00/01575FUL
~~01/01136~~ Dad

Directors:
M. G. ROSE FRICS
G. E. ROSE

ROSE & SONS LTD

ESTD 1901

Co. Reg. No.
231193

Registered
in England

BUILDERS AND CONTRACTORS

Low Cross House, Padholme Road East, Peterborough PE1 5XL
Telephone: (01733) 555580 Fax: (01733) 553554

23rd August 2005

Steve Ingram Esq.
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

SAL noted. Ray Mr R (25/8)
who confirms he told occs -
~~Pete~~ Hilland & the neighbour
SAL
+ 25/8/5 emailed ck of exp to advise

Dear Mr. Ingram,

LANDSCAPING OF BARN CONVERSION SCHEME: CARYSFORT CLOSE ADJ MANOR FARM, CHURCH STREET, YAXLEY

-add 6 00015 75FUL
& log CC0015 76 LB c

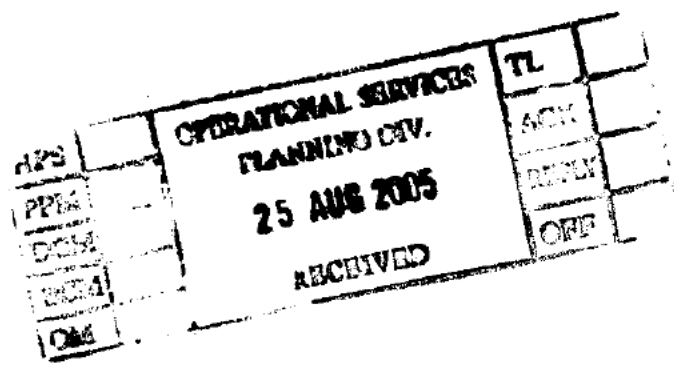
Thank you for your letter addressed to John Wythe of the Wythe Holland Partnership dated 16th August 2005. Mr. Wythe passed your letter onto ourselves for a reply. 16 Aug 05

We confirm that we will complete the landscape scheme during this planting season before the end of this calendar year. We hope this will meet with your satisfaction.

Yours sincerely,

[redacted]

Dan Rose.



0001575FUL

Mr R Hilliard
4 Carysfort Close
Yaxley
Peterborough PE7 3ZG

Our Ref: SL/00/01575FUL, 00/01576LBC

16 August 2005

Dear Mr Hilliard

Details of barn conversion scheme: Carysfort Close adj Manor Farm, Church Street, Yaxley

Thank you for your letter of 12 August 2005 about the above matter.

I confirm that there are no requirements eg under the Building Regulations to determine how best to manage the matter of means of escape from a courtyard where the access to/from the courtyard is restricted by a controlled gate.

However, I appreciate your concern about how to escape the court yard and to let the fire service in, in an emergency, and I suggest that you may wish to contact the fire service to discuss how best to resolve the matter from a fire safety point of view at least. Either David Lincoln or Julian Fountain of the Cambridgeshire Fire Service would be able to discuss this with you if you would like to telephone them on **01480 433297**.

With regards to the more general matter of the number of gate control sets given to the residents, I am afraid that I am unable to help, as this is a private matter between you and the vendors. I suggest that it would seem to be sensible for you to obtain more sets and presumably the developers can supply you with details of the supplier/make.

I confirm that the approved landscaping is shown on drawing 910/102C, which the Local Planning Authority received on 4 June 2003 and approved on 9 June 2003. You may obtain a copy from this office if you wish (although it will only be at a small scale and there would be a charge for it) or the developers may supply you with a full-scale drawing if you asked them. The grass to the rear is due to be supplemented with hedges and trees along the post and rail fence ie generally in the rear portion of the gardens. I note the delay in the tree and hedge planting and confirm that these were meant to be provided within a reasonable timescale and if they are not provided there will be a breach of condition which the Council can consider taking enforcement action against.

I have therefore written to the applicant's agent on the matter (copy enclosed) and asked him to confirm to me, and you, if the planting will be completed in the next planting season.

I have also copied these letters to Ms Kerr in the Enforcement Team to alert her to the matter of potential breach of conditions 6 of 0001575FUL and 10 of 0001576LBC.

If you have any queries about this letter, please contact Sheila Lindsay on **01480 388407**.

Yours sincerely

Steve Ingram
Development Control Manager
Planning Services
Operational Services Directorate

cc.Clara Kerr, Enforcement of conditions

26371 16/8/05

4 Caryfort Close
Yaxley
Peterborough
PE7 3 ZG

Home: [redacted]
Work:

Steven Ingram
Development Control Officer
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

SA A

(95/0519 or 98/02390) = S/J

see 00/1576/OUT — 00/01575/FUL comp?

02038 98 FUL?

12 August 2005

Dear Mr Ingram,

Manor Farm Development, Church Street Yaxley

I would like to raise some matters with you about the above development that my neighbours and I, as occupants, have been unable to obtain a response on from the builders Rose & Sons. We would be grateful of your feedback and if appropriate intervention.

(i) **The controlled gate to the courtyard area**. No means has been provided inside the properties to either open the gate or determine if a visitor might be waiting to gain access. Only one portable control per household has been issued, if this is kept in a vehicle it leaves anybody left in the property unable to open the gate. This is of particular concern in emergencies. Does this meet building control and DDA as it does not seem fit for purpose?

— accepted 13/2/3

Spoke to KW

3 no BR controls — Private but work progressing with fire

(ii) **Landscaping**. We note from your letter to Wythe Holland Partnership, 9 June 03 and grant of planning permission 1 October 01 that planting should have been carried out in the first planting and seeding season following occupation and be well underway by March 2004. As yet only communal areas and front lawns have been laid to turf. We eagerly wait the planting of trees and hedges. Is there any date the builders have to achieve or was this only guidance?

We also note that the landscaping drawing show grass at the rear of each property. Is this the finish the builders should have provided?

landsc cover ~~post~~ ~~12/5~~ 9/6/3

= 910/1022 recd 4/6/3

with hedges & few trees ⇒

landsc ltr 6 Fwd 2 to 1576

Item 115 on public SCan Decision

We look forward to your reply.

Yours sincerely

[redacted]

On behalf of numbers 3, 4 & 5 Carysfort Close

0001575FUL

John Wythe
Wythe Holland Partnership
Wallis's Mill
Old Dry Lane
Brigstock
Northants NN14 3ER

Our Ref: SL/00/01575FUL, 00/01576LBC
Your Ref: AK/dks/910

16 August 2005

Dear Mr Wythe

Condition on landscaping of barn conversion scheme: Carysfort Close adj Manor Farm, Church Street, Yaxley

I write with reference to you as agent for the applicant on the above matter as I am advised that although the lawns have been provided, the new hedges and trees have not been planted yet.

I do not know exactly when the development was completed or first occupied but now that it is occupied I would be grateful if you or your client could confirm to me and to Mr Hilliard of 4 Carysfort Close Yaxley PE7 3ZG (who wrote on behalf of 3,4 and 5 Carysfort Close) if the planting will be completed by/at the end of this year ie in the next planting season.

This will enable the scheme to be completed and the conditions to be discharged (the landscaping timetable was set out in condition 6 of the 0001575FUL and 10 of 0001576LBC).

If you have any queries about this letter, please contact Sheila Lindsay on **01480 388407**.

Yours sincerely

Steve Ingram
Development Control Manager
Planning Services
Operational Services Directorate

cc.Clara Kerr, Enforcement of conditions
Mr Hilliard

Earliest Decision Date: **20th October 2000**	Officer: **Mrs P Parkin**

B/Regs 01/00423

Ref No: **0001575REM** FUL Parish: **Yaxley**

Proposal: **Approval of siting, design, external appearance and means of access for the conversion of barns and agricultural buildings to form five dwellings**

Location: **Land Adjacent Manor Farm Church Street Yaxley Peterborough**

Grid Ref: EASTING: 517631.000 Code: **Approval of Reserved Matters**

NORTHING: 291987.000

Applicant:	Agent:
Reuben Rose (Properties) Ltd **C/O Agent**	Adele Kay 01536 373662 **Wythe Holland Partnership Architects** **Wallis's Mill** **Old Dry Lane** **Brigstock** **Northants NN14 3ER** Phone: **01536 373662**

Registered: **18th September 2000**

Expiry: **13th November 2000**

Site Notice Exp: **20th October 2000**

Press Notice Exp:

Constraints:

Conservation Area

Classified Road

Grade II Listed Building

Radon gas may affect development

Recommendations	Parish Obj. Y / N Representations: Y / N

Application Number: 00/01575/FUL

TOWN & COUNTRY PLANNING ACT, 1990

PLANNING PERMISSION

Reuben Rose (Properties) Ltd
c/o Wythe Holland Partnership Architects
Wallis's Mill
Old Dry Lane
Brigstock
Northants NN14 3ER

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **GRANT PERMISSION** for:

Conversion and extension of barns and agricultural buildings to form five dwellings at Land Adjacent Manor Farm Church Street Yaxley Peterborough

in accordance with your application received on 14th September 2000 and the plans, drawings and documents which form part of the application subject to the following condition/s and reason/s.

1. Condition. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

1. Reason. To comply with Section 91 of the Town & Country Planning Act, 1990.

2. Condition. The turning and parking space shown on the approved site plan shall be provided before the use commences and thereafter used for no other purpose.

2. Reason. In the interests of highway safety

3. Condition. Prior to the commencement of the development hereby approved, all external materials, including sample panels for the rebuilding of the specified areas, shall be submitted to and agreed in writing by the Local Planning Authority.

3. Reason. In the interests of safeguarding the character of this Building of Special Architectural or Historic Interest in accordance with policy EN2 of the Huntingdonshire Local Plan 1995 and policy SP12/11 of the Cambridgeshire Structure Plan 1995.

4. Condition. Prior to the commencement of the development hereby approved, plans showing details of all methods of boundary treatment, including walls between Plots 7-11 and the access gate shall be submitted to and approved in writing by the Local Planning Authority.

4. Reason. To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area and to protect the character of the site.

[redacted]

Head of Planning Services
dfm21.rtf
Date 30th January 2001

Huntingdonshire DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

5. Condition. Prior to the commencement of the development hereby approved, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority and such a scheme shall include:

- a plan and schedule for the planting of trees and shrubs, their types and distribution on the site
- details of hard landscaping materials.
- a programme of the timing of the landscape work having regard to the timing of the commencement of any part of the development hereby permitted.

5. Reason. To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area and to protect the character of the site.

6. Condition. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

6. Reason. To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area and to protect the character of the site.

7. Condition. Development shall not begin until a scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority.

7. Reason. To mitigate the potential risks associated with contaminated land.

8. Condition. The above scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to the public/buildings/environment when the site is developed.

8. Reason. To mitigate the potential risks associated with contaminated land.

9. Condition. Development shall not commence until the measures approved in the scheme have been implemented.

9. Reason. To mitigate the potential risks associated with contaminated land.

10. Condition. The proposed development shall be carried out in complete accordance with the amended plan(s) received by the Local Planning Authority on 3rd November and 16th November 2000 specifically drawing(s) reference(d) 910/04E, 05E and 06D.

10. Reason. For the avoidance of doubt and to ensure a satisfactory standard of development.

[redacted]

Head of Planning Services
ufm21.rtf
Date 30th January 2001

Huntingdonshire DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

11. Note to applicant. The following policy documents and guidance notes were relevant to the determination of this application:

The Huntingdonshire Local Plan (1995)
The Cambridgeshire Structure Plan (1995)
Planning Policy Guidance Note 1: General policy and Principles (1997)
Planning Policy Guidance Note 3: Housing (2000)
Planning Policy Guidance Note 15: Planning and the Historic Environment (1994)

[redacted]

Head of Planning Services
ufm21.rtf
Date 30th January 2001

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

Yaxley

Case No	0100423MULFP 00/01575	
Address	Land Adjacent Manor Farm Church Street Yaxley Peterborough	
Description	Plot 7 - Conversion	Commenced 22/01/03
Case No	0201682DEXFP 02/02299	
Address	114 Broadway Yaxley Peterborough Cambridgeshire PE7 3JD	
Description	Extension and alterations	21/01/03

luntingdonshire
DISTRICT COUNCIL

ifinder House St Mary's Street Huntingdon PE29 3TN

ACCEPTANCE OF AMENDMENT

The Building Act 1984
The Building Regulations 2000

Building Regulations Application Number:
0100423MULFP

001 01575 -CS

Wythe Holland Partnership
Wallis's Mill
Old Dry Lane
Brigstock
Northants
NN14 3ER

DEVELOPMENT CONTROL

1 Details of works

Barn conversion and new dwellings

2 Location of building to which work relates

Land Adjacent Manor Farm Church Street Yaxley

3 Amendment

Structural Design

4 Acceptance

The plans and details submitted on 29th October 2002 have been examined by the Authority and comply with the Building Regulations 2000. They have been accepted as an amendment to the original approval.

This approval is for the purposes of the requirements of Building Regulations only. It is not an approval under the Town and Country Planning Acts, an approval for improvement grant purposes or for any other statutory provision.

5 Authority

This amendment acceptance is authorised by:

Elizabeth A Wilson Director of Operational Services

Signature: [redacted] Date: 29th October 2002

Local Authority BUILDING CONTROL

Building Control Services

BSI REGISTERED UKAS QUALITY MANAGEMENT 003
Certificate No. FS 31414

Adele King
Wythe Holland Partnership
Wallis's Mill
Old Dry Lane
Brigstock
Northants NN14 3ER

Our Ref: SL/00/01575FUL, 00/01576LBC
Your Ref: AK/dks/910

9 June 2003

Dear Ms King

Landscaping and boundary treatment on barn conversion scheme: Manor Farm, Church Street, Yaxley

Thank you for your letter of 3 June 2003 and drawing 910/102C received on 4 June 2003.

I confirm that subject to the programme of completion of the details being submitted, the drawing details satisfy conditions 8 and 9 of the consent 00/01576 and 4 and 5 of the planning permission 00/01575 (boundary and landscaping treatment) and you are therefore free to proceed.

I trust that the boundary enclosures will be completed before the occupation of the related units and the planting, as the scheme is well under way, by the end of March next year 2004.

If you have any queries about this letter, please contact Mrs Huck on **01480 388438** or Sheila Lindsay on **01480 388407**.

Yours sincerely

Steve Ingram
Development Control Manager
Planning Services
Operational Services Directorate

Wythe Holland Partnership

Chartered Architects
Planning and
Landscape Consultants

Wallis's Mill
Old Dry Lane
Brigstock
Northants NN14 3ER

Tel: 01536 373662
Fax: 01536 373645

3 June 2003

AK/dks/910

Huntingdonshire District Council
Planning Department
Pathfinder House
St Mary's Street
Huntingdon
Cambs
PE18 6TN

Attn: Mr Sheila Lindsey

Dear Sheila

Re: Manor Farm Barns, off Church Street, Yaxley
Ref. Planning Permission 00/1575/FUL and listed building consent 00/1576/LBC

Further to your letter dated 13 May 2003, please find amended drawing 910/102C.

- The courtyard planting has been changed to Rosmarinus Officinalis 'Mrs Jessop's Upright' 47# 3 litre pot sizes planed at 450 centres double staggered.
- The native hedge sizes have been changed to 600-900mm high planted in a doubled staggered row at 450mm centres. The numbers of plants are based on 54m of hedging;
    - 144# Hawthorn (Cretaegus Monogyna) [60%]
    - 36# Blackthorn (Prunus Spinosa) [15%]
    - 24# Dogrose (Rosa Cannina) [10%]
    - 36# Field Maple (Acer Campestre) [15%]

I trust that this now meets Jane Huck's requirements and that all final parts of conditions 8 and 9 of the listed building consent and 4 and 5 of the planning permission may now be discharged. However, if you have any further queries please do not hesitate to contact this office.

Yours sincerely

[redacted]

Adele King
For Wythe Holland Partnership

Enc

cc Rose & Sons Ltd

DRAWING ISSUE REGISTER

Project : Manor Farm Barns, Yaxley for Rose & Sons Ltd

Job No :

Sheet No : 2

WYTHE HOLLAND PARTNERSHIP
Wallis's Mill, Old Dry Lane
Brigstock, Northants, NN14 3ER

Tel : 01536 373662 *Fax : 01536 373645*
E-Mail : mail@architectsnorthampton.com
website : www.architectsnorthampton.com

Dwg No	Dwg Title	Scale	Size	Date Issued									
				03.03.03	05.03.03	03.06.03							
27	Elec Layout Plot 7 Grd Floor	1:50	A1		/A								
28	Elec Layout Plot 8 Grd Floor	1:50	A1										
29	Elec Layouts Plots 7+8 1st Fl	1:50	A1		/A								
30	Elec Layout Plot 9	1:50	A1										
31	Elec Layout Plot 10 + 11	1:50	A1										
32	Section proposals thro Barn	1;20	A1		/A								
33	Link roof detail Plots 9 & 10	1:10	A4										
40	Window elevations & details	1:20 & 1:5	A1										
41	Window/Door elevs & details	1:20 & 1:5	A1										
100	Site Layout - GF Plans	1:200	A1		/D								
101	Site Layout - Roof Plan	1:200	A1										
102	Site Layout - Lanscaping	1:200	A1		/	/C							
102sk	Retaining Wall Detail	1:10	A3										

/ = no revision P = preliminary issue

Distribution	No of copies issued									
CLIENT - ROSE & SONS LTD			1							
NEW HOMES - LINDA GRAY	1									
HUNTINGDONSHIRE DISTRICT COUNCIL-planning			2							
HUNTINGDONSHIRE DISTRICT COUNCIL-bdg cont										
HUNTINGDONSHIRE DC - Highways Depart.										
Mr John McLelland		1								
Issued by :	AK	JRW	AK							

Adele King
Wythe Holland Partnership
Wallis's Mill
Old Dry Lane
Brigstock
Northants NN14 3ER

Our Ref: SL/00/01575FUL, 00/01576LBC
Your Ref: AK/dks/910

13 May 2003

Dear Ms King

Conditions on barn conversion scheme and amendment to garage doors: Manor Farm, Church Street, Yaxley

Thank you for your letter of 9 May 2003 and drawing 910/102B received on 12 May 2003. I am sorry but I did not receive the original letter and enclosure of 16 February.

With regards to conditions 8 and 9 of the consent and 4 and 5 of the planning permission: boundary and landscaping treatment: my landscape officer, Jane Huck, has the following comments:

Protection of existing trees (Item I on the drawing): the details are satisfactory and will discharge the relevant part of the conditions.

The outstanding matters are that:

- In the courtyard planting Rosmarinus Albus is not a plant.
- Rosmarinus officinalis "Mrs Jessup's Upright" is the best hedging Rosmarinus. 3litre pot sizes are recommended. Planted at 450mm centres double staggered in order to clothe both sides of the fence.
- Although the native hedge mix is accepted, the plant sizes should be 60-90cm high planted in a double staggered row at 450mm centres. The hedge should be allowed to reach the same height as the fence, 1.8m.
- The tree stem diameters are accepted.
- The scheme is so small which perhaps makes it all the more important that you supply accurate plant names, numbers and sizes, rather than percentages for the hedge.

I am pleased to note the revised position, height and construction detail of the wall north-west of the garage of plot 7, the annotation of the courtyard surfaces and the filling of the gap in the boundaries between the plots and behind plot 11 has been completed with hedging. These elements are all approved. I look forward to receiving two copies of the corrected plan shortly so that the final parts of the conditions may be discharged. You can contact Mrs Huck on **01480 388438** and Sheila Lindsay on **01480 388407**.

Yours sincerely

Steve Ingram
Development Control Manager
Planning Services
Operational Services Directorate

Adele King
Wythe Holland Partnership
Wallis's Mill
Old Dry Lane
Brigstock
Northants NN14 3ER

Our Ref: SL/00/01575FUL, 00/01576LBC
Your Ref: AK/dks/910

13 May 2003

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Yours sincerely

Steve Ingram
Development Control Manager
Planning Services
Operational Services Directorate

12 MAY 2003

RECEIVED

Wythe Holland Partnership

Chartered Architects
Planning and
Landscape Consultants

Wallis's Mill
Old Dry Lane
Brigstock
Northants NN14 3ER

Tel: 01536 373662
Fax: 01536 373645

9 May 2003

AK/dks/910

Huntingdonshire District Council
Planning Department
Pathfinder House
St Mary's Street
Huntingdon
Cambs
PE18 6TN

Attn: Ms Sheila Lindsey

Dear Sheila

Re: Manor Farm Barns, off Church Street, Yaxley
Ref. Planning Permission 00/1575/FUL and listed building consent 00/1576/LBC

Following our telephone conversation today, please find enclosed a copy of drawing 910/102B and a copy of the original letter sent to you on 16 February 2003.

I would be grateful if you could discuss the amendments with Jane Huck on Tuesday and discharge the relevant conditions as noted.

I trust this meets with your approval, however if you have any further queries please do not hesitate to contact this office.

Yours sincerely

[redacted]

for Wythe Holland Partnership

enc

16 February 2003

AK/dks/910

Huntingdonshire District Council
Planning Department
Pathfinder House
St Mary's Street
Huntingdon
Cambs
PE18 6TN

Attn: Mr Steve Ingram

Re: Manor Farm Barns, off Church Street, Yaxley
Ref. Planning Permission 00/1575/FUL and listed building consent 00/1576/LBC

Further to your letter dated 10 February 2003, please find enclosed amended drawings as requested. These show numerous changes to the landscaping which I have implemented in the revised drawing, copy enclosed.

Please note in particular :-

- The protection of existing trees (I) fencing has been changed from 1.2m to 1.8m and is to include a greater area.
- The wall to the north-west of the garage of plot 7 has been moved to accommodate your requirements.
- The style of the wall along the front of the site is no longer dry-stone wall effect however it remains random coursed limestone with brushed-back mortar, 1.5m high not 1.2m high.
- The boundary fences within the courtyard have been re-positioned at 90º to the building with Rosemary planting underneath.
- Boundaries have been moved at the rear of the site at the back of plot 11 to be in line with the wall.
- Up and over vertical boarded doors have been approved although we still need to confirm the style of the doors with Chris Surfleet.
- As previously confirmed by telephone with both Jane Huck and Chris Surfleet, Marshalls 'Tegula' paving setts (sample to be approved) laid random stretcher bonds will be in place of the 'Breedon' gravel rolled tarmac.

I trust that this meets with your approval, and will now discharge c conditions 4 & 5 of Planning Permission and 8 & 9 of Listed Building Consent. However, if you have any further queries please do not hesitate to contact this office.

Yours sincerely

[redacted]

Adele King
for Wythe Holland Partnership

Encs

cc Jane Huck. Landscape Officer
Chris Surfleet. Conservation Officer

Adele King
Wythe Holland Partnership
Wallis's Mill
Old Dry Lane
Brigstock
Northants NN14 3ER

Our Ref: SL/00/01575FUL
Your Ref: AK/dks/910

13 February 2003

Dear Ms King

Amendment to included gated entrance at barn conversion scheme: Manor Farm, Church Street, Yaxley

I refer to my letter of 10 February 2003

I confirm that the highways officer has no objection to the principle of a controlled gated entrance. I look forward to receiving the amended details covered in my recent letter shortly.

If you have any queries about this letter, please telephone me on **01480 388407**.

Yours sincerely

[redacted]

Sheila Lindsay
Development Control Officer
Planning Services
Operational Services Directorate

CONFIRMATION REPORT

10-02-03 16:06
FAX NUMBER : 01480388472
NAME : PLANNINGDC

PHONE NUMBER	:	901536373645
PAGES	:	03
START TIME	:	10-02 16:04
ELAPSED TIME	:	02'09"
MODE	:	STANDARD
RESULTS	:	OK

Huntingdonshire

District Council

Pathfinder House ♦ St Mary's Street ♦ Huntingdon ♦ Cambs ♦ PE29 3TN

FAX MESSAGE

To: Adele King

From: [redacted]

Fax: [redacted]

Date: [redacted]

Pages: 1 of 3

Manor Farm, Yaxley

The information contained in this document is intended for the named recipients only. It may contain privileged and confidential information and if you are not the intended recipient you must not copy, distribute or take any action or reliance on it. If you have received this document in error, please notify the *sender immediately*.

For General Enquiries Contact Switchboard
Telephone 01480 388388 Fax 01480 388099

JH CT
CT 10-2

Adele King
Wythe Holland Partnership
Wallis's Mill
Old Dry Lane
Brigstock
Northants NN14 3ER

Our Ref: SL/00/01575FUL, 00/01576LBC, CS/L4/84
Your Ref: AK/dks/910

10 February 2003

Dear Ms King

Conditions on barn conversion scheme and amendment to garage doors: Manor Farm, Church Street, Yaxley

Thank you for your letter of 2 December 2002 and drawing 910/102A received on 11 December for the above site and conditions 8 and 9 of the consent and 4 and 5 of the planning permission: boundary and landscaping treatment and for your clients letter of 5 December 2002 about the confirmation of the eaves/verge detail and reconstituted roofing samples (verbally accepted beforehand). I apologise for the delay in reply.

Condition 4 of the listed building consent and 3 of the planning permission: I confirm that the use of the Atlas Stonetex Traditional Roof Slate-Collyweston shade is hereby approved and therefore satisfies the relevant parts of these conditions. The samples of the driveway setts are awaited for approval, as is confirmation of the final finishes/colours selected for the joinery for condition 6 of 00/01576LBC. The rolled gravel and sett edges referred to in your letter are all accepted.

Your clients written confirmation about the handling of the fillet detail is welcomed.

There is no objection to the replacement of the side-hung garage doors with an up and over vertical boarded version but rather than select the Caxton 2013 (which has decorative ironmongery details), I suggest that you select a version of the Caxton 2013 version that is not attempting to appear like side-hung doors and without the decorative additions (as false features should be discouraged).

With regards to the to the landscaping and boundary treatment: my landscape officer, Jane Huck, and the Conservation Officer have the following comments:

Protection of existing trees (I): I enclose a copy of the Councils Supplementary Planning Guidance Trees & Development for your information. It is recommended that the protective fencing should be 1.8m high and at the edge or outside the crown spread of the trees.

Proposed hedge planting: densities are required, plant names should be correctly spelt/identified. I assume that your in-house landscape officers can deal with this but I enclose a list of other landscape firms in case you may find this useful.

I note that a wall has been reintroduced as approved north-west of the garage of plot 7 at the outer edge of the courtyard but I have three concerns about the submission: that the wall should be at 90 degrees to the front of the garage for as far as possible (for a simple, un-cramped layout and to allow the parking area to be easier for vehicles to use), the wall should be 1.5 metres high and that, as dry stone walls are not a feature of the area, the mortar should be brushed back and not recessed 50mm.

I also note that a 1.2m wall has been introduced between the rear of 7 and 8 and request that the mortar detail mentioned above is amended and assume that the gap between the wall and hedge on the boundaries between plots 7 and 8, 8/9 and 10/11 is unintentional and will be corrected.

I note the new proposal for a controlled gated entrance but have been unable to contact the highways officer about the principle of this so far and so I will respond to this element as soon as I can from a highway safety point of view.

I am unclear about the two remnants of courtyard enclosure: the fences would appear out of keeping in what is otherwise an open area (and because they are not at 90 degrees to the buildings) and I am not certain if native hedging is proposed or not or if it is the best choice for front garden division. I wonder if a more formal and ornamental planting could be selected eg rosemary, lavender or certain other evergreens.

On a few points of detail: clarification of the treatment of the blank front dividing area between the garages for plots 10 & 11, the position for the division of the pavement and grass areas in front of plot 7 and the unlabelled areas in front of 8/9 is required.

At the entrance to the rear of the site at the back of plot 11, where does the hedge finish and a hedge along the boundary to plot 11 would be appropriate. If possible, it would be more attractive if the boundary positions in this area could be co-ordinated to avoid oddly shaped areas.

As you see, some of the points are details but their resolution will help to enhance the scheme. It may help you to resolve the details by talking to Mrs Huck directly on **01480 388438**. Chris Surfleet is on **01480 388416** and Sheila Lindsay is on **01480 388407**.

Yours sincerely

Steve Ingram
Development Control Manager
Planning Services
Operational Services Directorate

cc.Jane Huck, Landscape Officer

Lindsay, Sheila (Plan. Serv.)

From: [redacted]
Sent:
To:
Subject:

-----Original Mess[redacted]
From:
Sent:
To:
Subject:

Does this ring [redacted]

[redacted]

Adele King called regarding Manor Farm Barns, Yaxley.

She wrote regarding the conditions placed on the granted consent back in early December 2002 and apparently this letter was copied to everyone who has been associated with the scheme. She has not had any response back to this letter but wishes to speak with some about Manor Farm Barns as a matter of urgency.

[redacted]

Thank you

10/2
✓. talked re cpny/door
. will fax letter to AK
SA

Katie McAndrew
Assistant Conservation Officer

2 December 2002

AK/dks/910

Wythe Holland Partnership

Chartered Architects
Planning and
Landscape Consultants

Wallis's Mill
Old Dry Lane
Brigstock
Northants NN14 3ER

Tel: 01536 373662
Fax: 01536 373645

Huntingdonshire District Council
Planning Department
Pathfinder House
St Mary's Street
Huntingdon
Cambs
PE18 6TN

Attn: Mr Steve Ingram

Re: Manor Farm Barns, off Church Street, Yaxley

Following my meeting on the 26th November 2002, with Jane Huck, and subsequent telephone conversations with Jane Huck & Chris Surfleet, please find enclosed a copy of the revised landscape treatment.

To be Marshalls Tegula paving setts

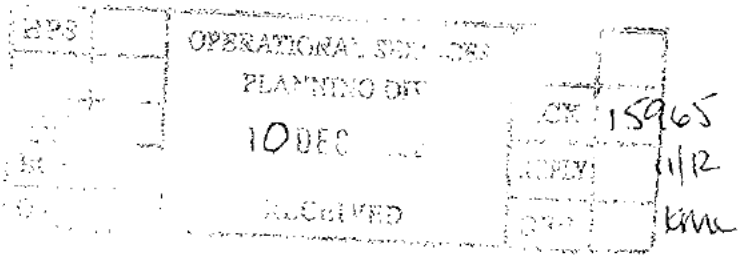
- Private access driveways are not to be block paved/samples are to be submitted to Chris Surfleet for approval prior to being laid. It is noted that samples are still required for the 'tegula' paving setts to be situated on the shared access drive to fully discharge condition 5 of Planning Consent and condition 9 of Listed Building Consent.
- Jane Huck advised me after our meeting that the treatment of the far boundaries, is to be in 1.8m high 'Hit and Miss' fencing, not 1.2m high post and rail, as originally shown on plan due to development plans being submitted on the adjacent site.
- During our meeting with Jane Huck, Michael Rose requested that the garage doors are changed to 'up and over' doors instead of the side hung doors. Chris Surfleet requested details which are enclosed, extract from Messrs Hormann Garage Doors Series 2000 Catalogue, Caxton Door pattern number 2013 including electric operation showing ironmongery specially fitted to give the impression that the doors are side hung. Please can you confirm that this is acceptable as soon as possible.
- Pathways have been modified to show the most direct route to at least one door of the dwelling.
- Paths have been increased along the front elevation of plots 7 & 8, to include manholes and access to drainage. This was requested by Chris Surfleet, by telephone on the 29th November 2002.
- Positioning of trees has been revised, including the removal of three trees within the central courtyard area to enhance the working farmyard aesthetic required by Mr Surfleet.
- 'Breedon' gravel rolled into tarmac base with 'Granite sett' edges (Marshalls 'conservation' kerbs), has been suggested for the paved areas, this was initially approved for the private access drives.

Other alterations to the drawings were discussed on site and I trust they meet with your approval. Could you please confirm that the drawings are acceptable as soon as possible and discharge of conditions 4 & 5 of Planning Permission and 8 & 9 of Listed Building Consent.

If you have any further queries please do not hesitate to contact this office.

Yours sincerely

[redacted]
Adele King
Wythe Holland Partnership



Enc.

cc: Messrs M & G Rose Client (letter only)
Jane Huck: Landscape Officer, Huntingdonshire District Council
Chris Surfleet: Conservation Officer, Huntingdonshire District Council

DRAWING ISSUE REGISTER

Project : Manor Farm Barns, Yaxley for Rose & Sons Ltd

Job No :

Sheet No : 3

WYTHE HOLLAND PARTNERSHIP
Wallis's Mill, Old Dry Lane
Brigstock, Northants, NN14 3ER

Tel : 01536 373662 *Fax : 01536 373645*
E-Mail : mail@architectsnorthampton.com
website : www.architectsnorthampton.com

Dwg No	Dwg Title	Scale	Size	Date Issued										
				10.10.02	28.10.02	02.12.02	09.12.02							
27	Elec Layout Plot 7 Grd Floor	1:50	A1											
28	Elec Layout Plot 8 Grd Floor	1:50	A1											
29	Elec Layouts Plots 7+8 1st Fl	1:50	A1											
30	Elec Layout Plot 9	1:50	A1											
31	Elec Layout Plot 10 + 11	1:50	A1											
32	Section proposals thro Barn	1;20	A1											
33	Link roof detail Plots 9 & 10	1:10	A4											
100	Site Layout - GF Plans	1:200	A1		D									
101	Site Layout - Roof Plan	1:200	A1											
102	Site Layout - Lanscaping	1:200	A1	/		/	A							
102sk	Retianing Wall Detail	1:10	A3		/									

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NEW HOMES - LINDA GRAY											
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HUNTINGDONSHIRE DC - Highways Depart.											
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File copy

Huntingdonshire

DISTRICT COUNCIL

Pathfinder House St Mary's Street Huntingdon PE29 3TN

Adele King
Wythe Holland Partnership
Wallis's Mill
Old Dry Lane
Brigstock
Northants NN14 3ER

Our Ref: SL/00/01575FUL, 00/01576LBC,CS/L4/84
Your Ref: AK/dks/910

5 November 2002

Dear Ms King

Conditions on barn conversion scheme: Manor Farm, Church Street, Yaxley

Thank you for your letter of 10 October 2002 and drawing 910/102 about the above site and conditions 8 and 9 of the consent and 4 and 5 of the planning permission: boundary and landscaping treatment.

