

FILE COPY



Town and Country Planning Act 1990

Planning Permission

Reference: H23/0679/92

Received: 19-JUN-92 Type: FULL

Name: M S Crane Esq
Fenfield Cottage
Gypsy Lane
Shepeau Stow, Whaplode Drove
Spalding, Lincs

Agent: I R Lambert
7 Hodney Road
Eye
Peterborough
Cambs, PE6 7YQ

Description: Extension to dwelling

Location : Fenfield Cottage Gypsy Lane
Shepeau Stow, Whaplode Drove Spalding, Lincs

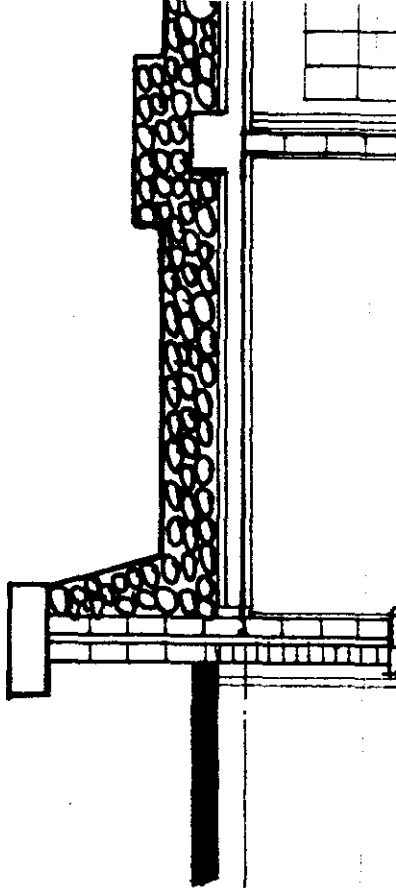
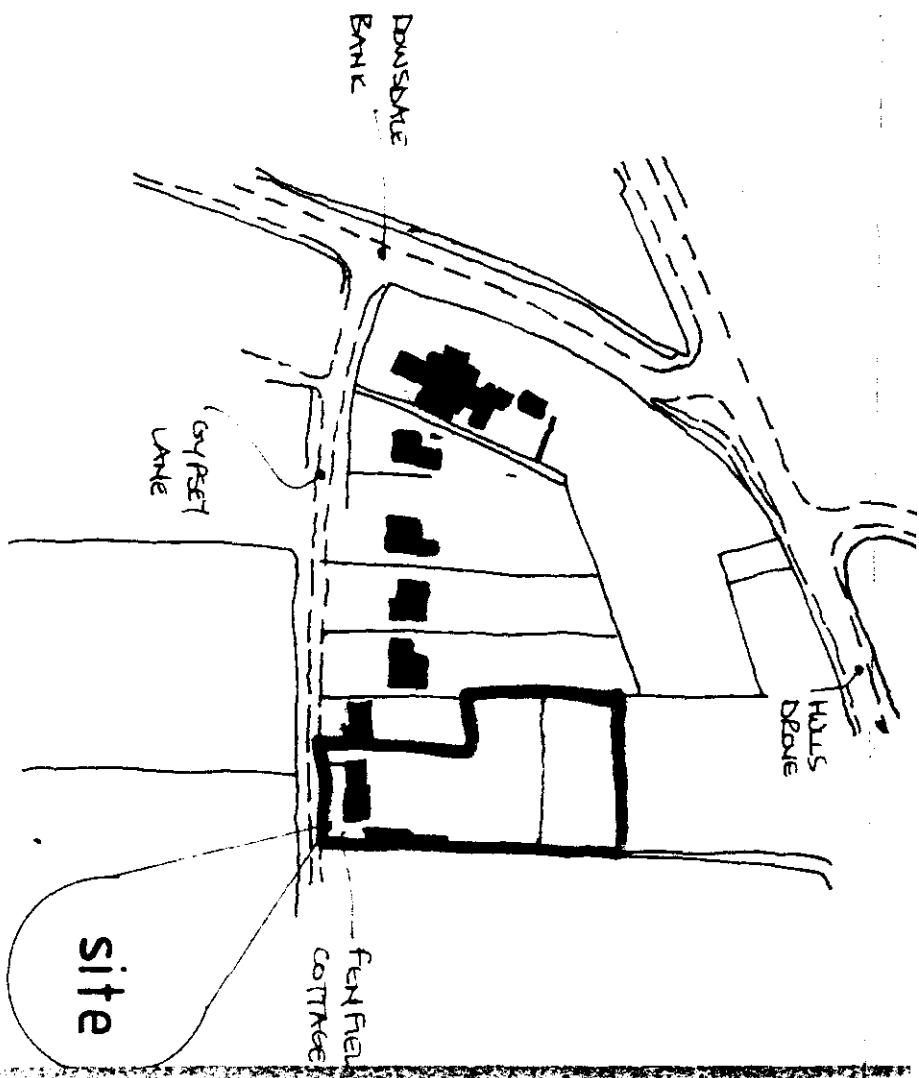
South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

