

The Planning Inspectorate

LISTED BUILDING CONSENT APPEAL FORM (Online Version)

WARNING: The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

Appeal Reference: APP/C3105/Y/15/3138337

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name	Mr Justin Grainger
Address	West Barn, Lower Honor End Farm Little Hampden GREAT MISSENDEN HP16 9PR
Phone number	[REDACTED]
Email	[REDACTED]
Preferred contact method	Email <input checked="" type="checkbox"/> Post <input type="checkbox"/>

B. AGENT DETAILS

Do you have an Agent acting on your behalf? Yes No

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority	Cherwell District Council
LPA reference number	14/01601/LB
Date of the application	10/09/2014
Did the LPA validate and register your application?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Did the LPA issue a decision?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Date of LPA's decision	11/05/2015

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Does the appeal relate to an existing property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Address	Chancel Cottage, Fir Lane

Steeple Aston
BICESTER
OX25 4SF

Is the appeal site within a Green Belt? Yes No

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site? Yes No

E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form? Yes No

Please state below the revised wording.

Internal alterations, external alterations (including insertion of six rooflights), demolition of attached outbuildings and erection of single storey extension

Please attach a copy of the LPA's agreement to the change.

see '[Appeal Documents](#)' section

F. BUILDING INFORMATION

Please indicate the grade of the building

Grade I

Grade II*

Grade II

Has a grant been made under section 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953? Yes No

G. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

1. Refused listed building consent.
2. Granted listed building consent for the development subject to conditions to which you object.
3. Refused to vary a condition(s) in a previous grant of listed building consent.
4. Refused to remove a condition(s) in a previous grant of listed building consent.
5. Failed to give notice of its decision within the appropriate period (usually 8 weeks) of an application for permission or approval.

H. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations

2. Hearing

You must give detailed reasons below or in a separate document why you think a hearing is necessary. The reasons are set out in

the box below

- The Inspector is likely to need to test the evidence by questioning or to clarify matters
- There is no need for evidence to be tested through formal questioning by an advocate or given on oath
- There is public interest in the Application. In particular the public benefits of the Application are disputed.
- It can reasonably be expected that the parties will be able to present their own cases (supported by professional witnesses if required) without the need for an advocate to represent them

3. Inquiry

I. FULL STATEMENT OF CASE

The full statement of case is set out in

the box below

see '[Appeal Documents](#)' section

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? Yes No

(b) Have you made a costs application with this appeal? Yes No

J. SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner (see 'How To' guidance for a definition) of any part of the building to which the appeal relates;

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see 'How To' guidance for a definition) of any part of the building to which the appeal relates, as listed below:

CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.

K. SUPPORTING DOCUMENTS

01. A copy of the application form sent to the LPA.

02. A copy of the site ownership certificate and ownership details submitted to the LPA at application stage (this is usually part of the LPA's planning application form).

03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.

04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.

05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the

LPA.

05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).
06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.
07. A copy of the design and access statement sent to the LPA.
08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure.
09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.
09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.
10. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached.
11. Any relevant correspondence with the LPA.

L. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes No

M. CHECK SIGN AND DATE

(All supporting documents must be received by us within the time limit)

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

Signature

Mr Justin Grainger

Date

10/11/2015 22:37:00

Name

Mr Justin Grainger

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 1998. Further information about our Data Protection policy can be found on our website under Privacy Statement.

N. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal form

- locating your local planning authority's email address:

<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>

- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

O. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. If forwarding the documents by email, please send to **appeals@pins.gsi.gov.uk**. If posting, please enclose the section of the form that lists the supporting documents and send it to PO Box 3035, Bristol, BS1 9AY.

You will not be sent any further reminders.

Please ensure that anything you do send by post or email is clearly marked with the reference number.

The documents listed below were uploaded with this form:

Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A copy of the full statement of case.
File name:	Statement of case_FINAL.pdf
File name:	StatementOfCase_Ref_A_Application Report.pdf
File name:	StatementOfCase_Ref_B_Heritage Report.pdf
File name:	StatementOfCase_Ref_C_Original Conservation Comments.docx
File name:	StatementOfCase_Ref_D_Subsequent Conservation Comments.docx
File name:	StatementOfCase_Ref_E_Revised Scheme Conservation Comments.pdf
File name:	StatementOfCase_Ref_F_Comparable Application - Old School House.pdf
File name:	StatementOfCase_Ref_G_Comparable Application - Tythe Barn House.pdf
File name:	StatementOfCase_Ref_H_SAVA notes on Chancel Cottage.pdf
File name:	StatementOfCase_Ref_I_Rightmove for sale listing.pdf
File name:	StatementOfCase_Ref_J_Report on the condition of Chancel Cottage.pdf
File name:	StatementOfCase_Ref_K_Lender's valuation report.pdf
File name:	StatementOfCase_Ref_L_Council tax bill 2014_2015.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application form sent to the LPA.
File name:	01 LPA application.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	03. A copy of the LPA's decision notice (if issued), or in the event of the failure of the LPA to give a decision, a copy of the LPA's letter in which they acknowledged the application.
File name:	03 LPA decision notice.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
File name:	04 Site plan.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
File name:	059_1_101 PL1 Existing GAs.pdf
File name:	059_1_102 PL1 Existing basement floor plan.pdf
File name:	059_1_103 PL1 Existing ground floor plan.pdf
File name:	059_1_104 PL1 Existing first floor plan.pdf
File name:	059_1_105 PL1 Existing second floor plan.pdf
File name:	059_1_106 PL1 Existing roof plan.pdf

File name: 059_1_107 PL1 Existing section AA.pdf
File name: 059_1_108 PL1 Existing section BB.pdf
File name: 059_1_109 PL1 Existing section CC.pdf
File name: 059_1_111 PL1 Existing section EE.pdf
File name: 059_1_110 PL1 Existing section DD.pdf
File name: 059_1_111 PL1 Existing section EE.pdf
File name: 059_1_112 PL1 Existing section FF.pdf
File name: 059_1_114 PL1 Existing landscaping.pdf
File name: 059_1_201 PL1 Demolition GAs.pdf
File name: 059_1_202 PL1 Demolition basement floor plan.pdf
File name: 059_1_203 PL1 Demolition ground floor plan.pdf
File name: 059_1_204 PL1 Demolition first floor plan.pdf
File name: 059_1_205 PL1 Demolition second floor plan.pdf
File name: 059_1_206 PL1 Demolition roof plan.pdf
File name: 059_1_207 PL1 Demolition section AA.pdf
File name: 059_1_208 PL1 Demolition section BB.pdf
File name: 059_1_209 PL1 Demolition section CC.pdf
File name: 059_1_210 PL1 Demolition section DD.pdf
File name: 059_1_211 PL1 Demolition section EE.pdf
File name: 059_1_212 PL1 Demolition section FF.pdf
File name: 059_1_213 PL1 Demolition section GG.pdf
File name: 059_1_214 PL1 Demolition landscaping.pdf
File name: 059_1_301 PL1 Proposed GAs.pdf
File name: 059_1_302 PL1 Proposed basement floor plan.pdf
File name: 059_1_303 PL1 Proposed ground floor plan.pdf
File name: 059_1_304 PL1 Proposed first floor plan.pdf
File name: 059_1_305 PL1 Proposed second floor plan.pdf
File name: 059_1_306 PL1 Proposed roof plan.pdf
File name: 059_1_307 PL1 Proposed section AA.pdf
File name: 059_1_308 PL1 Proposed section BB.pdf
File name: 059_1_309 PL1 Proposed section CC.pdf
File name: 059_1_310 PL1 Proposed section DD.pdf
File name: 059_1_311 PL1 Proposed section EE.pdf
File name: 059_1_312 PL1 Proposed section FF.pdf
File name: 059_1_313 PL1 Proposed section GG.pdf
File name: 059_1_314 PL1 Proposed landscape.pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.

File name: List of plans.pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 06.a. Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).

File name: heritage report v1 15feb15.pdf

File name: Comparable Application - Tythe Barn House_compressed.pdf

File name: PL2 demolition part 1 of 2.pdf

File name: PL2 demolition part 2 of 2.pdf

File name: PL2 proposed part 1 of 2.pdf

File name: PL2 proposed part 2 of 2.pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 06.b. List of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.

File name: List of all doc not part of original.pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 07. A copy of the design and access statement sent to the LPA. (Note: this does not apply to applications for conservation area consent).
File name: 07 Design and access statement.pdf
Relates to Section: SUPPORTING DOCUMENTS
Document Description: 08. A copy of a draft statement of common ground.
File name: Appellant's draft statement of common ground.pdf

The documents listed below were already attached elsewhere with this form:

Relates to Section: DESCRIPTION OF DEVELOPMENT
Document Description: A copy of the LPA's agreement to the change.
File name: Ref_A_Application Report

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 02. A copy of the site ownership certificate and ownership details submitted to the LPA at application stage (this is usually part of the LPA's planning application form).
File name: APPLICATION FORM

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

Completed by MR JUSTIN GRAINGER

Date 10/11/2015 22:37:00