I confirm that to progress the matter further it would be helpful if you could amend the drawing to show where items A and B begin/end and where items C-F and H are. The lack of enclosures across the open courtyard is welcomed but the omission of the approved stone wall north-west of the garage of plot 7 at the outer edge of the courtyard is not accepted: please re-introduce this feature and confirm the details.

The temporary fencing (I) should probably be extended to protect the whole of the tree canopies.

It is requested that the fence between plots 7 and 8 on the south-western/ rear elevation be deleted and that the area be preferably left open, or if your client considers this essential, a 2.4 metre length of wall introduced (details to be supplied for approval).

The principle of the fence type A is acceptable but you may wish to bear in mind that the land to the rear of the site is allocated for development in the Local Plan Alteration and so you may wish to review the treatment of these boundaries in the interests of the privacy of the future occupiers of the scheme.

I have passed the plans on from the Conservation Officer to Jane Huck, Landscape Officer, for her response as she has advised on the adjacent scheme for the land to the rear. I suggest that you meet her on site to discuss the most appropriate treatment of the boundaries, temporary protection and courtyard area as, for example, I wonder if the diagonal paths should be relocated at 90 degrees and the grass areas should be remodelled with hard surfaces. The principle of fewer trees than shown on the approved plan is acceptable. Mrs Huck is on leave until 12 November and her telephone number is **01480 388438**.

INVESTOR IN PEOPLE

The surfacing materials specified on drawing 102 are all acceptable and satisfy part of condition 5 of 00/01575FUL and 9 of 00/01575LBC, subject to the colour of the Marshalls Tegula paving setts being submitted for approval and subject to the layout details being resolved.

The details of the timetable are also acceptable for these conditions.

Meanwhile I await the following items, which were requested on 30 July 2002:

- Condition 4 of the listed building consent (3 of the planning permission). A sample of the Atlas artificial Collyweston slate is awaited.
- Condition 6 of 00/01576LBC: I await confirmation of the final finishes/colours selected for the joinery for this condition.

If you wish to discuss this letter further, please contact [redacted]

Yours sincerely

Steve Ingram
Development Control Manager
Planning Services
Operational Services Directorate

cc. Richard Siwicki, Enforcement Officer
Jane Huck, Landscape Officer

Wythe Holland Partnership

Chartered Architects
Planning and
Landscape Consultants

Wallis's Mill
Old Dry Lane
Brigstock
Northants NN14 3ER

Tel: 01536 373662
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10 October 2002

AK/dks/910

Huntingdonshire District Council
Planning Department
Pathfinder House
St Mary's Street
Huntingdon
Cambs
PE18 6TN

Attn: Mr Chris Surfleet

Dear Sirs

Re: Planning Permission 00/1575 and listed building consent 00/1576

Further to your letter of 30th July 2002, please find enclosed amended drawing 910/102.

This shows details of:

1. All methods of boundary treatment, including walls between plots 7 – 11 and the access gate, submitted for approval.
2. A landscaping scheme including a plan and schedule for the planting of trees and shrubs, their types and distribution on the site, details of hard landscaping materials, submitted for approval
3. The timing of the landscape work is to coincide with the planting season 2003/2004 when construction work has been completed on the barns.

I trust that this meets with your approval and that this will discharge conditions 4 & 5 of the Planning Permission conditions 8 & 9 of the Listed Building Consent.

If you have any further queries please do not hesitate to contact this office.

Yours sincerely

[redacted]

Adele King
Wythe Holland Partnership

Encs

cc: Messrs M & G Rose Client

OPERATIONAL SERVICES
PLANNING DIV.
14 OCT 2002

DRAWING ISSUE REGISTER

Project : Manor Farm Barns, Yaxley for Rose & Sons Ltd

Job No : 910

Sheet No : 1

WYTHE HOLLAND PARTNERSHIP
Wallis's Mill, Old Dry Lane
Brigstock, Northants, NN14 3ER

Tel : 01536 373662 *Fax : 01536 373645*
E-Mail : mail@architectsnorthampton.com
website : www.architectsnorthampton.com

Dwg No	Dwg Title	Scale	Size	Date Issued										
				09.08.00	15.11.00	14.02.01	16.02.01	11.04.01	17.05.01	21.05.01				
01														
02	Existing building plans	1:100	A1	/				/						
03	Existing building elevations	1:100	A1	/				/						
04	Floor plans	1:100	A1	/	E									
05	Main elevations	1:100	A1	/	E									
06	Elevations / Sections	1:100	A1	/										
07														
08														
09														
10	General floor plans / layout	1:100	A1					A	B	/				
11	Plot 7 - Ground floor plans	1:50	A1			/		A	B	/				
12	Plot 8 - Ground floor plans	1:50	A1			/		A	B	/				
13	Plots 7 & 8 - First floor plans	1:50	A1			/		A	B	/				
14	Plot 9 - Ground floor plans	1:50	A1			/		/	A	/				
15	Plots 10 &11 - Ground floor plans	1:50	A1			/		/	A	/				
16	Garage plans and elevations	1:50	A1			/		/		A				
17	General elevations	1:100	A1					/		B				
18	General elevations	1:100	A1					A		A				
19	Plots 7 & 8 - Elevations	1:50	A1				/			A				
20	Plots 7 & 8 - Elevations	1:50	A1				/	A		A				
21	Plots 7, 8 & 9 - Elevations	1:50	A1				/	A		A				
22	Plot 9 - Elevations	1:50	A1				/	/		A				
23	Plots 10 & 11 - Elevations	1:50	A1				/	/		A				
24	Plots 10 & 11 - Elevations	1:50	A1				/	/		A				
25	Roof Truss Layout New Build	1:100	A1							A				

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DRAWING ISSUE REGISTER

Project : Manor Farm Barns, Yaxley for Rose & Sons Ltd

Job No :

Sheet No : 2

WYTHE HOLLAND PARTNERSHIP
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Brigstock, Northants, NN14 3ER

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E-Mail : mail@architectsnorthampton.com
website : www.architectsnorthampton.com

Dwg No	Dwg Title	Scale	Size	Date Issued										
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27	Elec Layout Plot 7 Grd Floor	1:50	A1							A				
28	Elec Layout Plot 8 Grd Floor	1:50	A1							A				
29	Elec Layouts Plots 7+8 1st Fl	1:50	A1							A				
30	Elec Layout Plot 9	1:50	A1							A				
31	Elec Layout Plot 10 + 11	1:50	A1							A				
32	Section proposals thro Barn	1;20	A1											
33	Link roof detail Plots 9 & 10	1:10	A4									/		
100	Site Layout - GF Plans	1:200	A1					/	A	A	A		B	C
101	Site Layout - Roof Plan	1:200	A1					/						

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HUNTINGDONSHIRE DC - Highways Depart.								1		1	
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DRAWING ISSUE REGISTER

Project : Manor Farm Barns, Yaxley for Rose & Sons Ltd

Job No :

Sheet No : 3

WYTHE HOLLAND PARTNERSHIP
Wallis's Mill, Old Dry Lane
Brigstock, Northants, NN14 3ER

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E-Mail : mail@architectsnorthampton.com
website : www.architectsnorthampton.com

Dwg No	Dwg Title	Scale	Size	Date Issued 10.10.02										
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28	Elec Layout Plot 8 Grd Floor	1:50	A1											
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30	Elec Layout Plot 9	1:50	A1											
31	Elec Layout Plot 10 + 11	1:50	A1											
32	Section proposals thro Barn	1;20	A1											
33	Link roof detail Plots 9 & 10	1:10	A4											
100	Site Layout - GF Plans	1:200	A1											
101	Site Layout - Roof Plan	1:200	A1											
102	Site Layout - Lanscaping	1:200	A1	/										

/ = no revision P = preliminary issue

Distribution	No of copies issued										
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Issued by :	AK										

Mr C Harwood
Wythe Holland Partnership
Wallis's Mill
Old Dry Lane
Brigstock
Northants NN14 3ER

Our Ref: SL/00/01575FUL, 00/01576LBC,CS/L4/84
Your Ref: CH/dks/910

30 July 2002

Dear Mr Harwood

Conditions on barn conversion scheme: Manor Farm, Church Street, Yaxley

I refer to your letters dated 14 May and 13 June 2002 and I apologise for the delay in reply.

Condition 4 of the listed building consent (3 of the planning permission). The sample of slate for the lower buildings was satisfactory and discharges the relevant part of these conditions. However, a sample of the Atlas artificial Collyweston slate is awaited.

Condition 5 of 00/01576LBC: it appears that the revised eaves detail shown on drawing 32A received on 13 June 2002 will allow the existing roof structure to be retained as an internal feature. The Local Planning Authority is therefore prepared to accept the consequent effect of building up the eaves line to as limited an extent as possible, to match and this detail is hereby approved. A minimal timber fascia detail is also accepted, stained ebony.

Please note that it will also be necessary to build up the verge in stone to match the existing to meet the higher roof profile, adjusting the corner corbels accordingly. A fascia will not be acceptable here: only a plain fillet will be appropriate.

I confirm that the proposed minimum reveals are satisfactory and discharge the relevant part of condition 6 of 00/01576LBC. However, I require confirmation of the final finishes/colours selected for the joinery for this condition.

I confirm that I have not yet received the overdue boundary and landscaping treatment (conditions 8 and 9 of the consent and 4 and 5 of the planning permission) requested on 9 May 2002. You are therefore in breach of condition and the details should be submitted as a matter of urgency. If you wish to discuss this letter further, please contact [redacted]

Yours sincerely

Steve Ingram
Development Control Manager
Planning Services
Operational Services Directorate

cc. Richard Siwicki, Enforcement Officer

Mr C Harwood
Wythe Holland Partnership
Wallis's Mill
Old Dry Lane
Brigstock
Northants NN14 3ER

Our Ref: SL/00/01576LBC & 00/1575FUL

9 May 2002

Dear Mr Harwood

Conditions on 00/01576LBC and 00/01575:Adj. Manor Farm, Church Street, Yaxley

Thank you for your letter of 1 May 2002 and drawings 41A received on 3 May 2002 about the conditions on the screens.

I confirm that the details of the screens are acceptable providing the screens and other openings are set into a reveal of a minimum of 125mm in the barn and 85mm in the new build (please confirm this so that I may confirm that the relevant part of condition 6 of 00/01576LBC is satisfied).

Meanwhile, I note that I do not appear to have received details of the finishes of all joinery (which was also required for condition 6) or a reply to my letter of 11 December 2001, which sought details for other conditions on the listed building consent:

- 4: the roofing materials, (condition 3 of the planning permission)
- the future of the barn roof following consideration of the method statement for condition 5,
- 8: boundary treatment (condition 4 of the planning permission) and
- 9: landscaping (condition 5 of the planning permission).

Some of the above details are overdue and appear to be in breach of the planning permission and so I request that you submit them as soon as possible, preferably within the next 14 days.

If you have any queries about this letter, please contact [redacted]

Yours sincerely

Steve Ingram
Development Control Manager
Planning Services
Operational Services Directorate

cc. Richard Siwicki, Enforcement Officer

Craig Harwood
Wythe Holland Partnership
Wallis's Mill
Old Dry Lane
Brigstock
Northants, NN14 3ER

Our Ref: TNW/00/01575/FUL, 00/01576/LBC
Your Ref:

11 December 2001

Dear Sir

Conversion of barns and agricultural buildings to form five dwellings
Land adjacent to Manor Farm, Church Street, Yaxley

I refer to your letters dated 07 and 21 November 2001 and enclosed plans date stamped 08 November 2001. I apologise for the delay in responding. I am writing in connection with the conditions attached to the above listed building consent and full planning permission (ref: 00/01576/LBC and 00/01575/FUL respectively) and to the situation regarding their discharge.

Listed Building Consent 00/01576/LBC

Condition 03 – Construction Contract: position understood, condition remains in force but unlikely to have any material effect on outcome.

Condition 04 – Materials: submitted brick sample Desimpel, Hathaway Brindled, for use in the above approved scheme on the rear elevations of the barns accepted. The sample panel of stone with mortar (white cement and golden sand) flushed back as agreed and finished on site with tighter bed joints accepted. Roofing materials need to be submitted in order to fully discharge this condition

Condition 05 – Method Statement: structural engineer's report to be re-examined regarding the existing barn timber roof as its removal is not agreed.

Condition 06 – Large Scale Details: all details submitted satisfactory. Eaves details should be submitted for the barn conversion. As discussed on site flush casement details (not storm-proof) on the main barn screens and windows and glazing bar details should be submitted together with clarification of all timber finishing. Clarification of reveal depth 125mm on barn conversion and 85mm on new build sought.

Condition 07 – Extractor Vents etc: hereby discharged

Condition 08 – Boundary Treatment: awaiting details

Condition 09 – Landscaping Scheme: awaiting details

Condition 11 – Soil and Vent Pipes: hereby discharged

Full Planning Permission 00/01575/FUL

Condition 03 – Materials: as above

Condition 04 – Boundary Treatment: as above

Condition 05 – Large Scale Plans: as above

Condition 07 – Contaminated Land Scheme: hereby discharged

Condition 08 – Contaminated Land Investigation: hereby discharged

Condition 09 – Contamination Measures: remains in force

I trust the above outstanding matters as detailed can now be resolved at the earliest opportunity. If you wish to discuss the matter further please contact M[redacted]

Yours faithfully

MALCOLM SHARP
HEAD OF PLANNING SERVICES
OPERATIONAL SERVICES DIRECTORATE

Wythe Holland Partnership

Chartered Architects
Planning and
Landscape Consultants

Wallis's Mill
Old Dry Lane
Brigstock
Northants NN14 3ER

[redacted]

21 November 2001

CH/dkl/910

Huntingdonshire District Council
Planning Department
Pathfinder House
St Mary's Street
Huntingdon
Cambs
PE18 6TN

Attn: Mr Toby Williams/Mr Chris Surfleet

Dear Sirs

Re: Planning Permission 00/1575 and listed building consent 00/1576
Manor Farm Barns, off Church Street, Yaxley

I write further to the above, my letter of 7 November, details enclosed therewith and our subsequent site meeting.

As I understand it, you are now happy with the sample panel of stonework walling erected on site providing the now-acceptable colour (white cement and golden sand) mortar is flushed back. This is as the top left hand corner of the panel, the more raised finish ribbon pointing as on the rest of the panel being unacceptable. Further, the bed joints are to be kept as tight (narrow) as possible to avoid a dominance of the mortaring over the stone.

I confirm we will now re-examine with the Structural Engineers the existing barn timber roof structure to see if it can be saved insitu.

I also confirm that we will look to simplify slightly the opening light components of the proposed large glazed frames within the existing barn. I understand you are happy with the proposed windows and doors otherwise (ie, for the new build plots).

Further, from our discussions I understand you are happy for building work to proceed on the new build plots (Nos 9, 10 and 11) whilst we tie up the various loose ends of planning conditions.

I appreciate that you realise we are now working with best speed to achieve this end, and let all of the works proceed.

If you require any further information or clarification at this time, please do not hesitate to call the undersigned.

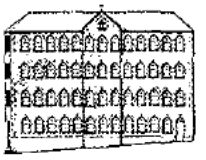
Yours faithfully

[redacted]

Craig Harwood
for Wythe Holland Partnership

cc: Messrs M & G Rose, Rose & Sons Ltd

A
TW
23/11
MP
9227.



Wythe Holland Partnership

Chartered Architects
Planning and
Landscape Consultants

Wallis's Mill
Old Dry Lane
Brigstock
Northants NN14 3ER
[redacted]

7 November 2001

CH/dkl/910

Huntingdonshire District Council
Planning Department
Pathfinder House
St Mary's Street
Huntingdon
Cambs
PE18 6TN

Attn: Mr T Williams/Mr C Surfleet

Dear Sirs

Re: Planning Permission 00/1575 and Listed Building Consent 00/1576
Manor Farm Barns, off Church Street, Yaxley

I write regarding the above to discharge conditions of approval. I apologise for not forwarding information/ details earlier, my files show that I had drafted out proposals some months ago but they were never formally forwarded to you. This was my mistake entirely and our Client, Rose & Sons Ltd who have now started work on site, were under the impression that the conditions had been cleared. The relevant conditions requiring action are as follows:

Planning Permission:
No 3: Sample panels will be constructed on site in the next few days for your approval. I will contact you by telephone to arrange a site meeting.

Nos 4 & 5: A plan showing both hard and soft landscaping proposals is under preparation and will be forwarded in the next week.

Nos 7, 8 and 9: Soon after the approvals were issued, I had telephone conversations with your authority's Environmental Health Department's Mr Chris Watkin (who has since left the Council's employment) querying these conditions and what we might find. He confirmed that your authority's computerised historical records show no evidence of any form of significant contamination. We have also conducted a walkover study of the site in line with the NHBC Document 'Land Quality – Managing Ground Conditions' (extract enclosed) and there are no tell-tale signs raising concern other than cracking in walls in part of the barns to be retained. These matters are fully addressed in the Structural Engineer's proposals for the conversion of the building.

Further regarding ground conditions and contamination, we understand from our Clients that an Archaeological Survey involving extensive trial trench digs was undertaken before the adjacent new housing already constructed by them. I am informed that nothing of any note or concern was found, either archaeological or contamination-wise.

The only other matter of concern will be the walls within the main barn building which is to be retained. These are to be dry-lined with boards on preservative-treated timber battens fixed to the existing walls which will be thoroughly washed down with disinfectant first. All existing ground floors are to be replaced with new concrete slabs all the existing ones being broken up and removed.

In the last few days, Mr Adrian Beeching in your Environmental Health Department, has conducted a site walkover inspection and he confirmed finding nothing of concern. I understand he is confirming his findings directly to you and that, in his opinion, these conditions may be discharged. I would take this opportunity to thank Mr Beeching for his prompt and helpful approach in this matter.

...continued/...

Listed Building Consent:
No 3: The demolition works were not so onerous as to have need for a specialist contractor and our Clients have undertaken it with their own workforce. I understand the need for conditions such as this to prevent demolition work being done, possibly compromising the structure etc of a listed building if work to renovate etc was not concurrent. You will, I am sure, realise that this is not the case here – our Clients are moving on with the redevelopment immediately as one continuous process. I can also confirm that no worthy materials from the demolition that can reasonably be reused in the redevelopment will be removed from the site.

No 4: As planning condition No 3 above.

No 5: Please find enclosed a copy of the Method Statement for renovation of the main barn.

Nos 6 & 7: Detailed plans, sections and elevations of all openings are enclosed for your approval. Cills are to be brick plinth stretchers throughout. Lintels visually will be either timber or brick arches though in neither condition will they be truly load-bearing. Wall loading will be carried by hidden steel or concrete lintels.

All new quoins will be in brickwork, the existing ones on the barn are stone and will remain.

Eaves detailing will be clipped with no timber fascia or soffit. The guttering will be black powder-coated finish metal in a half-round profile mounted on rise and fall wall brackets. Downpipes etc to match.

Verges will be mortar pointed with a brick detailing course on the new build units.

As a general point, extract vents and heater flues will be kept as unobtrusive as practicable. They are shown on the various elevation drawings.

Extractor vents are simple 100mm dia (125mm) square vents taken out through the wall. Boiler flues will be taken out through the walls and will be the fan assisted type which keeps their size down to 100-125mm dia. Lounge fires (flame effect gas type) will go to roof ridge tile terminals. Soil and vent pipes are all shown internally and will terminate at roof vent tiles. Meter box positions are shown on the courtyard facing elevations. Electric meters are wall-mounted but will be hidden by simple timber planked doors 650mm high by 450mm wide. The gas meters will be the semi-submerged (in the ground) type. They are plastic, brown coloured and reasonably unobtrusive.

Nos 8 & 9: As planning condition Nos 4 & 5 above.

No 11: As covered in LBC Nos 6 and 7 above.

No 12: Confirmed above in LBC No 3.

We trust all of these details meet with your approval and you can confirm discharge in the near future. Apologies again for their relatively late supply.

If you have any queries, please give me a call.

Yours faithfully

[redacted]

Craig Harwood
for Wythe Holland Partnership

Encs

cc: Rose & Sons Ltd

[redacted]

From: Beeching, Adrian (Env. Health)
Sent: 02 November 2001 09:13
To: Williams, Toby (Plan Serv)
Subject: 00/01575/FUL

Toby,
00/01575/FUL - Manor Farm, Church Street, Yaxley - Condition 7

I refer to a telephone conversation of 31/10/01 with Craig Harwood of Wythe Holland Partnership regarding Condition 7 of the above referenced consent. As I explained to him, the reason for the condition is to protect the future occupants of the site from residual risks that may be present on the site resulting from historical land use. In this case the potential risk arises from the storage and use of agrochemicals and hydrocarbon fuels.

I visited the site on 1/11/01 and would make the following observations. The vast majority of the old farm buildings have been demolished and the hardstanding of the old courtyard has been lifted. The remaining buildings, which I presume are to be converted to accommodation units comprise a redundant office/wash room, a stable and what appears to be a barn previously used for hay/straw storage. I understand that the remaining floors in all these buildings are to be lifted and replaced. In view of the demolition works already carried out, and the very minimal risk associated with the remaining buildings, it is my opinion that Condition 7 has effectively been complied with even though no investigation has been carried out.

Regards

Adrian Beeching
Senior Environmental Protection Officer
Environmental Health Services Division

The information contained in this document is intended for the named recipients only. It may contain privileged and confidential information and if you are not the intended recipient you must not copy, distribute or take any action or reliance on it. If you have received this document in error, please notify the sender immediately.

METHOD STATEMENT

Renovation of the main barn at Manor Farm Barns, off Church Street, Yaxley

---

The barn is to be renovated by Rose & Sons Ltd of Peterborough to form 2 No dwellings. The remainder of the courtyard of buildings is to be rebuilt to form a further 3 No dwellings. Elementally, the work will be carried out as follows:

Ground Floor: The existing poor part cast concrete part brick floor is to be broken out. A new insulated 150mm thick concrete slab (mesh reinforced) will be laid to give similar levels as the existing. Care will be taken near existing external walls to avoid undermining/compromising the structure.

New First Floor: A new timber 150mm joisted floor is to be inserted with a finished floor level 2400mm above the ground floor level. This should leave a clear height of approximately 1900mm to the underside of the roof's existing oak tie beams. The timber joists which will run the length of the building will be supported on steel beams (also 150mm deep, no downstand) which will bear on padstones built into/onto the existing stone external walls. In some cases, the timber joists will at one end bear on new load-bearing blockwork internal walls.

External Walls: These are to be dry-lined with plasterboard (insulation-backed, externally) on preservative treated timber battens fixed to the existing walls.

Before dry lining commences, the existing walls are to be washed down thoroughly with disinfectant to remove any agricultural deposits.

In the main barn at the southern end at approximately first floor level, there is an existing metal tie rod spanning the building. This is to be removed and the existing cracking in the walls stitch-repaired. The Engineer's report suggests that this previous wall failure has been caused by roof load as opposed to wall or foundation movement. Therefore, once the roof structure is replaced/repaired this problem should not recur.

The far southern run of buildings has a gable end that leans outwards out of true, again the problem would appear to have been caused by roof load. In this area, the roof structure is to be totally replaced. Hopefully, the gable will prove stable when work commences and can remain. However, if this is not the case, it may be necessary to re-build.

New Internal Walls: Are to be blockwork at ground floor level and generally heavy duty stud type at first floor. Blockwork partitions to have suitable foundations. Note that in some positions they accept first floor joist loads.

Roof: There is evidence of extensive furniture beetle attach throughout the roof, structure compromising the existing structure. The substantial section tie beams (at eaves level) are to be retained and made more structurally effective by the introduction of a 12mm diameter steel tie bar along their top surface. These ties will terminate in steel shoes connecting to the principal rafters.

All existing timber principal rafters, rafters, purlins and raised collar members will be replaced with new.

We consider it may be possible to salvage a part of the existing rafter structure etc for re-use in a prominently visible area of each dwelling ie, in the 2-storey clear voids of hallways. We realise that from a conservation point of view, it would be preferable to retain existing structure in its original position, but feel in this instance the approach described above may be most beneficial in making reference to, and recording, the past.

Details and extent of this work will need to be agreed on site once work in under way.

All new roof structure will take the same structural method and form of the original and will be exposed at ceiling level. There will only be a small area of flat ceiling with roofspace void above at high level. Roof insulation will be above, or partly between, rafter line (warm roof method).

CH/dkl/910
07.11.01

HUNTINGDONSHIRE DISTRICT COUNCIL

Applications Commenced

During the Period of 29/10/01 to 01/11/01

Case No	00/00834/DEXFP
Address	22 Lenton Close Brampton Huntingdon Cambridgeshire PE28 4TR
Commenced	31/10/01
Description	Front extension

Case No	01/00327/OTHFP
Address	Sawtry Junior School Middlefield Road Sawtry Huntingdon Cambridgeshire PE28 5UY
Commenced	31/10/01
Description	Extension and alterations

Case No	01/00423/MULFP – 00/01575
Address	Land Adjacent Manor Farm Church Street Yaxley Peterborough
Commenced	29/10/01
Description	Plot 11
Commenced	29/10/01
Description	Plot 10

Case No	01/00686/DEXFP
Address	2A Bridge End Earith Huntingdon Cambridgeshire PE28 3PT
Commenced	29/10/01
Description	Kitchen extension

Case No	01/00766/OTHFP
Address	1 & 1A Merryland St. Ives Cambridgeshire PE27 5ED
Commenced	30/10/01
Description	Hairdressing salon

Case No	01/00843/DEXFP
Address	Russet Lodge Nobles Lane Bluntisham Huntingdon Cambridgeshire PE28 3LG
Commenced	30/10/01
Description	Extension

Craig Harwood
Wythe Holland Partnership
Wallis's Mill
Old Dry Lane
Brigstock
Northants, NN14 3ER

Our Ref: TNW/00/01575/FUL, 00/01576/LBC
Your Ref:

21 September 2001

Dear Sir

Proposed materials, *conversion of* barns and agricultural buildings to form five dwellings Land adjacent to Manor Farm, Church Street, Yaxley

I refer to the submitted brick sample Desimpel, Hathaway Brindled, for use in the above approved scheme. It would be preferable to consider the proposed sample together with the proposed stone and roofing material for the whole development. It will be appropriate to indicate exactly where any such materials will be used as I understand that it was envisaged that bricks would only be used for detailing purposes and the dwellings constructed mainly out of stone.

If you wish to discuss the matter further please contact me on the number below.

Yours sincerely

[redacted]

MR T WILLIAMS
DEVELOPMENT CONTROL OFFICER
OPERATIONAL SERVICES DIRECTORATE
[redacted]

Ken Windsor
Licensing and Policy Support Officer
DETR, European Wildlife Division
Room 9/02
Tollgate House
Houlton Street
Bristol, BS2 9DJ

Our Ref: TNW/00/01575/FUL
Your Ref: WLF 28/2/289

16 March 2001

Dear Sir

Conversion of Barns and Agricultural Buildings to Form Five Dwellings
Land Adjacent to Manor Farm, Church Street, Yaxley

Thank you for your letter dated 13 March 2001.

The above application was determined under delegated powers and approved on 30 January 2001 application ref. 00/01575/FUL. I enclose a copy of the decision notice and the planning officer's recommendation in respect of the application. I trust this information will be of use.

If you wish to discuss the matter further please contact Mr Williams on [redacted]

Yours sincerely

Malcolm Sharp
Head of Planning Services
Operational Services Directorate

[redacted]

DETR
ENVIRONMENT
TRANSPORT
REGIONS

KEN WINDSOR
LICENSING AND POLICY SUPPORT OFFICER
EUROPEAN WILDLIFE DIVISION
DEPARTMENT OF THE ENVIRONMENT
TRANSPORT AND THE REGIONS
ROOM 9/02
TOLLGATE HOUSE
HOULTON STREET
BRISTOL
BS2 9DJ

TEL: [redacted]
FAX:
GTN
Emai

Huntingdonshire District Council
Planning Department
Pathfinder House
St' Mary's Street
Huntingdon
Cambs
PE18 6TN

OUR REF: WLF 28/2/289

07 MARCH 2001

9/3. 4463 TW/A

Dear Sir/Madam

DEVELOPMENTS WHICH AFFECT EUROPEAN PROTECTED SPECIES

SITE: Manor Farm, Dovecote Lane, Yaxley, Peterborough
APPLICATION NUMBER: 00/01575/FUL

I refer to the Department's letter of 19 May 2000 informing Local Planning Authorities of a change in licensing procedures for developments which affect European Protected Species and asking for the assistance of local planning authorities.

I have received an application in respect of the above development and in order to determine this application I need your assistance. I should be grateful if you would supply me a copy of the report to the Planning Committee on the application and the note of the meeting at which the application was decided. If an application was decided by an officer rather than Committee then equivalent documentation will suffice.

Could you let me have the papers within 10 working days of the date of this letter. If you wish to discuss this request please contact me on the above number.

Yours faithfully

[redacted]

KEN WINDSOR

INVESTOR IN PEOPLE

H01575/00

Huntingdonshire DISTRICT COUNCIL

Form1 part 1

APPLICATION FOR PLANNING PERMISSION

Please read the accompanying notes before completing this form. Please use a dark coloured ink as the form will need to be reproduced. Completed forms should be returned to Head of Planning, Huntingdonshire District Council, Pathfinder House, St. Mary's Street, Huntingdon,Cambs.PE18 6TN

1. Applicant(Block capitals please)	**2. Agent**(Block capitals please)
Name REUBEN ROSE (PROPERTIES) LTD. Address LOW CROSS HOUSE House name House No. Street PADHOLME ROAD EAST District Town PETERBOROUGH Postcode PE1 5XL Home Tel. No. WorkTel. No. [redacted] Fax No. [redacted]	Name WYTHE HOLLAND PARTNERSHIP ARCHITECTS. Address WALLIS'S MILL House name House No. Street OLD DRY LANE District BRIGSTOCK Town NORTHANTS Postcode NN14 3ER DaytimeTel. N [redacted] Fax No. [redacted]
3. Address or location of Application Site	**4. Brief Description of Development**
Property Name MANOR FARM YARD Property No. or Description of Site Street OFF CHURCH STREET District YAXLEY Town Postcode	CONVERSION AND REBUILD OF BARN'S AND AGRICULTURAL BUILDINGS TO FORM 5 DWELLINGS.

5. Type of Application (Tick one box only, A-E)

i)

A. Full Application ☐

B. Removal or Alteration of Condition/s on an Existing Permission ☐

C. Renewal of an Unexpired Permission ☐

D. Outline ☐

E. Approval of Reserved Matters ☑

(REVISED SCHEME) FOLLOWING PREVIOUS OUTLINE + RESERVED MATTERS APPROVALS

ii) If your application is for:

- Outline(D), Please tick matters to be reserved for subsequent approval.

- Approval of Reserved Matters(E), Please tick the matters to be considered.

Siting	Design	External Appearance	Means of Access	Landscaping
☑	☑	☑	☑	☐

iii) If your application is for B, C or E, please give details of the existing permission below:

Application Ref. Nos , OUTLINE 05/0510 RES. MATTERS 08/0239 ..... Condition Nos :..... Date of Permission :..... SEPT 05 AND SEPT 08

(applicable for B only)

6. Details of Proposal

a) Is the proposal for a temporary period? Yes ☐ No ☑

b) Is the application made in retrospect? Yes ☐ No ☑

Does the proposal involve:

c) Change of use? Yes ☑ No ☐

d) Alteration or extension of building/s? Yes ☑ No ☐

e) Demolition of any buildings? Yes ☑ No ☐

If yes, please state which buildings to be demolished

SEE PLANS PRIMARILY 910/02

d) Erection of or alterations to create new dwellings? Yes ☑ No ☐

If yes, please state the number of units, type and the number of storeys

... 2No. 2 STOREY 3No. SINGLE STOREY. 5No. IN TOTAL

e) Is the application for any of the following purposes?

	Yes	No		Yes	No
Industrial	☐	☑	Storage	☐	☑
Office	☐	☑	Shopping	☐	☑
Warehousing	☐	☑			

If you have answered YES to any of the above you should also complete. Part 2

7. Interest

a) Is the applicant the owner? ☑ Lessee? ☐ prospective purchaser? ☐

b) Does the applicant own or control any adjoining land? Yes ☑ No ☐

c) Has any part of the property/site been in council ownership? Yes ☐ No ☑

8. Site Area

a) Size of the site SEE PLANS ..... hectares. b) Dimension of the site frontage SEE PLANS ..... metres.

9. Use

What is the building/land used for at present? VACANT FARMYARD PREVIOUSLY GRANTED P.P. FOR CONVERSION

If it is unused at present what was it last used for?

What date did the last use cease? NOT KNOWN

10. Access
Do you propose to:

Construct a new access to a road?	Yes	✓	No	
If yes	pedestrian	✓	vehicular	✓
Alter an existing access?	Yes	✓	No	
If yes	pedestrian	✓	vehicular	✓
Provide any new public roads within the site?	Yes		No	✓

11. Public Rights of Way

Do you propose to alter or divert a pub. footpath or R.O.W..	Yes		No	✓
Is the site adjacent to a public footpath or Right of Way?	Yes		No	✓

12. Access and Facilities for People with Disabilities

Have you made provision for people with disabilities?	Yes	✓	No	

13. Car Parking
State No. of existing car parking spaces ..NOT APPLICABLE..

State total No. of car park. spaces provided in new development ..SEE PLAN 910/04..

14. Drainage
a) State method of disposal of surface water ..TO MAINS DRAINS..

b) State method of disposal of foul sewage ..TO FOUL SEWERS..

c) If septic tanks are used, have ground conditions been investigated NOT APPLICABLE Yes ☐ No ☐

15. Materials
Please state the type and colour of proposed:

Exterior wall facings ..SEE SCHEDULE ON PLANS..

Roofing materials ..〃..

Site boundaries/Fencing/Boundary walls ..〃..

