

Town and Country Planning Act 1990

Planning Permission

Reference: H23/0661/93

Received: 22-JUL-93 Type: FULL

Name: Mr R Regan
22 Marlborough Road
South Woodford
London
E18 1AP

Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs, PE11 1QF

Description: New dwelling to replace existing fire damaged property

Location : Church Cottage Church Gate
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.

- 2 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority. Such scheme shall provide for the retention of the existing trees on the site.

Reason: In the interests of visual amenity.

- 3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

- 4 Before the occupation of the dwelling hereby approved, full details of the proposed facing brick and roofing tile shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

Director of Planning and Building Control Services
18-NOV-93 H23/0661/93

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. 423/0661/93

Date Registered

14 JUL 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr R Regan
22 Marlborough Road
South Woodford
London
E18 1AP

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

John D Lynch Partnership
Mercia Lodge, 65 Pinchbeck Road
Spalding, Lincs. PE11 1QF

Tel. No. 0775 724187

(Personal contact name) M Croker

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Church Cottage, Church Gate, Whaplode, Spalding, Lincs

OFFICE
COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

New Dwelling to replace existing fire damaged property.

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of .£120.....

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

Previous application No.

Signed.....

Date 12-7-93.....

pp John D Lynch Partnership

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: ONE

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

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

Replace existing dwelling
sq. metres
7.65 metres
16.65 metres
8.5 metres
Light buff facing brickwork
Mosborough Red, Marley Mendip

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

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.

Dwelling

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?

Existing Garage & Drive

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

☐

To Soakaway

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.

☐ No

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.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete if appropriate

Please tick one box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace

☐

B. The proposal involves the creation of or an alteration in total gross floorspace

☐

Proposed total gross floorspace sq. m.

Previous total gross floor space sq. m.

This new total includes the following net floorspace:

Retail sq. m.

Office sq. m.

Industrial sq. m.

Warehousing sq. m.

Other sq. m.

If so, please state use:

How many office, industrial and other staff will be employed on the site as a result of the development proposed?
If you have existing premises on the site, how many of the employees will be new staff?

If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.

In the case of industrial development, give a description of the processes to be carried out and of the end products, and the type of plant or machinery to be installed.

If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development

Is the proposal related to an existing use on or near the site?

If so, please explain the relationship

State Yes or No

☐

Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?

If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.

State Yes or No

☐

What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)

What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)

What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?

Will the proposed use involve the use of storage of any hazardous materials?

State Yes or No

☐

If yes, you may need to apply for Hazardous Substances Consent

What provision is being made for access to premises for the disabled?

The existing dwelling is finished in white painted brickwork so we intend the new dwelling to be in a light coloured facing brickwork which will also blend with the new housing built to the south of the site.

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

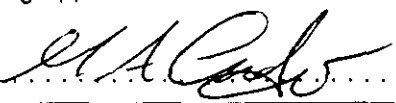
2. OWNERSHIP OF THE SITE

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  (Applicant / Agent) Date 12-7-93

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 _____

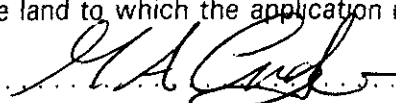
3. AGRICULTURAL HOLDINGS CERTIFICATE

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  (Applicant / Agent) Date 12-7-93

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 _____

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by *AF*
Date

Site Notice posted by *29/7/93*
Date
Expiry

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

COMMITTEE

Confirmed as agenda

SUB-COMMITTEE

Confirmed as agenda

DPBCS AUTHORISED

Decision Issue confirmed

DELEGATED DECISION

Case Officer Recommendation

Approve ☒ Refuse
(or equiv) (or equiv)

Signed *AF* Date *2/11/93*

Notes:

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

Conditions/Reasons: (cont overleaf)

REASONS

1. SEC
2. SC 21
3. SC 27
4. IN THE INTERESTS OF
LEISURE AMENITY.

①

STANDARD TIME CONSTRUCTION

②

SC 21 ADD

SUCH SCHEME SHALL PROVIDE
FOR THE RETENTION OF THE
EXISTING TREES ON THE SITE

③

SC. 27 - LANDSCAPING
DEVELOPMENT OF THE
LAND.

④

BEFORE THE OCCUPATION OF THE
BUILDING HEREBY APPROVED, FULL
DETAILS OF THE PROPOSED FACING
BRICK AND ROOFING TILE SHALL
BE SUBMITTED TO AND APPROVED IN
WRITING BY THE LPA.

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:

OUTLINE IN RED BLOCK PLAN

Direction authorised by Senior Officer.....

Date.....19/1

Revalidation after Direction

Information satisfactory

Signed.....

Date.....22/1

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 WAT	Env Services NRA IDB Env Assess	 G ENV
---------------------------------	--	--

Specify:

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

Order No:
Specify:

Hazards	HSC Group Specific	 G* HAZ
---------	-----------------------	-----------------------

Specify:
Specify:

Other PLA

Case Officer

Senior Officer Confirmed

Date.....19/1

Recorded DC....

ADMIN RECORD SHEET

Init

Registration

Submitted Fee £ 120-00

Reference H23/0661/93

Receipt No P2976

Cross-Ref

Date first Rec'd 14 JUL 1993

Date 15/7/93

Validation

Site area
No of dwellings
Floorspace

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

TYPE FULL

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 168 OS Plots
Grid ref 532410 334010

Ward 2 Parish WHARFLODE

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 -

Linked to site

Ref 1490

Dist Bound

Linked to property

Ref

Other:

HAZ Site

AIR Safeguard

LIN Elect

PIP Pipe

CON Waste/contamin

In area of pits + ponds

Planning Records:
Earlier apps

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



H23/0661/93

FULL

Applicant: Mr R Regan
Tel:

Agent: John D Lynch Partnership
0775 724187 M Croker

Description: New dwelling to replace
existing fire damaged property

Location: Church Cottage
Church Gate
Whaplode
Spalding, Lincs

Valid date:	22-JUL-93	Terminal date:	16-SEP-93
Target dates:		Target Committee:	14-SEP-93
To case officer	29-JUL-93	Report deadline:	31-AUG-93
Inspected by	05-AUG-93		
Extra contacts	12-AUG-93	Case Officer:	
Report if not clear by	26-AUG-93		J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

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

Other Constraints: PIT

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	30-JUL-93	20-AUG-93
Clerk to Whaplode PC 0406 26739	27-JUL-93	10-AUG-93
Cllr A Biggadike	27-JUL-93	03-AUG-93

SITE RECORD

Grid ref: 532410 324010
OS Sheet: 168

Parcel:

LCC - Obs Attached JDCB 28/7/93

9th NOVEMBER 1993 PLANNING SUB-COMMITTEE PLANNING APPLICATIONS
POST COMMITTEE INSTRUCTIONS

<u>Application Number/ Applicant</u>	<u>Case Offr</u>	<u>Instructions/ Decision</u>
H13/0605/93 Messrs Wilson & Son Ltd	DMG	DPBCS Auth in respect of plots 10 & 11 as recommended plus the applicant be advised of sub-committee's views in respect of the future development of plots 5,6,7,8,9 & 12, and in particular, that the deletion of one plot at the end of the turning area and a revised plot layout would be preferable. Note on decision note to say letter to follow.
H13/0628/93 Ashwood Homes	JB	Grant as recommended and in respect of amended plans received. Superseded plans not properly stamped.
H23/0661/93 Mr R Regan	JB	Grant contrary to recommendation. Conditions to include one relating to retention of existing trees and the submission of a landscaping scheme.
H05/0782/93 Mr & Mrs Clark	DMG	Grant contrary to recommendation. Note on decision to make it clear that design of whole development shall be regarded as infilling.
H18/0783/93 A F Garner	DMG	DPBCS Auth for temporary period of 5 years subject to section 106 agreement restricting occupation of mobile home to owner, manager or an employee of the existing business and the consent being tied to the business use contrary to recommendation.
H16/0812/93 Mr & Mrs Hobbs	DMG	Grant contrary to recommendation. Conditions to include following: "This permission does not extend to the vehicle access as shown on the submitted plans. Any access across council owned land shall be in accordance with a scheme to be prepared by the District Council"
H13/0873/93 Mr Abbots & Miss Whitworth	JB	Grant as recommended. Additional condition regarding the provision of acoustic screening and any other reasonable noise measures along the boundary adjacent to the public house.

12th November 1993

Signed: _____
Principal Planning Officer

JOHN D. LYNCH
partnership
CHARTERED
ARCHITECTS

JDL/JW/1199

14th September 1993

For the attention of

Mr Blacklock
Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

Dear Mr Blacklock

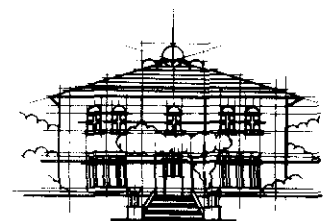
Mr Regan - New Dwelling at Churchgate, Whaplode
Application No H/23/0661/93

Further to my letter enclosing a Planning Statement in support of the above Application, and our Mr Croker's conversation with you this morning, I would like to correct any misunderstanding which there might be over our position.

Firstly, my Statement in support of the Planning Application, was considered and prepared having given the matters which you raised at our meeting, full and proper consideration. Not only did we take account of your criticisms but we also took time out to revisit the site and reappraise our original concept. This is not a "total rebuttal" of the Planning Office's views because some of your observations concerned matters of design and construction of the original property before it was severely damaged by the fire. Our reappraisal took account of those matters.

To repeat some of the relevant points contained in the Statement, the roof pitch which we now propose is the same pitch as the original building. The plan and massing form is largely derived from the original footprint of the dwelling and the solid to void relationship of the structure and fenestration remains the same.

../2..



MERCIA LODGE, PINCHBECK ROAD,
SPALDING, LINCOLNSHIRE PE11 1QE.

TELEPHONE 0775 724187, FACSIMILE 0775 762212

John D. Lynch, Dip Arch (Dundee) ARIBA, Partner.

Trevor A. Clay, RIBA Associate.

..2..

Mr Blacklock

14th September 1993

What we do not accept is the view that we need to create a new Victorian replica which you suggested and we do not equally accept the view that the proposal would be detrimental "to the environment and the conservation area". That particular claim, we would suggest, is unfair and unreasonable in the circumstances of our design.

It may well be that you personally still do not like the proposal but it is hoped that this will not prevent you recommending approval on the basis that it is a design which others do and believe would make a contribution to this important area in Whaplode.

Yours sincerely
pp John D Lynch Partnership

John D Lynch

cc Mr B Smith

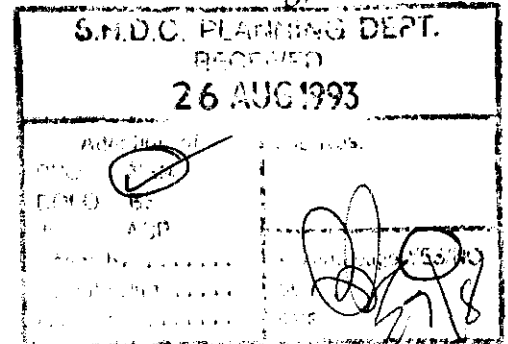
JOHN D. LYNCH
partnership
CHARTERED
ARCHITECTS

JDL/JW/1199

26th August 1993

For the attention of

Mr Blacklock
Department of Planning Control and Building Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 1XE



Dear Mr Blacklock

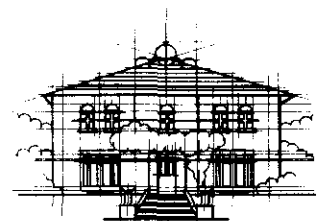
Re - New Dwelling at Church Gate, Whaplode
Application No: H/23/0661/93

Further to our meeting and your expressed concerns over the detailed design of the above dwelling as mentioned, I confirm that I have now considered in detail the points which you offered.

Examining the surrounding environment to the site once again, we cannot find any justification to support your view that the design should be changed to present a period style which we believe to be irrelevant and inappropriate. On the contrary, it is our opinion that your suggested detailing and fenestration would be contrived for no beneficial purpose. This current design is a simple statement contained within a shell, the bulk and mass which closely follows the original building. For your information I enclose photographic copies of the fire damaged original building.