- 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
29-JUL-92 H23/0679/92

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.



location plan

1:2500

PLANNING APPLICATION

For office use only

Application No. 423/0679/92

Date Registered 19 JUN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

M.S. CRANE ESQ
FEN FIELD COTTAGE,
GYPSEY LANE
SHEPHERD STOW
WHARFODE DROVE
SPALDING.

Tel. No.

(0406) 330274

NAME AND ADDRESS OF AGENT

(if form completed by agent)

L.R. LAMBERT
7 HODNEY ROAD
EYE
PETERBOROUGH
CAMBS.
PE6 7YQ

Tel. No.

(Personal contact) telephone: (0733) 222922

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

FEN FIELD COTTAGE
GYPSEY LANE
SHEPHERD STOW.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

EXTENSION TO DWELLING.

Please complete

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:

Signed

L.R. Lambert

Date

19/6/92

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 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:

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

(b) max. length:

(c) max. width:

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

(A) -

(B)

3.5
5.85
7.0

sq. metres

metres

metres

metres

(C) LRC CLAYDON RED MULTI
(+ SEE SPEC ON PLAN)

(D) MARLEY MOSBOLOUGH (SMOOTH)

NO

OLD ENGLISH DARK RED

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

HABITABLE 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

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

☒

☐

If so, name of road:

Will there be —

Individual access(es)

New estate road

THERE ARE EXISTING PARKING
AREAS WITHIN 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

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:

(A) CONNECT TO EXISTING
+ NEW SOAKAWAY.

(B)

(C)

(D) SUFFIC TANK.

Mains sewer

☐

Cesspool

☐

Septic tank

☒

OTHER MATTERS Please complete

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public footpath

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices or shopping purposes

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.

Is this application related to a previous submission

State Yes or No

NO

NO

NO

NO

NO

→ If so, please give details in Part 6

→ If so, please complete Part 7

NO

☐

Date:

Consultee(s):

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).

OWNER

2. OWNERSHIP OF THE SITE

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

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

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

Certificate A

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

Signed

K. R. L. L. L.

(Applicant/Agent)

Date

19/6/92

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

K. R. L. L. L.

(Applicant/Agent)

Date

19/6/92

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

Proposed development at

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

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

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

Signed

Date

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy

Neighbours

Other

Boundaries

Site Features

Inspected by: 2016
date: 08

Case Officer Conclusions (issues)

Case Officer Recommendations (summary) (details overleaf)

GRANT

Recommended approvals -

Departure from policy

Yes ----

No ☒

Ward member request

Yes ----

No ☒

Recommend approval against
material objection

Yes ----

No ☒

any objection received? No ☒
If yes, is any obj. material? No ☒
Yes ☒ No ☒

(Reason:

Other circumstances needing
Committee decision

Yes ----

No ☒

Flagged by Senior Officer
Signed

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy
grounds on first applic.