16. Height of Building
Please state the maximum height of the proposal ..8 METRES (EXISTING BARN)..metres.

17. Trees, Shrubs or Hedges
Do you propose to:

a)	remove or cut back any trees, shrubs or hedges?	Yes		No	✓
b)	plant any trees, shrubs or hedges?	Yes	✓	No	

18. Previous Applications

Have you made any previous applications for this proposal? Yes ☑ No ☐

If yes, please state: Reference No. SEE QUESTION 5

Date of Application "

Have you made an application for Building Regs. Approval Yes ☐ No ☑

19. Planning Fee

Is the planning fee enclosed? Yes ☑ No ☐

Amount of fee £ 250·00

If the fee is reduced or not applicable, please state reason NOT APPLICABLE

20. Plans

Please list the drawings and plans description and ref Nos. submitted with the application below.

Plan / drawing description	Reference
SITE LOCATION PLAN	910/01
EXISTING BUILDINGS PLANS	910/02
EXISTING BUILDINGS ELEVATIONS	910/03
PROPOSED FLOOR PLANS	910/04
PROPOSED ELEVATIONS AND SITE PLAN	910/05
PROPOSED ELEVATIONS AND SECTIONS	910/06

Please continue on a separate sheet if required.

Signature

I hereby make an application in accordance with the details on this form and the accompanying plans/drawings and any other additional supporting information supplied.

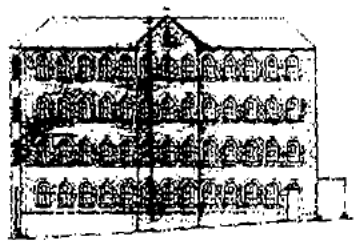
Signed [redacted] On behalf of WYTHE HOLLAND PARTNERSHIP / REUBEN ROSE (PROPERTIES) LTD.

Dated 13/9/00

Checklist

- ** 6 copies of this form(form 1part 1), completed, signed and dated
- ** 6 copies of form 1 part 2, completed, signed and dated if your application is for industrial, office, warehousing, storage or shopping purposes
- ** 1 copy of both the completed certificate of ownership and the agricultural holdings certificate
- ** The planning fee – cheques payable to Huntingdonshire District Council
- ** 6 copies of metric scaled plans, i.e. Location plan, Site layout plan, Floor plans and Elevations

FACSIMILE TRANSMISSION



To : MRS. P. PARKIN
Company : HUNTINGDON D.C. PLANNING DEPT.
Fax No : 01480 388099

From : CRAIG HARWOOD
Date : 29/11/00
Job Ref : MANOR FARM BARNS - 910
No. of pages : ONE (including this one)

Subject : MANOR FARM BARNS
YAXLEY - PLANNING + LISTED BUILDING CONSENTS.

Wythe Holland Partnership
Chartered Architects
Planning and
Landscape Consultants

Wallis's Mill
Old Dry Lane
Brigstock
Northants NN14 3ER

Tel : 01536 373662
Fax : 01536 373645
E-Mail : mail@architectsnorthampton.com
Website : www.architectsnorthampton.com

Message :

MANY THANKS FOR THE COPY OF THE PROPOSED PLANNING CONDITIONS. I WILL PASS A COPY ON TO OUR CLIENTS. IN THE CIRCUMSTANCES (OF THE APPLICATION) I DO NOT FEEL THEY ARE UNREASONABLE. SUBJECT TO OUR CLIENTS APPROVAL I WILL WORK TO DISCHARGE THEM A.S.A.P.

[redacted]

copied to :

IF YOU HAVE ANY DIFFICULTIES IN RECEIVING THIS FAX PLEASE TELEPHONE : 01536 373662

Mrs L Brown
Conservation and Design Team Leader
C/o Mr R Probyn
Planning Policy Manager
Planning Department

File Copy

Our Ref: 00/01575/REM
Your Ref:

18th September 2000

Proposal: Approval of siting, design, external appearance and means of access for the conversion of barns and agricultural buildings to form five dwellings
Location: Land Adjacent Manor Farm Church Street Yaxley Peterborough
Applicant: Reuben Rose (Properties) Ltd

I enclose a copy of the above application. Please make any comments by 2nd October 2000.

If you wish to discuss this matter further, please contact Mrs P Parkin on Direct Dial 8405

OBSERVATIONS:

Please tick the appropriate box:

☐ No comments

☐ No objections

☐ No objections subject to:

☐ Objections for the following reasons:

☐ I require an additional 14 days.

SIGNED:

Date:

Very significant extension filling the plot width and potentially having impact upon openness of this spacious development. Design looks rather complex, assess impact of size and design on conservation grounds.

28 DAY COMMENTS: CS

00/01576/LBC: CONVERSION AND EXTENSION TO BARNS AND AGRICULTURAL BUILDINGS TO FORM 5 DWELLINGS **PP**
LAND ADJACENT TO MANOR FARM, CHURCH STREET, YAXLEY

Lots of detail re: new opening in existing buildings and finishes and lay out of court yard. Principle agreed, amendments to be requested followed by likely approval

28 DAY COMMENTS: CS

00/01575/REM: APPROVAL OF SITING , DESIGN , EXTERNAL; **PP**
APPEAREMVE AND MEANS OF ACCESS FOR THE CONVERSION OF BARNS AND AGRICULTURAL BUILDINGS TO FORM 5 DWELLINGS.
LAND ADJACENT TO MANOR FARM, CHURCH STREET, YAXLEY

See comments above ref app: 00/01576/LBC

28 DAY COMMENTS: CS

Huntingdonshire
DISTRICT COUNCIL

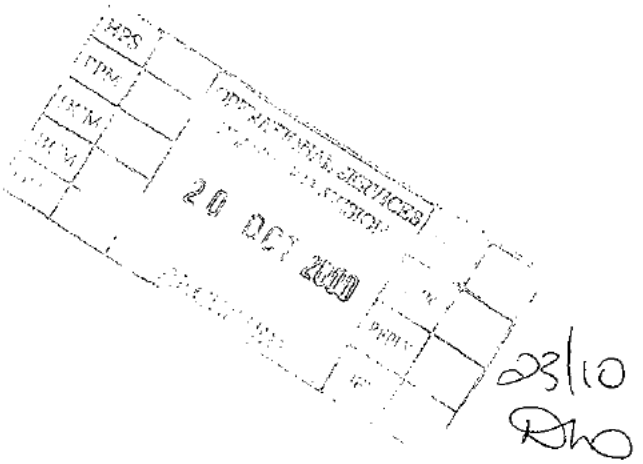
Pathfinder House St Mary's Street Huntingdon PE18 6TN

Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE18 6TN

Application Number: 00/01575/REM Case Officer Mrs P Parkin
Proposal: Approval of siting, design, external appearance and means of access for the conversion of barns and agricultural buildings to form five dwellings
Location: Land Adjacent Manor Farm Church Street Yaxley Peterborough

Observations of Yaxley Town/Parish Council.

Recommend approval



[redacted] ...Clerk to Yaxley Town/Parish Council.

Date : 17 Oct 00

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

Huntingdonshire
DISTRICT COUNCIL

Pathfinder House St Mary's Street Huntingdon PE18 6TN

Mr R Eacott
Head of Engineering Architectural Serv
Operational Services Directorate

Our Ref: 00/01575/REM
Your Ref:

18th September 2000

Proposal: **Approval of siting, design, external appearance and means of access for the conversion of barns and agricultural buildings to form five dwellings**
Location: **Land Adjacent Manor Farm Church Street Yaxley Peterborough**
Applicant: **Reuben Rose (Properties) Ltd**
Constraints: Conservation Area
Classified Road
Grade II Listed Building
Radon gas may affect development

I enclose a copy of the above application. Please make any comments by 2nd October 2000.
If you wish to discuss this matter further, please contact Mrs P Parkin on Direct Dial 8405

OBSERVATIONS:
Please tick the appropriate box:

- ☐ No comments
- ☑ No objections
- ☐ No objections subject to:
- ☐ Objections for the following reasons:
- ☐ I require an additional 14 days.

SIGNED: [redacted]

Date: [redacted] 21/9

Tel **01480 388388** Fax **01480 388099** **mail@huntsdc.gov.uk** **www.huntsdc.gov.uk**

PLANNING SERVICES

Huntingdonshire District Council

TOWN AND COUNTRY PLANNING
(GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

NOTICE OF PROPOSED DEVELOPMENT

Proposed Development at:

Land Adjacent Manor Farm Church Street Yaxley Peterborough

I give notice that Reuben Rose (Properties) Ltd

Is applying to HUNTINGDONSHIRE DISTRICT COUNCIL for:

PLANNING PERMISSION AFFECTING THE SETTING OF A LISTED BUILDING AND A CONSERVATION AREA AND LISTED BUILDING CONSENT

Proposal: Approval of siting, design, external appearance and means of access for the conversion of barns and agricultural buildings to form five dwellings

Ref: 00/01575/REM AND 00/01576/LBC

Any one wishing to make representations about this application should write to the Head of Planning Services, Pathfinder House, St Mary's Street, Huntingdon, PE18 6TN within 21 days of the publication of this Notice. Copies of the application may be inspected at this address during normal office hours. Please quote the application reference number in any representations.

Owing to the provisions of the Local Government (Access to Information) Act, 1985 any representations received may be made public and if the application results in an appeal, copies of representations will be sent to the Planning Inspectorate and the Applicant.

MALCOLM SHARP
HEAD OF PLANNING SERVICES

Date: 29th September 2000

Huntingdonshire
DISTRICT COUNCIL

MIDDLE LEVEL COMMISSIONERS

David Phillips C.Eng. M.I.C.E.
Chief Engineer

Middle Level Offices
Dartford Road
March
Cambs.
PE15 8AF

Tel. 01354-653232
Fax. 01354-659619

Our Ref: GM/TH/139/1/852

Your Ref:

17 October 2000

Head of Planning Services
Operational Services Directorate
Huntingdonshire District Council
Planning Department
St. Mary's House
HUNTINGDON
Cambs.
PE18 6TN

Dear Sir,

Middle Level Commissioners

Planning Application H/00/01575 – Rueben Rose (Properties) Ltd

Conversion of barns and agricultural buildings on land adjacent Manor Farm, Church Street, Yaxley

This site is within the Middle Level catchment area and the watercourse approximately 570 metres south east of it, known as Yards End Dyke, is a Middle Level Drain.

I have forwarded copies of the Board's requirements under the Land Drainage Act and associated byelaws to the applicant(s) agent(s) and would ask you, if and when granting planning approval, to remind ~~him~~/them that these must be complied with before any work is commenced on site.

The use of soakaways for surface water disposal will be subject to the approval of your Council's Building Control Department.

My main concern regarding the proposals to use soakaways for surface water disposal is that ground conditions may not be suitable, in which case it ~~will~~/may be necessary to improve off-site watercourses or install a new surface water sewer to connect the site to the nearest acceptable outfall and/or to regulate the rate of surface water discharge by the provision of on site storage facilities.

Yours faithfully,

[redacted]

Chief Engineer

Other one in error.

Huntingdonshire
DISTRICT COUNCIL

Pathfinder House St Mary's Street Huntingdon PE18 6TN

Mrs L Brown
Conservation and Design Team Leader
C/o Mr R Probyn
Planning Policy Manager
Planning Department

Our Ref: 00/01575/REM
Your Ref:

18th September 2000

Proposal: Approval of siting, design, external appearance and means of access for the conversion of barns and agricultural buildings to form five dwellings
Location: Land Adjacent Manor Farm Church Street Yaxley Peterborough
Applicant: Reuben Rose (Properties) Ltd
Constraints: Conservation Area
Classified Road
Grade II Listed Building
Radon gas may affect development

I enclose a copy of the above application. Please make any comments by 2nd October 2000.
If you wish to discuss this matter further, please contact Mrs P Parkin on Direct Dial 8405

OBSERVATIONS:
Please tick the appropriate box:

- ☐ No comments
- ☐ No objections
- ☐ No objections subject to:
- ☐ Objections for the following reasons:
- ☐ I require an additional 14 days.

SIGNED:

Date:

Te [redacted]

PLANNING SERVICES ufm175.rtf

Huntingdonshire
DISTRICT COUNCIL

Pathfinder House St Mary's Street Huntingdon PE18 6TN

Mr B Holden
Building Control Manager
Planning Department

Our Ref: 00/01575/REM
Your Ref:

28th September 2000

Proposal: Approval of siting, design, external appearance and means of access for the conversion of barns and agricultural buildings to form five dwellings
Location: Land Adjacent Manor Farm Church Street Yaxley Peterborough
Applicant: Reuben Rose (Properties) Ltd
Constraints: Conservation Area
Classified Road
Grade II Listed Building
Radon gas may affect development

I enclose a copy of the above application. Please make any comments by 12th October 2000.
If you wish to discuss this matter further, please contact Mrs P Parkin on Direct Dial 8405

OBSERVATIONS:
Please tick the appropriate box:

- [x] No comments
- [ ] No objections
- [ ] No objections subject to:
- [ ] Objections for the following reasons:
- [ ] I require an additional 14 days.

SIGNED: [redacted]

Date: 29/9/2000

[redacted]

PLANNING SERVICES

ufm12.rtf

Huntingdonshire
DISTRICT COUNCIL

Pathfinder House St Mary's Street Huntingdon PE18 6TN

File Copy

Middle Level Commissioners
Middle Level Commissioners
Middle Level Offices
Dartford Road
MARCH
Cambs
PE15 8AF

Our Ref: 00/01575/REM
Your Ref:

5th October 2000

Dear Sir/Madam

Planning Application Consultation
Proposal: Approval of siting, design, external appearance and means of access for the conversion of barns and agricultural buildings to form five dwellings
Location: Land Adjacent Manor Farm Church Street Yaxley Peterborough

I enclose a copy of an application for planning permission for the above development. If you wish to make any observations they should be received by 19th October 2000.

If you wish to discuss this matter further, please contact me or the help desk on Direct Dial 01480 388412.

Yours faithfully

Mrs P Parkin
Senior Planner
Operational Services Directorate

Wythe Holland Partnership
Wallis's Mill
Old Dry Lane
Brigstock
Northants
NN14 3ER

Our Ref: PP/mt/00/01576 & 00/01575

20th October 2000

Dear Sirs

CONVERSION AND EXTENSION OF BARNS ETC TO FORM FIVE DWELLINGS AT LAND ADJACENT MANOR FARM, CHURCH STREET, YAXLEY

I refer to the above applications and write to inform you that some amendments are required before the Local Planning Authority can consider supporting the proposals.

The main concern is the treatment of Plots 7 & 8. It is imperative that the integrity of these barns is retained. This requires an imaginative internal plan to respect the existing elevations as much as possible. Any new openings should ideally introduce an element of fenestration with character, rather than just providing a traditional domesticated appearance.

As an example, much more could be made of borrowed light from a principal, well-lit hallway/sitting area. The attached plan indicates how this might be achieved externally.

Specifically for Unit 7 the rooflight from the en-suite to bedroom 4 should be deleted. The rooflights for bedroom 4 should be moved to the north-east elevation.

Similar amendments could be made for Unit 8 regarding the openings on the south-west elevation. If a different plan were proposed at ground floor level, it would be possible to omit all the rooflights on the north-east elevation.

The extent of the 'rebuild' for Units 9, 10 and 11 should be clearly indicated on the plan. The rooflight serving the utility room to Plot 9 should be deleted.

The rear windows in the new garage block should be deleted to simplify the elevation.

It is likely that the landscaping and general treatment of the courtyard will be subject to conditions on any permission.

Cont....

I would be grateful if you would consider the above points with a view to providing 6 copies of amended plans within 14 days from the date of this letter so that the applications can be progressed.

For the avoidance of doubt, this is an officer opinion only and will not prejudice the formal determination of the application.

Yours faithfully

MRS P PARKIN
SENIOR PLANNER
OPERATIONAL SERVICES DIRECTORATE

[redacted]

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE18 6TN

Mr M Windle
Amenity Centre, Main Street
Yaxley
Peterborough
PE7 3LU

File Copy

Our Ref : 00/01575/REM
Your Ref:

18th September 2000

Dear Clerk

PARISH COUNCIL CONSULTATION – APPLICATION REF. 00/01575/REM

Approval of siting, design, external appearance and means of access for the conversion of barns and agricultural buildings to form five dwellings
Land Adjacent Manor Farm Church Street Yaxley Peterborough

Enclosed are the forms and plans relating to the above application.

I would be grateful to receive any views your Council would wish to make in respect of the proposed development. Any representations made should be representations of the Parish Council as such and not of individuals.

Residential neighbours abutting the site of this application will be notified of its submission and invited to make comments. I will suggest to them that they may wish to let you have a copy of their comments but would remind you that it is inappropriate to delay your recommendation for this.

You may return the plans with your reply. If, however, the plans are retained you should not allow unauthorised copying. Plans may, however, be made available to the public for inspection during the consultation period.

I should be pleased to receive your Council's views as soon as possible or in any case by
9th October 2000

[redacted]

If you wish to discuss this matter further, please contact the help desk on Direct Dial [redacted]
or the case officer [redacted]

Yours faithfully

Steve Ingram
Development Control Manager
Operational Services Directorate

Mr R Eacott
Head of Engineering Architectural Serv
Operational Services Directorate

File Copy

Our Ref: 00/01575/REM
Your Ref:

18th September 2000

Proposal: Approval of siting, design, external appearance and means of access for the conversion of barns and agricultural buildings to form five dwellings
Location: Land Adjacent Manor Farm Church Street Yaxley Peterborough
Applicant: Reuben Rose (Properties) Ltd

I enclose a copy of the above application. Please make any comments by 2nd October 2000.

If you wish to discuss this matter further, please contact Mrs P Parkin on Direct Dial 8405

OBSERVATIONS:

Please tick the appropriate box:

☐ No comments

☐ No objections

☐ No objections subject to:

☐ Objections for the following reasons:

☐ I require an additional 14 days.

SIGNED:

Date:

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House - St Mary's Street Huntingdon PE18 6TN

J Onslow
Cambridgeshire County Council
Shire Hall
Castle Hill
Cambridge
CB2 0AP

File Copy

Our Ref: 00/01575/REM
Your Ref:

18th September 2000

Dear Sir/Madam

Planning Application Consultation
Proposal: Approval of siting, design, external appearance and means of access for the conversion of barns and agricultural buildings to form five dwellings
Location: Land Adjacent Manor Farm Church Street Yaxley Peterborough

I enclose a copy of the above application and should be grateful for any views your Council may have as County Planning Authority by 9th October 2000.

If you wish to discuss this matter further, please contact me or the help desk on Direct Dial 01480 388412.

Yours faithfully

Mrs P Parkin
Senior Planner
Operational Services Directorate

[redacted]

[redacted]

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE18 6TN

Reuben Rose (Properties) Ltd
c/o Wythe Holland Partnership Architects
Wallis's Mill
Old Dry Lane
Brigstock
Northants NN14 3ER

Filecopy

Our Ref: 00/01575/REM
Your Ref:

18th September 2000

Dear Sir/Madam

Approval of siting, design, externa[illegible]d means of access for the conversion of barns and agricultural buildings to fo[illegible]ive d[illegible]llings
Land Adjacent Manor Farm Church St[illegible] Yaxley Peterborough

Your application, as described above, was registered on 18th September 2000 and is due to be determined by 13th November 2000. If this is not possible it will be assumed that you have no objections to an extension of the time period unless you notify the Local Planning Authority to the contrary.

However, you are entitled to appeal to the Planning Inspectorate against non-determination if no decision is reached within the statutory eight week period.

Appeals must be made on a form, which is obtainable from the Planning Inspectorate, Tollgate House, Houlton Street, Bristol, BS2 9DJ.

Your application is a public document and any neighbours will be informed of the application and given the opportunity to comment.

Planning permission may not be the only approval required to carry out the development and it is your responsibility to ensure that any other relevant approvals are obtained. Building Regulations consent may be required for building or engineering works and you are advised to obtain advice from the Building Control Section of this Directorate on 01480 388455.

If you wish to discuss this matter further, please contact the help desk on Direct Dial 01480 388412.

Please accept this letter as a receipt for the fee of £950.00 received 14th September 2000.
Yours faithfully

Steve Ingram
Development Control Manager
Operational Services Directorate

H0157590 FORM 2

Huntingdonshire District Council

Planning Division, Operational Services Directorate,
Huntingdon, Cambs., PE18 6TN.

Town and Country Planning Act 1990 - Section 66
Town and Country Planning (General Development Procedure) Order 1995

CERTIFICATE UNDER ARTICLE 7(1)

NOTIFICATION TO OWNERS AND AGRICULTURAL TENANTS

1. Section 66 of the Town and Country Planning Act, 1990 provides that the local planning authority shall not entertain an application for planning permission unless it is accompanied by certain certificates. This is designed to secure that owners of land, and agricultural tenants, are given notice of applications relating to their land. It is the duty of applicants to give the necessary notices, and to provide the appropriate certificates. You should therefore read the paragraphs below, which summarise the material provisions of the section, and send in the appropriate certificates when completed, with your application.

   A. If you are the sole freeholder or leaseholder of all the land to which the application relates you should complete Certificate A.

   B. If you are not the sole freeholder or leaseholder of all of the land to which the application relates, and you know all the names and addresses of owners of the land, you should send them notice in the form shown overleaf and complete Certificate B.

   C. If you know the names and addresses of some of the owners of the land to which the application relates, but not all of them, you should complete and send the Notice to all those whose names and addresses you know, and publish the same Notice in a local newspaper. The newspaper notice should be published not earlier than twenty-one days before the date of the application. You should then complete Certificate C.

   D. If you do not know the names and addresses of any of the owners of the land to which the application relates, you should complete and publish the Notice in a local newspaper. This notice should be published not earlier than twenty-one days before the date of the application. You should then complete Certficate D.

   (Certificates C and D can be obtained from the Council).

2. Section 68 - Any person who knowingly or recklessly issues a certificate which contains any statement which is false or misleading in a material particular shall be guilty of an offence.

3. The notice and certificates referred to in these notes are prescribed by the Town and Country Planning (General Development Procedure) Order, 1995.

CERTIFICATE A - *Where the Applicant is Owner (see definition below)*

I CERTIFY THAT:

1. On the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates.

*2. None of the land to which the application relates is, or is part of, an agricultural holding;

Signed .. [redacted] FOR WYTHE HOLLAND PTNSHP ..... *On behalf of* ..... REUBEN ROSE (PROPERTIES) LTD

..... *Date* ..... 13/9/00 .....

* If any part of the land is or is part of an agricultural holding as described below, this statement must be deleted and the AGRICULTURAL HOLDINGS CERTIFICATE overleaf completed.

DEFINITIONS

1. Owner means a person having a freehold or a leasehold interest the unexpired term of which is not less than 7 years.

*2. An Agricultural Holding is land compromised in a contract of tenancy. If there is no tenancy involved, even if the land is used for agricultural purposes it is NOT an agricultural holding for the purposes of this form.

CERTIFICATE B - *Where the Applicant is not the Owner (see definition on previous page)*

I CERTIFY THAT:

1. I have/The Applicant has given the required notice to everyone else who, on the day 21 days before the date of the accompanying application was the owner of any part of the land to which the application relates, as listed below.

Owner's Name	Address at which Notice was Served	Date on Which Notice was Served

*2. None of the land to which the application relates is, or is part of, an agricultural holding;

Signed ..... *On behalf of* .....

Date .....

* If any part of the land is or is part of an agricultural holding as described below, this statement must be deleted and the AGRICULTURAL HOLDINGS CERTIFICATE below completed. (See definitions on previous page).

AGRICULTURAL HOLDINGS CERTIFICATE

I have/The applicant has given the required notice to every person other than my/him/her self who, on the day 21 days before the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:-

Tenant's Name	Address at which Notice was Served	Date on Which Notice was Served

Signed ..... *On behalf of* .....

Date .....

Town and Country Planning (General Development Procedure) Order 1995
Notice under Article 6 of Application for Planning Permission

Proposed development at ..... (location)

I give notice that..... (applicants name)

is applying to the HUNTINGDONSHIRE DISTRICT COUNCIL

for planning permission to ..... (proposal)

Any owner of the land or tenant who wishes to make representations about this application should write to the Council

at THE PLANNING DEPARTMENT, PATHFINDER HOUSE, ST. MARY'S STREET, HUNTINGDON

within 21 days of the date of service of this notice / 14 days of publication of this notice *Delete as appropriate*

Signed ..... *On behalf of* .....

Date .....

Statement of Owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

H0157E/00

Printed April 2000

NOTE: This form incorporates details of fees which are required to accompany applications received after 30th September 1997

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (Fees for Applications and Deemed Applications) (Amendment) Regulations 1997

PLANNING APPLICATION CHARGES Planning applications are required to be accompanied by a fee payable to the District Authority to whom application is made. Please read the scale of charges overleaf and the notes, complete the following details and submit this form, together with the appropriate fees, with your application. Failure to complete this form or deposit the correct fee may result in the application being delayed.

In cases of doubt please consult the relevant District Planning Authority to ascertain the correct fee.

PLEASE USE BLOCK CAPITALS

Applicant's Name REUBEN ROSE (PROPERTIES) LTD

Address LOW CROSS HOUSE, PADHOLME ROAD EAST, PETERBOROUGH PE1 5XL

Agent's Name (if any) WYTHE HOLLAND PARTNERSHIP. ARCHITECTS.

Address WALLIS'S MILL, OLD DRY LANE, BRIGSTOCK. NORTHANTS. NN14 3ER.

1. Brief Description and location of development. CONVERSION AND REBUILD OF BARN'S AND AGRICULTURAL BUILDINGS TO FORM 5 DWELLINGS

2. Where applicable please complete the following:	
(i) site area (outline, minerals, operations).	(i) — ha
(ii) no. of dwelling units or additional units	(ii) 5
(iii) gross floor area created (non residential).	(iii) — sq.m.
3. Is exemption claimed from payments?	YES/NO
If so, please specify reasons: (*see notes overleaf*).	
(i) for disabled persons requirements.	(i) ~~YES~~/NO
(ii) the development would otherwise be permitted.	(ii) ~~YES~~/NO
(iii) modified proposal by the same applicant within 12 months.	(iii) ~~YES~~/NO Previous ref. no .....
(iv) resubmission within 12 months of withdrawn or refused application (ref. no. and date of submission of withdrawn application, or ref. no. and date of previous refusal should be given.	(iv) ~~YES~~/NO Previous ref. no. ..... Date .....
(v) same use class - required by planning condition.	(v) ~~YES~~/NO
(vi) Consolidating minerals application.	(vi) ~~YES~~/NO
4. Is a reduced fee claimed? (If so, reasons below).	~~YES~~/NO
(i) application by Parish Council.	(i) ~~YES~~/NO
(ii) for non-profit making sports club.	(ii) ~~YES~~/NO
(iii) approval of reserved matters where full fee has been paid.	(iii) ~~YES~~/NO
(iv) alternative proposals for same site.	(iv) ~~YES~~/NO
5. Indicate category of development for which payment is made (see list of categories overleaf).	10 B Reduced 1551
6. Amount enclosed with this application	£ 950.00

Signed [redacted] FOR WYTHE HOLLAND PARTNERSHIP ON BEHALF REUBEN ROSE (PROPERTIES) LTD *Date* 13/9/00

NOTES

1. Payment should preferably be made by crossed cheque made payable to the District Council to whom application is made. The Council will accept no liability if cash is sent by unregistered post.

OS108

PLANNING CHARGES FROM 1st OCTOBER 1997

SUMMARY OF CHARGES PROVIDED FOR IN THE REGULATIONS

CATEGORIES		FEE PAYABLE	MAXIMUM FEE
Operations			
1. New dwellings	(a) Outline	£190 per 0.1 hectare	£4,750
	(b) Others	£190 per dwelling	£9,500
2. Buildings (other than dwellings agricultural buildings or plant and glasshouses etc.)	(a) Outline	£190 per 0.1 hectare	£4,750
	(b) Others:		
(i) where no floor area is created:		£95	
(ii) where the floor area created is below 40 sq. m.;		£95	
(iii) where floor area is between 40 & 75 sq. m.		£190	
(iv) where floor area exceeds 75 sq. m.		£190 per 75 sq.	£9,500
3. Agricultural buildings on agricultural land (other than glasshouses)	(a) Outline	£190 per 0.1 hectare	£4,750
	(b) Others		
(i) where gross floor area is less than 465 sq. m.		£35	
(ii) where floor area is between 465 and 540 sq. m.		£190	
(iii) where floor area exceeds 540 sq. m.		additional £190 per 75sq. m	£9,500
4. Glasshouses and Poly tunnels agricultural land			
	(a) up to 465 sq.m	£35	
	(b) exceeding 465 sq.m	£1,085	
5. Erection, alteration or replacement of plant and machinery		£190 per 0.1 hectare	£9,500
6. Enlargement, improvement or alteration of dwellings for domestic purposes:			
(a) in respect of one dwelling		£95	
(b) 2 or more dwellings		£190	
7. (a) Operations within residential curtilage for domestic purpose (including buildings, gates and fences etc.)		£95	
(b) Car Park, road and access to serve single undertaking where associated with existing use.		£95	
8. Operations connected with exploratory drilling for oil or gas.		£190 per 0.1 hectare	£14,250
9. Operations not within above categories:			
(a) Maximum mineral operations:		£95 per 0.1 hectare	£14,250
(b) Maximum in other cases			£950
Uses			
10. Change of use of a building to one or more dwellings:			
(a) from existing dwelling to two or more dwellings:		£190 per extra dwelling	£9,500
(b) from other building to one or more dwellings.		£190 per dwelling	£9,500
11. Use for disposal of refuse or waste materials and open mineral storage.		£95 per 0.1 hectare	£14,250
12. Material change of use in land or buildings other than above		£190	
Advertisements			
A1 Advertisement on business premises or other land within the business curtilage relating to nature of business, goods sold, services provided, or name of persons undertaking business.		£50	
A2 Sign relating to business in the locality but not visible from that site		£50	
A3 All other advertisements		£190	
Determinations			
Applications submitted under parts 6, 24 or 25 of the (General Permitted Development) Order 1995		£35	

Calculation of Fees

(a) Floor & site areas

(i) Fees based on floor areas are measured externally

(ii) Any excess over multiples of 75 sq.m. (full or detailed applications) or 0.1 ha (outline applications) are rounded up to the nearest 75 sq.m. or 0.1 ha)

(b) Mixed Category Applications

(i) Where applications (other than outline) are for development in Category 1 and development in Categories 2, 3 or 4, the fees for each part of the application are calculated separately and are added together.

(ii) Where applications are for development within more than one of categories 2, 3 and 4 or categories 5-12, the fee for each category is calculated separately and the highest fee is payable.

Summary of Exemptions Fees are not payable in the following circumstances:

(a) Facilities for Disabled Persons

Where the development relates to alterations or extensions to a dwelling house or operations within the curtilage of a dwelling house and the development is for the purpose of providing access or facilities for greater safety, health or comfort of a resident or intended resident who is disabled (i.e. within any of the descriptions to which Section 29 of the National Assistance Act 1948 applies or a child who is disabled for the purposes of the Children Act 1989). This exemption extends to works to improve a disabled access to a public building.

(b) Development otherwise P.D.

Applications required by a restrictive condition on a previous planning permission, or because of the effect of an Article 4 direction, for development which is otherwise permitted by a General Development Order, or for a change of use within the same class specified in the Use Classes Order.

(c) Resubmissions

Resubmissions of applications following refusals of permission or withdrawn applications, and the submission of amended proposals following the grant of permission or approval of reserved matters subject to the following conditions:

(i) The application is made within twelve months of the date of the decision or, in the case of a withdrawn application, within twelve months of the date the previous application was submitted.

(ii) The site is the same as, or part of the original site and no other land is included

(iii) The development is of the same character.

(iv) The applicant is the same

(v) That the earlier application is one to which no exemption was granted and the relevant fee was paid.

(vi) If the original application was in outline the resubmission is in the outline.

SUMMARY OF REDUCED FEES

1) Use of land for sports fields or other ancillary operations (other than buildings) by non profit making club or society - fee payable £190.

2) Applications for approval of one or more reserved matters require fees in accordance with the schedule, except where such applications have been previously made and the sum is not less than would be payable in respect of all reserved matters authorised by the outline permission. On subsequent applications for approval of reserved matters by the same applicant the fee payable is £190.

3) Applications by Parish Councils - fee payable is one half the normal rate.

4) Alternative proposals on the same site. Submitted by the same applicant. Highest category at full fee, remainder at half fee. (Normal fees are required for duplicate applications).

5) Applications straddling district or county boundaries are subject to special rules. (Para. 8 of DOE circular 73/91 relates). Generally one fee is paid to the authority having the larger site but calculated by the whole scheme, and subject to special ceiling. Applicants in these cases and any other cases of doubt are advised to consult the district planning authority.

6) Renewal of permission - fee payable £95 unless the original permission was not implemented and has expired.

7) Variation or removal of a condition £95.

H01575/00

Wythe Holland Partnership

Chartered Architects
Planning and
Landscape Consultants

Wallis's Mill
Old Dry Lane
Brigstock
Northants NN14 3ER

Tel: 01536 373662
Fax: 01536 373645
e-mail: mail@architectsnorthampton.com

13 September 2000

CH/dkl/910

Mrs Patti Parkin
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
Cambs
PE18 6TN

Dear Mrs Parkin

Re: Manor Farm Barns, Church Street, Yaxley

Further to your letter of 24 August please find enclosed both planning and listed building consent applications for the above. We have made various amendments to both the plans and elevations of Plots 7 and 8 embracing your idea of creating a 'new' barn door opening. We have also joined the garages of Plots 10 and 11 and re-sited the access drive into the courtyard all as your letter of 24 August 2000. These amendments have had a positive effect on the overall scheme and we would like to take this opportunity to thank you for your helpful approach.

Enclosed with the applications are 2 copies of the Structural Engineer's report. If you require any further copies of this please let me know.

We look forward to discussing the application with you in detail and, hopefully, to the issuing of an approval notice.

Yours sincerely

[redacted]
Craig Harwood
for Wythe Holland Partnership

Encs:

cc: Rose & Sons Ltd
Linda Gray, New Homes

Huntingdonshire DISTRICT COUNCIL

H01575/00

Form1 part 1

APPLICATION FOR PLANNING PERMISSION

Please read the accompanying notes before completing this form. Please use a dark coloured ink as the form will need to be reproduced. Completed forms should be returned to Head of Planning, Huntingdonshire District Council, Pathfinder House, St. Mary's Street, Huntingdon,Cambs.PE18 6TN

1. Applicant(Block capitals please)	**2. Agent**(Block capitals please)
Name REUBEN ROSE (PROPERTIES) LTD.	Name WYTHE HOLLAND PARTNERSHIP ARCHITECTS
Address LOW CROSS HOUSE	Address WALLIS'S MILL
House name	House name
House No.	House No.
Street PADHOLME ROAD EAST	Street OLD DRY LANE
District	District BRIGSTOCK
Town PETERBOROUGH	Town NORTHANTS
Postcode PE1 5XL	Postcode NN14 3ER
Home Tel. No. [redacted]	DaytimeTel. No. [redacted]
WorkTel. No.	
Fax No.	Fax No.
3. Address or location of Application Site	**4. Brief Description of Development**
Property Name MANOR FARM YARD	CONVERSION AND REBUILD OF BARN'S AND AGRICULTURAL BUILDINGS TO FORM 5 DWELLINGS
Property No.	
or	
Description of Site	
Street OFF CHURCH STREET	
District YAXLEY	
Town	
Postcode	

5. Type of Application (Tick one box only, A-E)

i)

A. Full Application ☐

B. Removal or Alteration of Condition/s on an Existing Permission ☐

C. Renewal of an Unexpired Permission ☐

D. Outline ☐

E. Approval of Reserved Matters ☑ (REVISED SCHEME) FOLLOWING PREVIOUS OUTLINE + RESERVED MATTER'S APPROVALS

ii) If your application is for:

- Outline(D), Please tick matters to be reserved for subsequent approval.

- Approval of Reserved Matters(E), Please tick the matters to be considered.

Siting	Design	External Appearance	Means of Access	Landscaping
☑	☑	☑	☑	☐

iii) If your application is for B, C or E, please give details of the existing permission below:

Application Ref. No's OUTLINE 95/0519 RES. MATTERS 98/0239 Condition Nos :—— Date of Permission :SEPT 95 AND SEPT 98

(applicable for B only)

6. Details of Proposal

a) Is the proposal for a temporary period? Yes ☐ No ☑

b) Is the application made in retrospect? Yes ☐ No ☑

Does the proposal involve:

c) Change of use? Yes ☑ No ☐

d) Alteration or extension of building/s? Yes ☑ No ☐

e) Demolition of any buildings? Yes ☑ No ☐

If yes, please state which buildings to be demolished

SEE PLANS PRIMARILY 010/02

d) Erection of or alterations to create new dwellings? Yes ☑ No ☐

If yes, please state the number of units, type and the number of storeys

... 2 No. 2 STOREY 3 No. SINGLE STOREY. 5 No. IN TOTAL

e) Is the application for any of the following purposes?

	Yes	No		Yes	No
Industrial	☐	☑	Storage	☐	☑
Office	☐	☑	Shopping	☐	☑
Warehousing	☐	☑			

If you have answered YES to any of the above you should also complete. Part 2

7. Interest

a) Is the applicant the owner? ☑ Lessee? ☐ prospective purchaser? ☐

b) Does the applicant own or control any adjoining land? Yes ☑ No ☐

c) Has any part of the property/site been in council ownership? Yes ☐ No ☑

8. Site Area

SEE PLANS

a) Size of the site ..... hectares. b) Dimension of the site frontage ..... metres.

9. Use

What is the building/land used for at present? } VACANT FARMYARD PREVIOUSLY GRANTED P.P. FOR CONVERSION

If it is unused at present what was it last used for? }

What date did the last use cease? NOT KNOWN

10. Access
Do you propose to:

Construct a new access to a road?	Yes	☑	No	☐
If yes	pedestrian	☑	vehicular	☑
Alter an existing access?	Yes	☑	No	☐
If yes	pedestrian	☑	vehicular	☑
Provide any new public roads within the site?	Yes	☐	No	☑

11. Public Rights of Way
Do you propose to alter or divert a pub. footpath or R.O.W.. Yes ☐ No ☑

Is the site adjacent to a public footpath or Right of Way? Yes ☐ No ☑

12. Access and Facilities for People with Disabilities
Have you made provision for people with disabilities? Yes ☑ No ☐

13. Car Parking
State No. of existing car parking spaces NOT APPLICABLE

State total No. of car park. spaces provided in new development SEE PLAN 910/04

14. Drainage
a) State method of disposal of surface water TO MAINS DRAINS

b) State method of disposal of foul sewage TO FOUL SEWERS

c) If septic tanks are used, have ground conditions been investigated NOT APPLICABLE Yes ☐ No ☐

15. Materials
Please state the type and colour of proposed: SEE PLANS FOR SCHEDULE

Exterior wall facings "

Roofing materials "

Site boundaries/Fencing/Boundary walls "

16. Height of Building
Please state the maximum height of the proposal 8 METRES (EXISTING BARN) metres.

17. Trees, Shrubs or Hedges
Do you propose to:

a) remove or cut back any trees, shrubs or hedges?	Yes	☐	No	☑
b) plant any trees, shrubs or hedges?	Yes	☑	No	☐

18. Previous Applications

Have you made any previous applications for this proposal? Yes ☑ No ☐

If yes, please state: Reference No. SEE QUESTION 5

Date of Application "

Have you made an application for Building Regs. Approval Yes ☐ No ☑

19. Planning Fee

Is the planning fee enclosed? Yes ☑ No ☐

Amount of fee £ 250.00

If the fee is reduced or not applicable, please state reason NOT APPLICABLE

20. Plans

Please list the drawings and plans description and ref Nos. submitted with the application below.

Plan / drawing description	Reference
SITE LOCATION PLAN	910/01
EXISTING BUILDINGS PLANS	910/02
EXISTING BUILDINGS ELEVATIONS	910/03
PROPOSED FLOOR PLANS	910/04
PROPOSED ELEVATIONS AND SITE PLAN	910/05
PROPOSED ELEVATIONS AND SECTIONS	910/06

Please continue on a separate sheet if required.

Signature

I hereby make an application in accordance with the details on this form and the accompan[redacted]and any other additional supporting information supplied.

Signed [redacted] On behalf of FOR WYTHE HOLLAND PARTNERSHIP REUBEN ROSE (PROPERTIES) LTD

Dated 13/9/00

Checklist

- ** 6 copies of this form(form 1part 1), completed, signed and dated
- ** 6 copies of form 1 part 2, completed, signed and dated if your application is for industrial, office, warehousing, storage or shopping purposes
- ** 1 copy of both the completed certificate of ownership and the agricultural holdings certificate
- ** The planning fee – cheques payable to Huntingdonshire District Council
- ** 6 copies of metric scaled plans, i.e. Location plan,
  Site layout plan,
  Floor plans and Elevations

HO1575/00

CONSULTING engineers

G . F . P

Our ref 00/3167/gfp

22 August, 2000

STRUCTURAL ENGINEER'S REPORT
ON
MANOR FARM BARNS
CHURCH STREET
YAXLEY
PETERBOROUGH

INTRODUCTION

We were instructed by Rose & Sons Ltd of Low Cross House, Padholme Road East, Peterborough, Cambs., to undertake a structural engineer's inspection of the above structures and report back with observations on their structural condition.

I visited the premises on 18 July 2000 and undertook a visual inspection of the exterior and interior and my observations were recorded as follows.

GENERAL

The barns are located three sides of a central courtyard area and comprise five units designated 1, 2, 3, 4, 5, on the appended plan. Units 1,2,3 & 5 are of single storey construction and unit 4 is of two-storey construction.

The underlying soil on the site is believed to be oxford clay.

GRAHAM F. PRATT

NIT 1

This is a single storey unit having a corrugated asbestos cement covered pitched hipped roof supported on a load bearing masonry shell.

COURTYARD ELEVATION

There are undulations visible along the length of the front roof slope; these reflect the deflections of the various timbers used in the roof construction.

At the left-hand end the roof comprises soft wood rafters with principal "A" frame trusses located at approximately 2 metre centres. There are purlins spanning between the "A" frame trusses and the walls.

The elevation is constructed of limestone and has been partly re-pointed and there are brick reveals around the window openings. A low concrete plinth has been constructed at the base of the wall and to the right hand side of the door this is loose.

Brick cills have been added in some locations; the bricks to the cill to the right of the door are loose.

The eaves line is distorted laterally reflecting the distortion of the roof.

The section at the right hand end has a hipped roof and there is a high spot in the roof corresponding with the location of the wall between the right hand and left hand sections.

RIGHT SIDE ELEVATION

The end wall to the right hand section has been re-pointed and again there is a concrete plinth at ground level.

The wall appears to be a stone facing with limestone rubble infill. The rear corner has been severely damaged. The condition of the wall is poor, many of the stones being loose.

Lateral bulging of the wall is evident at mid height.

EAR ELEVATION

The main elevation is constructed in brick laid in lime mortar. There is again undulation in the roof, laterally distortion of the eaves and some undulation in the line of the brick bed joints.

At the left-hand end the joints at the base of the wall are open where rainwater has eroded the mortar.

There is again a concrete plinth at ground level.

INTERNALLY RIGHT HAND SECTION

The roof comprises softwood timbers, hip rafters, purlins and an "A" frame truss.

Cracking is evident on the rear corner on the end wall where there is looseness of the wall structure at both front and rear.

There is a timber plate in the wall at cill height which has been affected furniture beetle infestation and there is extensive furniture beetle attack in the principal "A" frame truss.

In the rear left hand corner lateral spread of the roof has caused cracking on the internal wall

RAFTERS

The rafters are undersized by current standards.

LEFT HAND SECTION - INTERIOR

The roof structure is similar to the right-hand section.

Again lateral distortion of the roof has caused cracking at the right hand separating wall.

There is extensive furniture beetle attack in the wallplate over the right hand rear window opening and in the principal truss members.

The floor is of concrete and currently is located approximately 175 mm above external ground level.

In the middle of the rear wall there is extensive furniture beetle and wet rot decay to the wall plate and this has affected the ends of several common rafters in the vicinity.

ght hand side again extensive lateral distortion is evident together with wet rot decay of the wall and rafter feet and cracking on the left-hand separating wall.

ere is a timber tie located within the wall at eaves height tying front and rear eaves together.

UNIT 2

The unit is of similar construction to unit 1 with a corrugated asbestos cement roof covering and stone elevations to the front and brick elevations to the rear.

Again the stone elevation has been re-pointed and there is a concrete plinth at ground level. At the left hand end of the elevation there is cracking between the brick quoin of the corner and the main stone work.

Again significant lateral distortion of the eaves is evident.

There are undulations in the roofline again reflecting distortion of the roof members.

LEFT HAND ELEVATION

This is a gable elevation constructed in common brick and is of new construction; no significant defect was noted.

REAR ELEVATION

The rear elevation is of brick construction. The lower part of the elevation is constructed in stone.

Significant lateral distortion was noted at approximately mid-way along the elevation where a former opening has been in-filled.

INTERNALLY - RIGHT HAND SECTION

The roof comprises common rafters, purlins and a principal "A" frame truss and a central tie beam. There is evidence of furniture beetle attack in most of the structural members.

The lateral distortion noted in the adjoining building is clearly evident; there is cracking on the separating wall and movement on the rear eaves line and lateral spread of the roof has caused cracking in the wall which separates this from the section to the right hand side.

There is furniture beetle attack in the window lintol and wet rot attack in the rafter feet.

The brickwork over the doorway is loose and cracked as it that to the front of the doorway.

LEFT HAND SECTION

The roof construction is similar to that of the right hand end again there is cracking at the rear of the separating wall.

There is a rafter missing at the right hand end and the principal "A" frame rafter foot has been repaired almost certainly as a result of wet rot decay.

In the right hand of the two tie beams there is extensive furniture beetle attack and wet rot damage at the beam bearing. Similarly the tie beam at the left hand of the two has extensive common furniture beetle attack and damage to the bearing.

Lateral distortion of the rear wall is evident with a more recent pier having been constructed partly to support the wall and partly to provide a bearing to the beam.

The floor is concrete.

UNIT 3

This comprises seven individual sections numbered 1-7 from right to left as viewed from the courtyard.

The roof to this unit is slate covered, pitched and timber framed with severe undulations evident at internal wall positions.

SECTION 1

At the right-hand end the external elevation to section 1 is a new construction in common brick. The end of the elevation is new construction partly common brick and partly LBC facing brick. The rear elevation is of stone and a buttressing pier has been constructed at the junction of this and section 2. Lateral distortion of the rear eaves line is evident. The end wall has a butt joint between the facing brick and the common brick sections.

INTERNALLY

The roof comprises common rafters and hip rafters with a valley rafter and a tie beam running left to right. The floor is of concrete.

There is a new common brick separating wall between this and adjacent no 2 section, there is also a concrete plinth at floor level externally.

Furniture beetle was evident to the roof timbers.

SECTION 2

At the base of the wall the masonry is loose and at the right hand end the mortar is in poor condition.

There is no concrete plinth to this particular section.

REAR ELEVATION UNIT 3

SECTION 2

The elevation if of stone and is in poor condition with joints being severally weathered. Brick piers have been constructed and the wall is noticeably out of vertical at the top with lateral distortion of the eaves evident.

SECTION 3

The elevation has been re-pointed but again there are many open joints and brick buttresses have constructed to the rear.

There is significant undulation in the roofline.

SECTION 4

The masonry is in poor condition with some common brick reveals having been constructed around the door opening and a brick pier at the rear. The masonry is in particularly poor condition at the base of the wall. In the central area there are open joints and loose friable mortar

The ends of the tie beam have decayed.

Water is leaking into the masonry.

SECTION 5

The upper section of the elevation has been rebuilt in common bricks. The joints are of stonework are eroded and the stone work is relatively loose.

There is severe lateral distortion of the eaves line generally.

BACK TO UNIT 3

SECTION 2

ELEVATION

At the base of the wall there is a concrete plinth

INTERNALLY

The roof comprises two "A" frame trusses supporting purlins and common rafters.

Severe water damage has occurred on the wall between this and the section 1 and there is significant cracking to both front and rear of this wall and on the rear wall also. There are open joints to the base of the rear wall

SECTION 3

FRONT ELEVATION

This is a mixture of stone, stock bricks and LBC common bricks with a concrete plinth at the base of the wall. The stonework at the bottom of the wall has been eroded by weathering and the stone is in poor condition.

INTERNALLY

The roof is of similar construction with central tie beam. There is common furniture beetle attack in the tie beam and many of the roof timbers.

The internal walls are of brick.

The wallplate on the wall separating this from the adjoining section 2 has severe wet rot damage.

Damage has occurred to the roof and some of the rafters are misaligned; there is noticeable deflection in several areas.

On the front to the right hand side of the door the wallplate is severely damaged with wet rot; this has affected the feet of the rafters also and the end of the tie beam and the masonry pier.

SECTION 4

There is a concrete plinth at the base of the wall to one side; the bricks to the left-hand side are rendered.

No noticeable lateral distortion of the front eaves line was evident.

This section is divided into two; both sides of the roof comprise of purlins, "A" frame trusses and common rafters.

Water ingress has affected the walls, which appear to be rubble infill.

Fungal attack has affected the tie beam and wallplates.

SECTION 5

Again there is a concrete plinth at the base of the wall serving no useful function. The wall has been partially re-pointed and is of limestone with brick reveals to the door.

INTERNALLY

The roof is common rafters and purlins. There is furniture beetle attack in the roof timbers.

Water ingress has affected the condition of the rear wall. The upper section of the rear wall has been re-constructed in common bricks.

SECTION 6

INTERNALLY

The roof construction as elsewhere. The roof does not have adequate strength. The tie beam on the left separating wall has been damaged by fungal attack, as have the rafter feet.

Water penetration has affected the rear wall.

The wall height at the rear has been raised in common brick by three courses.

The stonework to the front elevation is in poor condition. There is furniture beetle attack in the wall plate.

SECTION 7

Again the rear wall has been raised in height by four brick courses.

There has been severe water ingress subsequently the feet of the rafters are decayed. Water has penetrated the rear wall structure and eroded the mortar, which is extremely friable.

All the rear rafters are defective at feet.

There is cracking on the separating wall and evidence of lateral spread of the roof.

UNIT 4

EXTERNAL ELEVATION

COURTYARD ELEVATION

The roof has a corrugated asbestos cement sheeted covering and although some undulations are present these do not appear to be severe.

The elevation itself is constructed in stone with former window slits having been in-filled with brick. Some lateral distortion of the eaves line is evident; the end of the rafters being visible externally.

The stonework appears to be in reasonably good condition.

At the left-hand end of the elevation it is butt jointed to unit no 5.

RIGHT HAND END ELEVATION

This is a gable elevation and is partly rendered.

There is some damage where the adjoining building has been taken down.

At the upper level purlins have been removed from the wall.

The upper stonework however appears to be in reasonably good condition.

REAR ELEVATION

This is constructed in stone again with in-filled window slits and there are two windows and an upper floor opening at the right hand end of the elevation and a door opening to the left-hand end.

The main doors have stoned quoin reveals.

Slight undulation is evident in the roof but nothing which is excessive.

Some lateral distortion of the elevation is evident.

INTERIOR

The roof construction comprises oak principal "A" frames, rafters and purlins. The purlins are oak although some have been repaired with softwood and some of the rafters have been replaced with softwood rafters.

There is evidence of furniture beetle attack in the rafters, the wall plates and in the tie beams, which are located at approximately four metre centres along the length of the building.

Most of the rafters are original some still have bark present. From a structural point of view though at the present time they are serving no useful purpose with the asbestos sheeting being supported off softwood purlins, which span between the "A" frames trusses.

Cracking is evident to the left-hand gable wall at the front and rear. There is a timber tie located in the wall in this vicinity and this has been severely affected by furniture beetle attack.

A tie rod has been installed at first floor storey height and there are also ties located into the gable wall at eaves level.

At the rear there is a poplar tree and it is well within influencing distance.

The cracking is more symptomatic of lateral roof spread than vertical movement,

The base of the wall has been rendered. In the central section lateral distortion of the front and rear wall is evident; the walls themselves are approximately two bricks thick.

At the right hand end there is a timber first floor structure which is of more recent construction.

The roof should not be relied upon to support structural loads; any conversion should provide additional bracing to the external walls and new wall and floor loads should be supported on new foundations.

UNIT 5

The roof is corrugated asbestos cement sheeting; the elevation is of stone.

The right hand section has oak rafters and purlins with softwood collars.

The external walls have been raised in brick for the top two courses at the rear.

There is brick separating wall separating the left and right hand sections.

At the left hand end of the front elevation severe cracking is evident approximately one metre in from the end; severe lateral distortion of the eaves line is also evident over the entrance door; there being no collars to the roof in this section.

The right hand room has cracking on the rear wall.

In the left hand room severe cracking is evident on the rear wall particular in the rear left hand corner and on the inside of the gable wall.

Severe lateral movement of the gable wall has occurred of the order of 50 - 60 mm. On the end elevation severe cracking is evident behind the rain water pipe and at the rear a buttress has been constructed and severe cracking is evident.

Lateral distortion to the rear eaves is evident.

There is a significant elderberry shrub on the corner which is almost certainly the cause of the damage to the rear corner of this unit. The popular tree is approximately 8 metres from the rear of unit five.

OBSERVATIONS

Units 1, 2 & 3 are in poor structural condition with extensive beetle attack to the structural timbers which has severely weakened them. In addition significant water penetration has occurred in these units giving rise to fungal decay to the timbers and causing deterioration of the masonry. The loadbearing elements are a mixture of stone, with some rubble infill, common brick and some local stock brick.

The roof to these units are in poor structural condition and will not be able to withstand the loads likely to be imposed on them without major reconstruction and strengthening.

Concrete plinths have been constructed adjacent to the elevations possibly in an attempt to prevent shrinkage damage and possibly to mask the effects of erosion of the stonework.

In many areas the degree of water ingress is such that large areas will require rebuilding. In addition

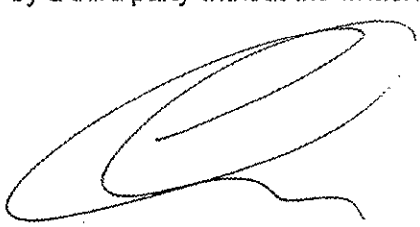
severe lateral distortion of the eaves lines is evident in many locations due to failure of the roof structures. These areas will also require extensive rebuilding.

Bearing in mind the limited architectural value of the units I would recommend that they be demolished.

Unit four, the two-storey barn is by comparison in relatively good condition. Whilst there has been some movement over its life this could readily be rectified by stitching the masonry or possibly by the use of epoxy resin injection. The timber ties in the walls will require replacement. The roof is not capable of being retained to support the new loadings but could be retained as an architectural feature. Any new floor loads should be supported independently of the existing walls on new foundations and the opportunity should be taken to provide additional lateral stability to the external walls by tying them into the new floor structure and internal walls.

Unit five is in poor condition and has suffered severe subsidence damage to the gable wall almost certainly as a direct result of the proximity of the elderberry shrub possibly exacerbated by the presence of the poplar tree. In view of the degree of movement (50-60mm) the gable wall and front and rear walls will require rebuilding. There is also severe lateral distortion of the walls at eaves level due to failure of the roof. Bearing the above in mind, consideration should be given to demolishing this unit also.

The above report, conclusions and recommendations have been arrived at from a visual inspection only and no detailed investigatory works have been carried out. I have not inspected the woodwork or other parts of the structure which are covered, unexposed or inaccessible and I am therefore unable to report that any such part of the property is free from defect. Conditions may therefore exist that have not been recorded herein. My report is limited to a "structural inspection" which is defined as "an assessment of the behaviour of the primary loadbearing elements of the building". Examples of items not covered are roof coverings, condition of decorations, windows, doors, architraves, skirtings etc., plasterwork, plumbing, electrical wiring and appliances, oil services and appliances, damp penetration, rising damp etc., as they are usually considered by other specialists and are dealt with in their reports. Should I be required to certify the adequacy of any remedial works recommended in this report it will be necessary to ensure that I am given sufficient notice to enable me to carry out the necessary inspections as the works proceed. If you have any doubt as to the extent of the above brief please contact me immediately. This report is prepared for the benefit of those persons named in the introduction and may not be relied upon by a third party without the written consent of this practice.



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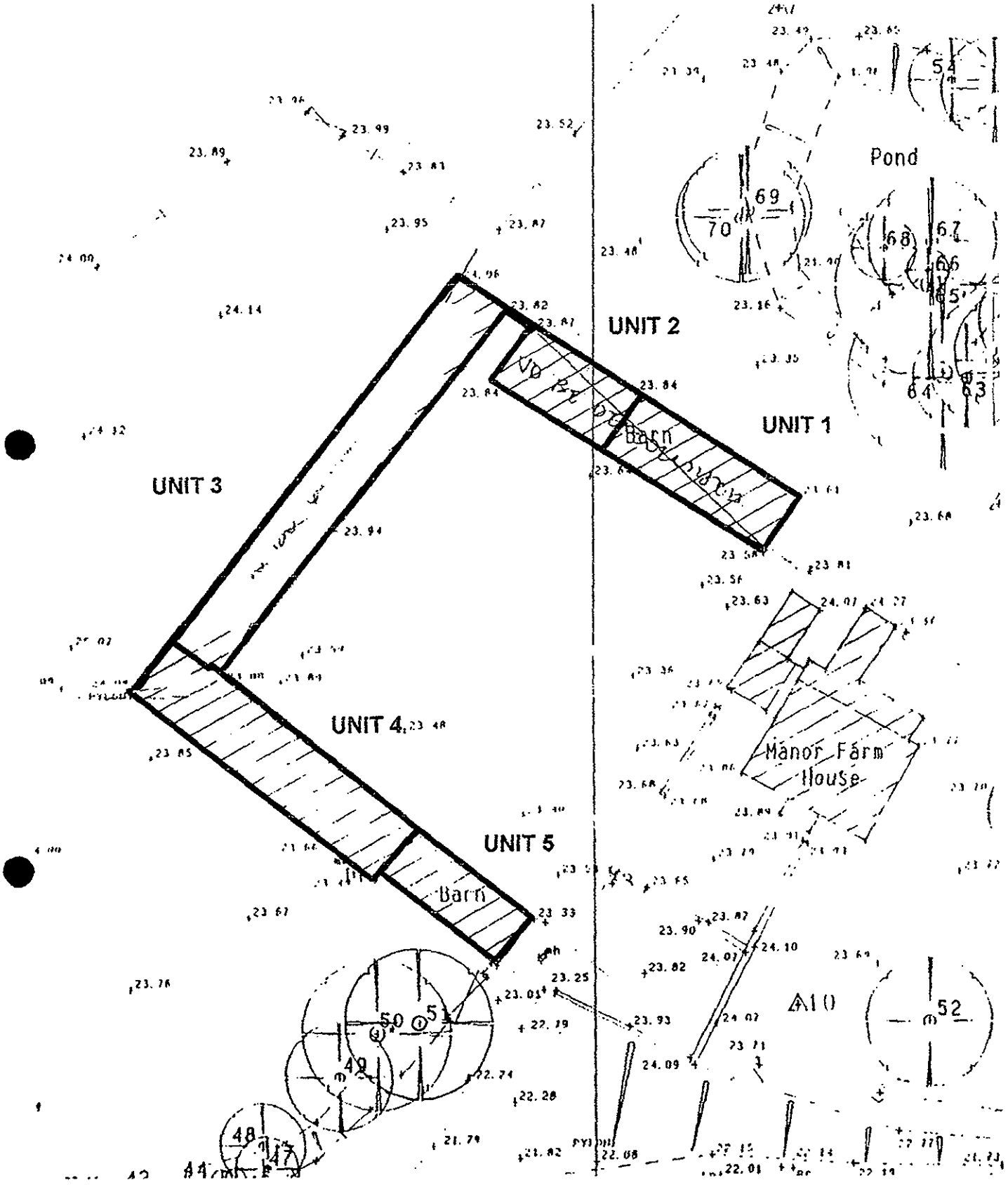
Eur.Ing. Graham F. Pratt BSc.(Hons), CEng., MICE., ASCE., FFB.,FEANI


UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
Barn
Barn
Pond
Manor Farm House
A10
54
69
70
68
67
66
65
64
63
52
51
50
49
48
47

APPLICATION NO.	00 1575	**OFFICER**	PP
OS SHEET NO.	TL 1691	**APPLICATION TYPE**	REM
GRID REF.	176391 98	**DEVELOPMENT TYPE**	06
HISTORY – see attached Blue Card copy	✓	**PARISH**	84
		SETTLEMENT	
		ADJACENT PARISHES	

NEIGHBOURS:

1 MANOR COTTAGE, DOVECOTE LANE (03880)
2 " " , " "
MANOR FARM, CHURCH STREET (03810)
THE VICARAGE, " "
THE OLD RECTORY, " "
37-47 (ODD), 46, 48, VICARAGE WAY (04510)
24, 26 FIELD RISE (03910)
1, 2, 3 PROBY CLOSE

DESCRIPTION OF DEVELOPMENT

APPROVAL OF SITING, DESIGN, EXTERNAL APPEARANCE & MEANS OF ACCESS FOR THE CONVERSION OF BARNS & AGRICULTURAL BUILDINGS TO FORM 5 DWELLINGS

SITE ADDRESS *(if different to Application Form)*

03810/2006/2/000

CONSTRAINTS

LPA:	**CA** ✓	**SSSI**	**TRRD**
HOUSE	**CA ADJ**	**CNEWT**	**CLRD** ✓ C89
EMPLY	**LB1**	**NATPA**	**PATH**
FRONT	**LB2***	**TPO**	
OSPRO	**LB2** ✓	**CWILD**	**FLOOD**
SPORT	**LB ADJ**	RADON ✓	**WGG**
SHOPS	**LOCIN**	**OILP**	**WMAIN**
PRIME		**GASP**	
	AOBL	**NGRID**	**AIRF**
	AMON		**HSAF**
	ARCH		**HAZSB**

PLOTTED BY: EM 15/9/00 **TEAM LEADER:** CTB/9. **ADD CONS.** ✓

SITE NOTICE ✓ **PRESS NOTICE** ✓

1.	PLANNING APPLICATION	6.	CA CONSENT
2.	AFFECTING LB	7.	DEPARTURE FROM DEV. PLAN
3.	AFFECTING CA	8.	AFFECTING FOOTPATH/ROW
4.	AFFECTING LB & CA ✓	9.	ENVIRONMENTAL STATEMENT
5.	LISTED BUILDING CONSENT		

CONSULTEES

A	OTHER LOCAL AUTHORITIES
1	South Cambs District Council
2	Fenland District Council
3	Peterborough City Council
4	East Cambs District Council
6	East Northants District Council
7	Mid Beds District Council
8	Beds Borough Council
9	Northants County Council
10	Cambridge City
11	Bedfordshire County Council

C	CAMBS COUNTY COUNCIL
1	Chief Planning Officer
2	Director of Transportation
4	Chief Estates Officer & Valuer
6	Trading Standards Officer
7	Petroleum Officer
9	County Archaeologist
10	Social Services Dept.
11	Chief Fire Officer
12	Education Department
13	Performance Review Manager
14a	Under 8's advisor, Huntingdon
14b	Under 8's advisor, St Ives
14c	Under 8's advisor, St Neots
15	Property Management Dept.
16	Reg.& Insp. Unit (Nursing Homes)

D	HDC Operational Services
1	Policy Support
2	Conservation
3	Building Control
4	Trees
5	Assistant Engineer (Highways)

HD	HDC – OTHER DEPARTMENTS
1	Head of Architectural Services
2	Head of Environmental Health
3	Estates Officer
4	District Administrator
5	Head of Leisure Services
6	Housing Policy & Dev. Manager
7	Community Initiatives & Tourism

GD	GOVERNMENT DEPARTMENTS
1	Ministry of Agriculture
2	Department of Transport
3	Ministry of Defence
4	Department of Trade & Industry
5	Department of Energy
6	DOE Tollgate House, Room 10/02
7	DOE (Transport & The Regions)
8	MOD PL (Lands)
9	SoS Env. & Trans. (Rail Crossing)

IL	INTEREST GROUPS - LOCAL
1	Huntingdon & Godman. Civ.Soc
2	St Ives Civic Society
3	Abbotsley Civic Society
4	Gt Gransden Society
5	Gt Ouse Boating Association
6	Ramblers Association – South
7	Ramblers Association - North
9	Conservation Society (Hunts)
10	Hartford Conservation Group
11	Hem. Grey Preservation Group
12	Cambs. Historic Buildings
13	Ramsey & Dis. Chamber of Trade
14	St Neots & Dis. Chamber of Trade
15	Huntingdon Cham of Trade & Comm

GQ	GOVERNMENT AGENCIES
1	Countryside Commission
2	Land Registry
3	Forestry Commission
5	Property Services Agency
6	English Nature
7	English Heritage
10	Oil Pipeline Agency
11	Civil Aviation Authority
12	Eastern Sports Council
13	Environment Agency
14	Planning Co-ord. Aviation Awareness

GRAF	RAF BASES
1	RAF Brampton
2	RAF Alconbury

HSP	HEALTH, SAFETY, PROTECTION
1	Family Practitioner Committee
2	Health & Safety Executive
3	Civil Aviation Authority
4	Inspector of Pollution
5	Director of Health Promotions CHHC
6	Ch.Insp. Man. CHHA (Nursing Homes)

IN	INTEREST GROUPS NATIONAL
3	C.P.R.E.
4	National Anglers Council
5	RSPB
6	Civic Trust
8	National Trust
10	Garden History Society
11	British Horse Society
12	Cambridgeshire Wildlife Trust
13	English Golf Union
14	The Sports Council

POL	POLICE
1	Cambs Constab. – Peterbough
2	Cambs Constab. – H'gdon - (Arch. Liaison)

PU	PUBLIC UTILITIES
2	British Telecom
3	Railtrack Property
4	Eastern Electricity
5	Anglian Water Services
6	Central Elec. Generating Brd.
7	Eastern Gas
8	Middle Level Commissioners
9	Houghton & Wyton I.D.B.
10	Environment Agency
11	Alconbury & Ellington I.D.B.

