

Application Number: PA/2007/1633

(please quote in all correspondence)

Case Officer: William Hill Tel: 01724 297482
email: william.j.hill@northlincs.gov.uk

4 October 2007

Donald Kitching Architect
24 Burgate
BARTON-UPON-HUMBER
DN18 5EZ

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990 NOTIFICATION OF RECEIPT OF A FULL PLANNING APPLICATION

Proposal: Planning permission to erect 5 detached dwellings
Site Location: Adjacent 43 West Street Winterton
Applicant: Mr & Mrs K Button

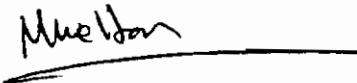
Your application was received as valid on 04/10/2007. A decision should be reached by 29/11/2007. Any enquiries should be made to the case officer. Please be aware that the application form, plus any accompanying drawings and most documents will be made publicly available on the Council's web site. You can also check the progress of your application on the web site and view/download digital copies of most documents. Your application, fees and drawings can now be submitted online using the Planning Portal. Further information about this service is available on the Council's web site www.northlincs.gov.uk

We decide most applications within the time allowed and we will try to make sure you receive a decision before the due date. This will not be possible in every case, however.

Most applications are decided by myself without reference to the Planning Committee under a clearly defined scheme of delegation. Major or controversial plans will be decided by the Planning Committee. **If you want to put your views to the Committee yourself, or have someone do this for you please write to me within 21 days of the date of this letter.** If you do write, I will let you know the date of the meeting when the application will be considered - it is not possible to say this now.

If, by the 29/11/2007, we have not given you a decision in writing or you have not agreed to extend the decision period, then you may appeal to the Department for Communities and Local Government. You must make your appeal within six months from that date. You must use a form which you can either get from the Planning Inspectorate at Room 304A Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, or you can make your appeal on line and track its progress using the Planning Portal. More information can be found on www.planningportal.gov.uk/pcs.

Yours faithfully



Mike Welton
Head of Planning

SCANNED
05 OCT 2007

NORTH LINCOLNSHIRE COUNCIL

NOTICE OF RECEIPT OF A PLANNING APPLICATION

THE PROPOSAL AFFECTS A LISTED BUILDING [NAMELY: CHURCH OF ALL SAINTS, CHURCHSIDE] AND IS WITHIN A CONSERVATION AREA

APPLICATION NO. PA/2007/1633 - AMENDED PROPOSAL

The Council has received the following proposal:

Planning permission to erect 3 detached dwellings, a pair of semi-detached dwellings and convert part of an existing joinery workshop into 2 dwellings, together with an access road, garages and parking areas to cater for the development

Location:

Adjacent and to the rear of 43 West Street, Winterton

The application and submitted plans may be seen in the Highways & Planning Office (Development Control) at Church Square House, Scunthorpe, between 9.00 am and 5.00 pm on Mondays to Fridays (inclusive). Alternatively, you may find it more convenient to arrange to inspect the copy of the application (during office hours Monday to Friday 9.00 - 1.00 and 2.00 - 5.30) which has been supplied to Winterton Library, West Street, Winterton.

If you wish to express any views about the proposal you should do so by writing to the Development Control team at North Lincolnshire Council, Church Square House, PO Box 42, Scunthorpe, DN15 6XQ, quoting the application reference number stated above.

If you do write, please bear in mind that anyone may read your letter, either before or after the application is determined or later if there is an appeal against the Council's decision. A copy of your letter will also appear on the Council's web site www.northlincs.gov.uk. We will consider all relevant comments although we cannot enter into detailed correspondence.

Written representations received by the Council on or before
will be considered before the relevant notification is determined.

**M Welton
Head of Planning**

William J Hill/PL/NorthLincs

15/11/2007 09:30

To planning@northlincs.gov.uk

cc

bcc

Subject Fw: PA/2007/1633 - West St Winterton. Button.

----- Forwarded by William J Hill/PL/NorthLincs on 15/11/2007 09:33 -----

William J Hill/PL/NorthLincs

15/11/2007 09:29

To Don Kitching

cc

Subject PA/2007/1633 - West St Winterton. Button.