I have prepared a Planning Statement which has examined your concerns and rejects any amendment to the original proposition. We believe that as the only qualified Architects in this area that this dwelling is an appropriate design for this site. This view is shared by our client.

../2..



MERCIA LODGE, PINCHBECK ROAD,
SPALDING, LINCOLNSHIRE PE11 1QE.

TELEPHONE 0775 724187, FACSIMILE 0775 762212

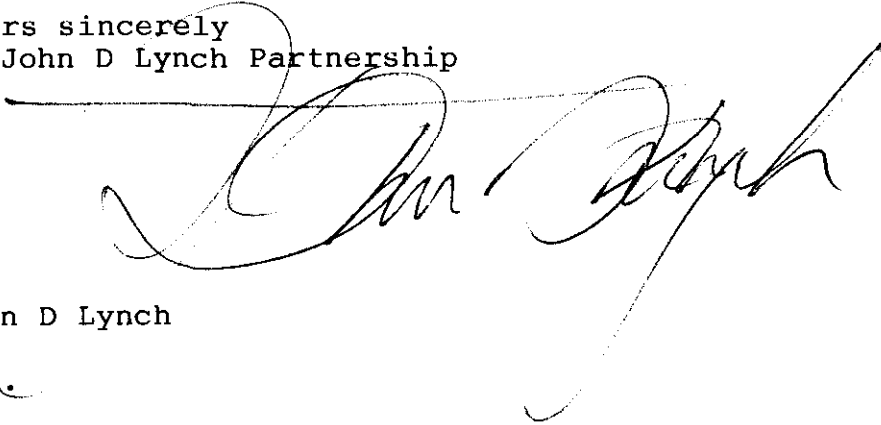
..2..

Mr Blacklock

26th August 1993

We would therefore request that you consider the points we have made and that you will take this to the Planning Committee, hopefully with your support.

Yours sincerely
pp John D Lynch Partnership

A large, stylized handwritten signature in dark ink, appearing to read 'John D Lynch', is written over a horizontal line. The signature is fluid and cursive, with the first name 'John' being particularly prominent.

John D Lynch

End.

John D Lynch Partnership
Chartered Architects
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs PE11 1QF

Tel: 0775 724187

Proposed New Dwelling at Church Gate, Whaplode

Application No H/23/0661/93

PLANNING STATEMENT

DATE: 28.8.93

1) Introduction

- 1.1 This Planning Statement has been compiled to support the above Planning Application and is submitted as an integral part of the submitted documentation.
- 1.2 The Statement is devised to set out the design parameters considered and to justify and support the design.

2. Background Information

- 2.1 The present dwelling was subjected to severe fire damage which consumed the roof structure and roof coverings and severely destabilised the structural brick walling. SRC engineers from High Street Spalding, and the South Holland District Council Building Control Department recommended demolition and rebuilding.
- 2.2 The dwelling was insured and considered by the loss adjusters to be a total "write off". The Insurers authorised its reconstruction on the basis of an identical floor plan area and in a similar location on the site.

3. Design Parameters

- 3.1 This area of site is prominent in the centre of the village of Whaplode and on the edge of the grounds of the Parish Church. Churchgate itself is a curious mixture of undistinguished buildings and styles which has no discernible character.

The centre of this village derives its pleasant and unique appearance from the spaces between the buildings rather than the individual buildings themselves with the possible exception of the very fine Whaplode Parish Church.

- 3.2 Immediately to the south of the site a bungalow development has been constructed but this detracts from the pleasing street scape by having no contribution to make in design terms and is discordant in its selection of materials. This is particularly distracting from within the Church yard.

- 3.3 The existing dwelling which is constructed on the application site is a simple construction finished in white painted brickwork. Its hipped low pitch slate roof nevertheless is seen to be very appropriate in this location as it offers the least interference with the approaches to the Church, and is not out of character with the variety of pitches which can be seen on the nearby dwellings in Church Gate.

4. The Detailed Design

- 4.1 The proposal largely follows the form and size of the original dwelling as far as was possible within the accomodation brief. In overall massing terms it encloses the same area of spaces within the external envelope although minor adjustments have been made in the relationship of the ground to first floors.
- 4.2 The roof detailing has been chosen to reflect the original hipped roof and its low pitch is accepted as a principle of doing nothing further to increase its dominance over the Church entrance.
- 4.3 The detailed design is deliberately conceived to be seen to emphasise the vertical features on this dwelling and reflect the Church tower.
- 4.4 The solid void relationship of windows to brick walling are commensurate with the effect which would be created by a period dwelling but are designed to be a statement of construction forms and techniques appropriate to today.
- 4.5 The materials envisaged are slate as was used on the original dwelling and a buff/grey facing brick similar to that used in the Church entrance walling. This colour of brickwork is a close match to the stonework of the Church.
- 4.6 The design is generally an approach which is sympathetically detailed to blend with a conservation area but appropriately reflects the construction and planning arrangement of a modern dwelling needs. It does not seek to be contrived to reflect a design or style from another less appropriate period.

as on the 2
during hours
supposed to be



27/8/93.

Meeting with Mr T. Lynch and
Mr A. Wright

Advised Mr Lynch that while there was no objection to the design per se it was the wrong design approach for the site — a more traditional building was suitable (Victorian/Education idiom) as the site was a focal point in the village with a backdrop of the church. This applied even if the original footprint of the building was ~~used~~ used.

Mr Lynch said that by not large the footprint of the original building had been used for modern designed building was appropriate.

Agreed to differ. Mr Lynch to consult (architect?) before indicating whether he was prepared to negotiate.

Expressed that owing to Committee deadline, reliance upon current design could mean submission to October Committee at earliest.

John

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



Application no: H23/0661/93

Applicant: Mr R Regan
22 Marlborough Road
South Woodford
London
E18 1AP

Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs, PE11 1QF

Description: New dwelling to replace existing fire damaged property

Location: Church Cottage Church Gate
Whaplode Spalding, Lincs

Type: FULL

Date received: 22-JUL-93

27-JUL-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 10-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 J BLACKLOCK

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:

SEE ATTACHED.

Signed:

A handwritten signature in black ink, appearing to be "J. Blacklock", written over a horizontal line.

S.H.D.C. PLANNING DEPT.
RECEIVED
16 AUG 1993 *SS*

Attention of

File Nos.

DPO NRM

LOPO ES

JC ACP

Action by

Acknowledge YES/NO

Discuss with

by

Copy to

date

APPLICATION H23/0661/93

WHAPLODE PARISH COUNCIL.

NEW DWELLING TO REPLACE EXISTING FIRE DAMAGED PROPERTY,
CHURCH COTTAGE, CHURCHGATE, WHAPLODE.

Church Cottage is the most prominent property in the Village Green area, therefore any replacement needs to be very sympathetic.

The dwelling proposed is an interesting architectural design and the architects are to be congratulated, but unfortunately we feel it is wrong for this site in its present form.

It is a full height property with emphasis of vertical windows, giving the effect of even greater height.

A more suitable design would be say a $1\frac{1}{2}$ times height property or design using raised ceiling ties.

The first floor projections creating additional bedrooms gives the appearance from EAST to WEST of a very bulky property.

The prominence of the site in the village centre, possibly requires a more traditional rural cottage design, which blends in with the Parish Church.

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.H.D.C. PLANNING DEPT.
RECEIVED
- 5 AUG 1993 - SB

Application no: H23/0661/93

Applicant: Mr R Regan
22 Marlborough Road
South Woodford
London
E18 1AP

Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs, PE11 1QF

Description: New dwelling to replace existing fire damaged property

Location: Church Cottage Church Gate
Whaplode Spalding, Lincs

Type: FULL

Date received: 22-JUL-93

27-JUL-93

Dear Cllr A Biggadike

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward.
The officer dealing with this application is J BLACKLOCK

As applications can be determined under delegated powers in many cases,
please let me know by 03-AUG-93 if you feel that this proposal should
be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH

Director of Planning and Building Control Services

Cllr A Biggadike
Holmeleigh
Millgate, Whaplode
Spalding, Lincs
PE12 6LT

I request that this application be
considered by Planning Committee,
because

*I have no objection to this application but regret
seeing an old historic building go. It was the old harbours masters
house. Request though that the bricks are in keeping with the church.
Two other houses that are on the same piece of land should have
had bricks in keeping with the church.
Signed: A Biggadike
Some how they do not seem to do this.
Also see that the building is on exactly
the same footings as the old building and
do not get nearer to the road for visibility reasons.*

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH ARLING District Council

Application
Reference

H23/0661/93.

Form of notification by the County Director of Highways and Planning for
DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a
central point on site

horizontal			vertical		
	3	2	4	2	60

2. Address or location

CHURCH Cottage, Church Gate, WHAPLODE

3. Name, classification and number of road

III

4. Date application referred

28-7-93

5. State whether outline, detailed application etc.

FULL.

6. Description of proposed development/change of use
including access details

NEW DWELLING TO REPLACE EXISTING
FIRE DAMAGED PROPERTY.

7. Notice is hereby given under the provisions of article 15 of the Town and
Country Planning General Development Order, 1988, that the County Council
as local highway authority:—

Delete as
appropriate

- a. ☒ Does not wish to restrict the grant of permission.
- b. ~~Requests that any permission given by the local planning authority shall
include the conditions shown overleaf.~~
- c. Requests that the local planning authority refuse the application (reason
overleaf).
- d. ~~Requests the local planning authority to complete Form T.R. 108 para
10b as shown overleaf.~~

Date:

28-7-93

Signed:

Emmerson
Director of Highways and Planning

BRIAN SMITH Dip TP MRTPI
[] or 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: H23/0661/93

Applicant: Mr R Regan
22 Marlborough Road
South Woodford
London
E18 1AP

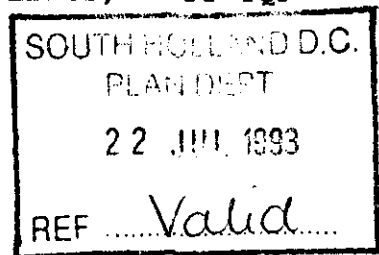
Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs, PE11 1QF

Description: New dwelling to replace
existing fire damaged property

Location: Church Cottage
Church Gate
Whaplode
Spalding, Lincs

Type: FULL

Date received: 14-JUL-93



20-JUL-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Please outline the site in red on the enclosed block plans.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK

Yours faithfully

Principal Planning Officer

BRIAN SMITH Dip TP MRTPI
[] or 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: H23/0661/93

Applicant: Mr R Regan
22 Marlborough Road
South Woodford
London
E18 1AP

Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs, PE11 1QF

Description: New dwelling to replace
existing fire damaged property

Location: Church Cottage
Church Gate
Whaplode
Spalding, Lincs

Type: FULL

Date received: 14-JUL-93

20-JUL-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

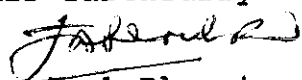
Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Please outline the site in red on the enclosed block plans.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK

Yours faithfully


Principal Planning Officer

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 : P2976
Date received : 14-JUL-93

Received from

John D Lynch Partnership

Address

Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs

Fee paid	£	120.00
VAT	£	0.00

Total received £ 120.00

Cash/Cheque : Cheque

Signed.....*S.A. Hicks*.....
(Authorised Collector)

JOHN D. LYNCH
partnership
CHARTERED
ARCHITECTS

MC/JW/1199

12th July 1993

For the attention of

Mr J Blacklock
Planning Department
South Holland District Council
Priory Road
Spalding
Lincs



Dear Sir

Re Proposed New Dwelling at Church Gate, Whaplode for Mr R Regan

Further to your letter dated 18th May 1993 we now wish to make an application for the above development which will replace the existing fire damaged dwelling on the site.

We therefore enclose for your approval the following drawings and documents:-

4 copies Planning Application
4 copies Drawings number 1199 AS/1, AK/1
A cheque for the sum of £120-00 made payable to the South Holland District Council being the fee for a new dwelling (detailed).

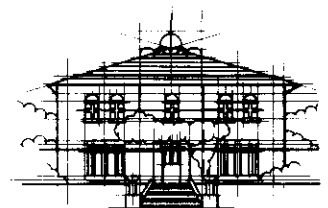
We hope this is in order but if you have any queries please do not hesitate to contact us.

Yours faithfully
pp John D Lynch Partnership

A handwritten signature in cursive script, appearing to read "Mark A Croker".

Mark A Croker

Encs.



MERCIA LODGE, PINCHBECK ROAD,
SPALDING, LINCOLNSHIRE PE11 1QF.
TELEPHONE 0775 724187, FACSIMILE 0775 762212

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: H23/0661/93

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H23/0724/94

Received: 26-JUL-94 Type: CONDITION COMPLIANCE

Name: Mr R Regan
22 Marlborough Road
South Woodford
London
E18 1AP

Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs PE11 1QF

Description: Details of bricks (Salvason Light Grey), roof (Natural
Slates) - (Condition 4 of application H23/0661/93)

Location : Church Cottage Church Gate
Whaplode 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

16-AUG-94 H23/0724/94

C J Toynton

CJT/H23/0661/93

77020310/J Ellis
/CJS

11th May 1994

Robins Central Ltd
Chartered Loss Adjusters
Ground Floor
Akrill House
25 Clasketgate
Lincoln
LN2 1JJ

Dear Sir

New Dwelling, Church Cottage, Church Gate, Whaplode, Spalding

In reply to your letter dated 9th May 1994 in connection with the above.

Planning Permission reference H23/0661/93 for a new dwelling to replace existing fire damaged property was approved on the 18th November 1993. The plans submitted and approved included the construction of a garage however, there was no planning condition requiring the inclusion of a garage.

If you have any further enquiries please contact Mr J Blacklock, Senior Planning Assistant, who dealt with the application.

Yours faithfully



pp A C Pickering
Principal Administrative Officer



661/93

Planning & Building Control Dept
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Robins Central Ltd.
Chartered Loss Adjusters

Ground Floor, Akrill House
25 Clasketgate
Lincoln LN2 1JJ

Telephone: 0522 533125
Fax: 0522 532940

Our ref: 77020310/J Ellis/CJS

Your ref: JB/JJ H23/0661/93

Date: 9 May 1994

FOR THE ATTENTION OF MR J BLACKLOCK

Dear Sirs

Our Principals' Insured - Mr R Regan
Construction of new dwelling at Church Cottage, Church Gate, Whaplode, Spalding

Please note that we are acting on behalf of the Commercial Union Assurance Co plc in respect of an insurance claim submitted by Mr R Regan for fire damage at the above property.

We have been liaising with Mr Regan's appointed architects, John D Lynch Partnership, in respect of the demolition and reconstruction of the damaged dwelling. Details relating to the demolition and reconstruction of the detached garage have also been presented but this structure was not affected by the fire.

To assist us in this matter, we should be grateful if you would confirm that as a condition for approval of the planning application it was a requirement that the rebuild scheme be extended to include the demolition and reconstruction of the unaffected garage.

We look forward to hearing from you as soon as possible.

Yours faithfully

Robins & Co.

ROBINS & CO

S.H.D.C. PLANNING DEPT.	
RECEIVED	
10 MAY 1994	
Attention of	File Nos.
DPO NPM	
DOPO PS	
JC ACR	
Action by	by
Discuss with	
Copy to	

John D Lynch Partnership,
Mercia Lodge,
65 Pinchbeck Road,
Spalding,
Lincs.

Mr J Blacklock

JB/JJ H23/0661/93

09 Jun 1994

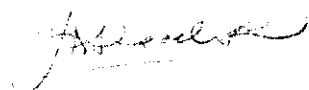
Dear Sir,

APPLICATION H23/0661/93
CONSTRUCTION OF NEW DWELLING CHURCH COTTAGE, CHURCH GATE, WHAPLODE -
MR D REGAN.

I have received an enquiry from a firm of loss adjustors concerning the terms of planning permission H23/0661/93 and in particular whether the developer would be constrained to erect the new garage envisaged.

I enclose a copy of my letter of reply which I trust you will find self-explanatory.

Yours faithfully



N Midlen
Principal Planning Officer
Development Control

Enc.

Messrs Robins,
Robins Central Ltd.
Chartered Loss Adjusters,
Ground Floor,
Akrill House,
25 Clasketgate,
Lincoln. LN2 1JJ.

Mr J Blacklock
JB/JJ H23/0661/93
77020310/J Ellis/LG
10 Jun 1994

Dear Sir,

CONSTRUCTION OF NEW DWELLING CHURCH COTTAGE, CHURCH GATE, WHAPLODE,
SPALDING.

Thank you for your letter dated 7th June 1994 and enclosure.

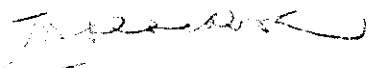
The approved plans bear the notation 'existing garage' but also a further notation 'alternative proposal for new build garage'.

The developer therefore has a choice; either to retain the existing garage or to remove it, and provide the new one. There is, in fact, no condition on the permission providing for the removal of the existing garage and I consider the Authority would be ill advised to resort to enforcement action to secure the erection of the new garage notwithstanding that some Members of the Planning Sub-Committee may have assumed it would be erected if permission were granted, where no such condition had been imposed providing for the removal of the existing garage.

The permission does, of course, contain a condition providing for the commencement of works but the only means by which the Authority could seek to ensure the completion of the development would be to serve a Completion Notice. The effect of such a Notice would be to remove from the terms of the permission the unexpended balance of that permission and therefore this would not necessarily secure the erection of the new garage if its construction had already been commenced.

I trust these comments will be of assistance.

Yours faithfully


N Midlen
Principal Planning Officer



South Holland District Council
Planning and Building Control Dept
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Robins Central Ltd.
Chartered Loss Adjusters

Ground Floor, Akrell House
25 Clasketgate
Lincoln LN2 1JJ

Telephone: 0522 533125
Fax: 0522 532940

Our ref: 77020310/J Ellis/LG

Your ref: CJT/H23/0661/93

Date: 7 June 1994

FOR THE ATTENTION OF MR J BLACKLOCK - Senior Planning Assistant

Dear Sirs

Our Principals' Insured - Mr R Regan
Construction of new Dwelling at Church Cottage, Church Gate, Whaplode, Spalding

We refer to our telephone conversation on 7 June 1994 in the above connection.

Accordingly, we attach a copy of our previous letter and should be grateful to hear from you as quickly as possible so that we may progress this matter.

Yours faithfully

Robinson Co.

ROBINS & CO

S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 JUN 1994



Mr. Picking

Robins Central Ltd.
Chartered Loss Adjusters

Ground Floor, Akrill House
25 Clasketgate
Lincoln LN2 1JJ

Telephone: 0522 533125
Fax: 0522 532940

Our ref: 77020310/J Ellis/CJS

Your ref: CJT/H23/0661/93

Date: 16 May 1994

South Holland District Council
Planning and Building Control Dept
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

FOR THE ATTENTION OF MR J BLACKLOCK - Senior Planning Assistant

Dear Sir

Our Principals' Insured - Mr R Regan
Construction of New Dwelling at Church Cottage, Church Gate, Whaplode, Spalding

We refer to your letter dated 11 May 1994 and our subsequent telephone conversation of 16 May 1994 with Mr J Blacklock.

You have indicated that there is no planning condition requiring the inclusion of a garage. We are wanting to arrange the demolition and reconstruction of the damaged dwellinghouse with the existing garage being retained.

In the circumstances, please confirm there will be no objections to the work proceeding on this basis and that there is no legal obligation on Mr Regan to have the existing garage demolished and rebuilt as part of the rebuild scheme.

We should be grateful to hear from you as soon as possible.

Yours faithfully

ROBINS & CO

FILE
0661/93

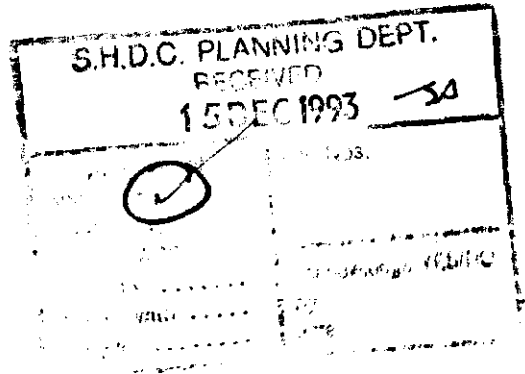
JOHN D. LYNCH
partnership
CHARTERED
ARCHITECTS

JDL/JW/1199

13th December 1993

For the attention of

Mr Blacklock
Planning & Building Control Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE



Dear Mr Blacklock

Re Mr Regan at Whaplode - Proposed New Dwelling

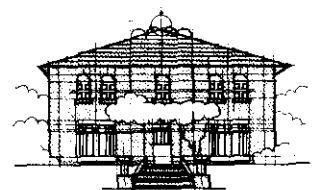
I was pleased to meet you last week to discuss the recent Planning Permission in respect of the above new dwelling. The purpose of this meeting was to clarify the position regarding the garage over which the recent Approval has created some doubt.

You outlined to us the Planning Committees views on the subject of the garage and that the Committee were of the opinion that it should be replaced and repositioned in accordance with the application drawing. Their approval has been granted on the basis that the garage wall be reconstructed in the new form proposed by the drawing, and in the position indicated by the site plan.

I trust that this fully accords with the Planning views and the Permission which has been granted.

Yours sincerely
pp John D Lynch Partnership

John D Lynch



MERCIA LODGE, PINCHBECK ROAD,
SPALDING, LINCOLNSHIRE PE11 1QE
TELEPHONE 0775 724187, FACSIMILE 0775 762212

John D. Lynch, Dip Arch (Dundee) ARIBA, Partner.

Trevor A. Clay, RIBA Partner.

John D Lynch Partnership,
Chartered Architects,
Mercia Lodge,
Pinchbeck Road,
Spalding,
Lincs.
PE11 1QP.

Mr J Blacklock
JB/JJ H23/0661/93
JDL/JW/1199
02 Dec 1993

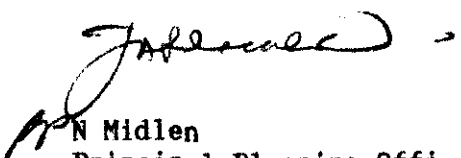
Dear Sir,

NEW DWELLING - WHAPLODE
PLANNING PERMISSION H23/0661/93.

Thank you for your letter dated 29th November 1993 in connection with the above.

I would advise you that I consider the terms of the above mentioned planning permission may be construed as providing for the erection of the garage shown on the approved plans.

Yours faithfully

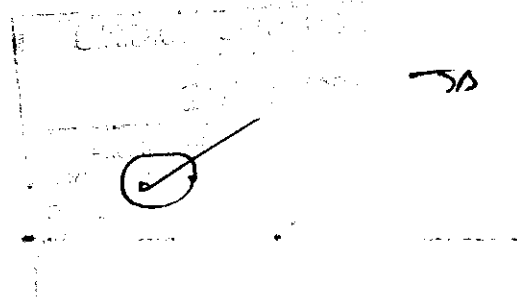

N Midlen
Principal Planning Officer
Development Control

JOHN D. LYNCH
partnership
CHARTERED
ARCHITECTS

JDL/JW/1199

29th November 1993

Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE



Attn Mr Blacklock

Dear Mr Blacklock

Re Planning Permission for new dwelling at Whaplode
Application No H23/0661/93

Following your telephone conversation with our Mark Croker of last week, I am writing to clarify the position regarding the recent Planning Approval.

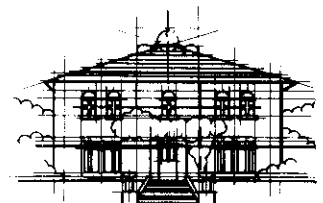
As you know the application drawings showed the existing garage position on the Church Street frontage of the site as well as a suggested and alternative new build garage located in a more suitable position against the southern boundary. The recent committee approval to the application, having considered the siting and design at length we understand gave their approval to the new location and new build and I would therefore be very grateful if you would confirm our understanding that this is, in fact the case.

We are under some pressure to commence this dwelling and your earliest attention to a response would be much appreciated.

Yours sincerely
pp John D Lynch Partnership

John D Lynch

cc Mr R Regan
Mr Ellis,



MERCIA LODGE, PINCHBECK ROAD,
SPALDING, LINCOLNSHIRE PE11 1QE.
TELEPHONE 0775 724187, FACSIMILE 0775 762212

Minutes of a meeting of the PLANS SUB-COMMITTEE held in Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 8th November, 1993.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr T. Bray - Vice-Chairman

Mr. C.J.T.H. Brewis
Mrs. P.J. Buffham
Mrs. D.F. Davies
Mr. E.N. Davies

Mr. N.P. Judge, M.B.E.
Mr. A.E. Naylor
Mr. J.R. Pearl
Mr. M.S.L. Rollinson

Mr. W.D. Skells
Mr. T.G.M. Tyler
Mr. R.C. West
Mr. M.C. White

The Deputy Director of Planning and Building Control Services and the Deputy Director of Administration.

In attendance: The Press.

Apologies for absence were received from or on behalf of Councillors J. Clark, J.A. Dobney and Mrs. E.O. Hall-Patch.

727. MINUTES

The Minutes of the meeting held on 18th October, 1993 were signed by the Chairman as a correct record.

728. PLANNING APPLICATIONS

(a) Determinations following site inspections

The following applications were determined as indicated following an inspection of each site:-

Plan No. & Applicant

Proposal

G H23/0661/93
Mr R Regan

Dwelling to replace existing fire damaged property at Church Cottage, Church Gate, Whaplode.

RESOLVED: Planning permission be granted for the above development, contrary to the recommendation of the Director of Planning and Building Control Services, subject to appropriate conditions including one relating to the retention of existing trees and the submission of a landscaping scheme.

H13/0628/93
Ashwood Homes

Residential development (erection of 3 dwellings) at Woodgate Road, Moulton Chapel.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H05/0782/93
Mr & Mrs J C Clark

Dwelling and garage at Lowgate, Fleet.

RESOLVED: Planning permission be granted for the above development contrary to the recommendation of the Director of Planning and Building Control Services, subject to appropriate conditions on the basis that the development is regarded as infilling.

PLANS SUB-COMMITTEE - 18th October 1993

687. PLANNING APPLICATIONS (Continued)

(a) Determinations following Site Inspections (Continued)

H02/0643/93
G M Riddington Partnership

**Dwelling at Poplars Farm, Cloot Drive,
Crowland.**

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission for the above development, contrary to his recommendation, subject to the applicants submitting within one month of the date of the request plans of their proposals to develop a centre of farming operations on land adjoining this application site.

H06/0657/93
Mr C J W Franks

O.A. Petrol filling station at Main Road,
Gedney.

RESOLVED: Consideration of the above-mentioned application be deferred to enable the Director of Planning and Building Control Services to have discussions with the Department of Transport, about replacing the current direction of refusal with a recommendation permitting the development to proceed, and the Department be informed of the Council's strong support for the proposal in view of the existence of other businesses in the vicinity having access off the A17(T) which could lead them to not determining the application and supporting the applicant at any appeal.

H05/0728/93
R Proctor

**Reserved matters relating to bungalow
and garage at Fleet Road, Fleet.**

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission for the above development, contrary to his recommendations.

H17/0802/93
A B Builders

House and garage at 32 Reservoir Road,
Surfleet.

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission for the above development contrary to his recommendations, subject to appropriate conditions including one requiring the retention of some of the existing screening around the site.

(b) Planning applications awaiting site inspections

As there was insufficient time to visit the site prior to the meeting, consideration of the undermentioned application be deferred pending a site inspection for the reasons indicated:-

Plan No. and Applicant

Proposal

H23/0661/93
Mr R Regan

Dwelling to replace existing fire damaged property at Church Cottage, Churchgate, Whaplode.

(To assess the potential impact of the development upon the adjacent Parish Church.)

18th OCTOBER 1993 PLANNING SUB-COMMITTEE PLANNING APPLICATIONS - POST
COMMITTEE INSTRUCTIONS

Application Number/ Applicant	Case Offr	Instructions/ Decision
H08/0551/93 I Bates	DJR	Refused plus enforcement action as recommended. Also recommendations "D" & "E" of 6 Oct agenda.
H02/0643/93 G M Riddington Ptnr	DJR	DPBCS Authorised. Letter to agent (copy to applicant) inviting formal submission of information on business development/building plans, which is understood to have been passed to committee members, to enable the application to be determined. Letter to include time limit of one month for submission of information.
H06/0657/93 Mr C J W Franks	JB	Defer for letter to be sent to DoT requesting meeting at officer level to discuss committee members concern that DoT are not being consistant in their standards in judging the situation on the A17 when their assessment of the Happy Eater/Payne applications are taken into account and suggest ways that access could be made safe considering a business is already operating from this site. Check with Admin Department on our standing if applicants appeal and whether we can support appellant.
H23/0661/93 Mr R Regan	JB	Defer for site visit as insufficient time to visit site.
H05/0728/93 R Proctor	JB	Grant against recommendation.
H17/0802/93 A B Builders	PJU	DPBCS authorised subject to appropriate conditions against recommendation. Conditions to include retention of some of existing screening around site.

20th October 1993

Signed: 
Principal Planning Officer



PLANNING COMMITTEE - 6th October, 1993

660. PLANNING APPLICATIONS (Continued)

(b) Applications Refused (Continued)

(Councillor C.J.T.H. Brewis entered the meeting during consideration of the above item and asked that his concern at the decision to refuse be recorded.)

H04/0763/93 Mr W Lockhead	O.A. Dwelling at Little Oliver's Road, off Bicker Road, Donington.
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H23/0786/93 Mr K Usher	O.A. Residential development (two plots) adjoining Red Roofs, Dowsdale Bank, Crowland.
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(Councillor N.P. Judge, M.B.E. left the meeting following consideration of the above application.)

H16/0793/93 The Furniture Company	Fascia sign at Elsom House, Broad Street, Spalding.
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(c) Applications Deferred

Consideration of the following applications be deferred for the reasons indicated:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H08/0551/93 I Bates	Retain existing portacabin at New Haven, Risegate Road, Gosberton Risegate.

(Pending a site inspection to ascertain the impact of the development upon the adjoining property.)

(Councillor W.D. Skells declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

H02/0643/93 G M Riddington Partnership	Dwelling at Poplars Farm, Cloot Drove, Crowland.
--	--

(Pending a site inspection to assess the suitability of the site for the proposal.)

(Councillor M.S.L. Rollinson declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

H06/0657/93 Mr C J W Franks	O.A. Petrol filling Station at Main Road, Gedney.
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(Pending a site inspection to assess the suitability of the site for the proposal and to inspect the sites of other similar proposals that have been granted in the vicinity of the application site.)

(It was also agreed that, subject to the concurrence of the Plans Sub-Committee, the Director of Planning and Building Control Services enter discussions with the Department of Transport to see if the Department is prepared to withdraw its direction of refusal.)

H23/0661/93 Mr R Regan	Dwelling to replace existing fire damaged property at Church Cottage, Church Gate, Whaplode.
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APPLICATION REFERENCE: H23/0661/93 DATE RECEIVED: 22-JUL-93

TYPE: Full

DESCRIPTION: New dwelling to replace existing fire damaged property

LOCATION: Church Cottage, Church Gate, Whaplode.

APPLICANT: Mr R Regan

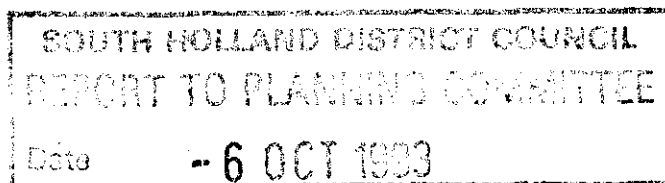
AGENT: John D Lynch Ptnrs

REASON FOR COMMITTEE CONSIDERATION

Refusal of permission.

RECOMMENDATION

Refuse Permission.



In the opinion of the Local Planning Authority the proposed development would by virtue of its massing and verticality in emphasis constitute an anomalous feature in the local street scene detrimental to the visual amenities of the locality, and in particular the setting of the adjacent Parish Church.

COMMENTS

- 1 Existing dwelling severely fire damaged.
- 2 Essential question is one of design.
- 3 View put to the applicant that given the importance of the site as a visual focal point with backdrop of Church, a restrained design in a 'traditional' idiom would be most appropriate.
- 4 Applicant's opinion is that a "period style" design would be irrelevant and inappropriate, resulting in a development of a contrived appearance of no beneficial purpose.
- 5 It is considered that the proposed design, whilst arguably of intrinsic merit, is not suitable for the site and in this respect the Parish Council's views are endorsed. Although it is claimed the original footprint of the building and pitch of roof are maintained, proposed is more bulky than the original with a pronounced verticality given particular emphasis by the fenestration an overall effect which would be out of keeping with the locality and the setting of the Parish Church.

REPRESENTATIONS

Parish Council:

Church Cottage is the most prominent property in the Village Green area, therefore any replacement needs to be very sympathetic. The dwelling proposed is an interesting architectural design and the architects are to be congratulated, but unfortunately we feel it is wrong for this site in its present form. It is a full height property with emphasis of vertical windows, giving the effect of even greater height. A more suitable design would be say 1.5 times height property or design using raised ceiling ties. The first floor projections creating additional bedrooms gives the appearance from EAST to WEST of a very bulky property. The prominence of the site in the village centre, possibly requires a more traditional rural cottage design, which blends in with the Parish Church.

Ward Member:

Councillor Biggadike.

I have no objection to this application but regret seeing an old historic building go. It was the old harbour masters house. Request though that the bricks are in keeping with the Church. Two other houses that are on the same piece of land should have had bricks in keeping with the Church. Somehow they do not seem to do this. Also see that it is on exactly the same footings as the old building and does not get nearer to the road for visibility reasons.

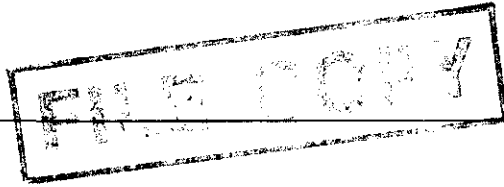
Applicant:

- Insurers have authorised reconstruction of the building on the basis of an identical floor plan and in a similar location on the site.
- In terms of design parameters, the locality is "a curious" mixture of undistinguished buildings and styles which has no describable character. Indeed immediately to the south, there is a recent development which makes no contribution in design terms and is discordant in selection of materials.
- In terms of detailed design, the proposal largely follows the form and size of original dwelling as far as was possible within the accommodation brief. In overall massing terms it encloses the same area of spaces within the external envelope although minor adjustments have been made in the relationship of the ground to first floors.
- The roofing detail has been chosen to

reflect the original hipped roof and its low pitch is accepted as a principle of doing nothing further to increase its dominance over the Church entrance.

- The detailed design is deliberately conceived to be seen to emphasise the vertical features on this dwelling and reflect the Church tower.
 - The solid void relationship of windows to brick walling are commensurate with the effect which would be created by a period dwelling but are designed to be a statement of construction forms and techniques appropriate to today.
 - The materials envisaged are slate as was used on the original dwelling and a buff/grey facing brick similar to that used in the Church entrance walling. This colour of brickwork is a close match to the stonework of the Church.
 - The design is generally an approach which is sympathetically detailed to blend with a conservation area but appropriately reflects the construction and planning arrangement of a modern dwelling needs.
-

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



Application no: H23/0661/93

Applicant: Mr R Regan
22 Marlborough Road
South Woodford
London
E18 1AP

Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs, PE11 1QF

Description: New dwelling to replace
existing fire damaged property

Location: Church Cottage
Church Gate
Whaplode
Spalding, Lincs

Amendment: Window area reduced on west elevation, revised roof
covering for dwelling/garage (drawing number 1199 AK/1(1))

01-JUN-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Director of Planning and Building Control Services

PLANNING AMENDMENT

For office use only

Application No. H23/0661/93/A1

Date Registered 19 MAY 1994

Case Officer

56

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR R REGAN
22 MARLBOROUGH ROAD
SOUTH WOODFORD
LONDON E18 1AP
Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

JOHN D LYNCH PARTNERSHIP
MERCIA LODGE, 65 PINCHBECK ROAD
SPALDING, LINGS
PE11 1QF
Tel. No. 0775 724187 (Contact) M A CROKER

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

CHURCH COTTAGE, CHURCH GATE, WHAPLODE, SPALDING, LINGS

Please complete

APPLICATION No.

This amendment cannot be considered
unless the relevant reference is stated

H23/0661/93

Building Regulation reference relating to
same development (if any)

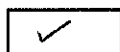
B23/0793/93/R1

2. Please tick **one** box only

Amendment is proposed where
permission already granted

If yes, submit two forms and two plans.

A

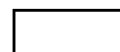


or

Amendment is to a proposal
currently being considered

If yes, submit four forms and four plans.

B



Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment.
I understand that the Council may require a fresh application, together with fee if appropriate. If the
amendment relates to a current application, I agree to an extension of the terminal date.

Signed pp JOHN D LYNCH PARTNERSHIP Date 18/5/94

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

NEW DWELLING TO REPLACE EXISTING
FIRE DAMAGED PROPERTY.

State details of amendments proposed

(Give a full detailed list of the changes, and
also mark these clearly on the accompanying plans.
Only the changes listed here will be considered.)

WINDOW AREA REDUCED ON WEST
ELEVATION.
ROOF COVERING TO DWELLING &
GARAGE REVISED FROM MARLEY MENDIP
IN MOSBOROUGH RED TO NATURAL BLUE
SLATES.

State drawing no's of the current submission

1199 AK/1(1)

Has this amendment been requested by the Council?
(If so, state Officer dealing with the application)

YES/NO

MR BLACKLOCK

Describe any part of the original development
which is excluded by virtue of the amendment,
and state any alteration to plot numbers

Has a similar amendment been submitted under Building Regulations?

Yes/No

MAC/JW/1199

18th May 1994

Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE



Attn Mr Blacklock

Dear Sir

Re New Dwelling, Church Gate, Whaplode for Mr R Regan

Following our telephone conversation last week with respect to the alterations of the roofing material at the above we now enclose as requested the following drawings and documents:-

2 copies "Planning Amendment"
2 copies drg No. 1199 AK/1(1)

As well as showing the revised roofing material from Marley Mendip in Mosborough Red to Natural Slates this drawing also includes the reduction in window area to the west elevation as required by Building Regulations to match the existing area of window overlooking the church yard. We feel this also improves the vertical emphasis on this elevation.

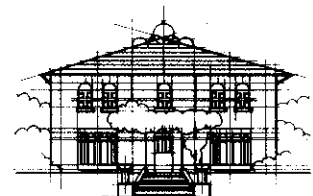
We hope that this is in order but if you have any queries please do not hesitate to contact us.

Yours faithfully
pp John D Lynch Partnership

A handwritten signature in cursive script, appearing to read "Mark A Croker".

Mark A Croker

Encs.



MERCIA LODGE, PINCHBECK ROAD,
SPALDING, LINCOLNSHIRE PE11 1QF.
TELEPHONE 0775 724187, FACSIMILE 0775 762212

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate

☐

Appears valid

☒

Clarification/Details required:

Registered

.....

DC Procedural Assessment

Is the information given correct?

Yes/~~No~~ (If No, state above what details are needed)

Is it an amendment in principle?

Immaterial/~~Needs new app~~

Confirmed:

..... *JK 26/1/99*

Give a revised description if the details accepted are different to the submission:

Acceptance issued:

1. This drawing is the property of the architect and may not be altered, traced, copied, or reproduced in any form without the written permission from the John D. Lynch Architects.

2. The architect is to check all dimensions on site and on the drawings.

3. All work shown on this drawing, including foundations, are to be in accordance with the conditions which are set out in the contract documents which are accepted for the construction of the work.

4. The architect is to check all dimensions on site and on the drawings.

5. The architect is to check all dimensions on site and on the drawings.

6. The architect is to check all dimensions on site and on the drawings.

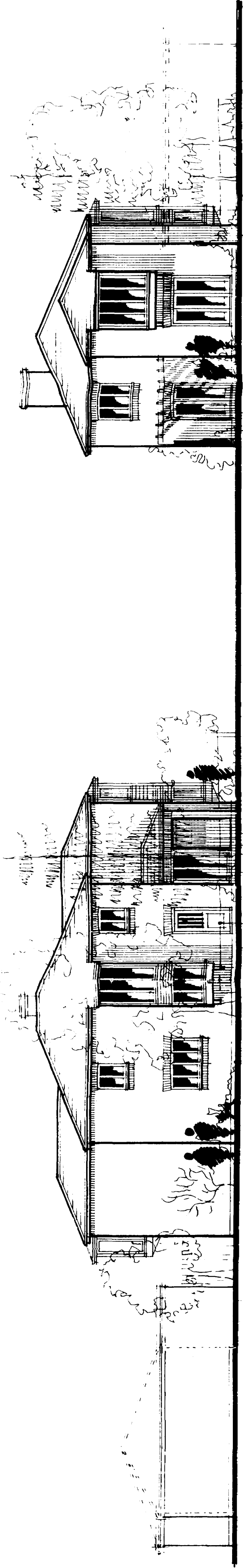
7. The architect is to check all dimensions on site and on the drawings.

8. The architect is to check all dimensions on site and on the drawings.

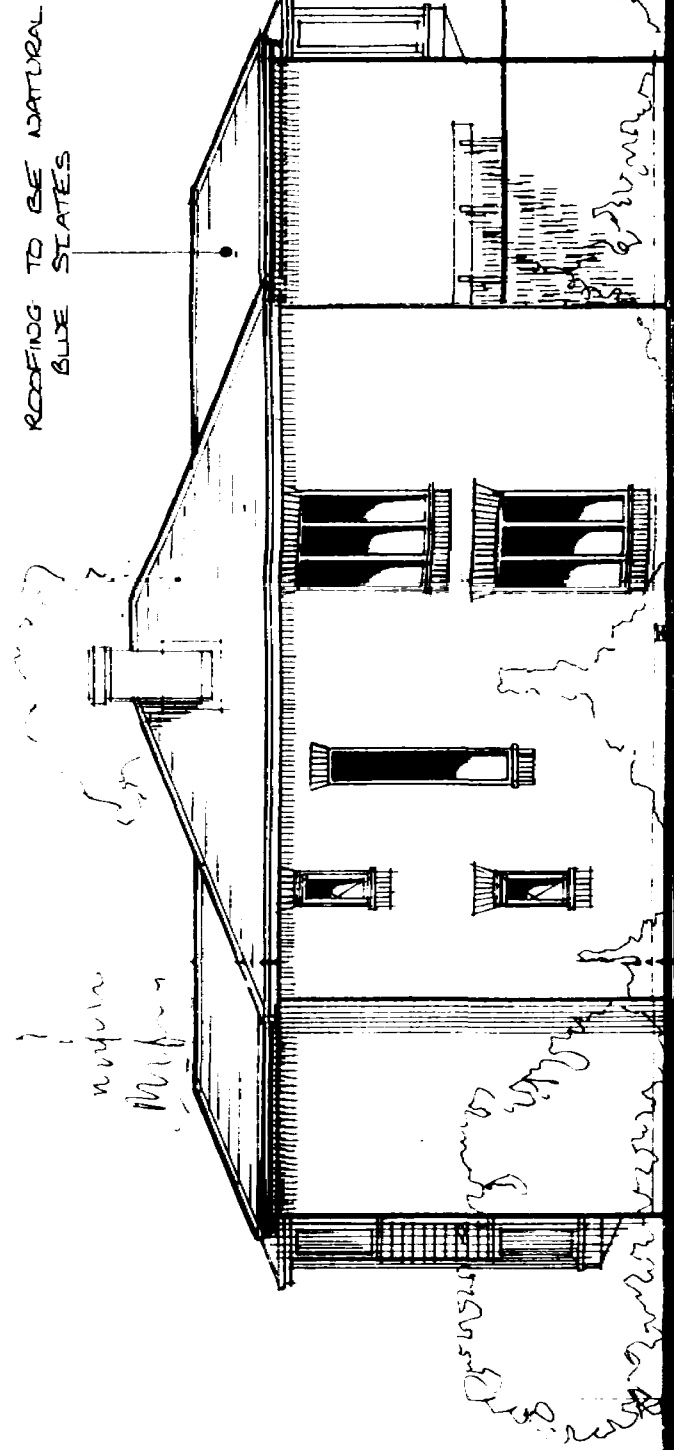
9. The architect is to check all dimensions on site and on the drawings.

10. The architect is to check all dimensions on site and on the drawings.

DATE: 22.2.94
DRAWN: WEST ELEVATION

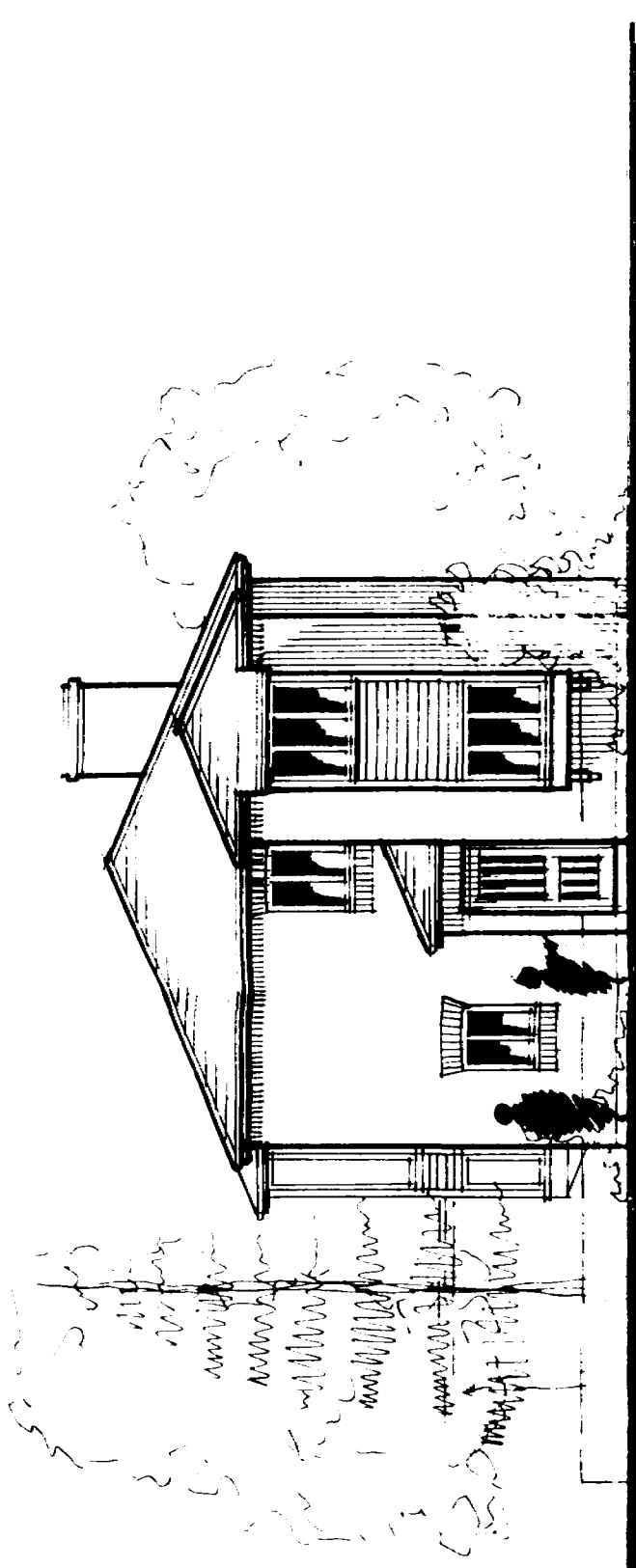


SOUTH ELEVATION

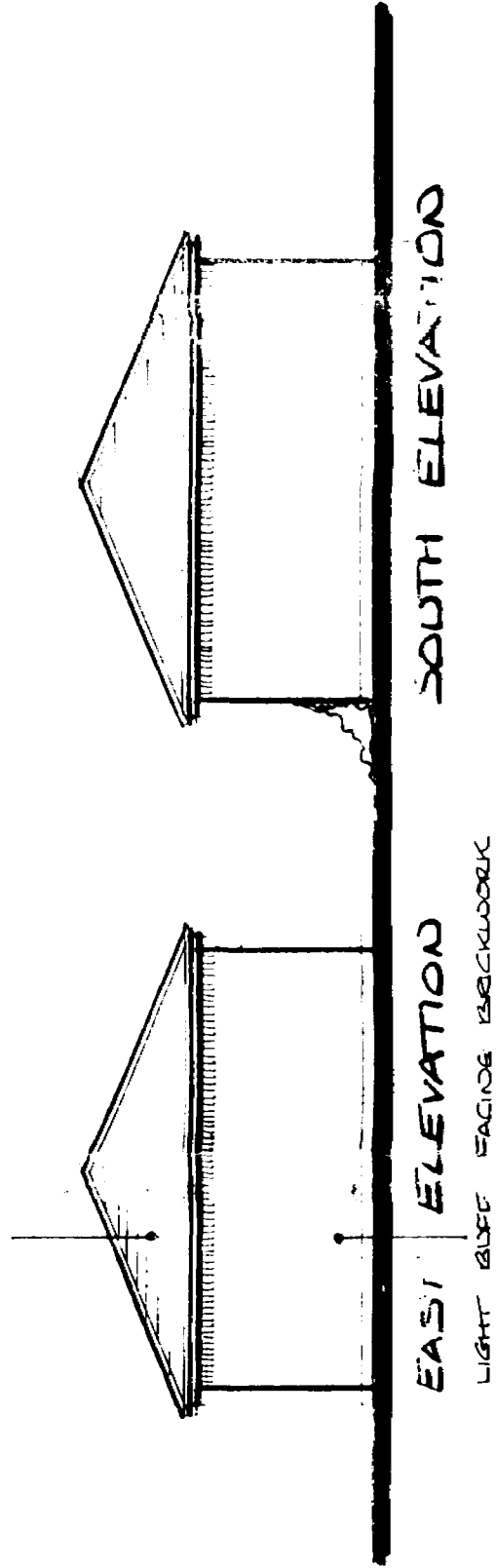


WEST ELEVATION

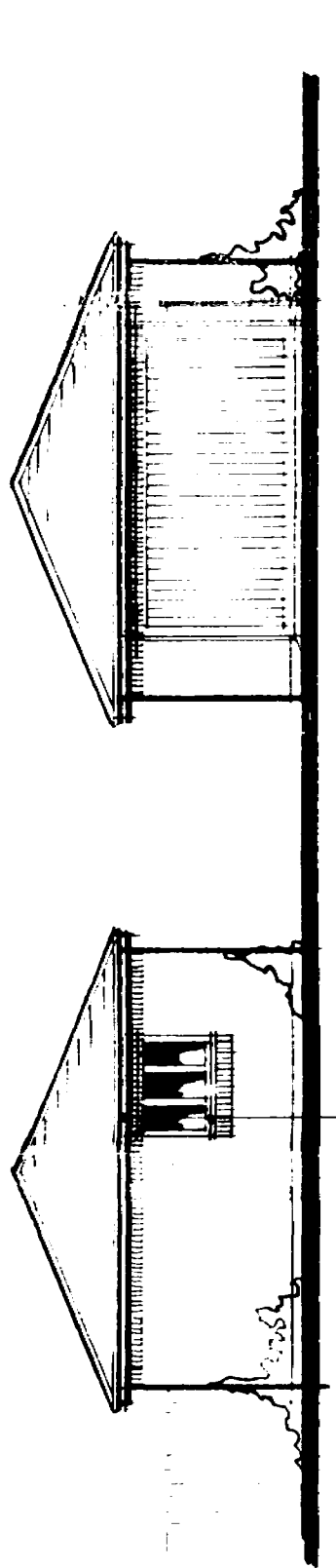
LIGHT BLUE BRICKWORK
BROWN ORANGE CONCRETE GARDEN



NORTH ELEVATION

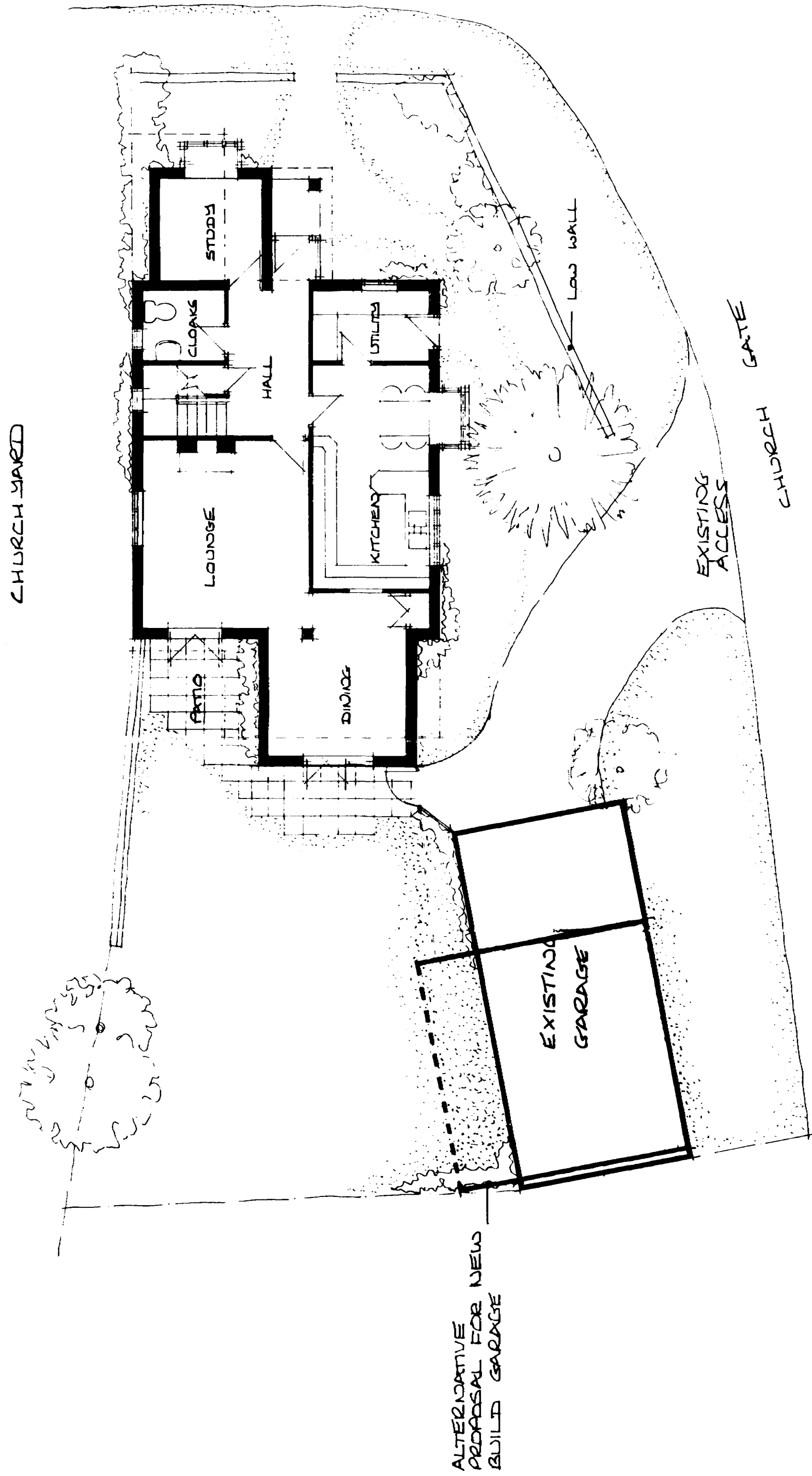
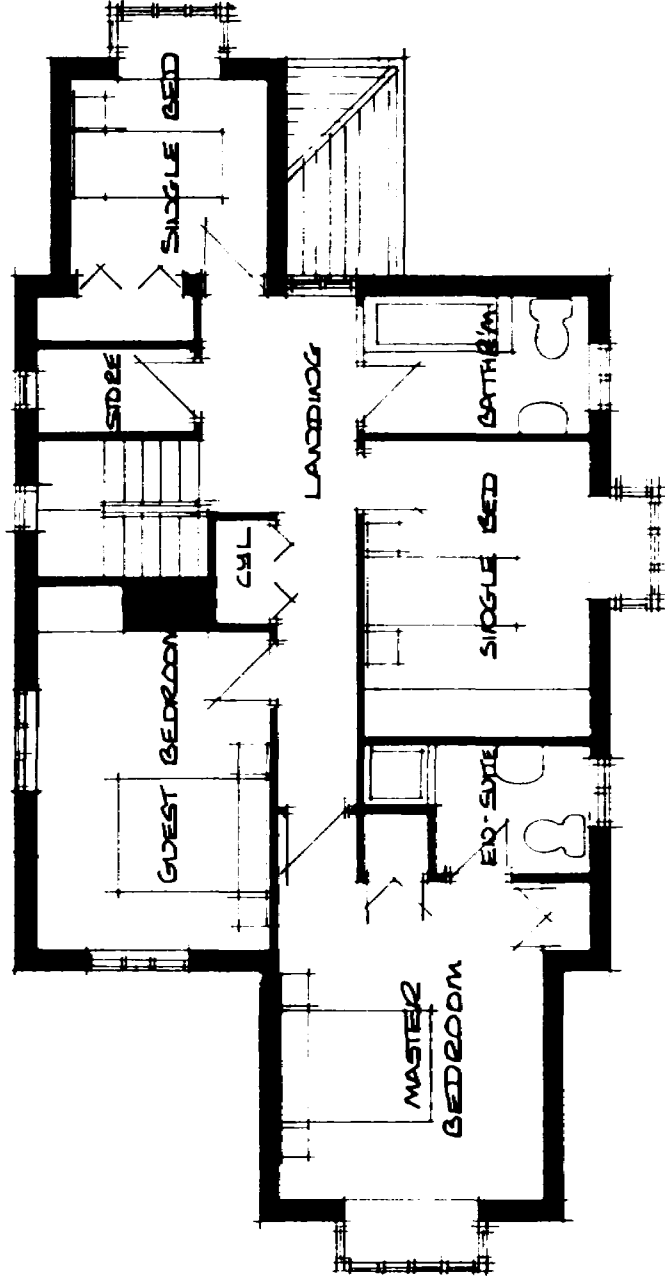


EAST ELEVATION



WEST ELEVATION

ALTERNATIVE PROPOSAL FOR NEW GARAGE



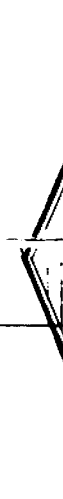
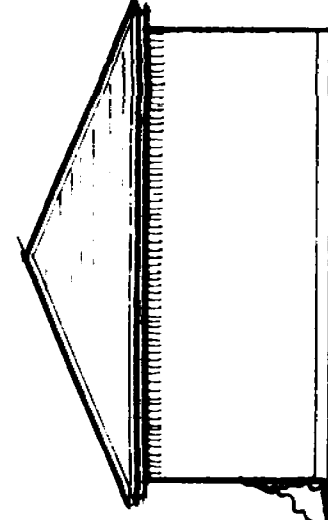
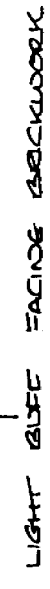
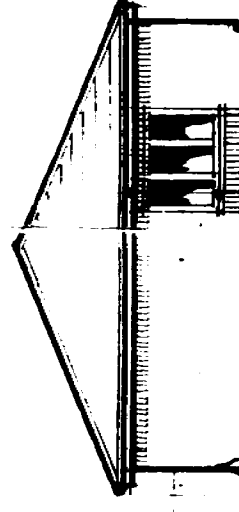
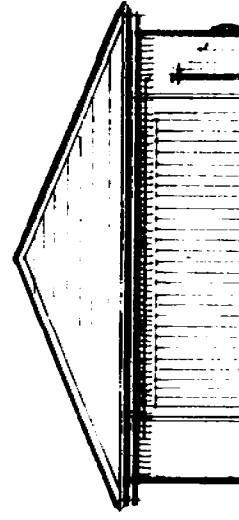
FIRST FLOOR PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
19 MAY 1994
REF. 055/1/93

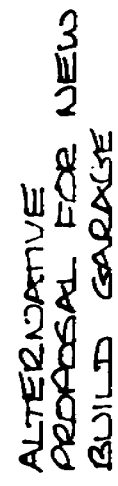
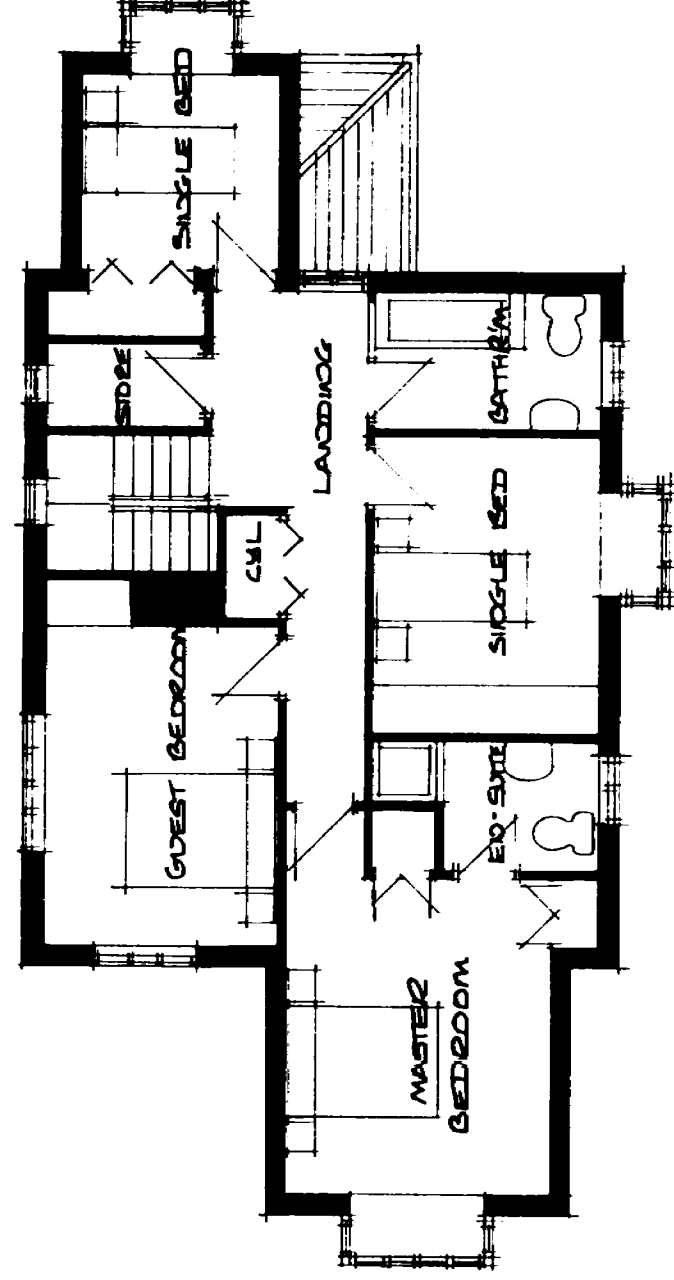
JOHN D. LYNCH
partnership
ARCHITECTS

SITE PLAN / GROUND FLOOR PLAN

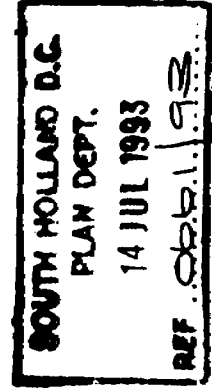
Project drawing			
PROPOSED NEW DWELLING- AT WHARFLODE FOR MR. R. O'LEARY			
Scale	1:100	Date	2.9.93
drawn	MAC	drawn	MAC
Project no.	1199	drawing no.	AK/1
revisions			



ALTERNATIVE PROPOSAL FOR NEW GARAGE



FIRST FLOOR PLAN



JOHN B. LYNCH
partner
CHARTERED
ARCHITECTS

SITE PLAN / GROUND FLOOR PLAN

project/drawing

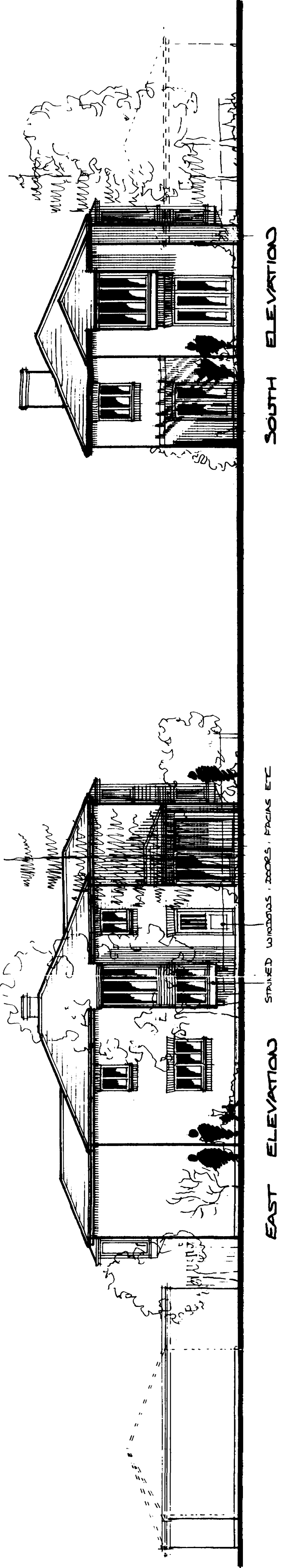
PROPOSED NEW DWELLING
AT WHARFLODE FOR
MR. R. REGAN

scale	date	drawn
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project no.		
1199	drawing no. AK / 1	
revisions		

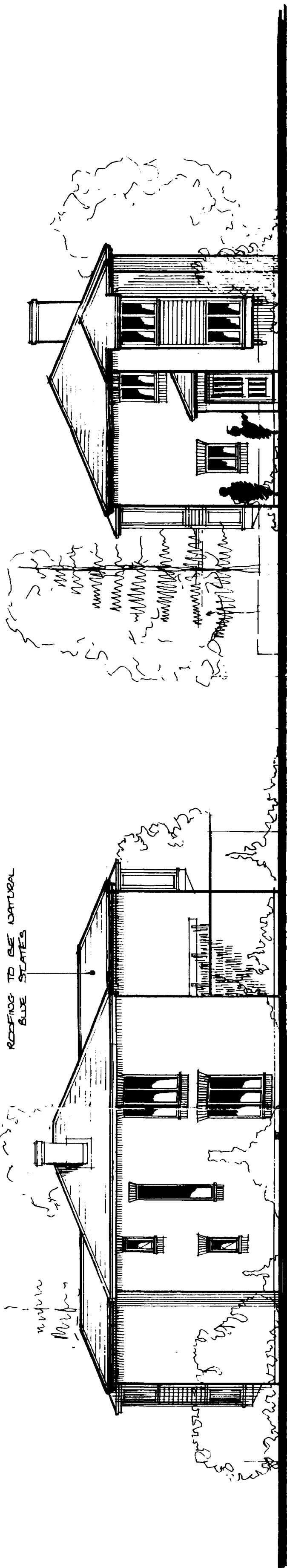
NOTES

Do not scale from this drawing
This drawing is copyright and may not be altered, traced, photocopied, or reproduced in any way without the written permission of the John D Lynch Partnership.
The General Contractor is to check all dimensions on site and report discrepancies to the architect.
All details shown on this drawing including Foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architect so that design amendments may be considered. Site conditions may vary and the Architect's responsibility is to establish specific site conditions before foundation work is undertaken.

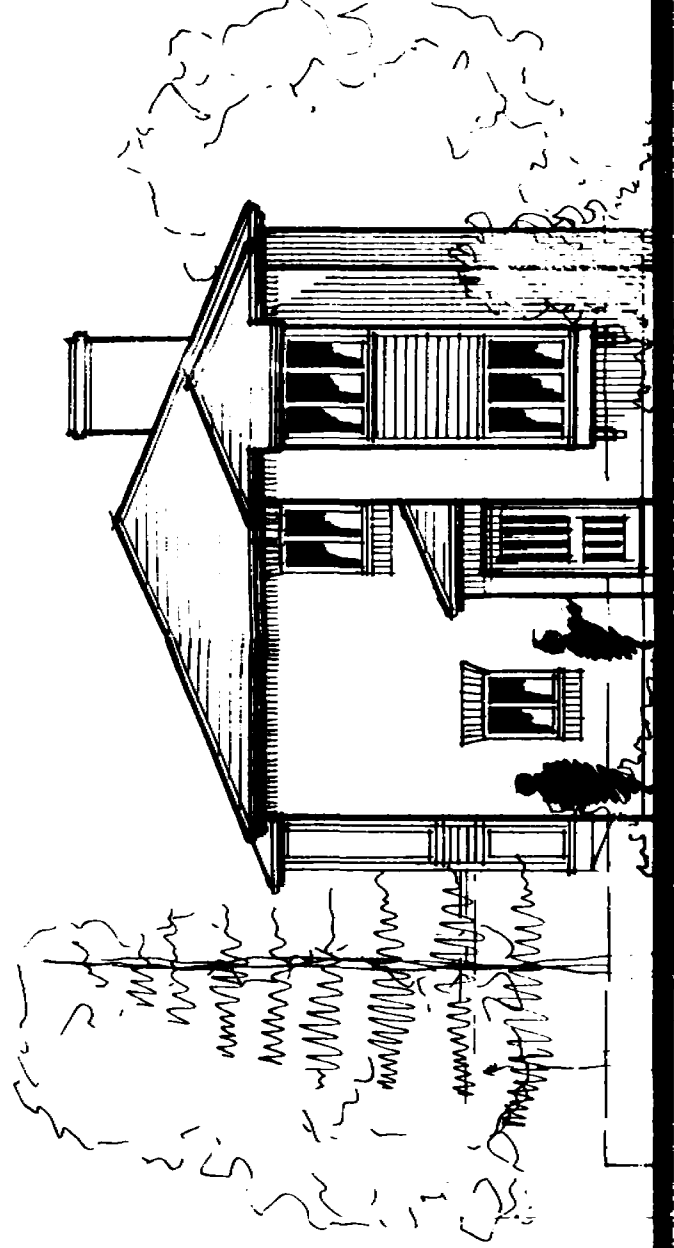
revision	description	date
1	REVISED WEST ELEVATION	22.2.94



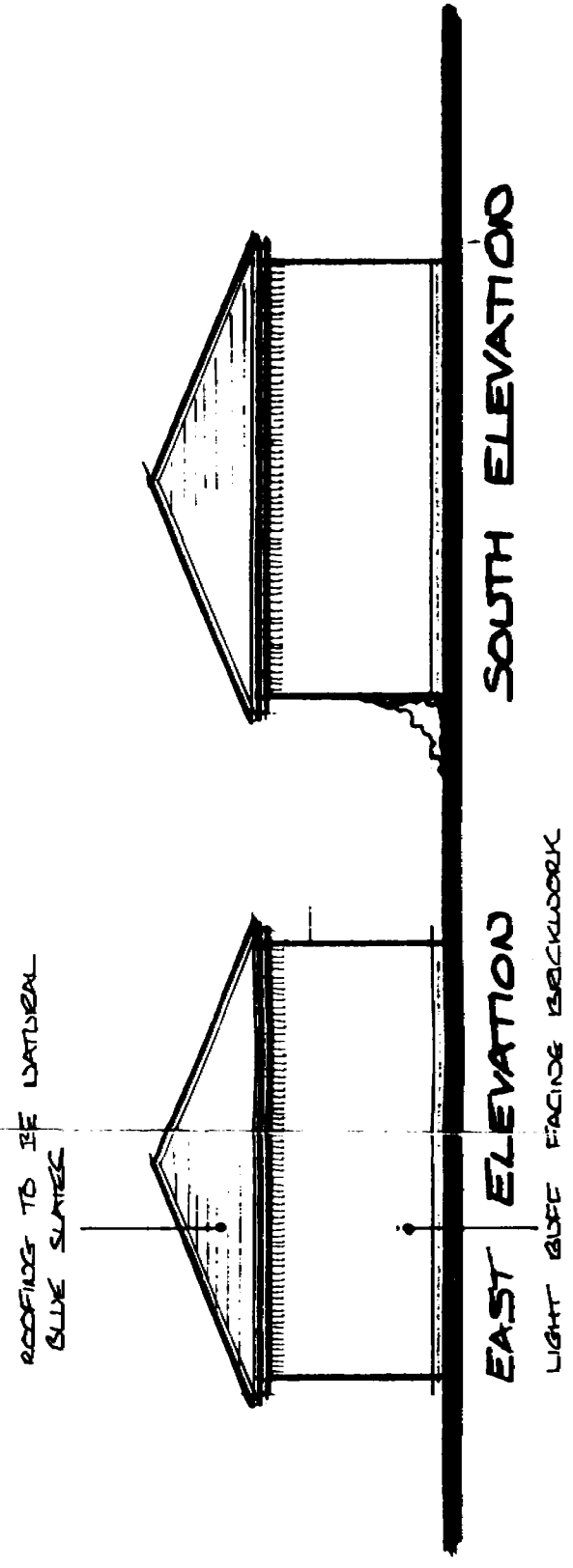
EAST ELEVATION



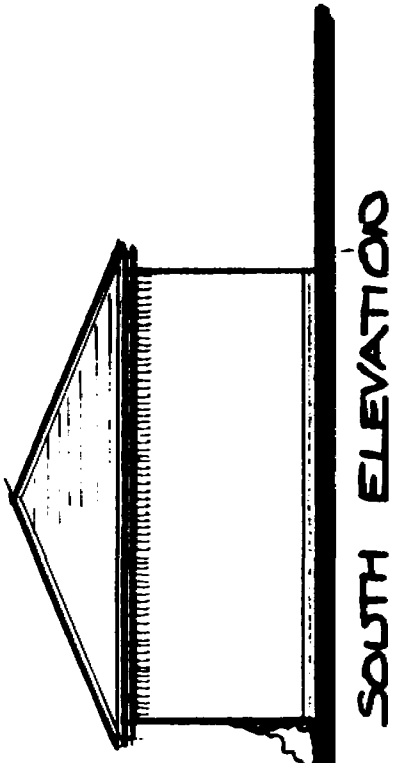
WEST ELEVATION



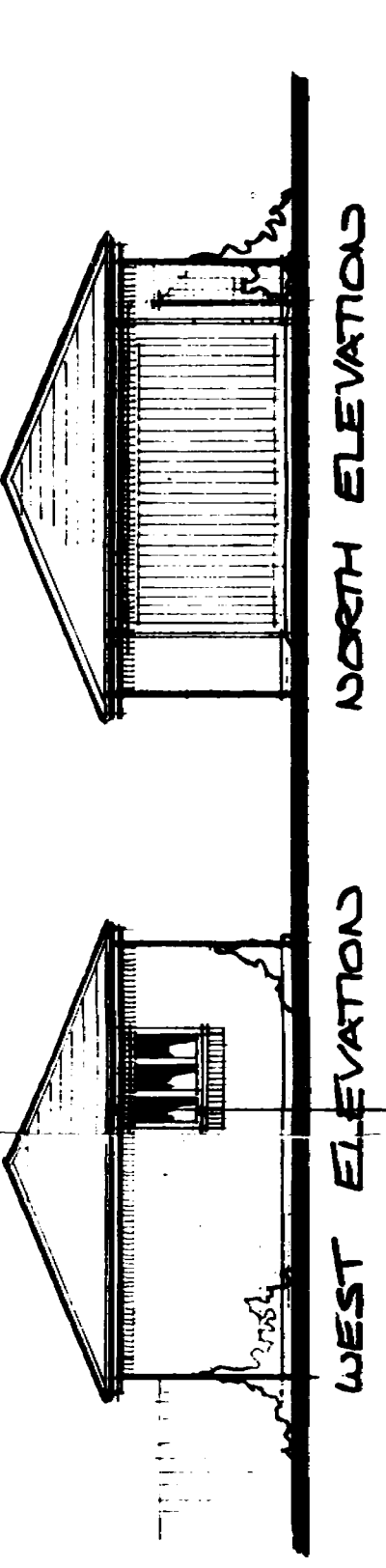
NORTH ELEVATION



EAST ELEVATION

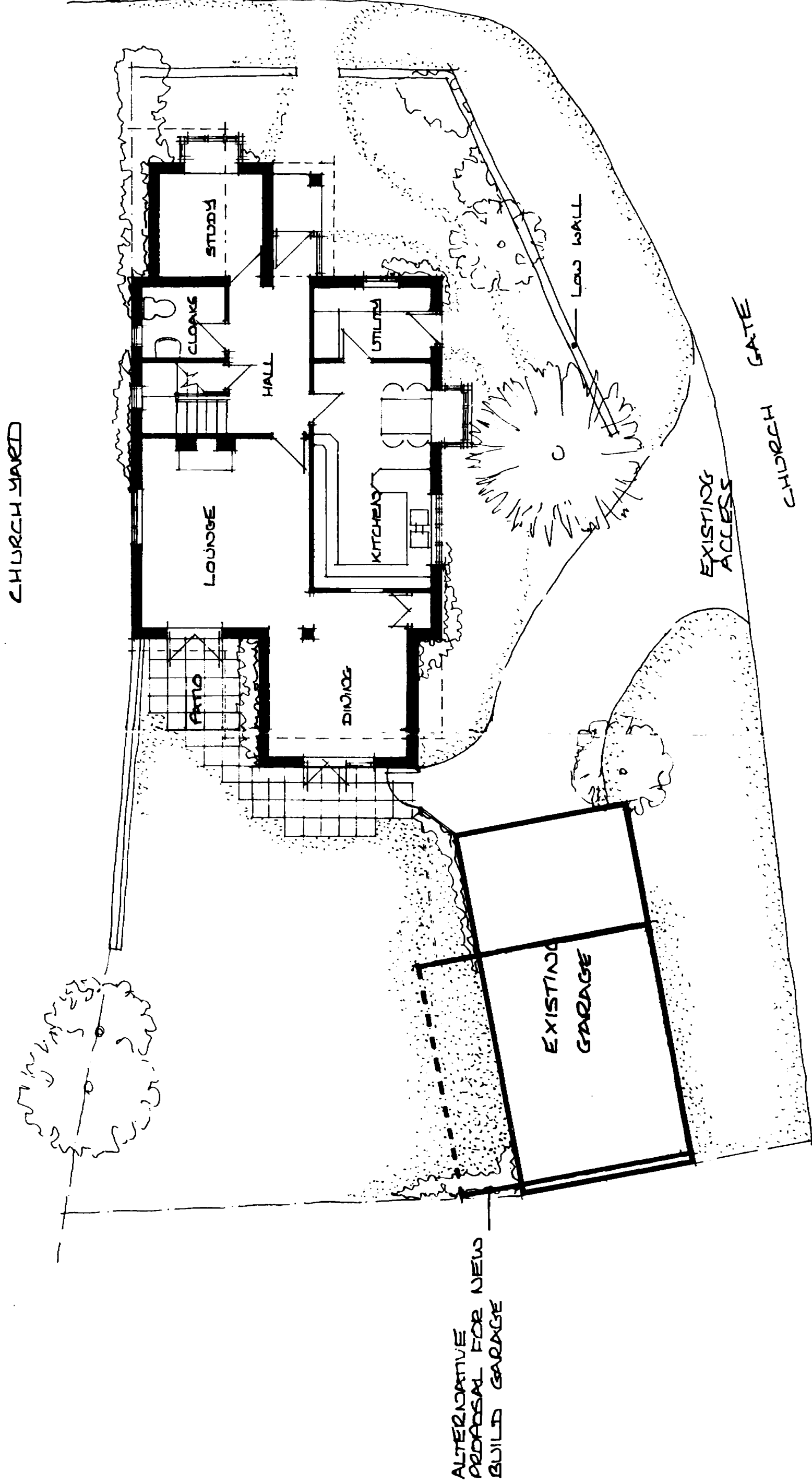


SOUTH ELEVATION

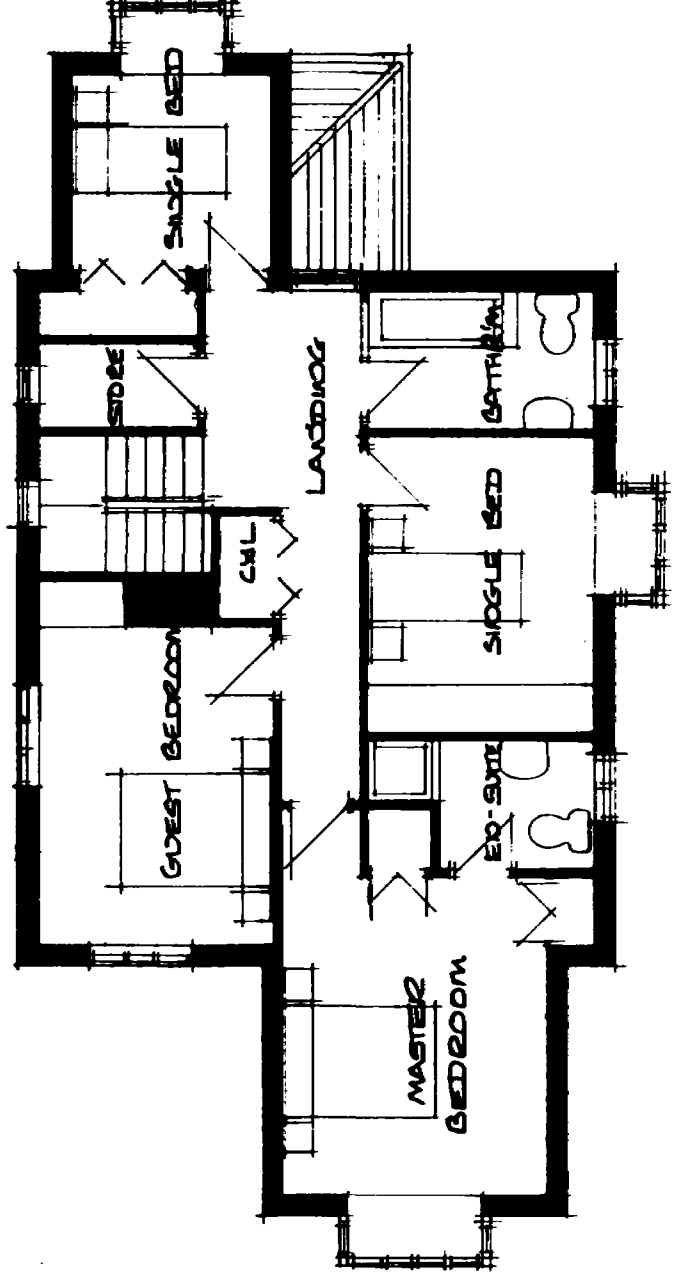


WEST ELEVATION

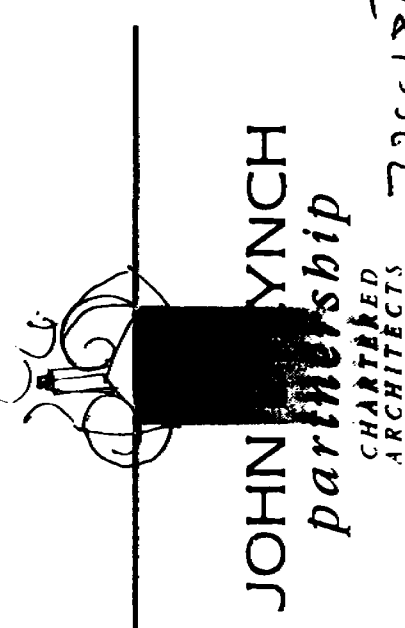
ALTERNATIVE PROPOSAL
FOR NEW GARAGE



SITE PLAN / GROUND FLOOR PLAN



FIRST FLOOR PLAN



JOHN D LYNCH
partnership
ARCHITECTS

13/5/94
ADVISED MR. COULSON
MORTIMER & CO. ARCHITECTS
THAT THE AMENDMENT
TO THE SUBMITTED
DRAWING

MR. COULSON
PROJECT/DRAWING
724187
762212

PROPOSED NEW DWELLING
AT WHARFLODE FOR
MR. R. REGAN

scale	date	drawn
1:100	2.93	MAC
project no.	drawing no.	revisions
1199	AK/1	1