STAT	STAT CONS FOR LB'S
1	Ancient Monuments Society
2	Council for British Archaeology
3	Georgian Group
4	Soc. Prot. of Ancient .Buildings
5	Victorian Society
6	RCHME Emergency Record

	0216.91	Conversion of barn and [illegible] erection of [illegible]	A	8.11.91
	0349.91	Demolition of agricultural buildings	CC	9.11.91

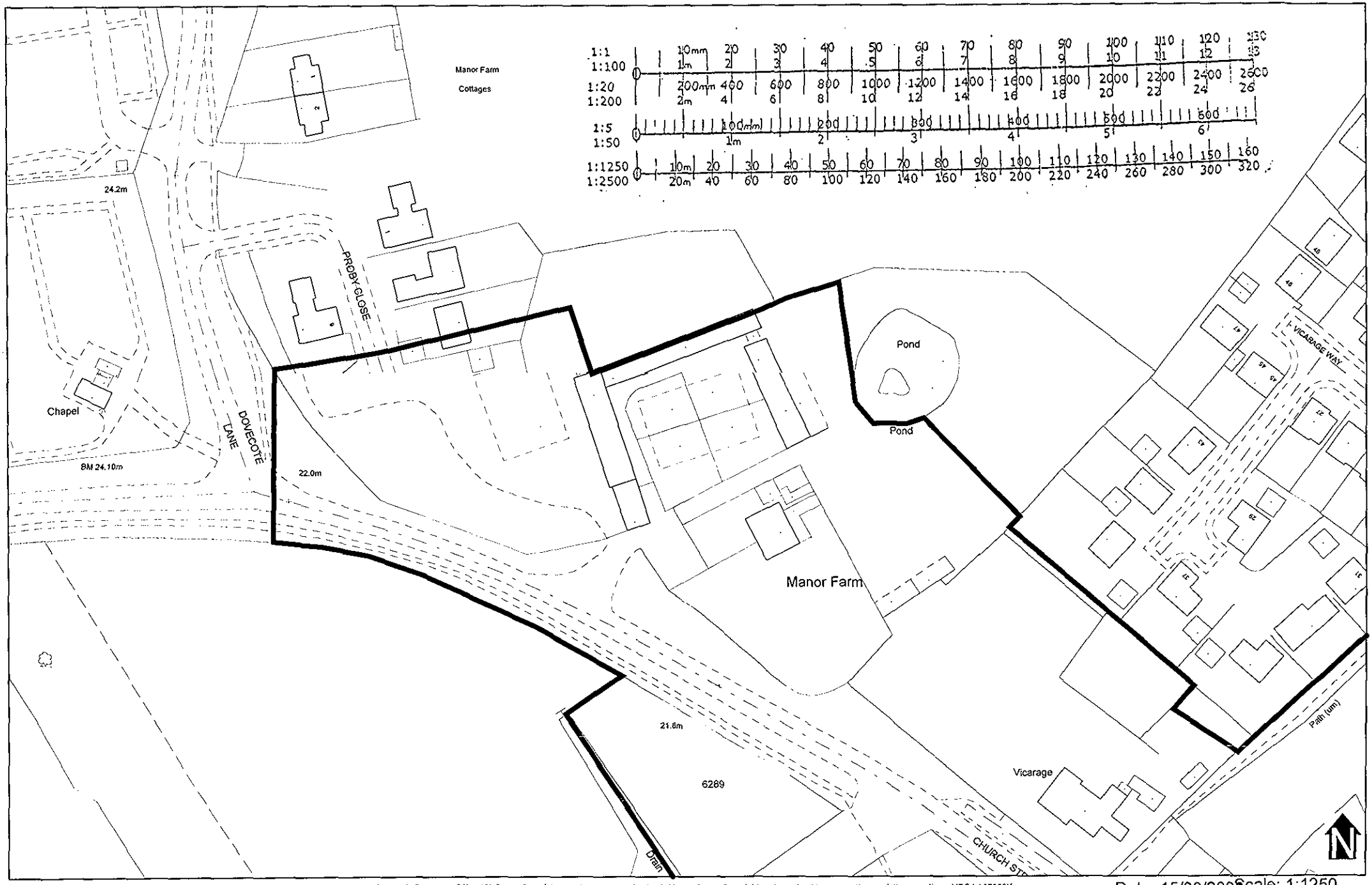
[illegible]	5.3.1993	[illegible]	CC	41.95
SAD	10.3.92	Approval of layout, siting, design for	ARM	939.92
		50 Dwellings [illegible]		
POA	10.8.99	Extension to dwelling		
	146.00	Extension to dwelling		
	140.00	Extension to dwelling		
	1575.00	Approval for Conv of Barn to 5 Dwellings		
	157.00	Conv of Barn to 5 Dwellings		

	H1871	Agricultural Building	Consent	26.11.01
	0216.91	Conversion of barn (exchange of barn and dwelling)	A	19.11.92
	0347.91	Demolition of agricultural building	CC	19.11.96
	LBA 9H	Part demolition and erection of	LBC	3.2.93
			BCC	3.2.93

Vacant	0239.98	Approval of layout, siting, design of 10 Dwellings	ARM	9.9.98
PLOT 1	1089.99	Extension to dwelling		
	1418.00	Extension to dwelling		
	1402.00	B. Extension to dwelling		
	1575.00	Approval for Conv. of Bungs to S. Dwelling		
	1576.00	Conv. of Bungs to S. Dwelling		

Huntingdonshire District Council *Operational Services Directorate*

Title: NB. NOT PART OF APP.



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Date: 15/09/2008 Scale: 1:1250

two way memo

SENDER
Send blue and yellow copies intact. Retain pink for file.

WRITE OR TYPE

PING

NO CARBON REQUIRED

RECIPIENT
Reply before parting set
Return yellow copy to ~~sender~~.

7/11

TO
Jake Huck

FROM
Sheila

SUBJECT Landscaping of communal conveside at Manor Fm, Haxley 01962 [illegible]

MESSAGE DATE 6/11/2002.

As you are dealing with the adjacent area (roads/pond) for the same builder, I hope you will deal with this!

Please see my letter to the agents of 5/11/2002 which sets out ~~[illegible]~~ out Chris + my ideas.

If they don't ring you, can you ring them, or see site & do notes back to me.

Thanks,

Signed

REPLY DATE 21.11.02.

Discussed with agent. Amendments will be following.

[redacted]

Signed

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MANOR FARM BARNS
OFF CHURCH STREET
YAXLEY.

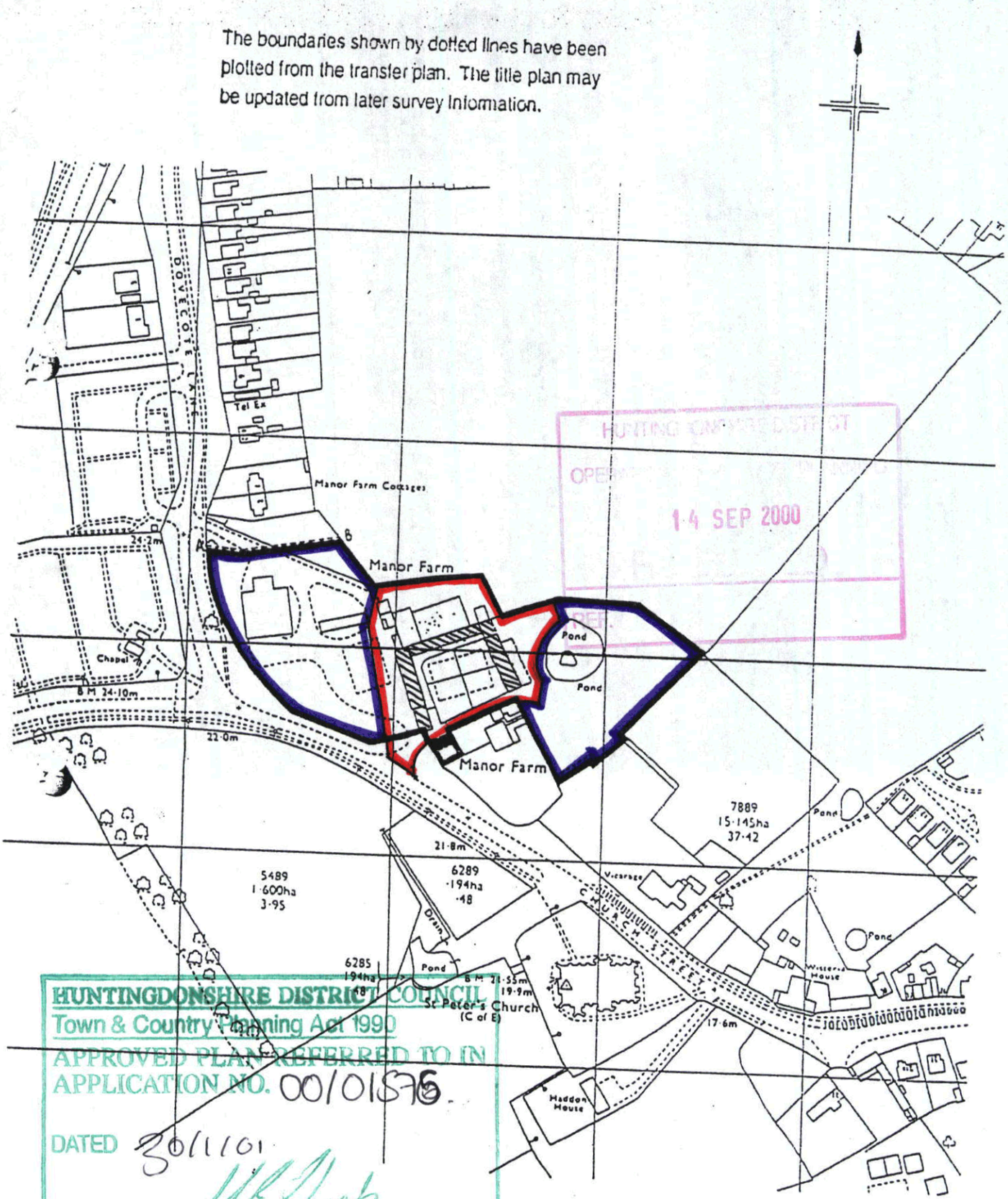
HO1575/00

DWG NO 910/01

SCALE 1:2500

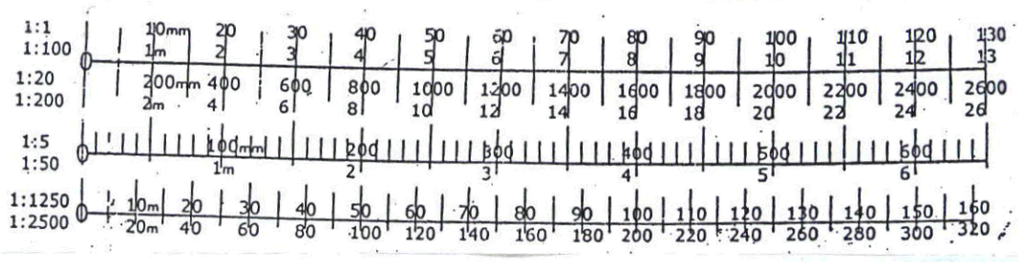
CONVERSION, DEMOLITION AND REBUILD
TO FORM 5 DWELLINGS.

The boundaries shown by dotted lines have been plotted from the transfer plan. The title plan may be updated from later survey information.



HUNTINGDONSHIRE DISTRICT COUNCIL
Town & Country Planning Act 1990
APPROVED PLAN REFERRED TO IN
APPLICATION NO. 00/01576.
DATED 30/11/01
SIGNED M E Sharp
Head of Planning Services

HUNTINGDONSHIRE DISTRICT
OPER
14 SEP 2000
REC

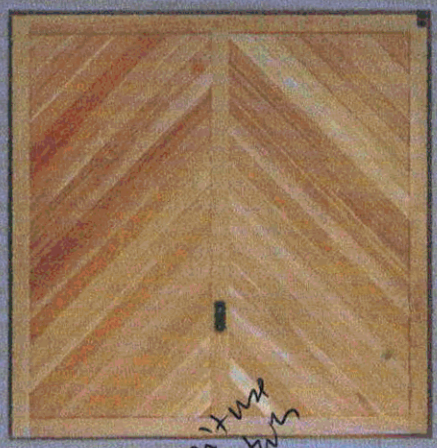




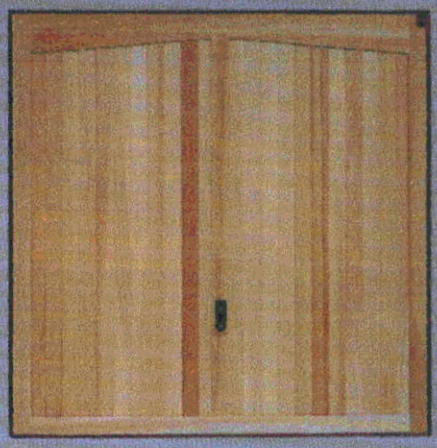
2009 Vertical



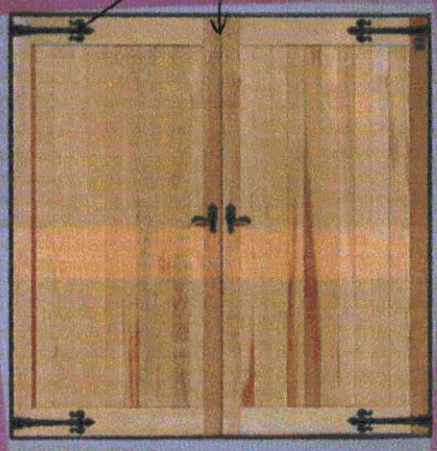
2016 Horizontal



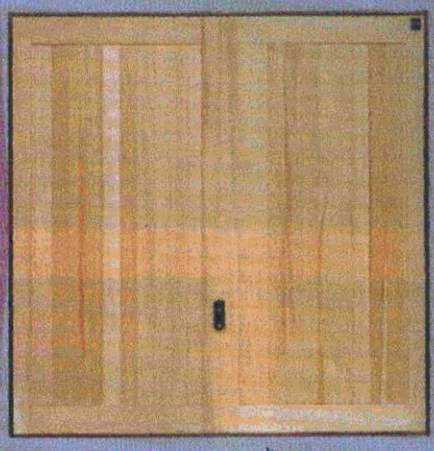
2010 Chevron



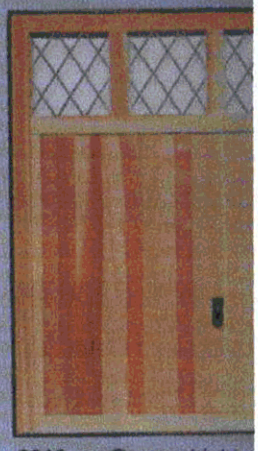
2020 Gatcombe



2013 Caxton (Electric operator version - showing ironmongery supplied by others)



2013 Caxton (Standard manual version)

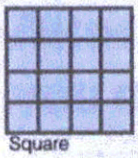


2019 Garage Light

Lead light designs for timber and GRP doors



Diamond



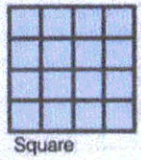
Square

Windows for timber doors
For designs 2019 Garage Light and 2022 Milton, windows of tough durable perspex are used.

These are available either clear or stippled opaque and can be plain or with diamond or square simulated 'leaded light' appearance (please advise on ordering).

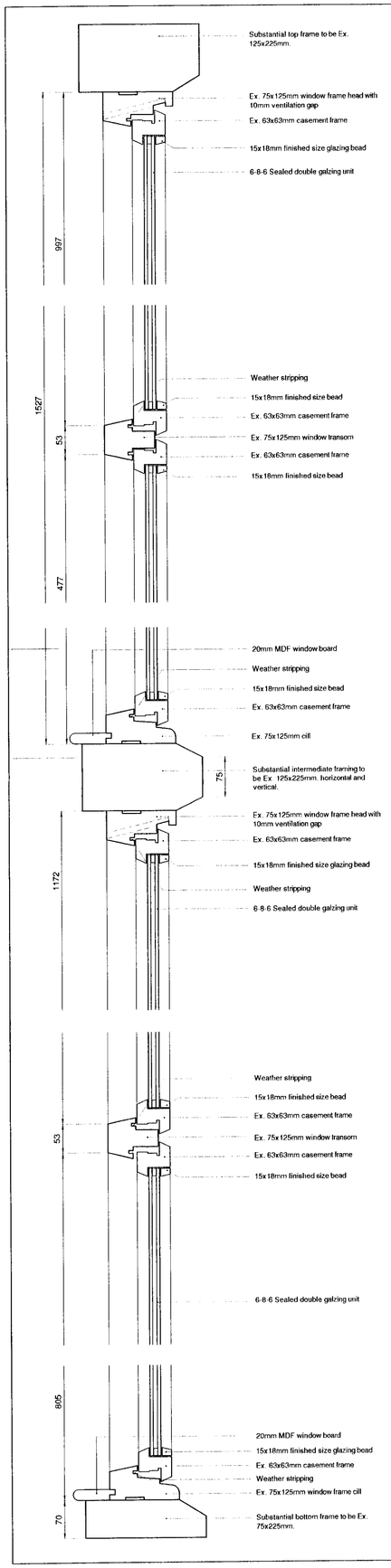


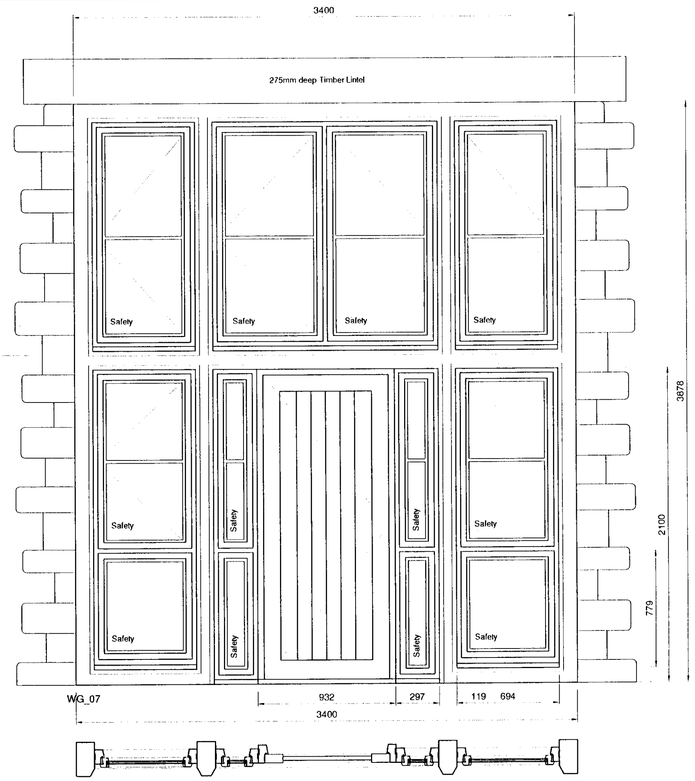
Diamond

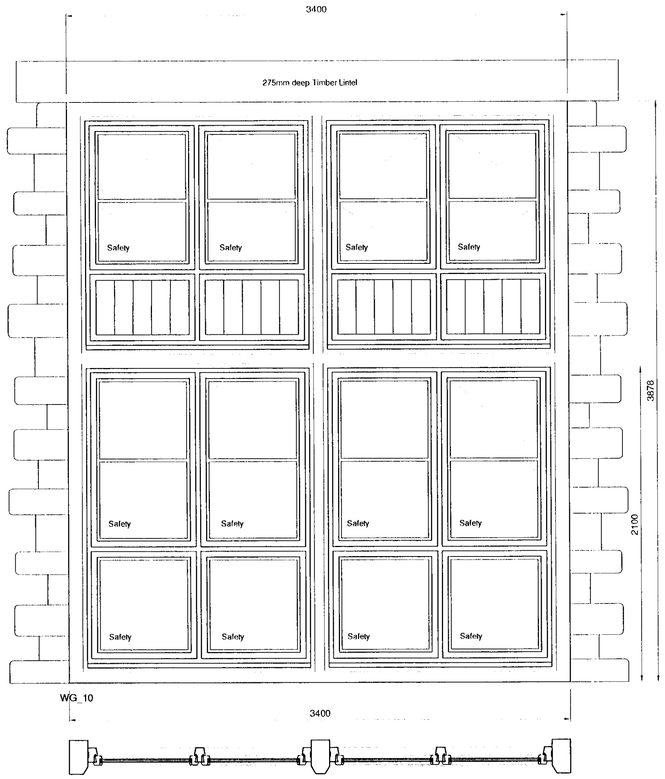


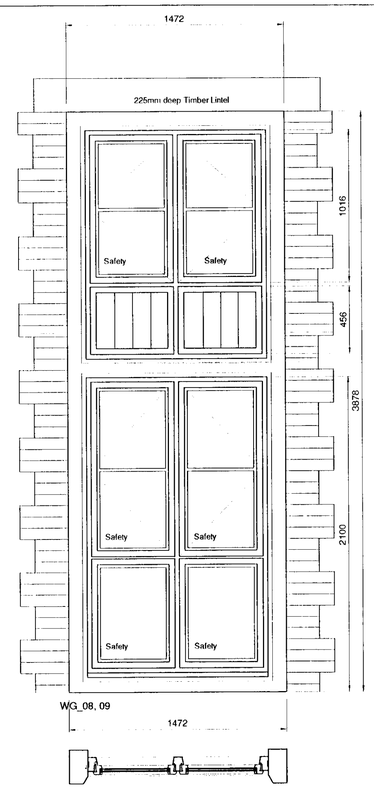
Square

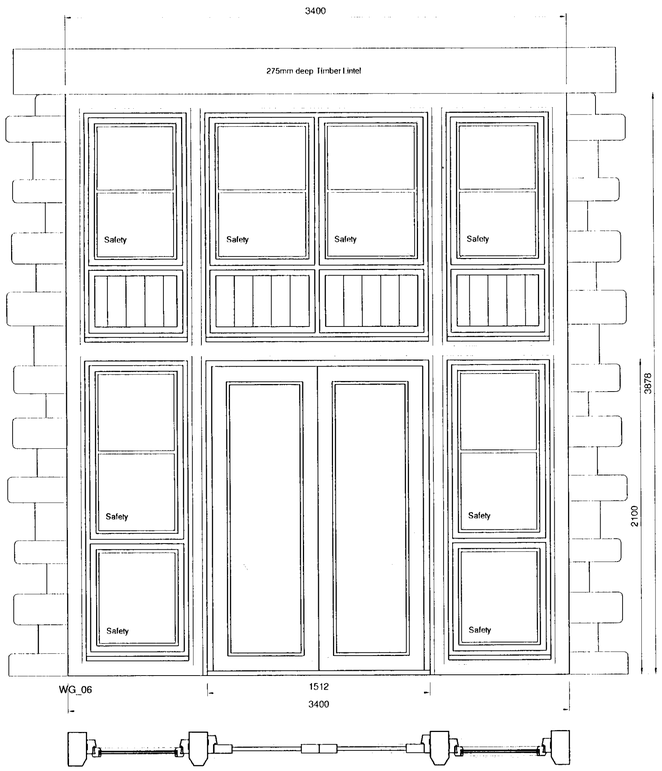
Windows for GRP doors
For designs 2030 Ashurst, 2031 Sharpthorne and 203 windows are available in ei diamond or square design either on a solid black bac to give the appearance of but admit no light, a GRP t background or clear persp advise on ordering).







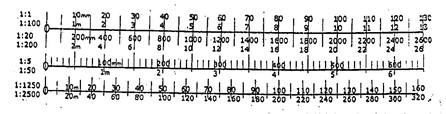




NOTES:

1/ THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWING NO. 910/40.

2/ THESE LARGE FULL HEIGHT FRAMES ARE TO MADE AS NECESSARY ON STOREY HEIGHTS. JOINED WITH A CONTINUOUS HARDWOOD TONGUE STRIP. COVER DRIP FLASHING AT JOINT.



11/12/01 TNW

Revision	Date

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Project

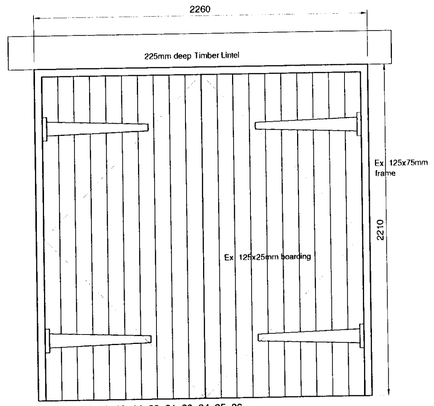
MANOR FARM BARNS
YAXLEY

Drawing

WINDOW ELEVATIONS
AND DETAILS

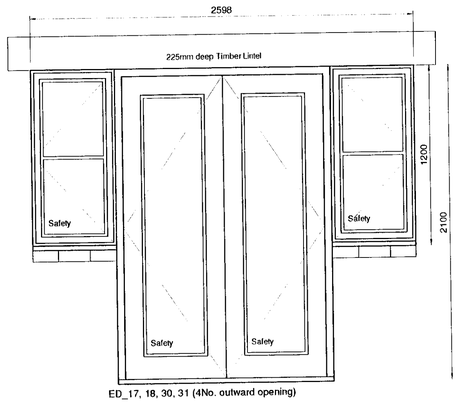
Wythe Holland Partnership
Chartered Architects Planning And Landscape Consultants
Wallis's Mill, Old Dry Lane, Brigstock, Northamptonshire NN14 3ER
Phone (01536) 373662 Fax (01536) 373645
e-mail : mail@architectsnorthampton.com
website : www.architectsnorthampton.com

Date	Scale	Job No	Drawing No
26.04.01	1:20 / 1:5	910	41

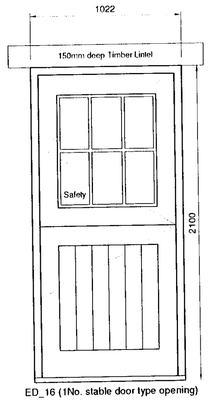


ED_01, 02, 11, 12, 13, 14, 20, 21, 33, 34, 35, 36

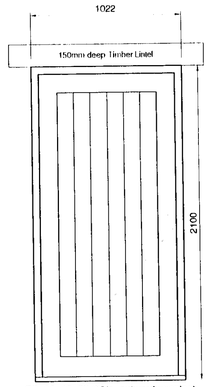
GARAGE DOORS TO BE FRAMED LEDGED AND BRACED ON INTERNAL FACE. SIDE HUNG ON SUBSTANTIAL BLACK FINISHED STEEL STRAP HINGES. OUTWARD OPENING.



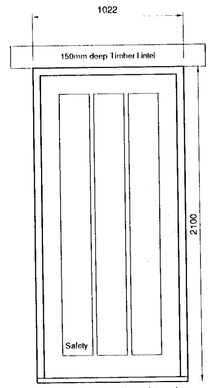
ED_17, 18, 30, 31 (4No. outward opening)



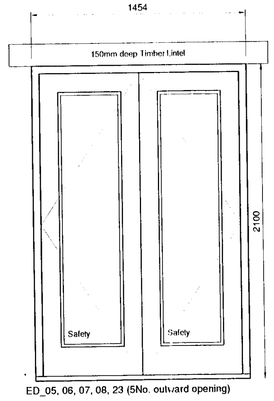
ED_16 (1No. stable door type opening)



ED_03, 19, 22 (3No. outward opening)



ED_24, 29, 32 (1No. inward opening. 2No. outward opening)



ED_05, 06, 07, 08, 23 (5No. outward opening)

NOTES:

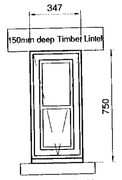
1/ IN WINDOWS ALL LIGHTS ARE TO BE CASEMENT WHETHER OPENING OR NOT TO ACHIEVE BALANCED APPEAREANCE.

2/ DIMENSIONS OF ALL OPENINGS, EXISTING AND PROPOSED TO BE CHECKED ON SITE PRIOR TO MANUFACTURE.

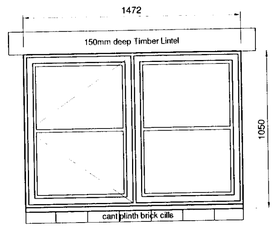
3/ DIMENSIONS SHOWN ARE MASONRY OPENING SIZES AND DO NOT INCLUDE FO FITTING TOLERANCES.

4/ ALL OPENINGS SHOWN ARE VIEWED FROM THE OUTSIDE.

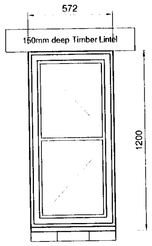
5/ ALL DOORS ARE INWARD OPENING UNLESS SPECIFIED OTHERWISE. REFER TO PLAN IF IN DOUBT.



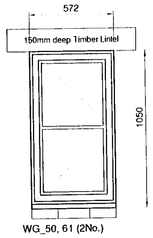
WG_05, 11, 25, 41, 48 (5No. hopper style with top drop in chain as opening restrictor



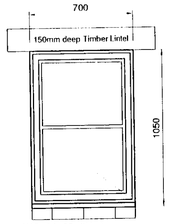
WG_02, 20 (5No.)
WF_01, 02, 03



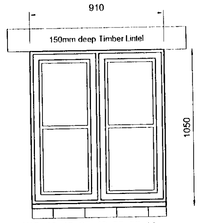
WG_17, 26, 27, 28, 34, 35, 51, 60 (8No.)



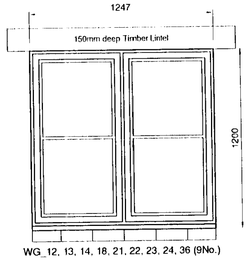
WG_50, 61 (2No.)



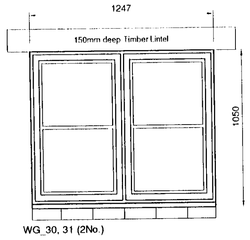
WG_01, 03 (2No.)



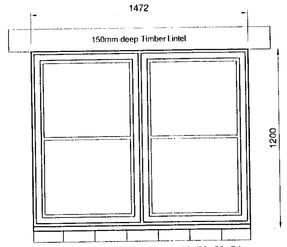
WG_16, 19, 37, 49, 55, 56, 62 (7No.)



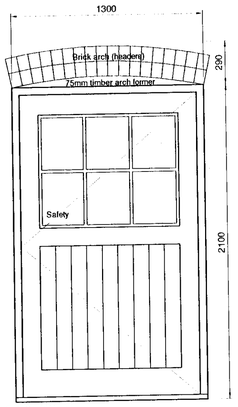
WG_12, 13, 14, 18, 21, 22, 23, 24, 36 (9No.)



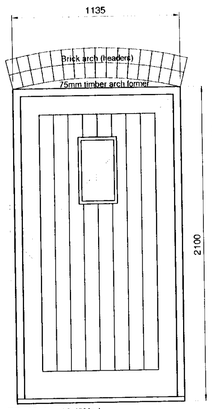
WG_30, 31 (2No.)



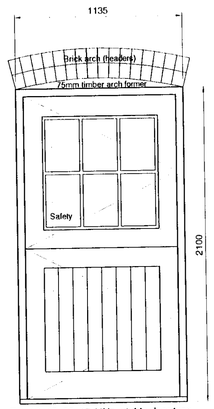
WG_04, 08, 09, 15, 32, 33, 38, 39, 40, 52, 53, 54, 57, 58, 59 (15No.)



ED_04 (1No.)

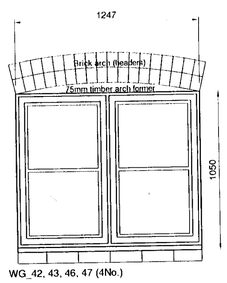


ED_08, 25, 28 (3No.)

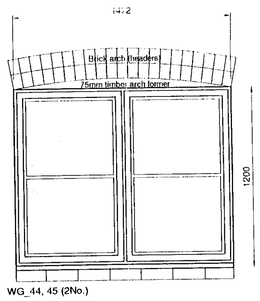


ED_10, 15, 26, 27 (4No. stable door type opening)

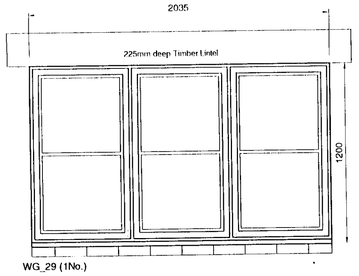
ALL DOORS TO BE HUNG ON MINIMUM 4No. 100mm BRASS HINGES.
DOOR SIDE AND TOP RAIL TO BE EX. 63x125mm. BOTTOM RAILTO BE EX. 63x175mm.



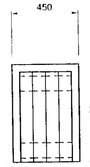
WG_42, 43, 46, 47 (4No.)



WG_44, 45 (2No.)

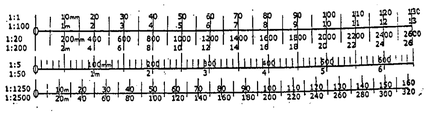


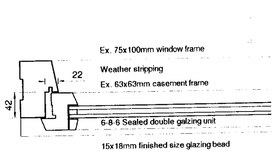
WG_29 (1No.)

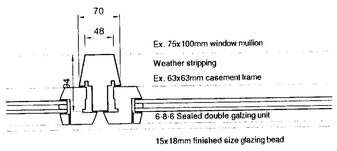


ELEC METER CUPB'D COVER DOOR (5No.)

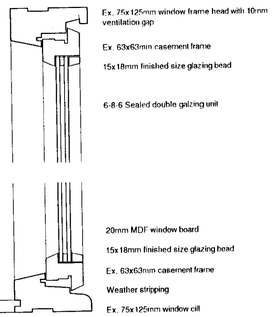
Ex. 125x25mm Planked ledged door



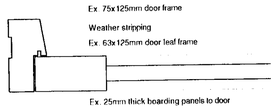




Typical window plan



Typical window section



Typical door plan

11/12/07 TNW

Revision	Date

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Project

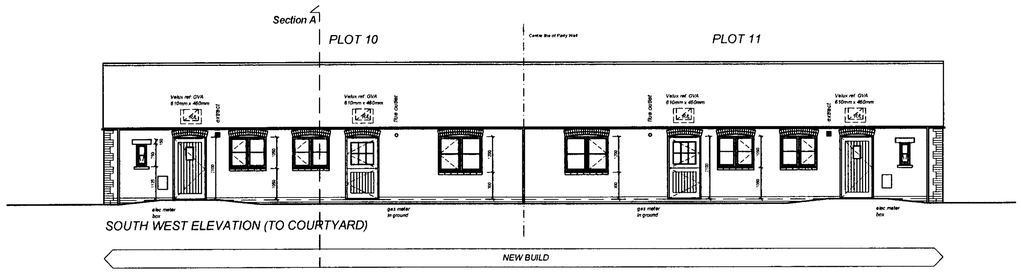
MANOR FARM BARNS
YAXLEY

Drawing

WINDOW/DOOR ELEVATIONS AND DETAILS

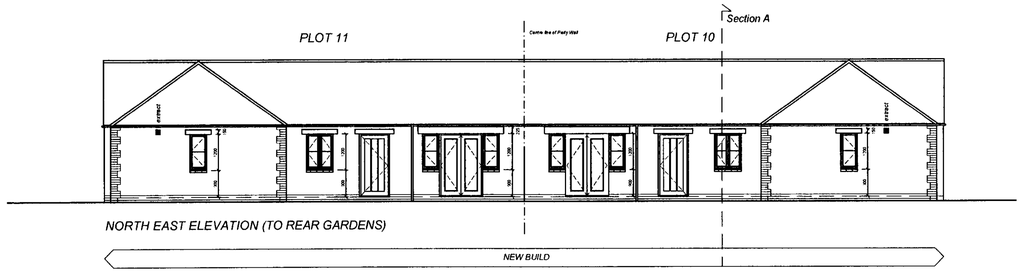
Wythe Holland Partnership
Chartered Architects Planning And Landscape Consultants
Wallis's Mill, Old Dry Lane, Brigstock, Northamptonshire NN14 3ER
Phone (01536) 373662 Fax (01536) 373645
e-mail : mail@architectsnorthampton.com
website : www.architectsnorthampton.com

Date	Scale	Job No	Drawing No
26.04.01	1:20	910	40



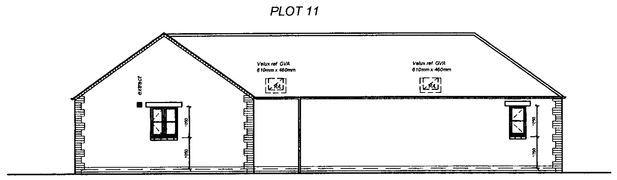
SOUTH WEST ELEVATION (TO COURTYARD)

NEW BUILD



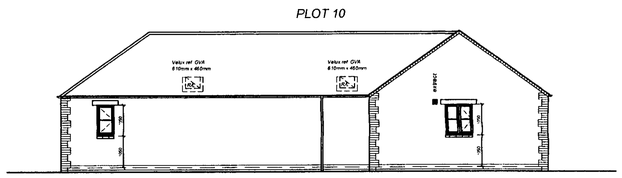
NORTH EAST ELEVATION (TO REAR GARDENS)

NEW BUILD



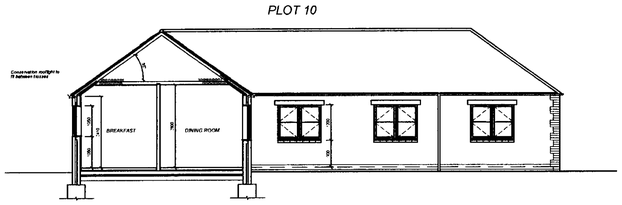
SOUTH EAST ELEVATION (TO ACCESS ROAD)

NEW BUILD

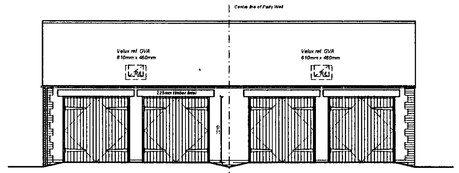


NORTH WEST ELEVATION (TO GARDEN SIDE)

NEW BUILD

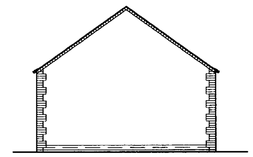


SOUTH EAST SECTION A / ELEVATION (TO GARDEN)
PLOT 11 SIMILAR BUT HANDED



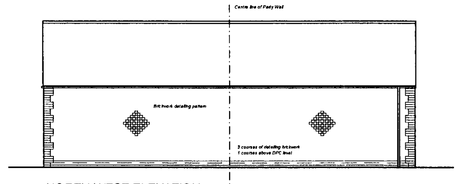
NORTH WEST ELEVATION

NEW BUILD



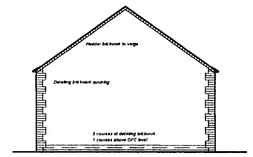
SOUTH WEST ELEVATION

NEW BUILD



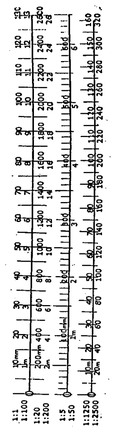
NORTH WEST ELEVATION

NEW BUILD



NORTH EAST ELEVATION

NEW BUILD



11/12/01 TNW

Revision	Date	
A	27.04.01	extract fan and boiler flue positions added

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Project

MANOR FARM BARNS
YAXLEY

Drawing

PLOTS 10 AND 11
ELEVATIONS AND
GARAGE ELEVATIONS

Wythe Holland Partnership
Chartered Architects Planning And Landscape Consultants
Wallis's Mill, Old Dry Lane, Brigstock, Northamptonshire NN14 3ER
Phone (01536) 373662 Fax (01536) 373645
e-mail : mail@architectsnorthampton.com
website : www.architectsnorthampton.com

Date	Scale	Job No	Drawing No
25.01.01	1:100	910	18 A

PLOT 10

POND

PLOT 9

PLOT 11

SHARED PRIVATE ACCESS ROAD

PLOT 8

PYLON

APPROX POSITION OF EXISTING BOUNDARY

MANOR FARM HOUSE

SHARED PRIVATE ACCESS ROAD

PLOT 7

A10

PYLON

CHURCH STREET

PYLON

PYLON

LP

BS

FH

LP

BS

LP

11/12/01 TNW

Revision	Date	
A	15.05.01	External finishes added

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Project

MANOR FARM BARNS
YAXLEY

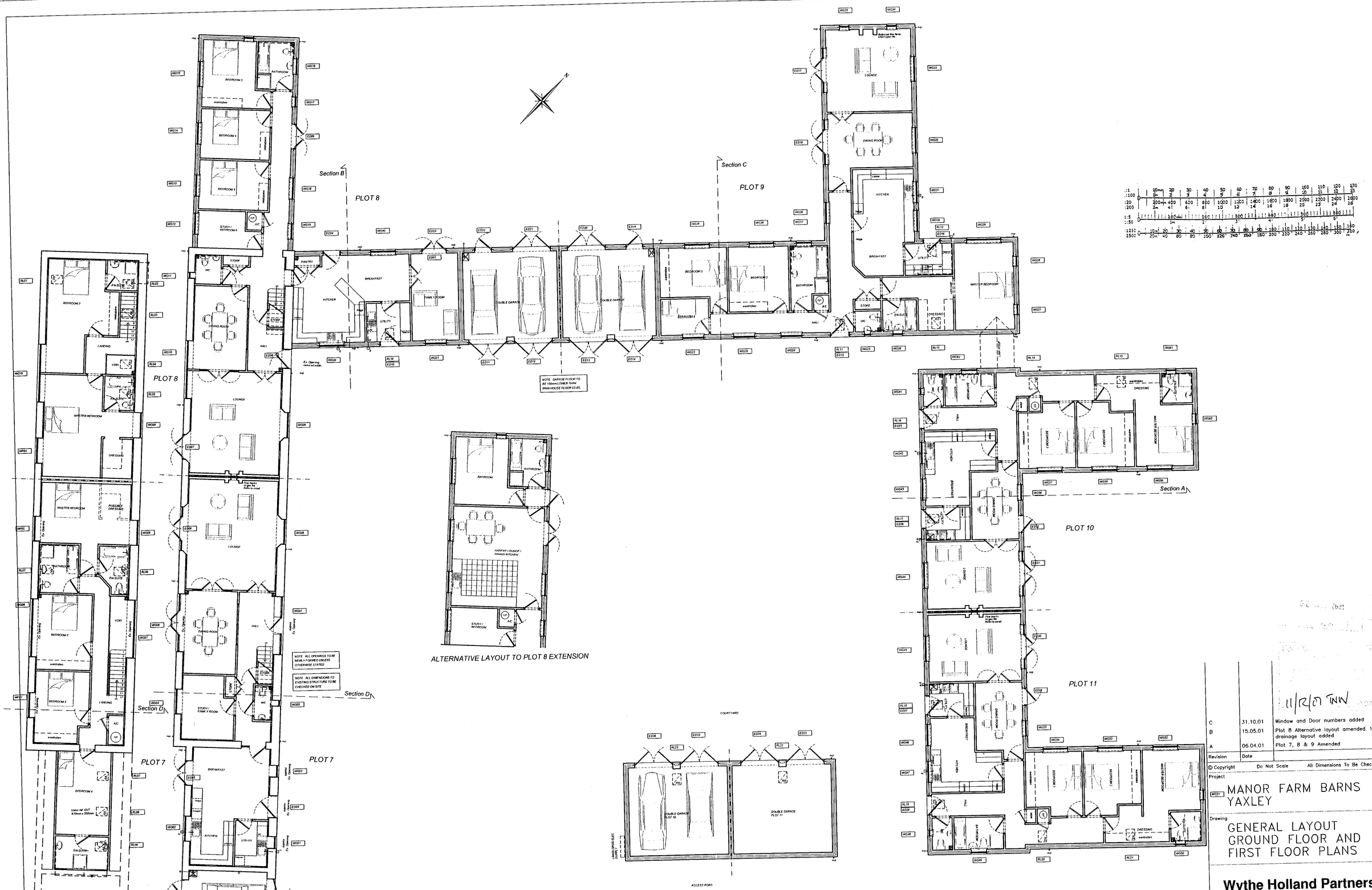
Drawing

SITE LAYOUT
GROUND FLOOR PLANS

Wythe Holland Partnership
Chartered Architects Planning And Landscape Consultants
Wallis's Mill, Old Dry Lane, Brigstock, Northamptonshire NN143ER
Phone (01536) 373662 Fax (01536) 373645
e-mail : mail@architectsnorthampton.com
website : www.architectsnorthampton.com

Date	Scale	Job No	Drawing No
25.01.01	1:200	910	100 A

A1



Revision	Date	
C	31.10.01	Window and Door numbers added
B	15.05.01	Plot 8 Alternative layout amended. Internal drainage layout added
A	06.04.01	Plot 7, 8 & 9 Amended

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Project

WG51 MANOR FARM BARNS YAXLEY

Drawing

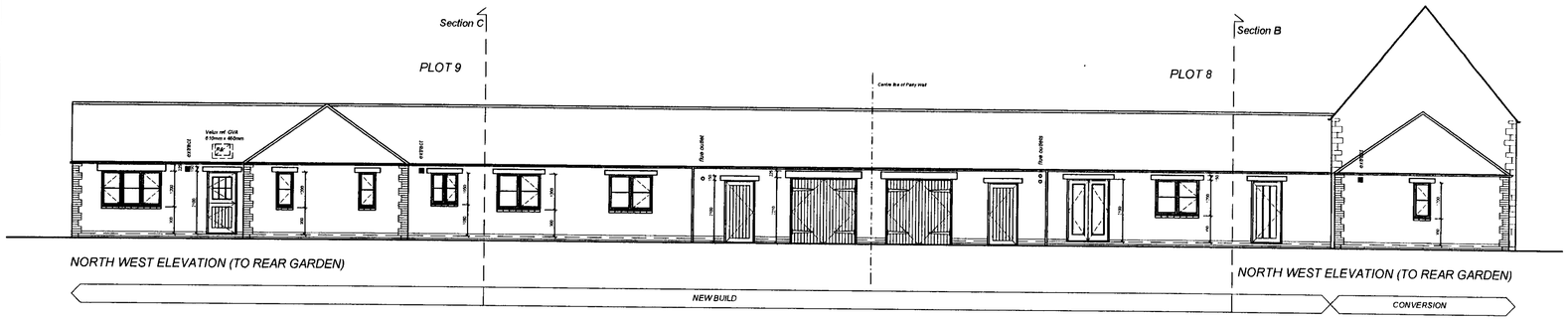
GENERAL LAYOUT GROUND FLOOR AND FIRST FLOOR PLANS

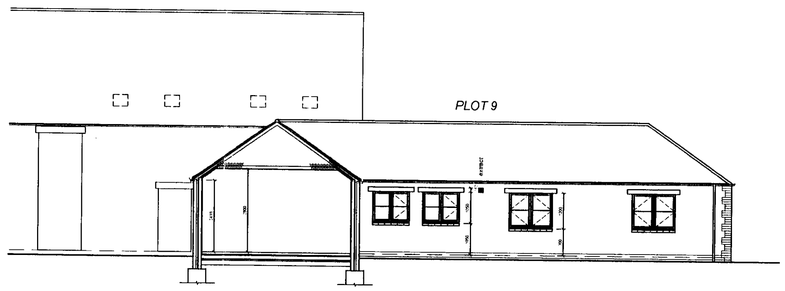
Wythe Holland Partnership

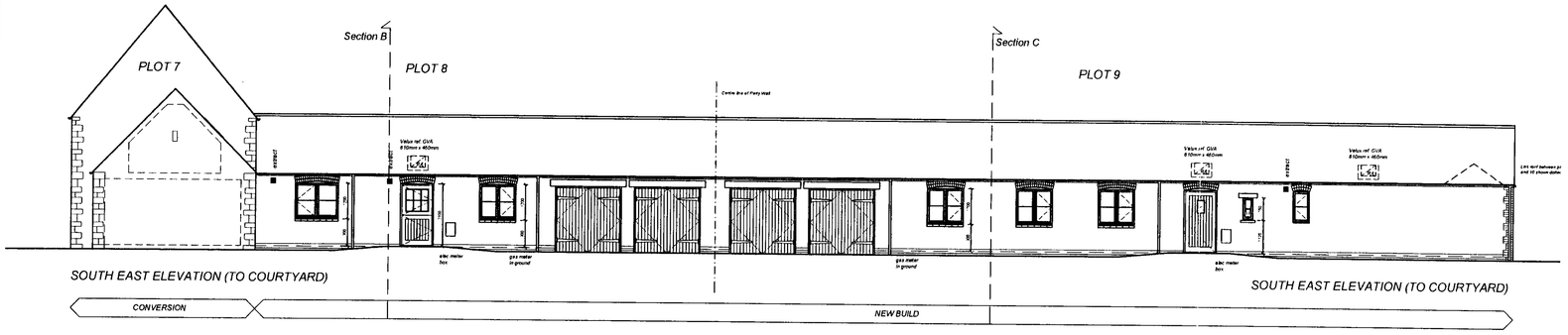
Chartered Architects Planning And Landscape Consultants
Wallis's Mill, Old Dry Lane, Brigstock, Northamptonshire NN143ER
Phone (01536) 373662 Fax (01536) 373645

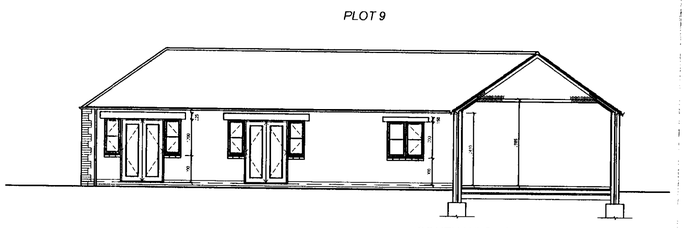
e-mail : mail@architectsnorthampton.com
website : www.architectsnorthampton.com

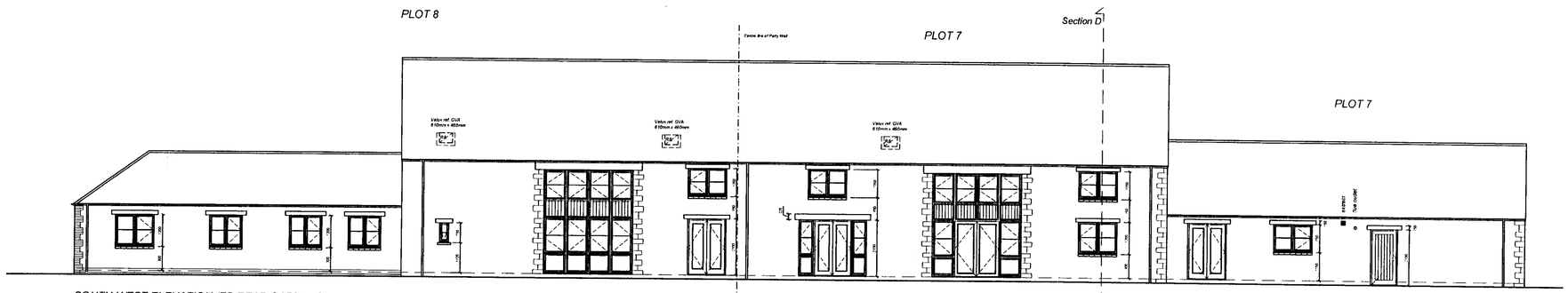
Date	Scale	Job No	Drawing No
25.01.01	1:100	910	10 C

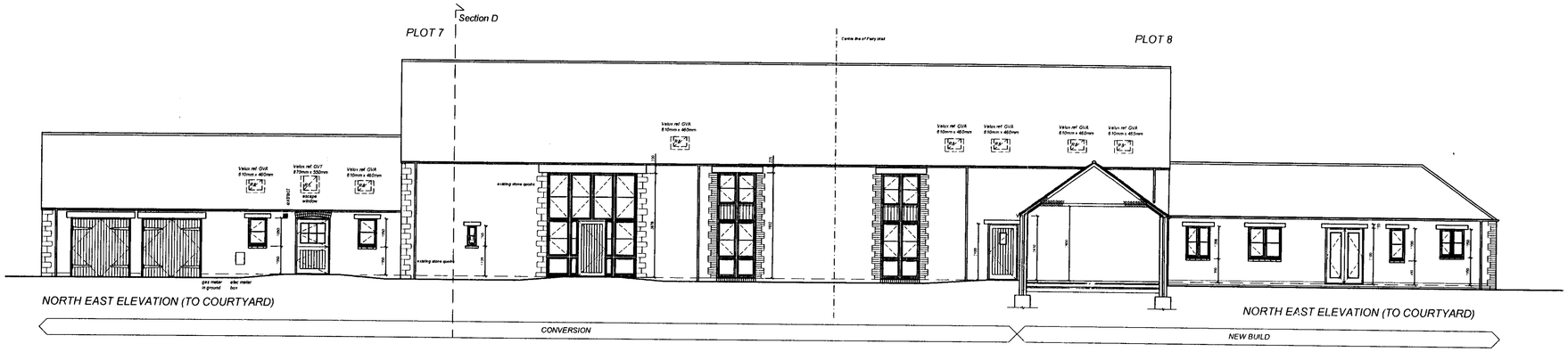


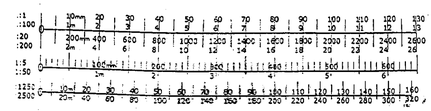












Revision	Date	
B	27.04.01	extract fan and boiler flue positions added
A	06.04.01	Plot 7, 8 & 9 Amended

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Project

MANOR FARM BARNS
YAXLEY

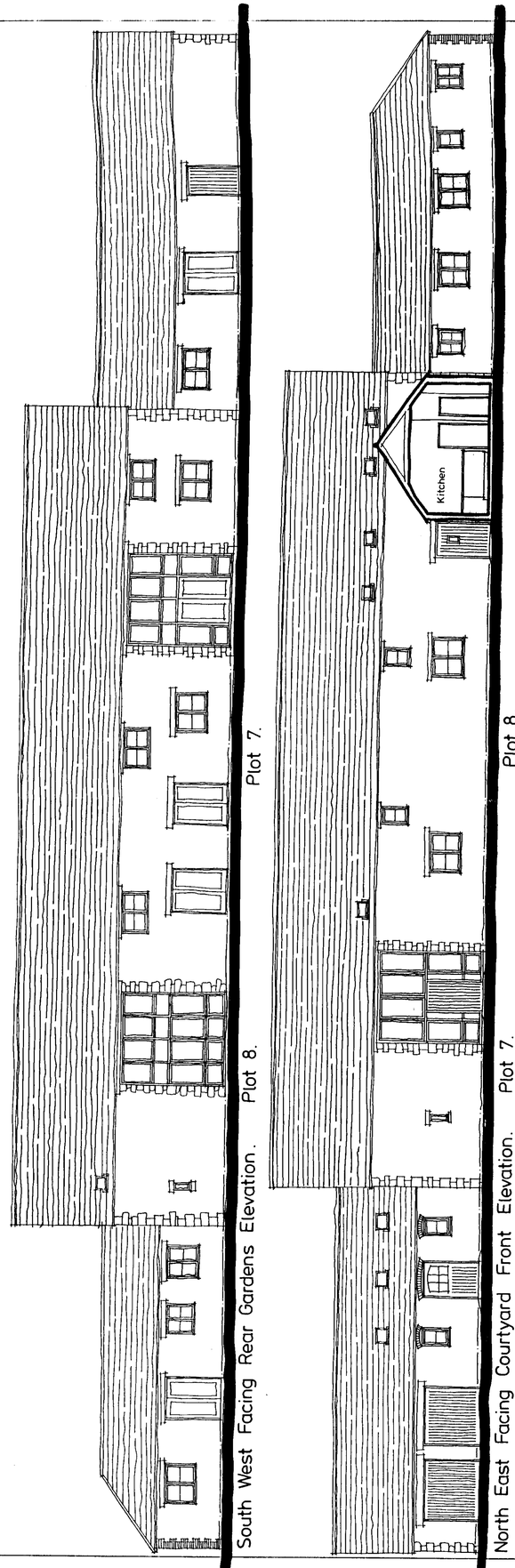
Drawing

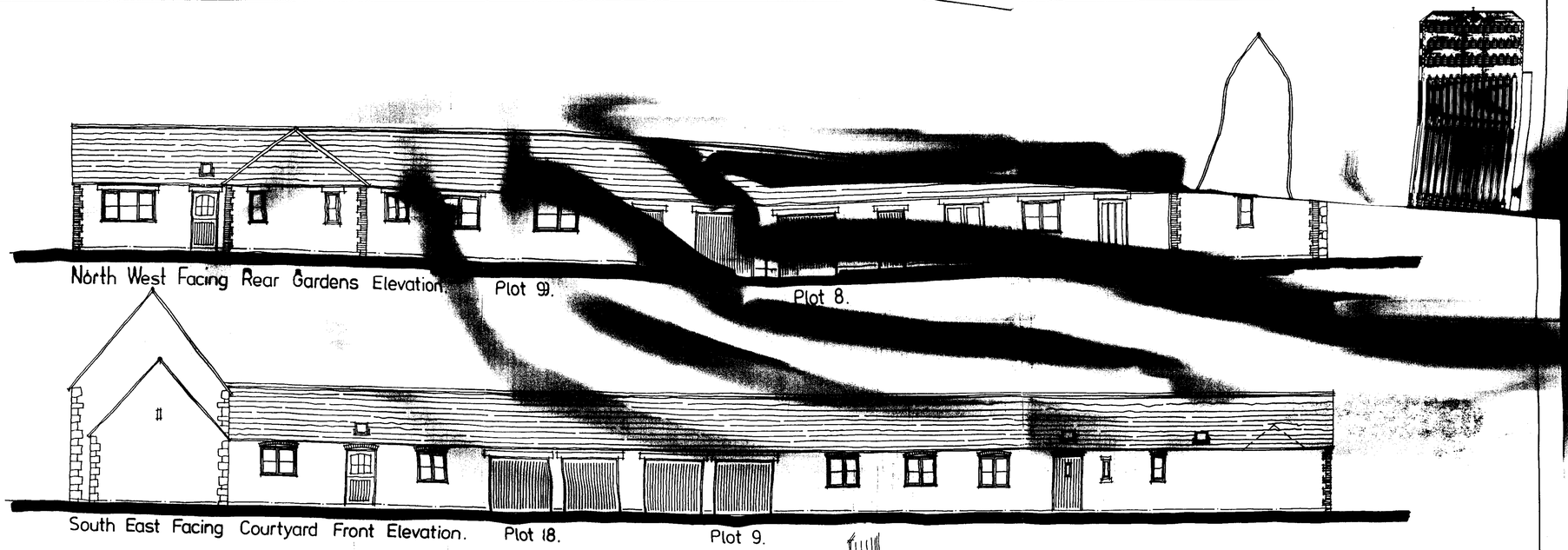
PLOTS 7, 8 AND 9
ELEVATIONS

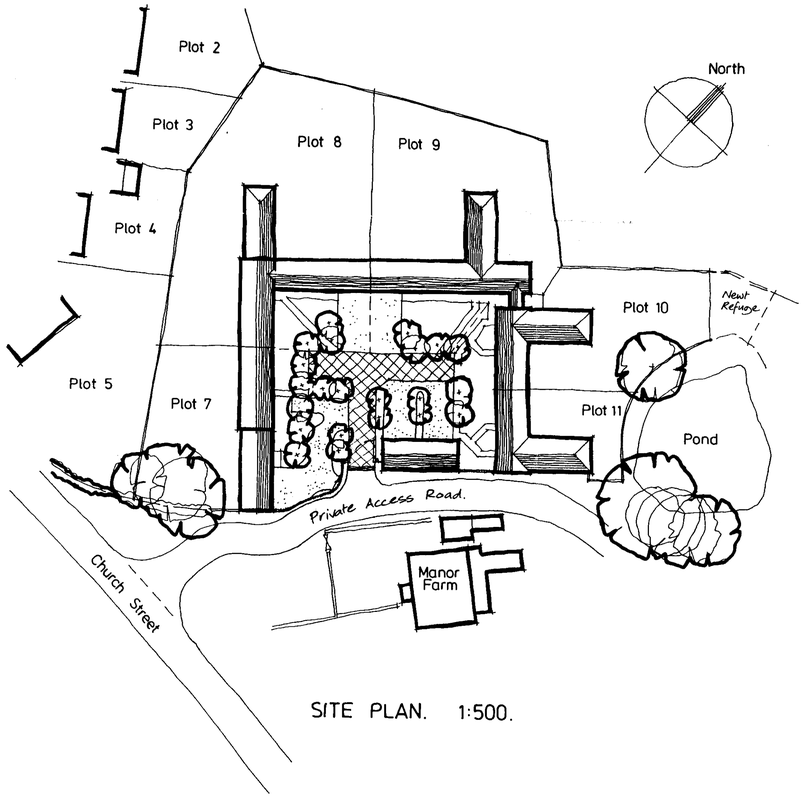
Wythe Holland Partnership
Chartered Architects Planning And Landscape Consultants
Wallis's Mill, Old Dry Lane, Brigstock, Northamptonshire NN143ER
Phone (01536) 373662 Fax (01536) 373645
e-mail : mail@architectsnorthampton.com
website : www.architectsnorthampton.com

Date	Scale	Job No	Drawing No
25.01.01	1:100	910	17 B

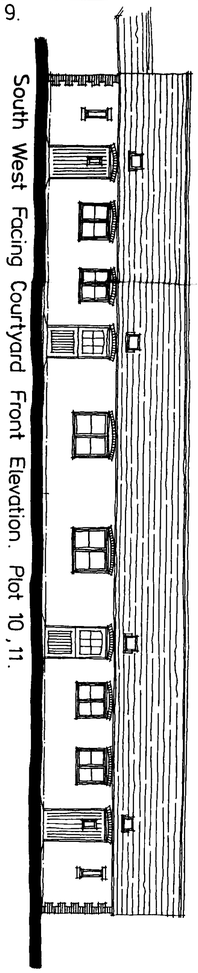
A1

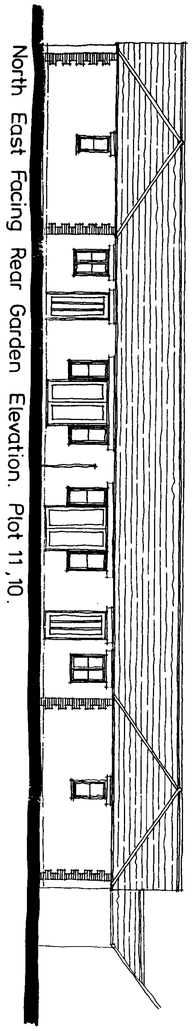


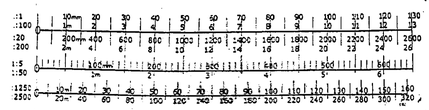




SITE PLAN. 1:500.









SUPERSEDED

Revision	Date	
D	31/10/00	To Planning Officers Comments.
C	1/09/00	To Planning Officers comments.
B	4/08/00	To Planning Officers comments.
A	12/07/00	To Client comments.

Do Not Scale
All Dimensions to be Checked on Site

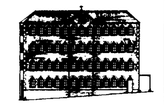
Project: Manor Farm Barns, Yaxley. for Rose & Sons Ltd.

Drawing: MAIN ELEVATIONS. SITE PLAN.

Wythe Holland Partnership
Chartered Architects, Planning and Landscape Consultants
Wallis's Mill, Old Dry Lane, Brigstock, Northamptonshire NN14 3ER
Phone (01536) 373662 Fax (01536) 373845

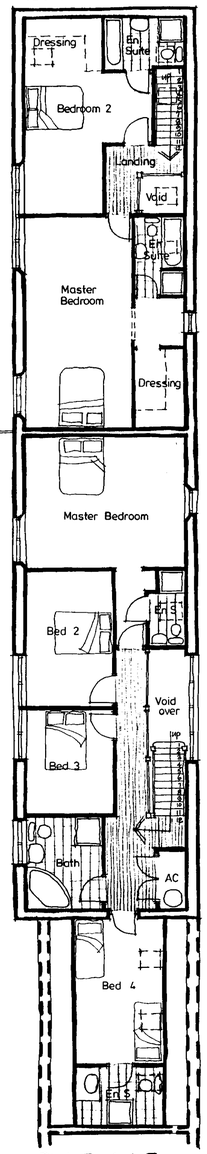
Date	Scale	Job No	Drawing No.
June 00.	1:100	910 /	05 D

A1

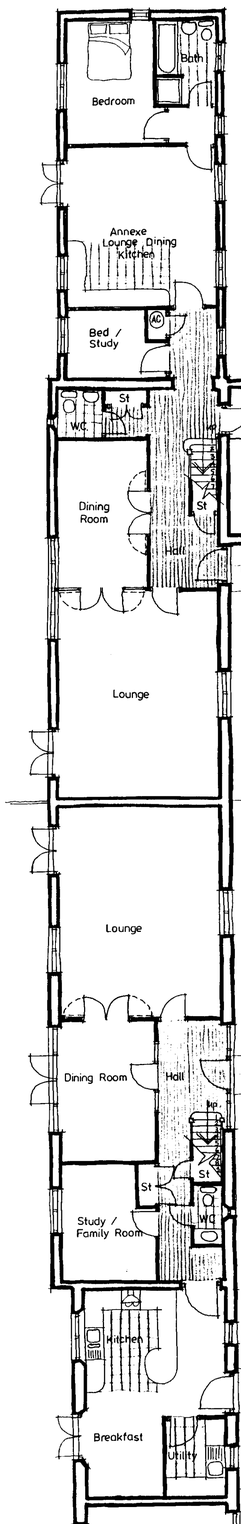


North.

Plot 8 - 1st Floor.

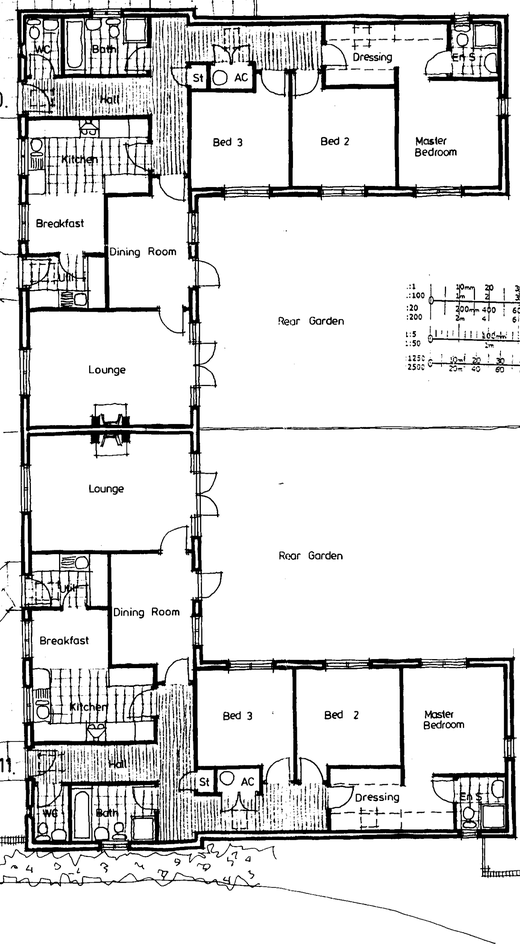


Plot 8 - Grd Floor.



Plot 9.

Plot 10.



Plot 11.

Rear Garden

Rear Garden

Rear Garden

Rear Garden

Shared Driveway

Plot 7 - Grd Floor

Plot 10
Double Garage

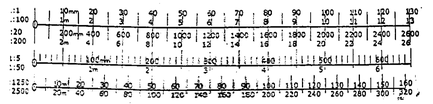
Plot 11
Double Garage

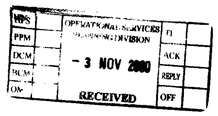
Elec Control Access Gate

Access Road.

Rear Garden

Plot 7 - 1st Floor.





SUPERSEDED

Revision	Date	
D	31/10/00	To Planning Officers comments
C	01/10/00	To Planning Officers comments
B	31/08/00	To Planning Officers comments
A	12/07/00	To client comments.

Do Not Scale
All Dimensions to be Checked on Site

Project: Manor Farm Barns, Yaxley. for Rose & Sons Ltd.

Drawing: FLOOR PLANS.

Wythe Holland Partnership
Chartered Architects, Planning and Landscape Consultants
Wallis's Mill, Old Dry Lane, Brigstock, Northamptonshire NN14 3ER
Phone (01536) 373662 Fax (01536) 373645

Date	Scale	Job No.	Drawing No.
June 00.	1:100	910 /	04 D

A1

H01573/0

North.

Plot 8 - 1st Floor.

Plot 8 - Grd Floor.

Plot 7 - 1st Floor.

Plot 7 - Grd Floor.

Plot 9.

Plot 10.

Plot 11.

Rear Garden

Bedroom

Bath

Annexe
Lounge / Dining
Kitchen

Bed / Study

AC

St

WC

Dining Room

Hall

Lounge

Breakfast

Family Room

Kitchen

Utility

Double Garage

Bedroom 3

Bedroom 2

Bed 4

Dressing

En Suite

Landing

Void

Master Bedroom

Bed 2

Bed 3

Study / Family Room

Shared Driveway

Elec. Control Access Gate

Plot 10
Double Garage

Plot 11
Double Garage

Access Road.

Dining Room

Kitchen

Breakfast

Utility

Hall

Master Bed

En S

Wd

WC

Bath

Bed 3

Bed 2

Master Bedroom

Rear Garden

Lounge

Dining Room

Kitchen

Breakfast

Utility

Hall

Master Bed

Dressing

En S

Wd

WC

Bath

St

AC

Bed 3

Bed 2

Master Bedroom

Revision	Date	
E	21/10/00	To Planning Officers comments
B	5/08/00	To Planning Officers comments
A	12/07/00	To client comments

Do Not Scale
All Dimensions to be Checked on Site

Project
Manor Farm Barns, Yaxley.
for Rose & Sons Ltd.

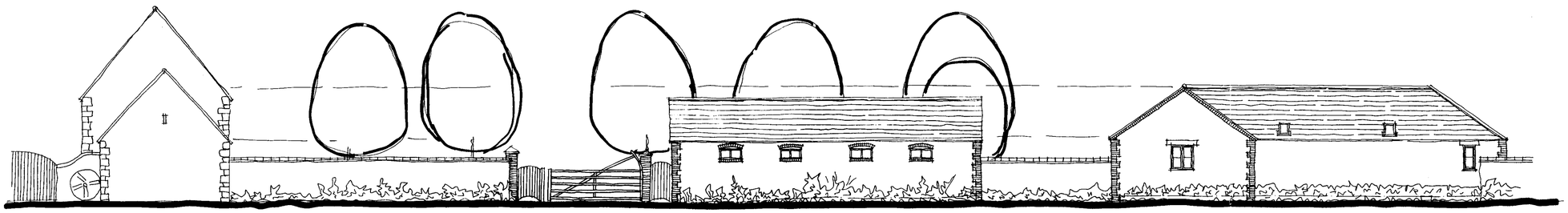
Drawing
FLOOR PLANS.

Wythe Holland Partnership
Chartered Architects, Planning and Landscape Consultants
Wallis's Mill, Old Dry Lane, Brigstock, Northamptonshire NN14 3ER
Phone (01536) 373662 Fax (01536) 373645

Date	Scale	Job No.	Drawing No.
June 00.	1:100	910 /	04 C

H01575/00

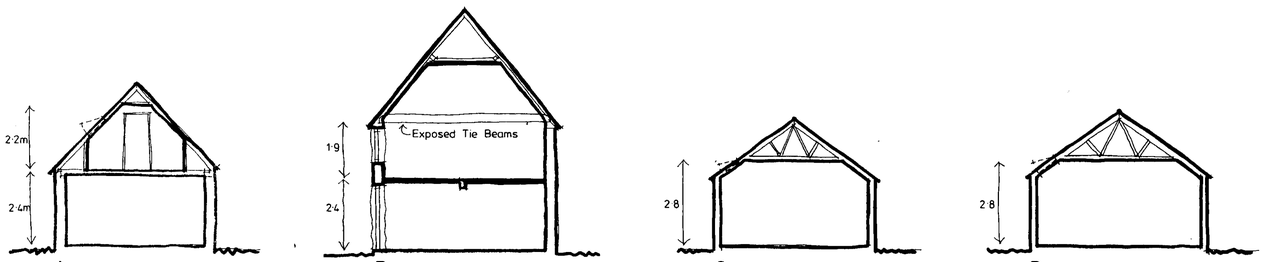
A1



Street Elevation from Access Road.

Plots 10 & 11 Garages

Plot 11 Side Elevation (Plot 10 similar only handed).



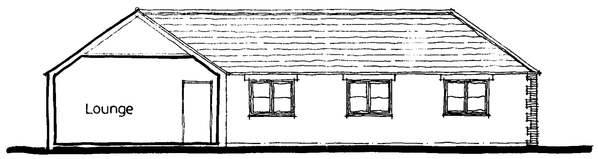
A Plot 7 - Kitchen + Bed 4

B Plots 7+8 - Typical 2 Storey

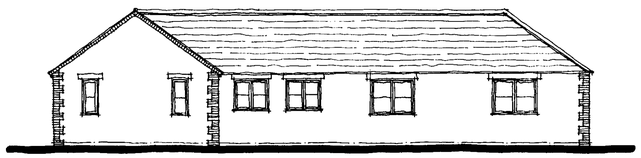
C Plots 8+9 - Typical

D Plots 10+11 - Typical

Sections.



Plot 10 Side Elevation / Section.
Plot 11 Similar only handed.

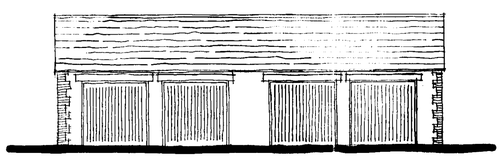


Plot 9 North East Facing Elevation.

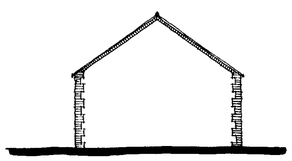


SUPERSEDED

Plot 9 South West Facing Elevation.



Garages Plots 10 & 11
Front Elevation.



Side Elevations.

Revision	Date	
C	01/09/00	To Planning Officers comments
B	9/08/00	To Planning Officers comments
A	7/07/00	Additional Elevations added.

Do Not Scale
All Dimensions to be Checked on Site

Manor Farm Barns, Yaxley.
for Rose & Sons Ltd.

Project

ELEVATIONS
SECTIONS

Drawing

Wythe Holland Partnership
Chartered Architects, Planning and Landscape Consultants
Wallis's Mill, Old Dry Lane, Brigstock, Northamptonshire NN14 3ER
Phone (01536) 373662 Fax (01536) 373845

Date	Scale	Job No	Drawing No
June 00.	1:100	910 /	06 c

AM ADMEL 788

MANOR FARM BARNS AJDACENT MANOR FARM, CHURCH STREET, YAXLEY
PLANNING PERMISSION REF NO 00/01575/FUL

A1

Information relating to discharge of conditions No 4 & 5
Landscaping, hard and soft and boundary treatment

Boundary Treatment

A: Oak post and 4-rail field fence 1.2m high.

Posts 150 x 75 at 2400 centres.
Rails 75 x 32 tenoned into posts and joints 'scarfed'.
Central 'spacer' post 75 x 32 nailed to each rail.

Provide 0.6 metre high 'rabbit wire' to fence and to site side of fence 0.6m away from fence. Ensure no rabbits in fenced-off hedging zone.

Remove existing dilapidated post and rail fences.

B:1.8m high vertically timber close-boarded fencing, stained mid-brown.

C: Stone Walls

In rough cropped oolitic limestone walling stone laid as coursed random rubble. Laid to appear as 'dry' stone (ie, any mortar kept 50mm back from face of stone). Top with stone on edge 'cock and hen' copings.

1.2 metre overall height.

D: Existing boarded fencing (Not in the control of the applicant).

Generally 1.8m high. To be retained.

E: Existing stone/brick boundary (Not in the control of the applicant).

Recently renovated to high quality by Manor House owner.

F: Gates in boundary walls

1.2m high vertically boarded hand gate, black ironmongery ledged and braced at rear. 100 x 100 gate posts.

G: Existing dry-stone walls around 'Newt Pond'

H: 5-bar 'field' gates

Oak traditional pattern on 200 x 200 oak posts, black ironmongery.

I: Temporary protection to planted areas during building operations.

1.2m High galvanised steel mesh fence on 1.3m long 75 Ø treated softwood posts at 2m centres.

Soft Landscaping

1. Existing planting

This largely consists of poor quality, self-set trees. These are mainly elm suckers (subject to repeated disease die-back), sycamore, ash, thorn and elder.

Where sound specimens exist in areas not affected by buildings, they will be retained.

In other cases, trees to be removed and replanted with sound specimens in more appropriate positions.

2. Hedgerows following line of post and rail fences

Mix of: Hawthorn (Cretaegus Monogyna) - 60 %
Blackthorn (Prunus Spinosa) - 15 %
Dogrose (Rosa Cannina) - 10 %
Field Maple (Acer Campestre) - 15 %

Planted as 450mm high whips at 300mm staggered centres (protected within rabbit wire fence).

3. New Tree Planting

Oak (Quercus Robur) 5# 2.75 to 3.0m High 80-100mm Ø
Field Maple (Acer Campestre) 8# 2.5 to 2.75m High 80-100mm Ø
Ash (Fraximus Excelsior) 1# 2.75 to 3.0m High 80-100mm Ø
Wild Cherry (Prunus Arium) 6# 2.1 to 2.5m High 80-100mm Ø

Planted as 'standards' after construction, staked with 2 No 2m x 75 Ø poles and rubber tree ties, rabbit guards to 600mm high at base.

Paving Surfaces

(i) Private access drives

'Breedon' gravel rolled into tarmac base.
'Granite sett' edges (Marshalls 'conservation' kerbs)/

(ii) Shared access drive

Marshalls 'Tegula' paving setts laid random stretcher bond.
'Granite sett' edges and rumble strips.

(iii) Paving slabs to dwelling paths/patios

Bradstone 'Old Town', Grey/green laid random stretcher bond.

Revision	Date

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MANOR FARM BARNS
YAXLEY

Drawing

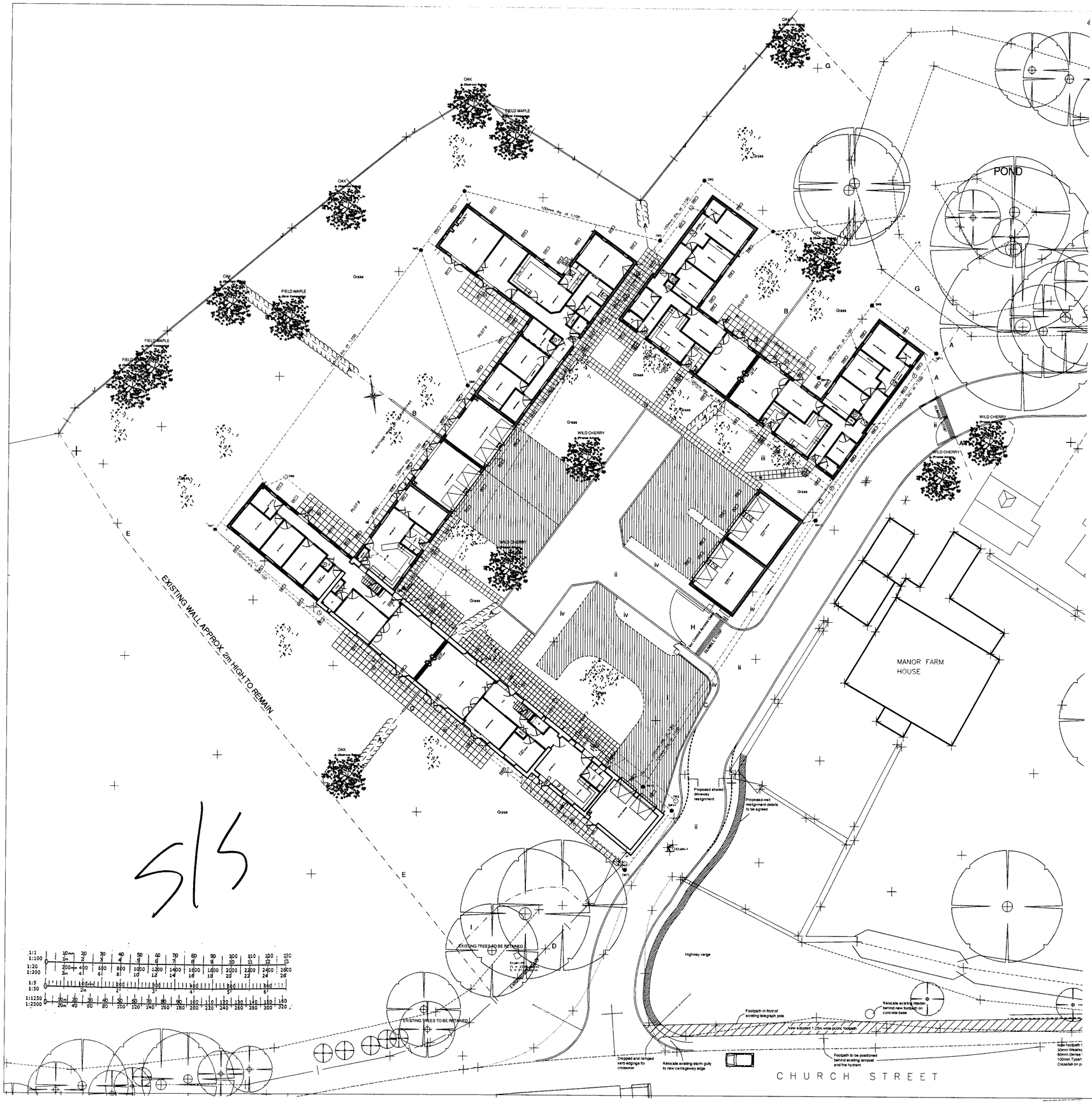
SITE LAYOUT
LANDSCAPE

1024

Wythe Holland Partnership
Chartered Architects Planning And Landscape Consultants
Wolfe's Mill, Old Dry Lane, Brigstock, Northamptonshire NN14 3HP
Phone (01536) 373662 Fax (01536) 373663
e-mail : mail@architectsnorthampton.com
website : www.architectsnorthampton.com

Date	Scale	Job No	Drawing No
25.01.01	1:200	910	102

NP approved landscaping 6.6.05: 00/01575/F



MANOR FARM BARNS AJDACENT MANOR FARM, CHURCH STREET, YAXLEY
PLANNING PERMISSION REF NO 00/01575/FUL

Information relating to discharge of conditions No 4 & 5
Landscaping, hard and soft and boundary treatment

RECEIVED
16 DEC 2002
PLANNING SERVICES
TL

Boundary Treatment

A: Oak post and 4-rail field fence 1.2m high.

Posts 150 x 75 at 2400 centres.
Rails 75 x 32 tenoned into posts and joints 'scarfed'.
Central 'spacer' post 75 x 32 nailed to each rail.
Provide 0.6 metre high 'rabbit wire' to fence and to site side of fence 0.6m away from fence. Ensure no rabbits in fenced-off hedging zone.

Remove existing dilapidated post and rail fences.

B:1.8m high vertically timber close-boarded fencing, stained mid-brown.

C: Stone Walls

In rough cropped oolitic limestone walling stone laid as coursed random rubble. Laid to appear as 'dry' stone (ie, any mortar kept 50mm back from face of stone). Top with stone on edge 'cock and hen' copings.

1.2 metre overall height.

D: Existing boarded fencing (Not in the control of the applicant).

Generally 1.8m high. To be retained.

E: Existing stone/brick boundary (Not in the control of the applicant).

Recently renovated to high quality by Manor House owner/

G: Existing dry-stone walls around 'Newt Pond'

H: 5-bar 'field' gates

Oak traditional pattern on 200 x 200 oak posts, black ironmongery.

I: Temporary protection to planted areas during building operations.

1.2m High galvanised steel mesh fence on 1.3m long 75 Ø treated softwood posts at 2m centres.

J. 1.8m high vertically timbre boarded 'Hit and Miss' fencing, stained mid-borwn.

Soft Landscaping

1. Existing planting

This largely consists of poor quality, self-set trees. These are mainly elm suckers (subject to repeated disease die-back), sycamore, ash, thorn and elder.

Where sound specimens exist in areas not affected by buildings, they will be retained. In other cases, trees to be removed and replanted with sound specimens in more appropriate positions.

2. Hedgerows following line of post and rail fences

Mix of: Hawthorn (Cretaegus Monogyna) - 60 %
Blackthorn (Prunus Spinosa) - 15 %
Dogrose (Rosa Cannina) - 10 %
Field Maple (Acer Campestre) - 15 %

Planted as 600mm high whips at 300mm staggered centres (protected within rabbit wire fence).

3. New Tree Planting

Oak (Quercus Robur) 7# 2.75 to 3.0m High 80-100mm Ø
Field Maple (Acer Campestre) 4# 2.5 to 2.75m High 80-100mm Ø
Wild Cherry (Prunus Arium) 6# 2.1 to 2.5m High 80-100mm Ø

Planted as 'standards' after construction, staked with 2 No 2m x 75Ø poles and rubber tree ties, rabbit guards to 600mm high at base.

Paving Surfaces

(i) Private access drives

Marshalls 'Tegula' paving setts laid random stretcher bond.
'Granite sett' edges and rumble strips.

(ii) Shared access drive

Marshalls 'Tegula' paving setts laid random stretcher bond.
'Granite sett' edges and rumble strips.
(Contrast to Private Access Drives)

(iii) Paving slabs to dwelling paths/patios

Bradstone 'Old Town', Grey/green laid random stretcher bond.

(iv) Pavements

'Breedon' gravel rolled into tarmac base.
'Granite sett' edges (Marshalls 'conservation' kerbs)

SLS

Revision	Date	
A	02.12.02	Amended to Planners Requirements

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Project
MANOR FARM BARNS
YAXLEY

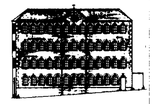
Drawing
SITE LAYOUT
LANDSCAPE

laidsc
Not required
00/01575/F

Wythe Holland Partnership
Chartered Architects Planning And Landscape Consultants
Wallis's Mill, Old Dry Lane, Brigstock, Northamptonshire NN14 3ER
Phone (01536) 373662 Fax (01536) 373645
e—mail : mail@architectsnorthampton.com
website : www.architectsnorthampton.com

Date	Scale	Job No	Drawing No
25.01.01	1:200	910	102 A

A1



Line of recently demolished buildings

Line of recently demolished buildings

← Poor Slate Roof to this building run →

Support posts for 1st floor over.

Steep Ladder Steps Up

Feeding Trough

Feeding Troughs

Feeding Troughs

Feeding Trough

Feeding Troughs

Poor modern commons brickwork

DEMOLISH

Line of Roof over

inserted 1st Floor

Tie Beam

Tie Beam

Tie Beam

Tie Beam

Tie Beam

Tie Beam

Poor part Concrete, part brick floor.

RETAIN & CONVERT

Concrete Surfaced Courtyard at various levels, walls - low level, pens etc not shown Generally all in poor condition - demolish.

DEMOLISH

Brickwork to this elevation - Yellow Stock.

Fibre Cement Roof Sheeting to this elevation.

Line of recently demolished buildings

Structural Crack Metal Tie Beams

Bricked Up Opening

Feeding Trough

Traditional Raised Tie Roof with Fibre Cement Sheeting over.

Step Up 180

Round Millstone Set in Wall.

High Level Plan - 1st Floor.

Courtyard Plan.

00/01576.

30/1/01

1:1 1:100 1:20 1:200 1:5 1:50 1:1250 1:2500

Revision	Date	Do Not Scale. All Dimensions to be Checked on Site

Manor Farm Barns, Yaxley.
for Rose & Sons Ltd.

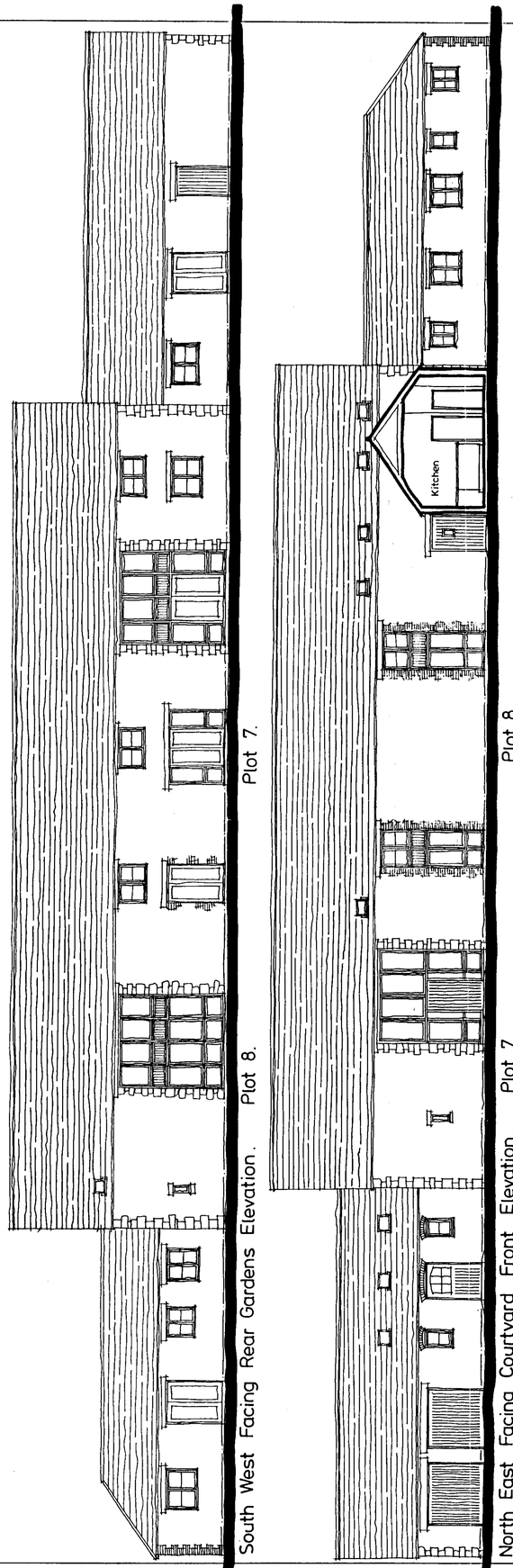
Project

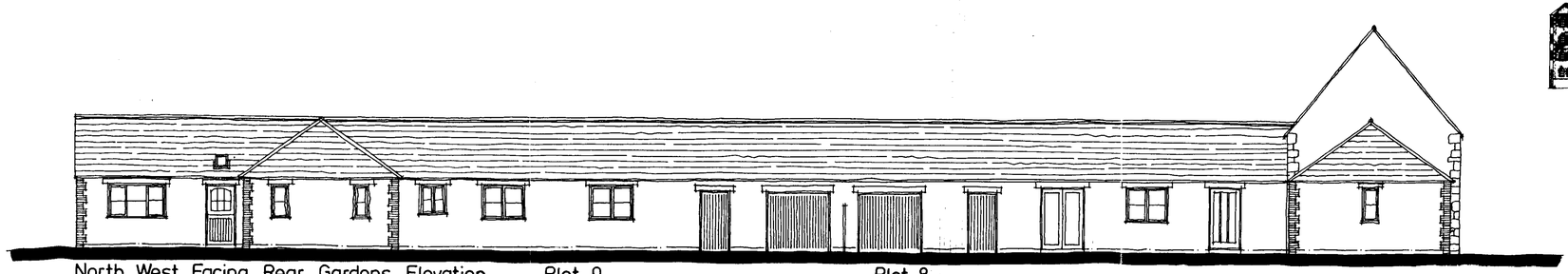
EXISTING BUILDINGS PLANS.

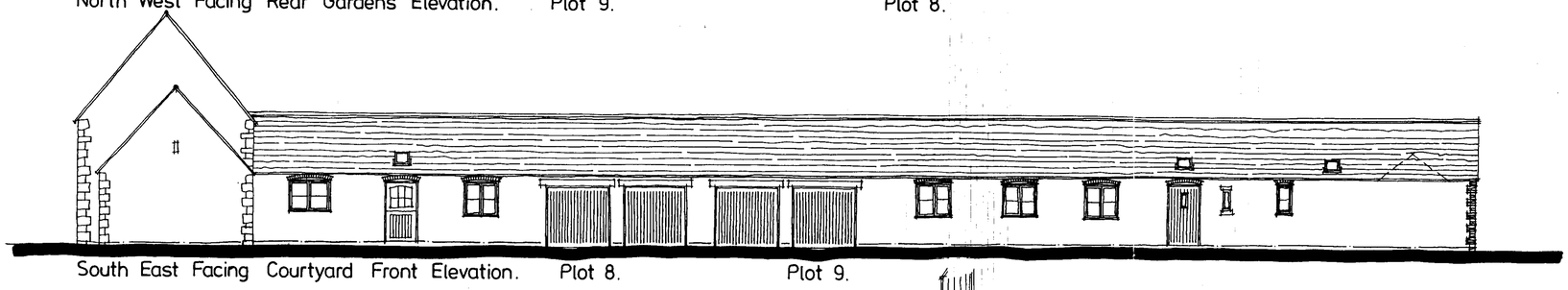
Drawing

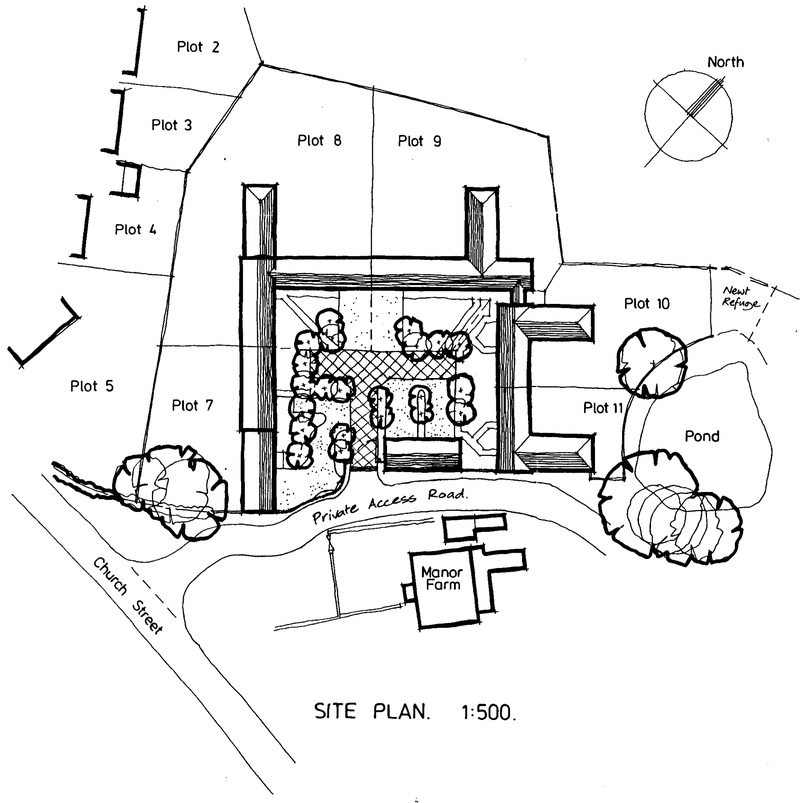
Wythe Holland Partnership
Chartered Architects, Planning and Landscape Consultants
Wallis's Mill, Old Dry Lane, Brigstock, Northamptonshire NN14 3ER
Phone (01536) 373662 Fax (01536) 373645

Date	Scale	Job No.	Drawing No.
June 00.	1:100	910 /	02

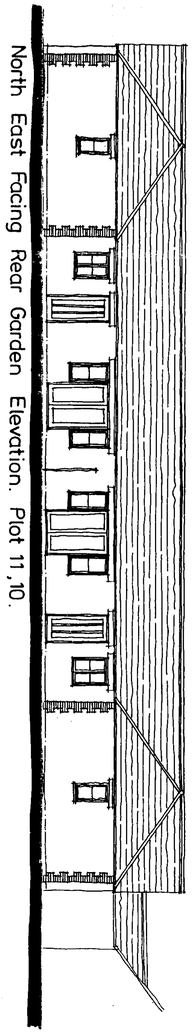












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00/01578.

1:1
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1:200
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1:50
1:1250
1:2500

AMENDED

Revision	Date	
E	15/11/00	To Conservation Officers comments.
D	31/10/00	To Planning Officers Comments.
C	17/09/00	To Planning Officers comments.
B	5/08/00	To Planning Officers comments.
A	12/07/00	To Client Comments.

Do Not Scale
All Dimensions to be Checked on Site

Manor Farm Barns, Yaxley.
for Rose & Sons Ltd.
Project

MAIN ELEVATIONS.
SITE PLAN.
Drawing

Wythe Holland Partnership
Chartered Architects. Planning and Landscape Consultants
Wallis's Mill, Old Dry Lane, Brigstock, Northamptonshire NN14 3ER
Phone (01536) 373662 Fax (01536) 373645

Date	Scale	Job No.	Drawing No.
June 00.	1:100	910 /	05 E

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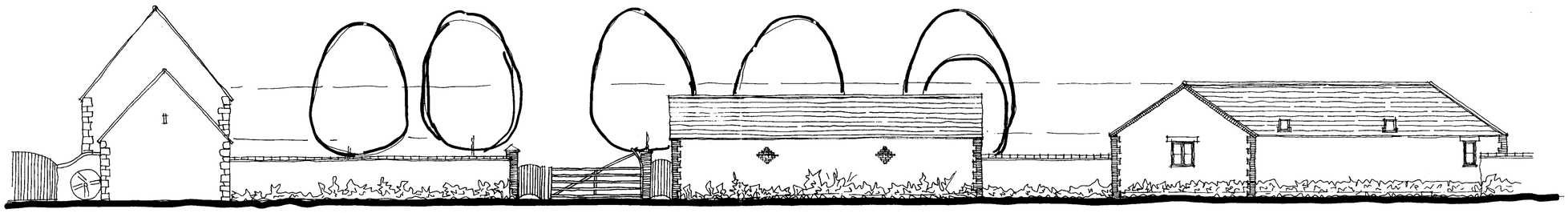
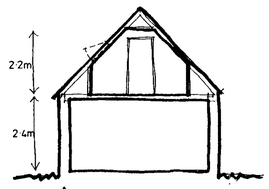


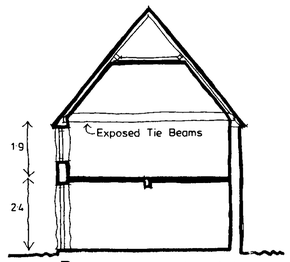
Street Elevation from Access Road.

Plots 10 & 11 Garages

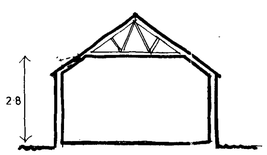
Plot 11 Side Elevation (Plot 10 similar only handed).



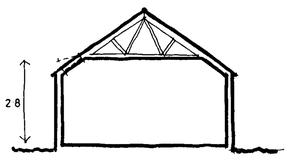
A Plot 7 - Kitchen + Bed 4



B Plots 7+8 - Typical 2 Storey



C Plots 8+9 - Typical



D Plots 10+11 - Typical

Sections.

00/01576
30/11/01

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PPM		PLANNING DIVISION	ACK
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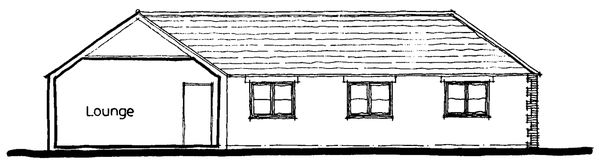
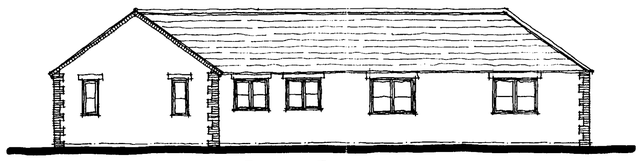
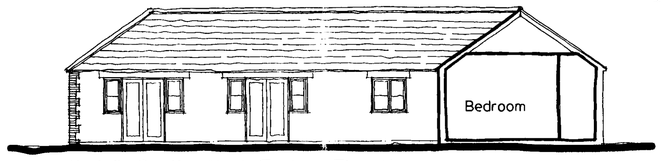


Plot 10 Side Elevation / Section.
Plot 11 Similar only handed.

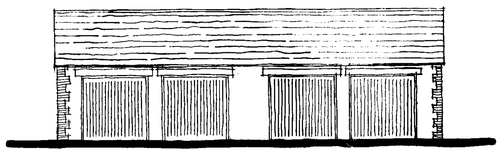


Plot 9 North East Facing Elevation.

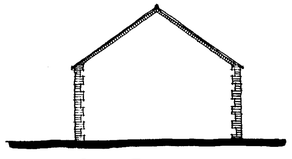


Plot 9 South West Facing Elevation.

AMENDED



Garages Plots 10 & 11
Front Elevation.



Side Elevations.

Revision	Date	
D	31/10/00	To Planning Officers comments
C	01/09/00	To Planning Officers comments
B	31/08/00	To Planning Officers comments
A	12/07/00	Additional Elevations added.

Do Not Scale
All Dimensions to be Checked on Site

Manor Farm Barns, Yaxley.
for Rose & Sons Ltd.

Project

ELEVATIONS
SECTIONS

Drawing

Wythe Holland Partnership
Chartered Architects, Planning and Landscape Consultants
Wallis's Mill, Old Dry Lane, Brigstock, Northamptonshire NN14 3ER
Phone (01536) 373682 Fax (01536) 373645

Date	Scale	Job No.	Drawing No.
June 00.	1:100	910 /	06 D

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HO1575/00

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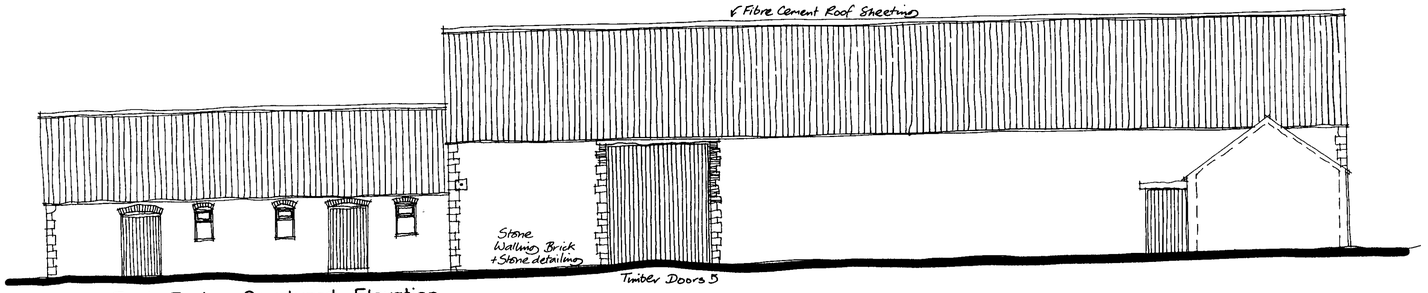
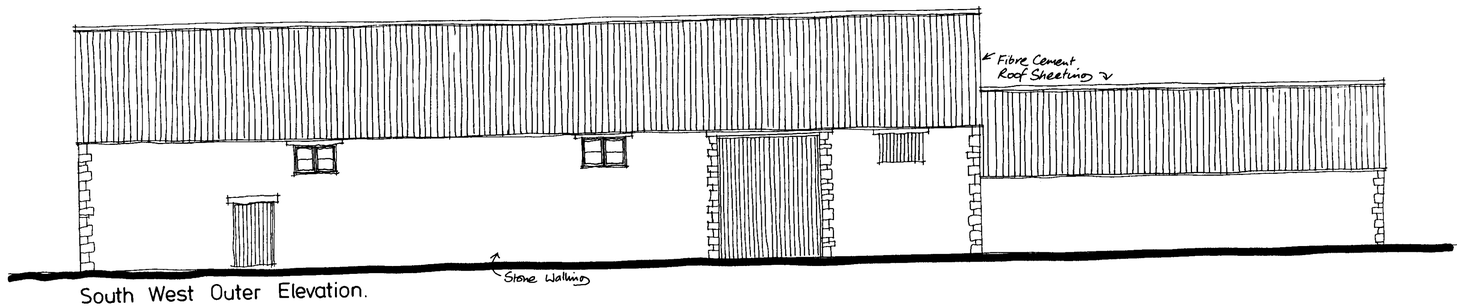
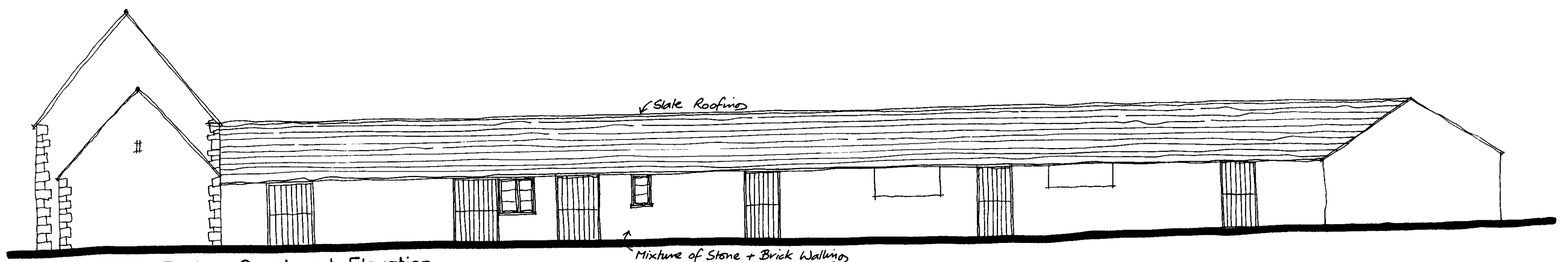


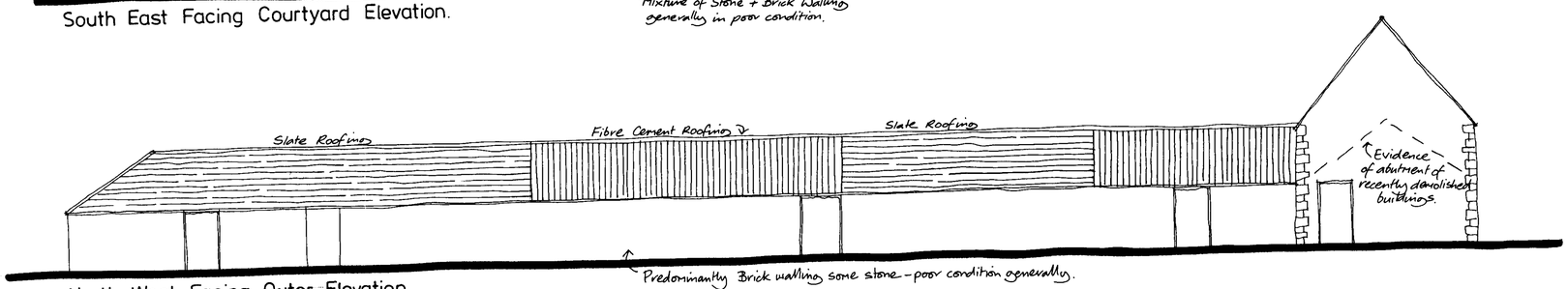
North East Facing Courtyard Elevation.



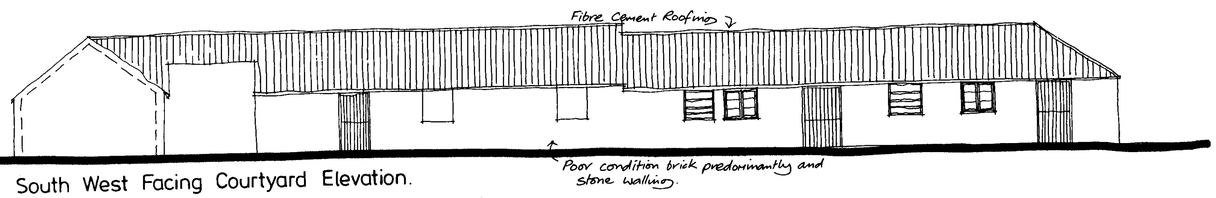
South West Outer Elevation.



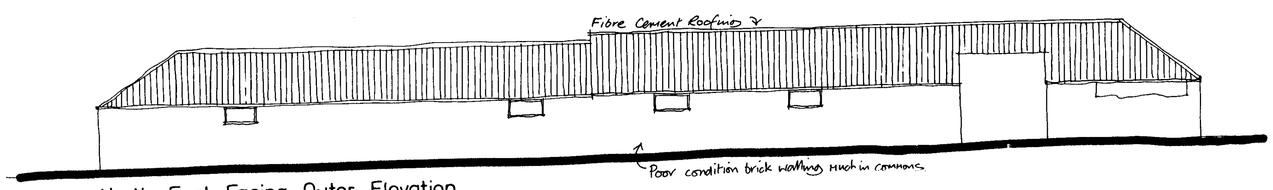
South East Facing Courtyard Elevation.



North West Facing Outer Elevation.



South West Facing Courtyard Elevation.



North East Facing Outer Elevation.

00/01575

30/11/01

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Revision	Date	
		Do Not Scale
		All Dimensions to be Checked on Site

Manor Farm Barns, Yaxley.
for Rose & Sons Ltd.
Project

EXISTING BUILDINGS ELEVATIONS.
Drawing

Wythe Holland Partnership
Chartered Architects. Planning and Landscape Consultants
Wallis's Mill, Old Dry Lane, Brigstock, Northamptonshire NN14 3ER
Phone (01536) 373662 Fax (01536) 373645

Date	Scale	Job No	Drawing No
June 00.	1:100	910 /	03

Rear Garden

Rear Garden

Rear Garden.

Rear Garden

Bedroom

Bath

Annexe
Lounge / Dining
Kitchen

Bed / Study

AC

Lounge

Dining Room

Kitchen

Breakfast

Utility

Family Room

Double Garage

Double Garage

Bedroom 3

Bedroom 2

Bed 4

Bath

Hall

Lounge

Dining Room

Kitchen

Breakfast

Utility

WC

En S

Dressing

Master Bed

Plot 8 - Grd Floor.

Plot 9

Plot 8 - 1st Floor.

Dressing

En Suite

Bedroom 2

Landing

Void

En Suite

Master Bedroom

Dressing

Plot 10

WC

Bath

Hall

St

AC

Dressing

En S

Kitchen

Bed 3

Bed 2

Master Bedroom

Breakfast

Dining Room

Rear Garden

Lounge

Rear Garden

Lounge

Rear Garden

Dining Room

Breakfast

Kitchen

Bed 3

Bed 2

Master Bedroom

Plot 11

St

AC

Dressing

En S

WC

Bath

Shared Driveway

Plot 7 - Grd Floor

Plot 10
Double Garage

Plot 11
Double Garage

Elec Control Access Gate

Bed 2

Void over

Bed 3

Bath

AC

Bed 4

En S

Plot 7 - 1st Floor.

Dining Room

Hall

St

Study / Family Room

St

WC

Kitchen

Breakfast

Utility

Double Garage

Rear Garden

Access Road.

North.

00/01575.

30/1/01

AMENDED

Revision	Date	
E	15/10/00	To Conservation Officers Comments
D	31/10/00	To Planning Officers comments
C	01/11/00	To Planning Officers comments
B	9/08/00	To Planning Officers, comments
A	12/07/00	To client Comments

Do Not Scale
All Dimensions to be Checked on Site

Manor Farm Barns, Yaxley.
for Rose & Sons Ltd.

Project

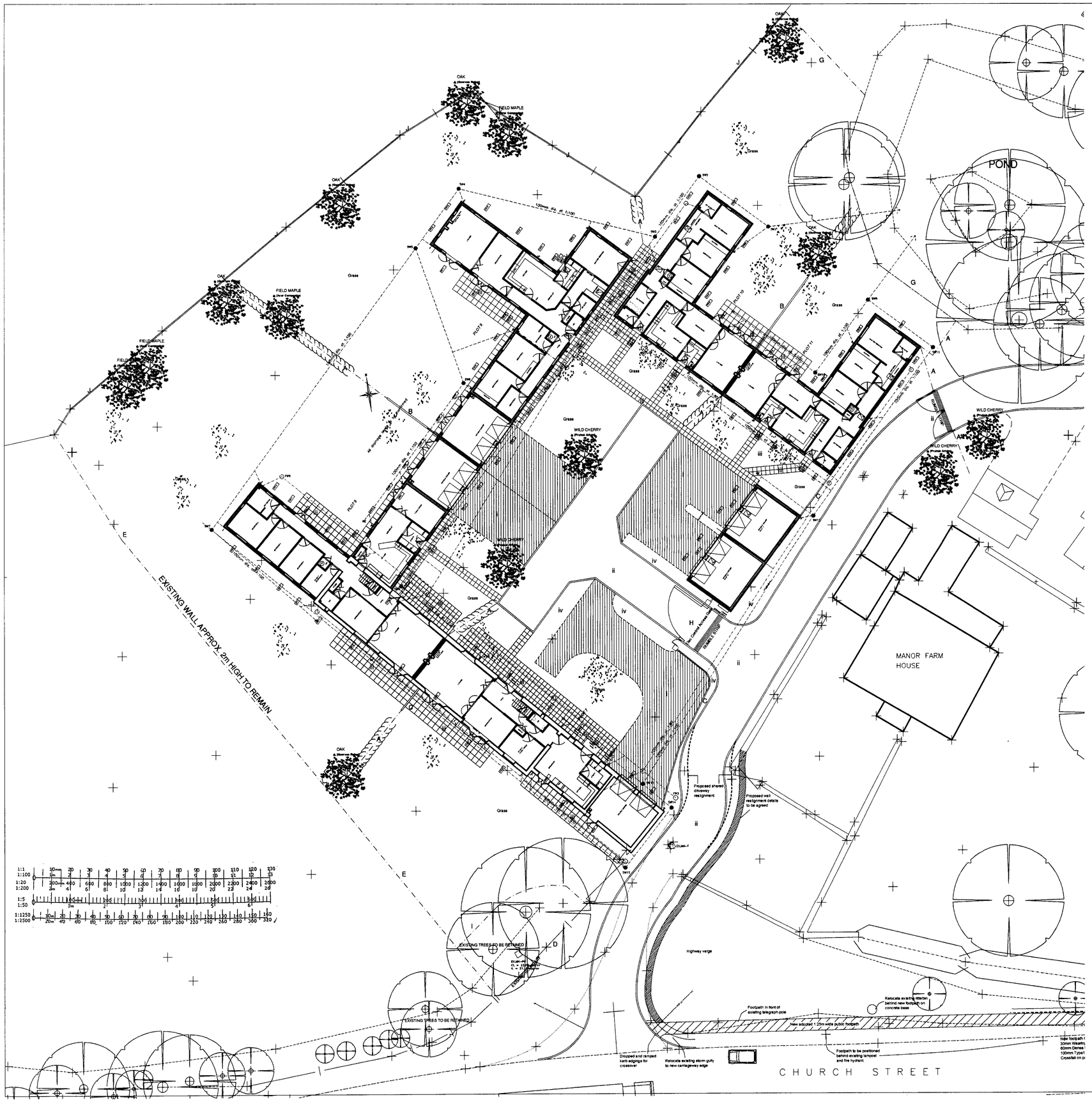
FLOOR PLANS.

16 NOV 2000

Drawing

Wythe Holland Partnership
Chartered Architects. Planning and Landscape Consultants
Wallis's Mill, Old Dry Lane, Brigstock, Northamptonshire NN14 3ER
Phone (01536) 373662 Fax (01536) 373645

Date	Scale	Job No.	Drawing No.
June 00.	1:100	910 /	04 E



MANOR FARM BARNS AJDACENT MANOR FARM, CHURCH STREET, YAXLEY PLANNING PERMISSION REF NO 00/01575/FUL

A1

Information relating to discharge of conditions No 4 & 5 Landscaping, hard and soft and boundary treatment

Boundary Treatment

A: Oak post and 4-rail field fence 1.2m high.

Posts 150 x 75 at 2400 centres.
Rails 75 x 32 tenoned into posts and joints 'scarfed'.
Central 'spacer' post 75 x 32 nailed to each rail.
Provide 0.6 metre high 'rabbit wire' to fence and to site side of fence 0.6m away from fence. Ensure no rabbits in fenced-off hedging zone.

Remove existing dilapidated post and rail fences.

B:1.8m high vertically timber close-boarded fencing, stained mid-brown.

C: Stone Walls

In rough cropped oolitic limestone walling stone laid as coursed random rubble. Laid to appear as 'dry' stone (ie, any mortar kept 50mm back from face of stone). Top with stone on edge 'cock and hen' copings.

1.2 metre overall height.

D: Existing boarded fencing (Not in the control of the applicant).

Generally 1.8m high. To be retained.

E: Existing stone/brick boundary (Not in the control of the applicant).

Recently renovated to high quality by Manor House owner/

G: Existing dry-stone walls around 'Newt Pond'

H: 5-bar 'field' gates

Oak traditional pattern on 200 x 200 oak posts, black ironmongery.

I: Temporary protection to planted areas during building operations.

1.2m High galvanised steel mesh fence on 1.3m long 75 Ø treated softwood posts at 2m centres.

J. 1.8m high vertically timbre boarded 'Hit and Miss' fencing, stained mid-borwn.

HPS | OPERATIONAL SERVICES DIV. | TL
1 DEC 2002
RECEIVED
REPLY | OFF
BC | OM

Soft Landscaping

1. Existing planting

This largely consists of poor quality, self-set trees. These are mainly elm suckers (subject to repeated disease die-back), sycamore, ash, thorn and elder.

Where sound specimens exist in areas not affected by buildings, they will be retained. In other cases, trees to be removed and replanted with sound specimens in more appropriate positions.

2. Hedgerows following line of post and rail fences

Mix of: Hawthorn (Cretaegus Monogyna) - 60 %
Blackthorn (Prunus Spinosa) - 15 %
Dogrose (Rosa Cannina) - 10 %
Field Maple (Acer Campestre) - 15 %

Planted as 450mm high whips at 300mm staggered centres (protected within rabbit wire fence).

3. New Tree Planting

Oak (Quercus Robur) 7# 2.75 to 3.0m High 80-100mm Ø
Field Maple (Acer Campestre) 4# 2.5 to 2.75m High 80-100mm Ø
Wild Cherry (Prunus Arium) 6# 2.1 to 2.5m High 80-100mm Ø

Planted as 'standards' after construction, staked with 2 No 2m x 75∅ poles and rubber tree ties, rabbit guards to 600mm high at base.

Paving Surfaces

(i) Private access drives

Marshalls 'Tegula' paving setts laid random stretcher bond. 'Granite sett' edges and rumble strips.

(ii) Shared access drive

Marshalls 'Tegula' paving setts laid random stretcher bond. 'Granite sett' edges and rumble strips. (Contrast to Private Access Drives)

(iii) Paving slabs to dwelling paths/patios

Bradstone 'Old Town', Grey/green laid random stretcher bond.

(iv) Pavements

'Breedon' gravel rolled into tarmac base. 'Granite sett' edges (Marshalls 'conservation' kerbs)

Revision	Date	
A	02.12.02	Amended to Planners Requirements

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Project
MANOR FARM BARNS
YAXLEY

Drawing
SITE LAYOUT
LANDSCAPE

Wythe Holland Partnership
Chartered Architects Planning And Landscape Consultants
Wallis's Mill, Old Dry Lane, Brigstock, Northamptonshire NN143ER
Phone (01536) 373662 Fax (01536) 373645
e-mail : mail@architectsnorthampton.com
website : www.architectsnorthampton.com

Date	Scale	Job No	Drawing No
25.01.01	1:200	910	102 A

Rejected scheme and 4/5 15/5/00

A1

MANOR FARM BARNS AJDACENT MANOR FARM, CHURCH STREET, YAXLEY
PLANNING PERMISSION REF NO 00/01575/FUL

Information relating to discharge of conditions No 4 & 5
Landscaping, hard and soft and boundary treatment

Boundary Treatment

A: Oak post and 4-rail field fence 1.2m high.

Posts 150 x 75 at 2400 centres.
Rails 75 x 32 tenoned into posts and joints 'scarfed'.
Central 'spacer' post 75 x 32 nailed to each rail.
Provide 0.6 metre high 'rabbit wire' to fence and to site side of fence 0.6m away from fence. Ensure no rabbits in fenced-off hedging zone.
Remove existing dilapidated post and rail fences.

B:1.8m high vertically timber close-boarded fencing, stained mid-brown.

C: Stone Walls

In rough cropped oolitic limestone walling stone laid as coursed random rubble. Mortar to be brushed back. Top with stone on edge 'cock and hen' copings.
1.5 metre overall height.

D: Existing boarded fencing (Not in the control of the applicant).

Generally 1.8m high. To be retained.

E: Existing stone/brick boundary (Not in the control of the applicant).

Recently renovated to high quality by Manor House owner/

G: Existing dry-stone walls around 'Newt Pond'

H: 5-bar 'field' gates

Oak traditional pattern on 200 x 200 oak posts, black ironmongery.

I: Temporary protection to planted areas during building operations.

1.8m High galvanised steel mesh fence on 1.3m long 75 Ø treated softwood posts at 2m centres.

J. 1.8m high vertically timbre boarded 'Hit and Miss' fencing, stained mid-borwn.

Soft Landscaping

1. Existing planting

This largely consists of poor quality, self-set trees. These are mainly elm suckers (subject to repeated disease die-back), sycamore, ash, thorn and elder.
Where sound specimens exist in areas not affected by buildings, they will be retained. In other cases, trees to be removed and replanted with sound specimens in more appropriate positions.

2. Hedgerows following line of boundary post and rail fences

144# Hawthorn (Cretaegus Monogyna) (60 %)
36# Blackthorn (Prunus Spinosa) (15 %)
24# Dogrose (Rosa Cannina) (10 %)
36# Field Maple (Acer Campestre) (15 %)
Planted as 600-900mm high whips at 450mm double staggered centres (protected within rabbit wire fence).

Hedgerows following line of post and rail fences in courtyard

Rosemary (Rosmarinus Officinalis) 'Mrs Jessop's Upright'
47 # 3litre pot size planted in a double staggered row at 450 centres.

3. New Tree Planting

Oak (Quercus Robur) 7# 2.75 to 3.0m High 80-100mm Ø
Field Maple (Acer Campestre) 4# 2.5 to 2.75m High 80-100mm Ø
Wild Cherry (Prunus Avium) 6# 2.1 to 2.5m High 80-100mm Ø

Planted as 'standards' after construction, staked with 2 No 2m x 75Ø poles and rubber tree ties, rabbit guards to 600mm high at base.

Paving Surfaces

(i) Private access drives

Marshalls 'Tegula' paving setts laid random stretcher bond. 'Granite sett' edges and rumble strips.

(ii) Shared access drive

Marshalls 'Tegula' paving setts laid random stretcher bond. 'Granite sett' edges and rumble strips. (Contrast to Private Access Drives)

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Bradstone 'Old Town', Grey/green laid random stretcher bond.

(iv) Pavements

Marshalls 'Tegula' paving setts laid random stretcher bond. 'Granite sett' edges (Marshalls 'conservation' kerbs)

APPROVED
landscaping
9 June 2003
00/01575 FUL

Revision	Date	
C	03.06.03	Amended to Planners Requirements
B	14.02.03	Amended to Planners Requirements
A	02.12.02	Amended to Planners Requirements

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Project
MANOR FARM BARNS
YAXLEY

Drawing
SITE LAYOUT
LANDSCAPE

Wythe Holland Partnership
Chartered Architects Planning And Landscape Consultants
Wallis's Mill, Old Dry Lane, Brigstock, Northamptonshire NN143ER
Phone (01536) 373662 Fax (01536) 373645
e-mail : mail@architectsnorthampton.com
website : www.architectsnorthampton.com

Date	Scale	Job No	Drawing No
25.01.01	1:200	910	102 C

A1

MANOR FARM BARNS AJDACENT MANOR FARM, CHURCH STREET, YAXLEY
PLANNING PERMISSION REF NO 00/01575/FUL

Information relating to discharge of conditions No 4 & 5
Landscaping, hard and soft and boundary treatment

Boundary Treatment

A: Oak post and 4-rail field fence 1.2m high.

Posts 150 x 75 at 2400 centres.
Rails 75 x 32 tenoned into posts and joints 'scarfed'.
Central 'spacer' post 75 x 32 nailed to each rail.
Provide 0.6 metre high 'rabbit wire' to fence and to site side of fence 0.6m away from fence. Ensure no rabbits in fenced-off hedging zone.
Remove existing dilapidated post and rail fences.

B:1.8m high vertically timber close-boarded fencing, stained mid-brown.

C: Stone Walls

In rough cropped oolitic limestone walling stone laid as coursed random rubble. Mortar to be brushed back. Top with stone on edge 'cock and hen' copings.
1.5 metre overall height.

D: Existing boarded fencing (Not in the control of the applicant).

Generally 1.8m high. To be retained.

E: Existing stone/brick boundary (Not in the control of the applicant).

Recently renovated to high quality by Manor House owner/

G: Existing dry-stone walls around 'Newt Pond'

H: 5-bar 'field' gates

Oak traditional pattern on 200 x 200 oak posts, black ironmongery.

I: Temporary protection to planted areas during building operations.

1.8m High galvanised steel mesh fence on 1.3m long 75 Ø treated softwood posts at 2m centres.

J. 1.8m high vertically timbre boarded 'Hit and Miss' fencing, stained mid-borwn.

Soft Landscaping

1. Existing planting

This largely consists of poor quality, self-set trees. These are mainly elm suckers (subject to repeated disease die-back), sycamore, ash, thorn and elder.
Where sound specimens exist in areas not affected by buildings, they will be retained. In other cases, trees to be removed and replanted with sound specimens in more appropriate positions.

2. Hedgerows following line of boundary post and rail fences

Mix of: Hawthorn (Cretaegus Monogyna) - 60 %
Blackthorn (Prunus Spinosa) - 15 %
Dogrose (Rosa Cannina) - 10 %
Field Maple (Acer Campestre) - 15 %
Planted as 450mm high whips at 300mm staggered centres (protected within rabbit wire fence).

Hedgerows following line of post and rail fences in courtyard

Rosemary (Rosmarinus Albus)
Planted at 200mm staggered centres.

3. New Tree Planting

Oak (Quercus Robur) 7# 2.75 to 3.0m High 80-100mm Ø
Field Maple (Acer Campestre) 4# 2.5 to 2.75m High 80-100mm Ø
Wild Cherry (Prunus Avium) 6# 2.1 to 2.5m High 80-100mm Ø

Planted as 'standards' after construction, staked with 2 No 2m x 75∅ poles and rubber tree ties, rabbit guards to 600mm high at base.

Paving Surfaces

(i) Private access drives

Marshalls 'Tegula' paving setts laid random stretcher bond. 'Granite sett' edges and rumble strips.

(ii) Shared access drive

Marshalls 'Tegula' paving setts laid random stretcher bond. 'Granite sett' edges and rumble strips.
(Contrast to Private Access Drives)

(iii) Paving slabs to dwelling paths/patios

Bradstone 'Old Town', Grey/green laid random stretcher bond.

(iv) Pavements

Marshalls 'Tegula' paving setts laid random stretcher bond. 'Granite sett' edges (Marshalls 'conservation' kerbs)

Not ok
- see letter 13 May
00/01575F

Revision	Date	
B	14.02.03	Amended to Planners Requirements
A	02.12.02	Amended to Planners Requirements

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Project
MANOR FARM BARNS
YAXLEY

RECEIVED 12 MAY 2003 OPERATIONAL SERVICES PLANNING DEV TL DC CON HIGHWAYS ENV OFF

Drawing
SITE LAYOUT
LANDSCAPE

Wythe Holland Partnership
Chartered Architects Planning And Landscape Consultants
Wallis's Mill, Old Dry Lane, Brigstock, Northamptonshire NN143ER
Phone (01536) 373662 Fax (01536) 373645
e-mail : mail@architectsnorthampton.com
website : www.architectsnorthampton.com

Date	Scale	Job No	Drawing No
25.01.01	1:200	910	102 B

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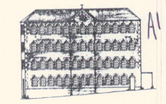
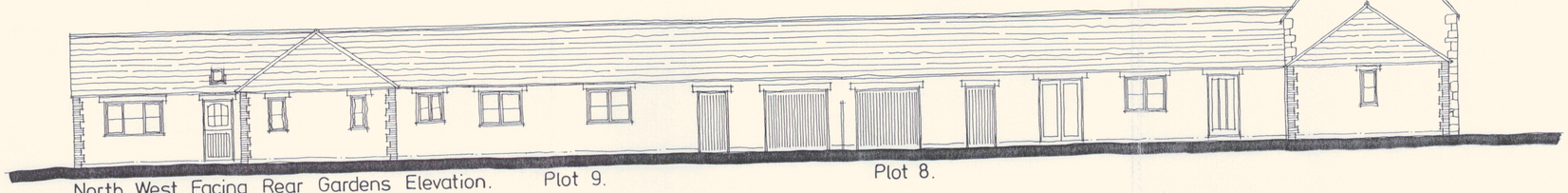
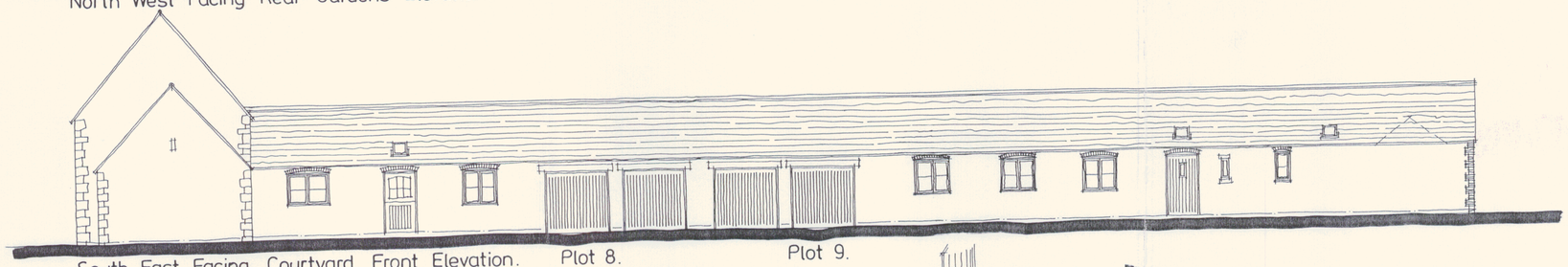
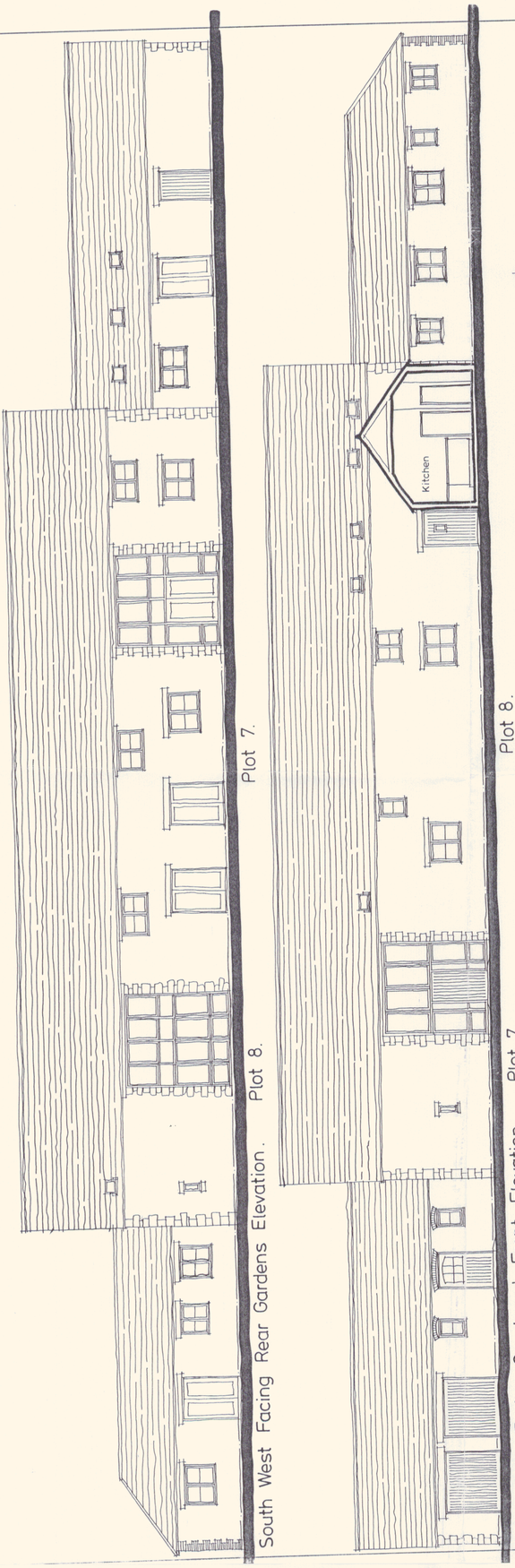




North West Facing Rear Gardens Elevation. Plot 9. Plot 8.

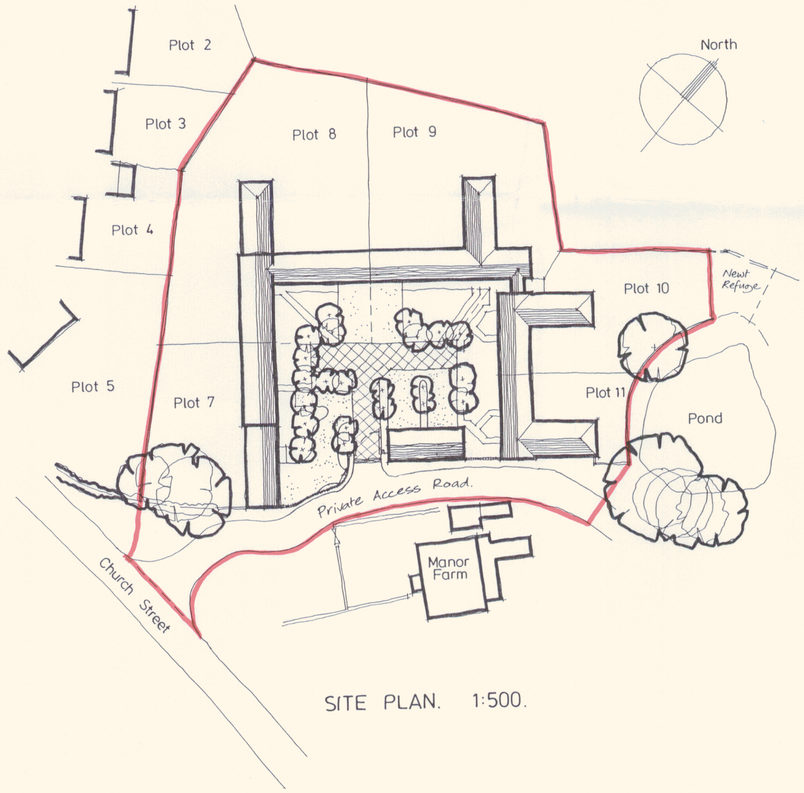


South East Facing Courtyard Front Elevation. Plot 8. Plot 9.

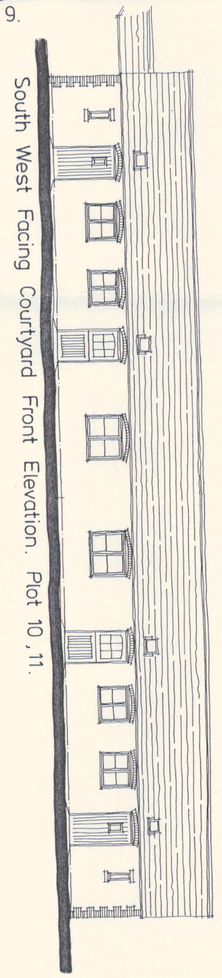


South West Facing Rear Gardens Elevation. Plot 8. Plot 7.

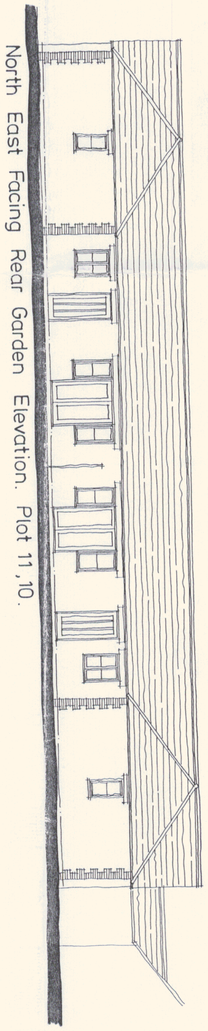
North East Facing Courtyard Front Elevation. Plot 7. Plot 8.



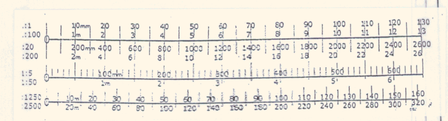
SITE PLAN. 1:500.



South West Facing Courtyard Front Elevation. Plot 10, 11.



North East Facing Rear Garden Elevation. Plot 11, 10.



SUPERSEDED

Revision	Date	
C	1/09/00	To Planning Officers comments.
B	9/08/00	To Planning Officers comments.
A	12/07/00	To client comments.

Do Not Scale
All Dimensions to be Checked on Site

Project: Manor Farm Barns, Yaxley. for Rose & Sons Ltd.

Drawing: MAIN ELEVATIONS. SITE PLAN.

Wythe Holland Partnership
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Date	Scale	Job No.	Drawing No.
June 00.	1:100	910 /	05 C