Don,

I have received a request from Andrea Brocklebank (NLC Env Team member dealing with tree matters) for a tree report ,written by a qualified Arborist, in respect of this proposal. The report should assess all trees that will be affected by the development within and close to the site, using NLC document " Trees and Development SPG 11, and also BS5837:2005. Both of these documents will give an indication of distance of root protection areas required around trees.

Once such a report is received I will be able to proceed with the consideration of the application.

regards Bill

PS Have you any comments on Eddie Rychlak's comments that I emailed to you the other week.?

Donald Kitching Architect.

Chartered Architect.

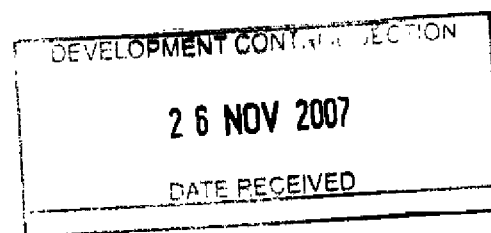
MCIoB.,BA.,Dip.Arch.,RIBA.,IHBC.
ARB No. 0587101

24 Burgate,
BARTON UPON HUMBER,
North Lincolnshire,
DN18 5EZ
Tel No: 01652 636636
Fax No: 01652 633220
Mobile No: 07932 102847
email: donald.j.kitching@btinternet.com

23 November 2007

North Lincolnshire Council,
Planning and Environment Division,
Church Square House,
PO Box 42,
Scunthorpe,
North Lincolnshire.
DN15 6XQ

For the attention of Mr W J Hill.



Dear Sir,

Proposed Development of Land Adjoining No. 43 West Street, Winterton for Mr and Mrs K Button.
Application for Planing Permission and Listed Building or Conservation Area Consent.
Application numbers PA/2007/1633 and PA/2007/1634

Please find enclosed my amended plans for the above detailing the revised house patterns, GA(-)001A and GA(-)001B, in line with the conservation officers suggestions, and also revised layout of these types in regard to the development, GA(-)001.1 and GA(-)001.2.

All as recorded in my email sent to you yesterday.

I have only been able to contact Andrea Brocklebank this afternoon, and the information was not put onto your web site until this afternoon, now that I have the details I will endeavour to provide you with the information as soon as I am able.

Yours faithfully,



D J Kitching MCIoB.,BA.,Dip.Arch.,RIBA.,IHBC.
Donald Kitching Architect,
Chartered Architect.

Encls.

Donald Kitching Architect.

Chartered Architect.

MCIoB.,BA.,Dip.Arch.,RIBA.,IHBC.
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3 January 2008

North Lincolnshire Council,
Planning and Environment Division,
Church Square House,
PO Box 42,
Scunthorpe,
North Lincolnshire.
DN15 6XQ

For the attention of Mr W J Hill.

DEVELOPMENT CONTROL SECTION	
- 4 JAN 2008	
DATE RECEIVED	
Referred to	

Dear Sir,

Proposed Development of Land Adjoining No. 43 West Street, Winterton for Mr and Mrs K Button.

Application for Planing Permission and Listed Building or Conservation Area Consent.
Application numbers PA/2007/1633 and PA/2007/1634

Further to our meeting today, please find enclosed copies of all the information previously passed to Andrea Brocklebank on the 13th December 2007, for your attention.

Yours faithfully,



D J Kitching MCIoB.,BA.,Dip.Arch.,RIBA.,IHBC.
Donald Kitching Architect,
Chartered Architect.

Encls.

Donald Kitching Architect.

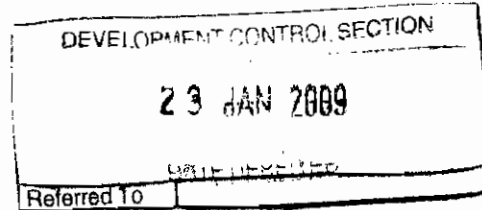
Chartered Architect.

