

Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

2. Applicant Details

Country

Postcode

Are you an agent acting on behalf of the applicant? Yes No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

4. Description of the Proposal

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s).

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Works to the Main House include:

- making good and restoration to the roof, chimneys and gutters / downpipes
- making good and restoration to the external pointing
- repairs and changing deteriorated windows and external doors with new double-glazed to match
- restoration works to lintels

Works to the Garage include:

- incorporating solar thermal panels under slate tiles for solar-thermal power
- install new garage doors
- changing deteriorated windows with new double-glazed to match the Main House

Works to the Log Store / Garden Room:

- demolish the dilapidated Log Store and replace it with a Garden Room with storage space

Works to the boundaries:

- maintenance work to the existing stone walls
- new timber entrance gates to the driveway

4. Description of the Proposal

Has the development or work already been started without consent?

Yes No

5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

Don't know Yes No

6. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

Yes No

If Yes, which of the following does the proposal involve?

- a) Total demolition of the listed building Yes No
- b) Demolition of a building within the curtilage of the listed building Yes No
- c) Demolition of a part of the listed building Yes No

Please provide a brief description of the building or part of the building you are proposing to demolish

We are proposing to take down the dilapidated Log Store next to the Main House (but not connected) and rebuild a Garden Room on the footprint of the existing Log Store.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The Log Store is partially demolished already. It is no longer a usable space as it is unstable and is too dilapidated to reuse.

7. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

Yes No

8. Listed Building Alterations

Do the proposed works include alterations to a listed building?

Yes No

If Yes, do the proposed works include

- a) works to the interior of the building? Yes No
- b) works to the exterior of the building? Yes No
- c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? Yes No
- d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? Yes No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

The extent of proposed works to the property can be found in the attached Design & Access Statement.

Please also refer to the attached drawings:

120-001_location plan
120-010_existing block plan
120-011_existing ground floor plan
120-012_existing first floor plan
120-013_existing roof plan
120-021_existing elevations
120-022_existing elevations
120-031_existing sections

8. Listed Building Alterations

120-111_proposed ground floor plan
 120-112_proposed first floor plan
 120-113_proposed roof plan
 120-121_proposed elevations
 120-122_proposed elevations
 120-131_proposed sections

9. Materials

Does the proposed development require any materials to be used?

Yes No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown list to select the type, clicking 'Add' and entering all the details in the popup box

Type	Existing materials and finishes	Proposed materials and finishes
External Walls	Main House - rendered, coursed rubble stone, (Marlstone Rock) with lime and cement pointing Garage - rendered, coursed rubble stone Log Store - rubble stone, (Marlstone Rock) and corrugated metal sheet	Main House - repairs to stone work and pointing to match existing; all pointing to use lime-based mortar Garage - repairs to stone work and pointing to match existing; all pointing to use lime-based mortar Garden Room - rough sawn timber cladding and corrugated metal sheet
Roof covering	Main House - slate tile Garage - slate tile Log Store - timber frame with corrugated metal sheet	Main House - replace damaged tiles with slate tiles to match existing Garage - new tiles as required to match existing, with solar tile system on south-facing roof slope (refer to D&A Statement) Garden Room - galvanised corrugated metal sheet (grey/black)
Chimney	Main House - brick chimneys (3 no.). Garage - N/A Log Store - N/A	Main House - repairs to chimneys and pointing to match existing; all pointing to use lime-based mortar Garage - N/A Garden Room - grey/black metal flue
Windows	Main House - mostly painted metal frame casements with slim mullions and metal / lead glazing bars, single glazed, set in a timber fixed frame; some more modern timber frame windows. Garage - painted timber frame. Log Store - plastic corrugated sheet.	Main House - painted metal frame with slim mullions and metal glazing bars, double glazed, set in a timber fixed frame. Garage - painted metal frame with slim mullions and metal glazing bars, double glazed, set in a timber fixed frame. Garden Room - painted metal frame with slim mullions and metal glazing bars, double glazed, set in a timber fixed frame.
External Doors	Main House - there is a mix of: 1) doors with painted timber frame and timber glazing bars, single glazed, some with vertical timber panels 2) doors with all vertical timber panels Garage - vertical timber panel (to store) Log Store - N/A	Main House - mix of: 1) doors with painted metal frame with metal glazing bars, double glazed 2) doors with all vertical timber panels Garage - vertical timber panel (to store), painted metal frame and glazed (to garage) Log Store - painted metal frame frame with metal glazing bars, double glazed

