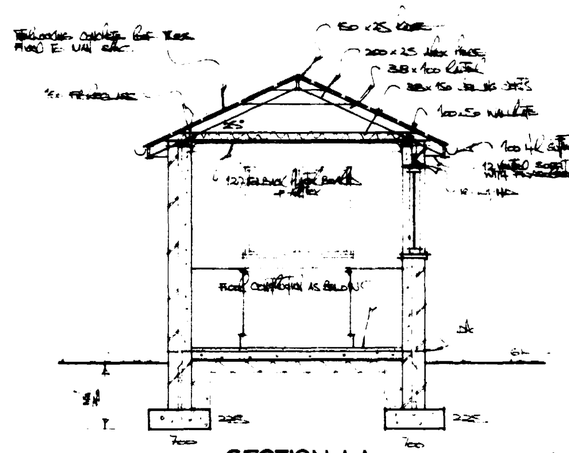
REAR.



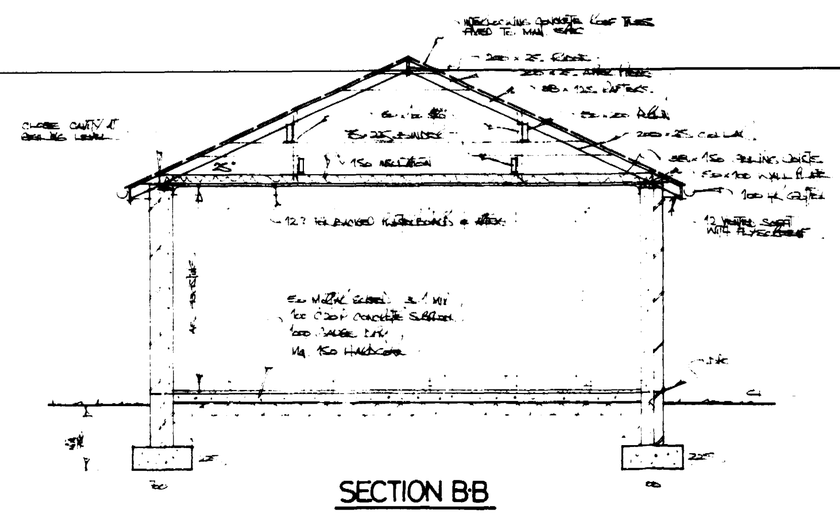
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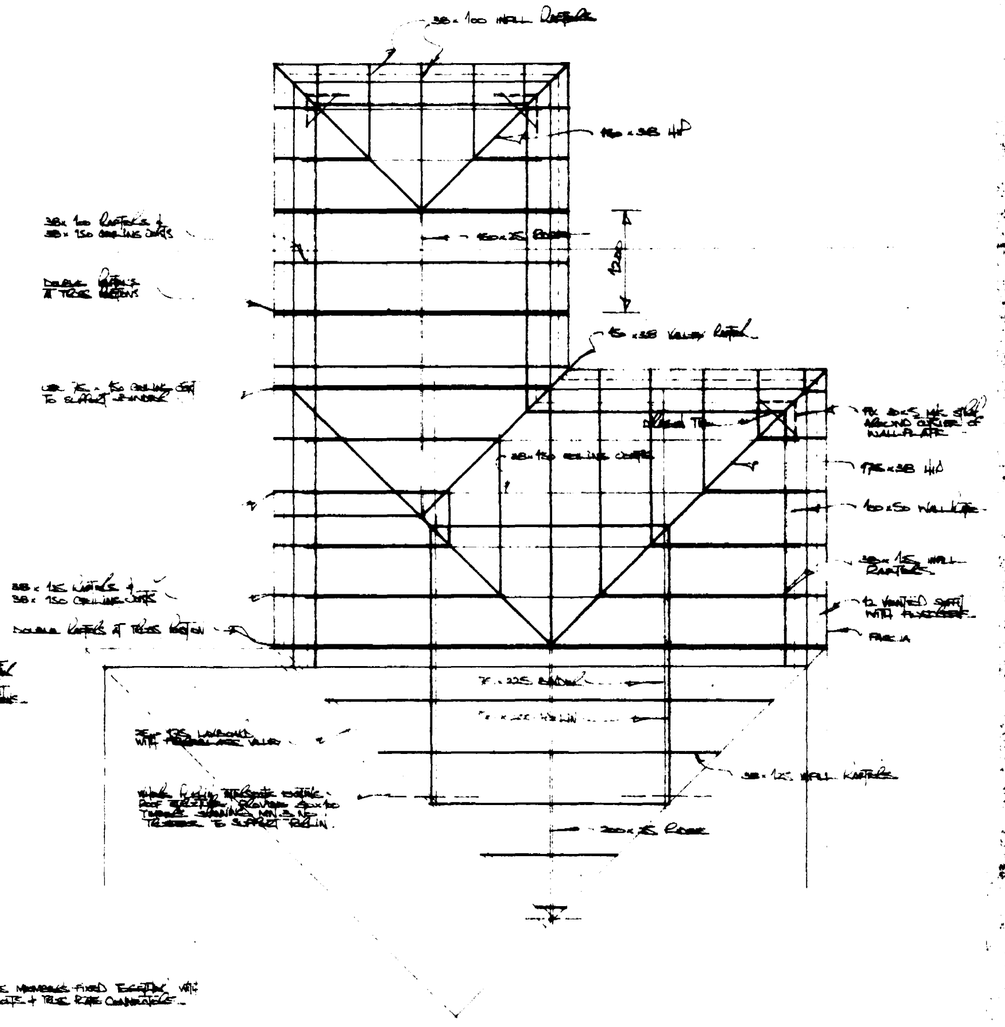
PLAN.