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20 January 2009

North Lincolnshire Council,
Planning and Environment Division,
Church Square House,
PO Box 42,
Scunthorpe,
North Lincolnshire.
DN15 6XQ



For the attention of Mr W J Hill.
Dear Sir,

Proposed Development of Land Adjoining No. 43 West Street, Winterton for Mr and Mrs K Button.
Application for Planing Permission and Listed Building or Conservation Area Consent.
Application numbers PA/2007/1633 and PA/2007/1634

Further to our recent meetings would you please withdraw the previous ~~application~~ ^{drawings}, I enclose three copies of all the following drawings with regard to a revised ~~application~~ ^{application} - ~~submission~~ ^{submission}.

- GA(-)001.1 General Arrangement - Layout of House Types.
- GA(-)001.2 General Arrangement - Ground Floor Plans.
- GA(-)001.3 General Arrangement - First Floor Plans.
- GA(-)001.4 General Arrangement - Perspective and Images.

House types.

- GA(-)001 General Arrangement - Proposed Dwelling House. Unit 1, West Street Winterton, Two Bed, Two Storey.
- GA(-)001 General Arrangement - Proposed Dwelling House, Plot 2 & 3, West Street, Winterton, Three Bedroom Two Storey, Semi - detached.
- GA(-)001 General Arrangement - Conversion of Workshop Building, West Street, Winterton.
- GA(-)001 General Arrangement - Proposed Dwelling House, Units 5 & 6, West Street, Winterton, Four Bedroom Two Storey.

Together with a revised Access and Design Statement ~~and application form~~.

Yours faithfully,



D J Kitching MCIoB., BA., Dip. Arch., RIBA., IHBC.
Donald Kitching Architect,
Chartered Architect.

Encls.



William J Hill/PL/NorthLincs
11/02/2009 09:59

To Ian Goldthorpe/PL/NorthLincs@NorthLincs, Eddie
Rychlak/PL/NorthLincs@NorthLincs
cc Mike Welton/PL/NorthLincs
bcc
Subject PA/2007/1633 - Adj to and to the rear of 43 West St,
Winterton.

Ian.

On the 29th August 2008 you E Mailed Don Kitching, the Architect for this scheme, and some time later , I beleive, met him on site with Diane Green from English Heritage.

Don has now submitted a set of amended drawings which makes significant changes to the original scheme, which I am advised by Don , is in line with your suggestions for the sites' development.

I have reconsulted all interested parties including English Heritage.

Could I please have your comments to this revised scheme, the plans etc are available on the Web site in the usual manner.

Thankyou.

Bill.

Donald Kitching Architect.

Chartered Architect.

MCIoB.,BA.,Dip.Arch.,RIBA.,IHBC.
ARB No. 058710f

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Mobile No: 07932 102847
email: donaldkitchingarchitect@btconnect.com

23 October 2009

North Lincolnshire Council,
Planning and Environment Division,
Church Square House,
PO Box 42,
Scunthorpe,
North Lincolnshire.
DN15 6XQ



For the attention of Mr W J Hill.

Dear Sir,

Proposed Development of Land Adjoining No. 43 West Street, Winterton for Mr and Mrs K Button.

Application for Planing Permission and Listed Building or Conservation Area Consent.

Application numbers PA/2007/1633 and PA/2007/1634

Further to our meeting on the 12th October 2009, I would ask that you determine the above application based on the following drawings, three copies submitted on the 20th January 2009, as follows, in regard to a revised application:-

Site layout

GA(-)001.1 General Arrangement - Layout of House Types, dated January 2009.

GA(-)001.2 General Arrangement - Ground Floor Plans, dated January 2009.

GA(-)001.3 General Arrangement - First Floor Plans, dated January 2009.

GA(-)001.4 General Arrangement - Perspective and Images, dated January 2009.

House types.

GA(-)001 General Arrangement - Proposed Dwelling House. Unit 1, West Street Winterton, Two Bed, Two Storey.

GA(-)001 General Arrangement - Proposed Dwelling House, Plot 2 & 3, West Street, Winterton, Three Bedroom Two Storey, Semi - detached.