No ----

Yes ☒

ANY ONE
OF ABOVE

Nil fees (not first
Submission)
Other info. viz:
Signed

Committee
report

Sub-Committee:
SV recommended
Est/Lnd. recommended

Delegation
confirmed by
Senior Officer

17/2

Recommendation/draft report produced

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM Checklist: Previous
Current
Required

Siting Design Ext App Access Lands

Reg 4

Scale drawing Highway S/W Agric appraisal

[Indicate
if other
Regs]

Precise details,
for non-standard
direction:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

*Applicant seems
intent on destroying
what little character
this cottage has.*

Residents (Delivery):

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 :

REVALIDATION AFTER DIRECTION

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

ADMIN RECORD SHEET

TIAL

Submitted fee £ 55

Receipt Issued No. 132

Date First Received 19 JUN 1992

REGISTRATION

REFERENCE H23/0679/92

Cross-ref B23/0476/92

Date 22/6/92

VALIDATION

Date 11/6/92

Type Full Earliest permission date (Cert B)

Site area No. of dwellings Floorspace 11095

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

Earlier permission ref

EM:- Sitting Design Ext app Access Lands

Previous
Current

Description

Technical:-

Certificate
Site plans
Description

Accuracy

Incomplete form

S65 Advert required ☐ Expiry date

Fees:-

M1 fee - previous app
- type

Ref

Discounted fee

Reason

Correct fee £ 55 Additional £ Receipt no.

Refund £ Issued

CONSTRAINTS

Date 23.6

Index Sheets 260 OS Nos

Grid Ref 530660 315140

Ward 14 Parish LOTHARIDGE

TR Rural

TR Bypass

Level crossing

Footpath

CA

L3

TPU

Other:

Grade

Inside IBD Partly Inside LP Area NO

Linked to site.....Ref..... Linked to property.....Ref. 0298704

Planning Records:
Earlier apps

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

Inputs completed.....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H23/0679/92

Received: 19-JUN-92 Type: FULL

Name: M S Crane Esq
Fenfield Cottage
Gypsy Lane
Shepeau Stow, Whaplode Drove
Spalding, Lincs

Agent: I R Lambert
7 Hodney Road
Eye
Peterborough
Cambs, PE6 7YQ

Description: Extension to dwelling

Location : Fenfield Cottage Gypsy Lane
Shepeau Stow, Whaplode Drove 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:

16-JUL-92 H23/0679/92

AD...*IR*.....DC...*IR*....
11/1

SOUTH HOLLAND Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

Our Ref. RS/PA-E/679/92/JAM

Dear Sir,

S.H.D.C. PLANNING DEPT. RECEIVED - 1 JUL 1992 GS	
Attention of DPO NRM DPO ES JC Youth Ref.	File Nos.
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

Tel: Holbeach (0406) 24933

Fax: (0406) 26501

Date 25 June 1992

FULL PLANNING APPLICATION - M. S. CRANES, ESO.
EXT. DWELLING - GYPSEY LANE, SHEPEAU STOW

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests are not directly affected I set out below general advice for your consideration and clients attention.

Prior to the installation of septic tank and roof water soakaway systems for which the consent of the National Rivers Authority may be required, I would suggest that appropriate tests are undertaken to ensure the subsoil conditions are suitable and that such systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off from creating embarrassment. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

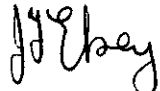
Any watercourses adjoining the site are maintained by the riparian owners whose consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. You are advised at this stage that should a direct storm water outfall be intended, my Board reserve the right to seek a single once and for all time contribution towards future improvements of the Board's system to ensure adequate capacity for increasing flows from continuing developments. The contribution rate is currently £135 per dwelling drained via a direct outfall and subject to an engineering and administration fee of £35 and V.A.T. although these figures are subject to periodic review.

Should your project involve the filling of a dyke alongside a highway, the prior approval and specification of the South Holland District Council's Housing & Property Services Department must be obtained.

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

I.R. Lambert, Esq.,
7 Hodney Road,
Eye,
Peterborough, Cambs. PE6 7YQ


ENGINEER TO THE BOARD

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: H23/0679/92

Applicant: M S Crane Esq
Fenfield Cottage
Gypsy Lane
Shepeau Stow, Whaplode Drove
Spalding, Lincs

Agent: I R Lambert
7 Hodney Road
Eye
Peterborough
Cambs, PE6 7YQ

Description: Extension to dwelling

Location: Fenfield Cottage Gypsy Lane
Shepeau Stow, Whaplode Drove Spalding, Lincs

Type: FULL

Date received: 19-JUN-92

24-JUN-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 09-JUL-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:

*We agree with
this application*

Signed:

S.M. Mackman

S.H.D.C. PLANNING DEPT. RECEIVED 20 JUL 1992	
Attention of DPO NRM DOPO BS JC ACP Action by Discuss with Copy to	File Nos. Acknowledge YES/NO by date

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: H23/0679/92

Type: FULL

Applicant: M S Crane Esq
Tel: 0406 330274

Agent: I R Lambert
0733 222922

Description: Extension to dwelling

Location: Fenfield Cottage
Gypsey Lane
Shepeau Stow, Whaplode Drove
Spalding, Lincs

Valid date:	19-JUN-92	Terminal date:	14-AUG-92
Target dates:		Target Committee:	05-AUG-92
To case officer	24-JUN-92	Report deadline:	22-JUL-92
Inspected by	29-JUN-92		
Extra contacts	04-JUL-92	Case Officer:	
Report if not clear by	24-JUL-92	G SMITH	

DEVELOPMENT/CONSTRAINTS

Size: 40.95 M2
Category: Extension
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Whaplode PC 0406 26739	24-JUN-92	08-JUL-92
Cllr N P Judge MBE 0406 330300	24-JUN-92	08-JUL-92
Owner/Occupier "Swallowfield"	01-JUL-92	15-JUL-92

L.C.C. - No objection for 2/7/92.

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: H23/0679/92

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Applicant: M S Crane Esq
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0733 222922

Description: Extension to dwelling

Location: Fenfield Cottage
Gypsey Lane
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Spalding, Lincs

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Extra contacts 04-JUL-92
Report if not clear by 24-JUL-92

Terminal date: 14-AUG-92
Target Committee: 05-AUG-92
Report deadline: 22-JUL-92

Case Officer:
D M GEDNEY *G. Small*

DEVELOPMENT/CONSTRAINTS

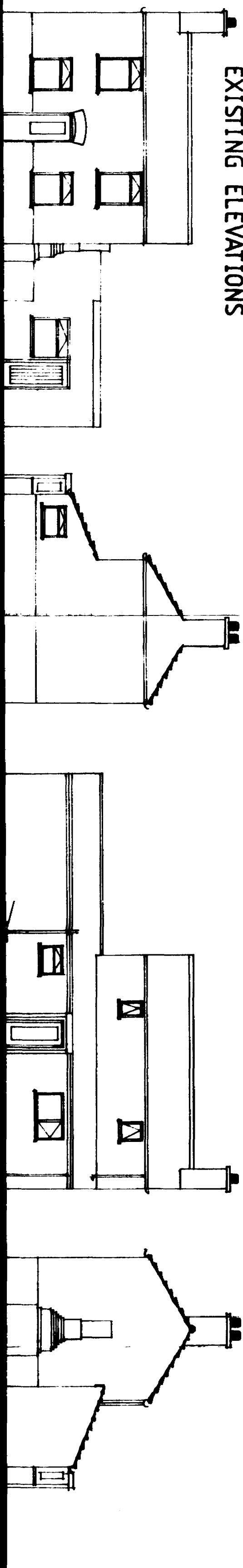
Size: 40.95 M2
Category: Extension
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Whaplode PC 0406 26739	24-JUN-92	08-JUL-92
Cllr N P Judge MBE 0406 330300	24-JUN-92	08-JUL-92

LCC - No objections / 25/6/92

EXISTING ELEVATIONS

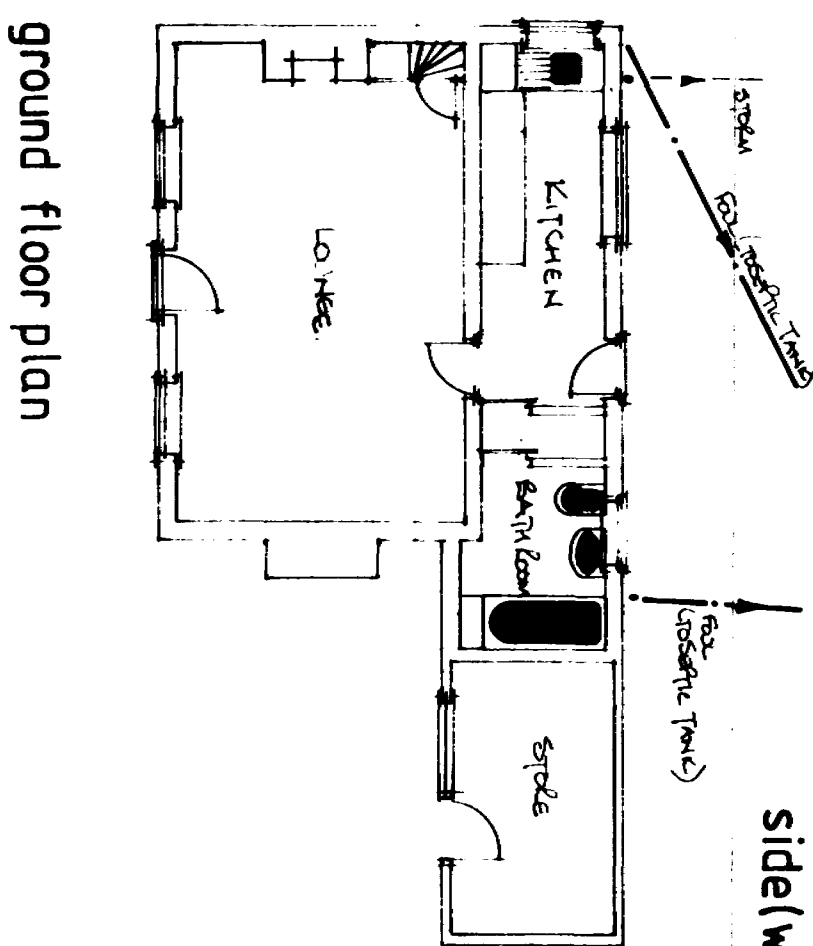


front

side (west)

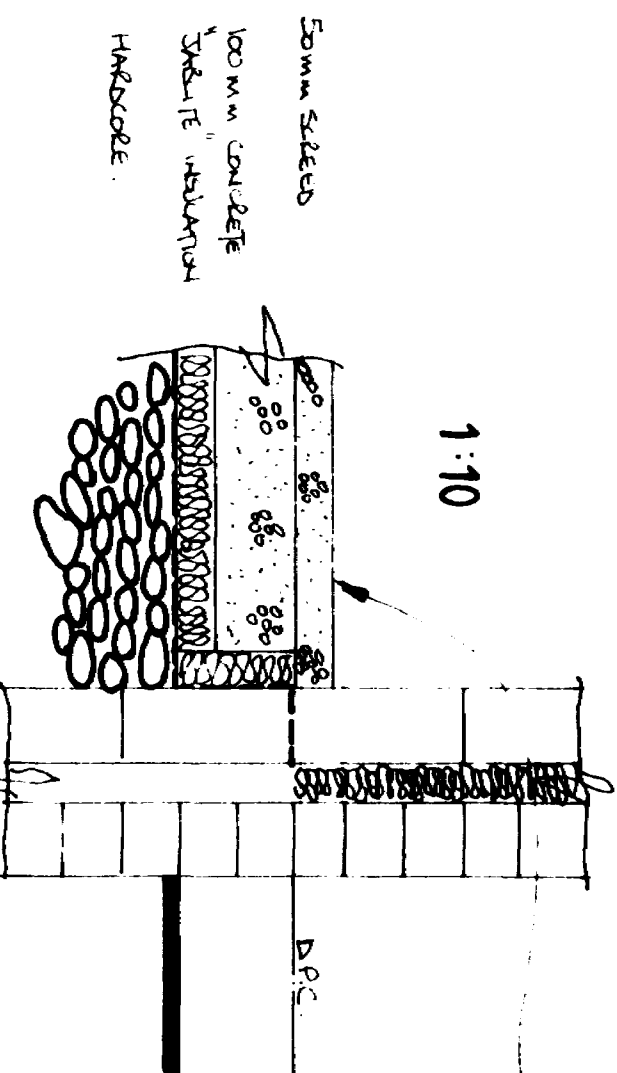
rear

side (east)



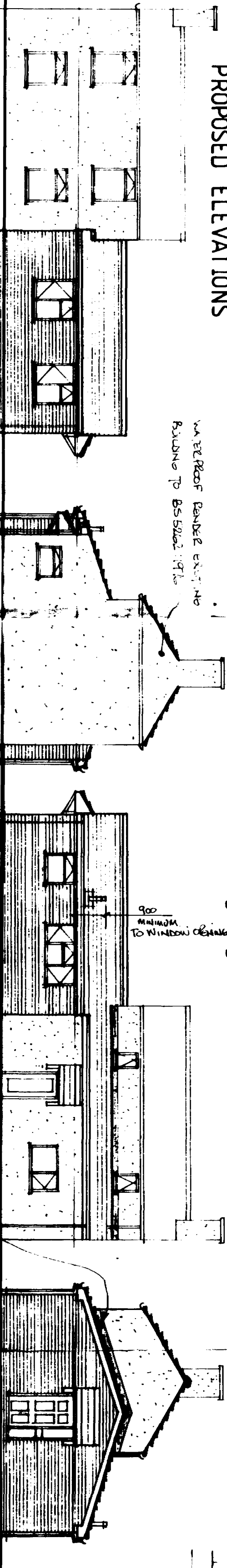
ground floor plan

enlarged ground floor slab



- NEW FLOOR AS SHOWN IS ABOVE EXISTING HOUSE FLOOR.
TWO OPTIONS:-
1. LEAVE NEW FLOOR FINISHED LEVEL TO EXISTING
2. LEAVE NEW FLOOR ABOVE EXISTING & PROVIDE
STEP AT KITCHEN/REAR PORCH DOORWAY, BUT
ON 1. FLOOR (STEP MAX HEIGHT 200MM)
CONTINUED TO NEXT WITH CLIMB ON SITE.

PROPOSED ELEVATIONS



front

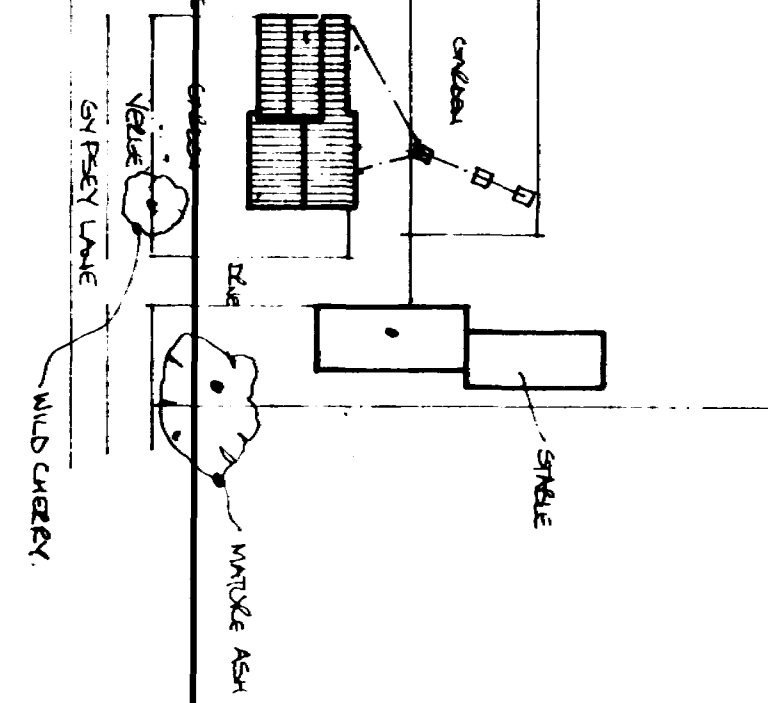
side (west)

rear

side (east)

1:500

block plan



NOTES

1. ALL DIMENSIONS MUST BE CHECKED ON SITE AND NOT
BASED ON THE DRAWING.
2. FOUNDATIONS
3. SPECIFIC VIEWS MUST BE TO A DEPTH OF 1/8 INCH
4. DIMENSIONS TO BE TO THE FACE OF THE WALLS
5. 1/8 INCH MAX WIDE X 450 DEEP OF CONCRETE 4.2.1
6. 2. 1/8 INCH MAX WIDE X 450 DEEP OF CONCRETE
7. 1/8 INCH MAX WIDE X 450 DEEP OF CONCRETE
8. 1/8 INCH MAX WIDE X 450 DEEP OF CONCRETE
9. 1/8 INCH MAX WIDE X 450 DEEP OF CONCRETE
10. 1/8 INCH MAX WIDE X 450 DEEP OF CONCRETE

CONTINUED

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BASED ON THE DRAWING.
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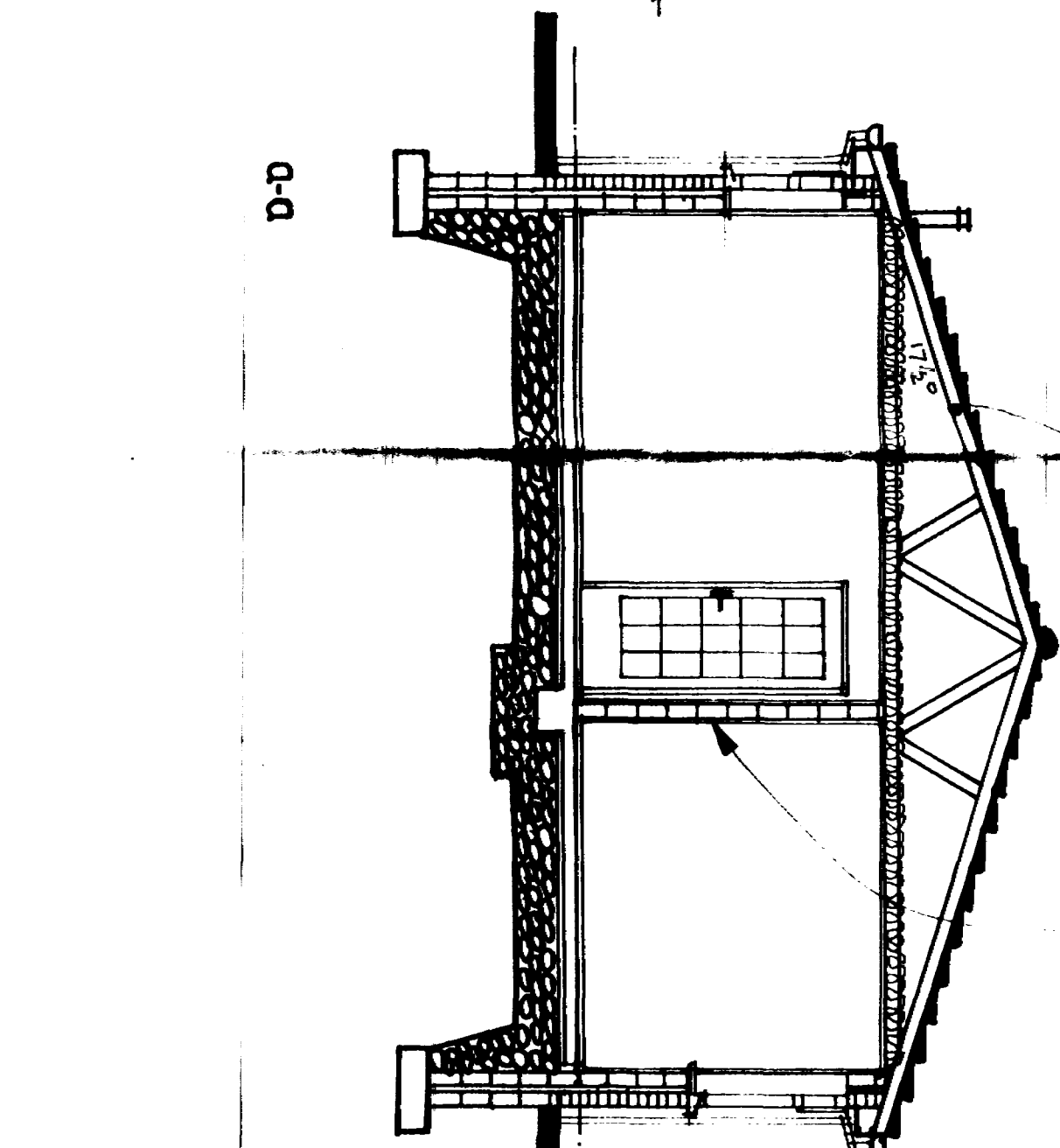
Provide N.E. LERO FASHION ROOM WITH AT
ROOF LINE ADJUSTMENT TO PROVIDE EXISTING &
WATERPROOF SEAL

Provide window frames, steel utility & back bedroom
surfaces at front of house. Provide with Ramp &
at front on only one side. Steel back windows (Gable & side)
to exist into house (wall), concrete to exist.
Dwelling out of house. Back to exist & outside
curtain line. Back bedroom floor. Back bedroom
windows.

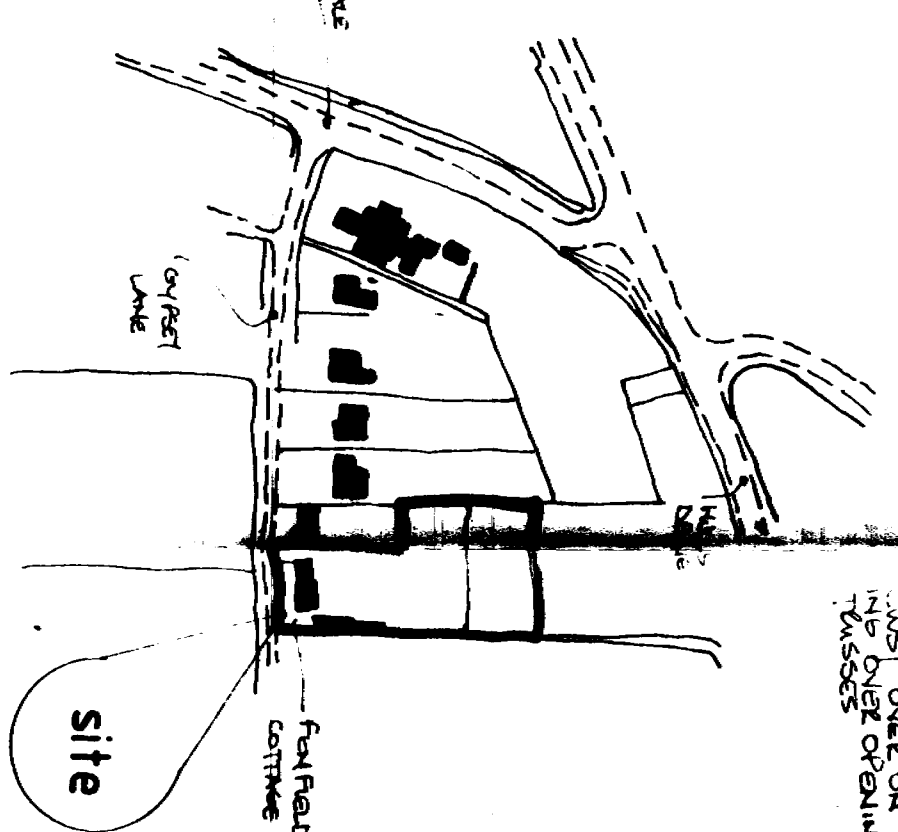
Integrate windows to be lightweight. Back view
thickened floor slab to 300mm x 300mm. Windows
to be non-load bearing.

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6. 2. 1/8 INCH MAX WIDE X 450 DEEP OF CONCRETE
7. 1/8 INCH MAX WIDE X 450 DEEP OF CONCRETE
8. 1/8 INCH MAX WIDE X 450 DEEP OF CONCRETE
9. 1/8 INCH MAX WIDE X 450 DEEP OF CONCRETE
10. 1/8 INCH MAX WIDE X 450 DEEP OF CONCRETE



A-A



location plan

1:2500

enlarged ground floor plan

400

80

1:50

250

305

5550

1750

1265

915

1100

2200

250

2650

1350

2300

2650

7000

3750

250

2650

1350

2300

2650

7000

3750

250

2650

1350

2300

2650

750

1450

1000

1200

1200

800

5550

250

2650

1350

2300

2650

7000

3750

250

2650

1350

2300

2650

7000

3750

250

2650

1350

2300

2650

7000

3750

SOUTH PROJECTS LTD.
PLANNING
19 JUN 1992
REF. 05/79/192

PROPOSED EXTENSION TO
DWELLING AT -
FENFELD COTTAGE,
GYSEY LANE,
WHAPLODE DROVE.

Scale 1:100 1:500 1:2500

Date 10-6-92 Drawn by I.R.L.

DRG No. MSC/100 Rev.