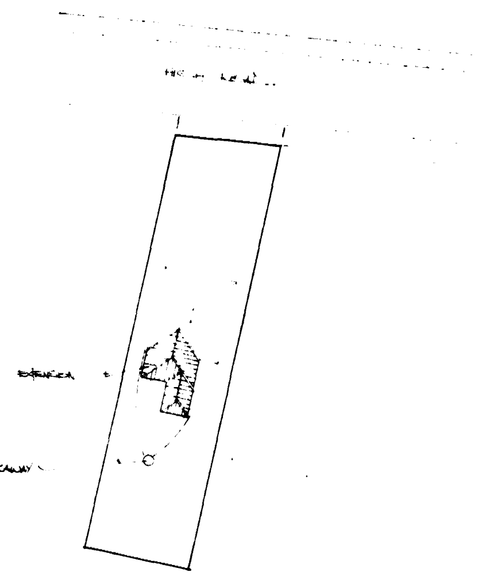
SECTION A-A



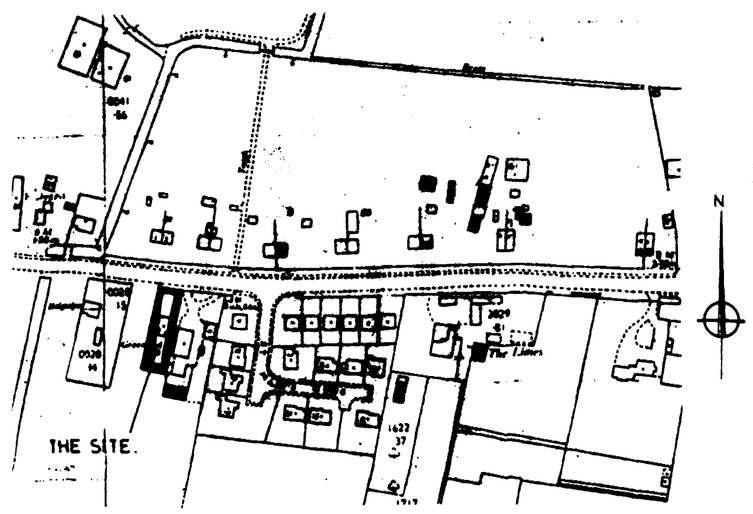
SECTION B-B



ROOF PLAN



SITE PLAN.
SCALE: 1/500



LOCATION PLAN.
SCALE: 1/2500

[redacted]

[redacted] on the 25mm dia. U.C. [redacted] and [redacted] under 45mm thick [redacted] with [redacted] paperwork. [redacted] 600mm deep seal. all [redacted] to be permeable throughout [redacted] by copper and [redacted] Cement flush. Spunic and V.C. [redacted] into the stack. Rods to [redacted] back inlet gully with pull out [redacted] for rodding. Soil and [redacted] to be carried 900mm above window [redacted] capped with patent ventilating [redacted]

UNDERGROUND DRAINAGE
150mm [redacted] pipes to fall 1:70 with 100mm [redacted] bed and surround. Inspection [redacted] to 450mm dia preformed [redacted] installed to manufacturer's [redacted] complete with cover and frame. [redacted] with less than 300mm ground [redacted] to have paving slab protection over trench and 75mm of pregravel surround on [redacted] trench. Unit where concrete [redacted] abut over pipe runs.

RAINWATER GOODS
PVC gutters 100mm ho ext 65mm dia down pipes to match including all bends outlets, clips, brackets, connectors etc and connect to underground drain to manufacturers.

SOAKAWAYS
To be minimum 5.0 metres from any building and be 1m l. m. rubble filled with inlet pipe discharging to centre of soakaway.

PLASTERWORK
Walls to be plastered cement:lime:sand render with skim finish a total of 13mm thick including reveals and lintel soffits.

SKIRTINGS AND ARCHITRAVES
Timber mouldings, skirting and architraves to be standard section or as otherwise directed.

HOT WATER AND HEATING ETC
Install hot water and heating pipework to provide hot and cold water supplied to all new appliances in the building and provide space heating to all new areas. Radiator positions to be as directed.