GA(-)001 General Arrangement - Conversion of Workshop Building, West Street, Winterton.

GA(-)001 General Arrangement - Proposed Dwelling House, Units 5 & 6, West Street, Winterton, Four Bedroom Two Storey.

Together with a revised Access and Design Statement and application form.

I confirm that the materials for construction will be as stated in my letter dated the 13th April 2009, with enclosures, and as described on the house type drawings, copies of photographs that I have taken to enlarge on the matters raised in the email received from the conservation officer on the 13th March 2009 regarding the design of the cottage, and other details therein.

Examples have been provided by way of photographs showing pitched roofed dormer windows all extant within the conservation area, some are on listed buildings, others on buildings of Townscape Merit, as shown on the plan of the Townscape Analysis of the Conservation Area. These are shown on photographs 1 - 7, other examples described by the conservation officer with flat or sloping roofs are shown on photographs 8 - 10, and photograph 11 is the only example of sloping roofed dormers (other than the new flats on West Street), these comprise all the examples of dormers that exist within the conservation area of Winterton.

I also provide examples of attached chimney stacks placed at the end of a gable wall, photographs 12 - 15, all as per my proposed cottage on the frontage of the site abutting West Street Winterton, and would assert that these are all traditional features found within the conservation area and as such I would appreciate you considering these details as suitable for the construction of the cottage.

Natural limestone coursed stone would be utilised for the construction of front and end walls of the cottage, together with the repair/re-construction of the front wall abutting West Street, as stated within my email of the 18th March 2009. In conjunction with red clay facing brickwork for the quoins and also all the dressings around the window/door openings and for the construction of the chimney stacks.

Roofing materials will be clay pantiles as described on the drawings with round clay ridge tiles, whilst the adjoining house is slate roofed, this is deemed appropriate in this instance.

I would suggest that re-constructed stone blocks be appropriate for the remainder of the development, together with red clay brick quoins for the angles and dressings of the door/window openings etc, as shown on the house type drawings submitted.

The doors/frames/windows will all be traditional made, raised panelled doors and box cased vertical sliding sashes for the windows, constructed in softwood, and they will all have a painted finish.

Please would you determine this application in the light of the recent decision for a similar application approved within the close location of this proposed development. All the matters raised in connection to that development have been addressed during extensive discussions with planning, highways, conservation officers and also in conjunction with English Heritage.

Many changes have been made to replace the concept of a cul-de-sac layout not being seen as dominant within this location, rather the siting of dwellings have been designed in line and with respect to other examples within the conservation area. The concepts described within the Winterton Conservation Area Appraisal and Supplementary Guidance have all been considered and applied to make this development fit into the existing urban grain of the locality.

The highways layout has been subject to the requirements described in the Residential Road Design and Construction Guide developed and adopted by the Council. The issues of local traffic along the B1430 road and spaces allowed for off-street parking have been provided by allocating sufficient visitor spaces alongside each of the individual dwellings.

The safety of pedestrians has been considered, it is suggested that the replacement of a successful business which has a large number of customers and trade material deliveries, by a small residential development be seen as a great benefit to pedestrians, school children and all the local residents, whether business, commercial, assembly or the adjoining residents.

I trust that the above will allow you to progress the application forward,

Yours faithfully,

A large, irregular black redaction mark covering the signature area.

D J Kitching MCIoB.,BA.,Dip.Arch.,RIBA.,IHBC.
Donald Kitching Architect,
Chartered Architect.

2007/1633



ENGLISH HERITAGE
YORKSHIRE & THE HUMBER REGION

RECEIVED
12 NOV 2008

Mr Donald Kitching
Donald Kitching Architect
24 Burgate
Barton Upon Humber
North Lincolnshire
DN18 5EZ

Direct Dial: 01904 601973
Direct Fax: 01904 601999

Our ref: PA00008969

Your ref:

11 November 2008

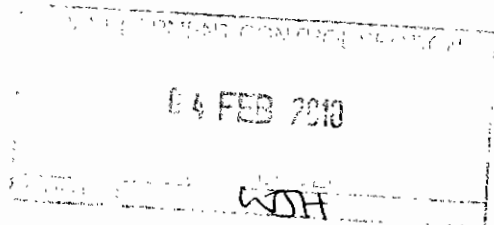
Dear Mr Kitching

Request for Pre-application Advice

ADJACENT TO 43 WEST STREET, WINTERTON, WINTERTON, NORTH LINCOLNSHIRE

Following our previous letter to North Lincolnshire Council dated 12 May 2008 and a visit I made to the site I confirm that we are content with the current proposal (shown in drawing GA(--))001 dated Oct 08 and two x three dimensional visualisations). We welcome the retention and conversion of the single storey block adjacent to the churchyard. Furthermore, the proposed new dwelling adjacent to the west wall of the churchyard is now single storied. These changes greatly reduce the impact of the proposals upon the churchyard. The appearance of the development to the street is traditional, allowing it to blend more successfully into the conservation area.

These comments are of course without prejudice to the views of North Lincolnshire Council.



37 TANNER ROW YORK YO1 6WP

Telephone 01904 601901 Facsimile 01904 601999
www.english-heritage.org.uk

English Heritage is subject to the Freedom of Information Act. All information held by the organisation will be accessible in response to a Freedom of Information request, unless one of the exemptions in the Act applies.
English Heritage will use the information provided by you to evaluate any applications you make for statutory or quasi-statutory consent, or for grant or other funding. Information provided by you and any information obtained from other sources will be retained in all cases in hard copy form and/or on computer for administration purposes and future consideration where applicable.



ENGLISH HERITAGE
YORKSHIRE & THE HUMBER REGION

Yours sincerely

Diane Green

Historic Buildings Inspector

E-mail: diane.green@english-heritage.org.uk

cc Eddie Rychlak, North Lincolnshire Council



37 TANNER ROW YORK YO1 6WP

Telephone 01904 601901 Facsimile 01904 601999
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Chartered Architect.

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Mobile No: 07932 102847
email: donaldkitchingarchitect@btconnect.com

9 February 2010

North Lincolnshire Council,
Planning and Environment Division,
Church Square House,
PO Box 42,
Scunthorpe,
North Lincolnshire.
DN15 6XQ

For the attention of Mrs L Symonds.

Dear Sir,

Proposed Development of Land Adjoining No. 43 West Street, Winterton for Mr and Mrs K Button.

Application for Planing Permission and Listed Building or Conservation Area Consent.
Application numbers PA/2007/1633 and PA/2007/1634

Further to our meeting on the 4th February 2010, I enclose, as requested one copy of the following drawings:-

Site layout

GA(-)001.1 General Arrangement - Layout of House Types, dated February 2010.

GA(-)001.2 General Arrangement - Ground Floor Plans, dated February 2010.

GA(-)001.3 General Arrangement - First Floor Plans, dated February 2010.

GA(-)001.4 General Arrangement - Perspective and Images, dated February 2010.

House types.

GA(-)001 General Arrangement - Proposed Dwelling House. Unit 1, West Street Winterton, Two Bed, Two Storey, dated February 2010.

GA(-)001 General Arrangement - Proposed Dwelling House, Plot 2 & 3, West Street, Winterton, Three Bedroom Two Storey, Semi - detached, dated February 2010.

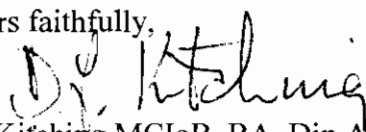
GA(-)001 General Arrangement - Conversion of Workshop Building, West Street, Winterton, dated February 2010.

GA(-)001 General Arrangement - Proposed Dwelling House, Units 5 & 6, West Street, Winterton, Four Bedroom Two Storey, dated February 2010.

GA(-)001 Single Isolated Garage, dated February 2010.

I trust that the above will allow you to progress the application forward,

Yours faithfully,



D J Kitching MCIoB.,BA.,Dip.Arch.,RIBA.,IHBC.

Donald Kitching Architect,

Chartered Architect.

Encls