9. Materials

Type	Existing materials and finishes	Proposed materials and finishes
Ceilings	Main House - N/A Garage - plasterboard Log Store - no ceiling	Main House - N/A Garage - painted plasterboard Garden Room - exposed timber truss frame and timber cladding
Internal Walls	Main House - N/A Garage - plasterboard Log Store - dilapidated stone	Main House - N/A Garage - painted plasterboard Garden Room - timber cladding
Floors	Main House - N/A Garage - concrete slab Log Store - rubble, earth	Main House - N/A Garage - painted concrete slab Garden Room - timber board
Internal Doors	Main House - N/A Garage - N/A Log Store - N/A	Main House - N/A Garage - N/A Garden Room - timber door to store
Rainwater goods	Main House - painted metal and plastic Garage - painted metal and plastic Log Store - none	Main House - painted Conservation metal, rounded profile Garage - painted Conservation metal, rounded profile Garden Room - painted Conservation metal, rounded profile
Boundary treatments (e.g. fences, walls)	Boundary walls - rubble stone (Marlstone Rock) with lime and cement pointing Gates - timber panel Fencing - timber	Boundary walls - rubble stone (Marlstone Rock) with lime pointing Gates - timber panel Fencing - timber
Vehicle access and hard standing	Driveway - stone chippings Paving - stone	New external surfaces between Main House and Garden Room: Stone paving and timber decking

Are you submitting additional information on submitted plans, drawings or a design and access statement?

Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

120-001_location plan
120-010_existing block plan
120-011_existing ground floor plan
120-012_existing first floor plan
120-013_existing roof plan
120-021_existing elevations
120-022_existing elevations
120-031_existing sections

120-111_proposed ground floor plan
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120-122_proposed elevations
120-131_proposed sections

Design & Access Statement
Arboricultural Statement - to follow via email

10. Site Area

What is the measurement of the site area? (numeric characters only).

1992.00

10. Site Area

Unit

Sq. metres

11. Existing Use

Please describe the current use of the site

The plot is currently a residential family home with a house, garage, dilapidated log store and a large garden.

Is the site currently vacant?

Yes No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes No

Land where contamination is suspected for all or part of the site

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes No

12. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes No

Are there any new public roads to be provided within the site?

Yes No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

A new electric (sensor operated) double gate is proposed at the entrance to the drive, to provide security and privacy for the family and their young children.

13. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? Yes No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	2	2	0

14. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
 Septic Tank
 Package Treatment plant
 Cess Pit
 Other
 Unknown

Are you proposing to connect to the existing drainage system?

Yes No Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Refer to the following drawings for the location of the concrete access chamber cover for the below ground drainage set within the garden area:

14. Foul Sewage

120-011_existing ground floor plan
120-111_proposed ground floor plan

15. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

16. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

17. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

18. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

The house has an arrangement for waste storage, collection and recycling which is already in place. Any additional waste from using the Garden Room will be managed by the Main House.

19. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units? Yes No

20. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

21. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? Yes No

22. Hours of Opening

Are Hours of Opening relevant to this proposal? Yes No

23. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? Yes No

Is the proposal for a waste management development? Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

24. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? Yes No

25. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? Yes No

26. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

27. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

28. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

29. Ownership Certificates and Agricultural Land Declaration

Certificate Of Ownership - Certificate A Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- The applicant
 The agent

Title	<input type="text" value="Ms"/>
First name	<input type="text" value="Fiona"/>
Surname	<input type="text" value="Darey"/>
Declaration date	<input type="text" value="05/02/2021"/>

Declaration made

30. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)