CAVITY INSULATION
Provide approved heavy duty polythene dpc material at 150mm minimum above ground level in all leafs of cavity walling, piers and cillages. Dpcs to be lapped with dpm. Also provide vertical and horizontal dpcs around openings for windows and doors in cavity walls and similar material as cavity trays over lintels.

FOUNDATIONS
Generally to be in mass concrete C20P strip [redacted] wide x 225mm thick under cavity walling. 450mm x 225mm under partition walls. Thicken floor slab to 250 x 450 wide below non-loadbearing partition walls. Excavations shall be down to a firm, consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer.

LINTELS
To be I.C. L1/S in cavity wall openings generally, unless stated otherwise. Internal door openings in block walls to be I.C. Box 100 lintels. All lintels to have minimum 150mm end bearing and installed strictly in accordance with the makers instructions.

WINDOWS AND DOORS
Windows and doors to be as BOULTON & PAUL in treated softwood standard metric joinery, unless otherwise indicated. All windows and doors to be double glazed (sealed unit type). Patio doors to be purpose made UPVC and fitted with a night vent giving 10.000 sq mm of ventilation opening. All other windows to be fitted with adjustable ventilators in sash or frame head to give minimum 4,000 sq mm ventilation.

JOINERY
Doors, frames, linings, skirtings, architraves, window board and timber mouldings etc to be of standard manufacture and be as BOULTON & PAUL or equal approved.

VENTILATION
Natural ventilation area of windows to be not less than 1/20 of room floor area. All windows to have 4000 mm squared night vents. Extractor fans to be provided in kitchen (min 60 litres/sec) and bathroom and WC (min 15 litres/sec).

[redacted]

[redacted] on the [redacted] and to the [redacted] All timbers [redacted] properly [redacted] where traditional [redacted] rafters sloping [redacted] assembled, erected & braced in accordance with B.S. 5268, Part 3, 1985.

ROOF COVERING
Concrete interlocking tiles, to be fixed in accordance with the manufacturer's instructions and BS 5534 Pt 1 1990. Battens 38 x 25 at gauge centres on underside Type 1F nailing felt with minimum 150mm laps.

STRAPPING
Provide and fix 30mm x 5mm galvanised mild steel straps at 1.8 metre centres to ensure uplift to blockwork walling.

INSULATION
Lay 150mm FIBREGLASS between joists and maintain minimum 50mm gap between top of insulation and sarking felt using insulation runs up to roof slope.

ROOF VENTILATION
6mm plywood with 12mm continuous gap as soffit board. Provide fine mesh flygrow screen to ventilation gap.

FASCIAS
To be wrot or 25mm nominal thickness painted coloured with rebate for soffit. Prepa cut in 38 x 25 B/H for soffit support.

CEILINGS
Provide and fix 12.7kg GYPROC Wallboard to all new ceilings. Nog all perimeters and board joints prior to fixing plasterboard to fully support sheeting. Fix GYPROC coving and MATCH finish to ceiling.

LATERAL RESTRAINT
Provide galvanised mild steel RESTRAPS or similar at 1.8m centres at first floor level, ceiling joist and rafter levels where they run parallel to the walls. Solid strut below the straps and tight pack against the walls.

GROUND FLOOR
75mm Mortar screed on 100mm min thickness floor slab, C20P concrete mix on 1000 gauge DPM lapped with DPC. 150mm min hardcore, blinded and compacted. Excavate oversite to 100 mm deep to remove topsoil.

WALLS
Cavity work to be 265mm overall width comprising 100mm clay facing bricks, 65mm cavity filled with [redacted] fibreglass insulation batts, 100mm lead bearing "Thermalite" insulation blocks. Internal partitions to be in 100mm blockwork walling. Wall ties in cavity walling to be stout galvanised wire butterfly type at 900mm centres horisontally and 450mm centres vertically every alternate tie course to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings.

SUB STRUCTURE WALLS
To be in TYPE A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete.

WINDOWS AND DOORS
Windows and doors to be as BOULTON & PAUL in treated softwood standard metric joinery, unless otherwise indicated. All windows and doors to be double glazed (sealed unit type). Patio doors to be purpose made UPVC and fitted with a night vent giving 10,000 sq mm of ventilation opening. All other windows to be fitted with adjustable ventilators in sash or frame head to give minimum 4,000 sq mm ventilation.

SOUTH HOLLAND D.C.
PLAN DEPT.
12 MAR 1992
H23/0314/92.

G. R. MERCHANT
I.ENG AMICE, FIOW,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

PROJECT:
EXTENSION TO GREEN ROOF. MAIN ROAD. WHAPLODE.

CLIENT:
MR & MRS. B. CHAPMAN. GREEN ROOF. MAIN ROAD. WHAPLODE. SPALDING. LINCS.

SCALES:	DATE:
1:50 & 1/100. (UNLESS OTHERWISE STATED)	JAN 1992.
G.R.MERCHANT.	DRAWING No.: EX. 1.

REVISIONS: