

Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

1 Canal Yard

Address Line 1

Canal Road

Address Line 2

Address Line 3

Oxfordshire

Town/city

Thrupp

Postcode

OX5 1JZ

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

Easting (x)

448354

Northing (y)

215917

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

Replacement of unsympathetic modern rear extension with smaller extension in keeping with existing outshuts to adjoining cottages, and conversion of loft to provide additional bedroom, with internal reconfiguration and associated works.

Has the work already been started without consent?

- Yes
 No

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

Immunity from Listing

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

- Yes
 No

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

If the answer to c) is Yes

What is the total volume of the listed building?

3985.00	Cubic metres
---------	--------------

What is the volume of the part to be demolished?

345.00	Cubic metres
--------	--------------

What was the date (approximately) of the erection of the part to be removed?

Month

June

Year

1990

(Date must be pre-application submission)

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

It appears that the current rear extension to No. 1 Canal Yard was added between 1988 and 1995, a later modern addition which is not included on the listing description of 1988. Render coating and a terne-coated steel roof were added to the original brick and clay tiled rear extension following an approved planning application submitted in 2009. It appears that a chimney had also been added between 1995 and 2009.
--

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

The existing rear extension is an unsympathetic modern extension which detracts from the Grade II listed cottage in construction, footprint and general aesthetic. The proposal is to replace the later addition with a more sensitive brick and clay tiled outshut on a reduced footprint in keeping with the building line and materials of the adjoining outshuts to No.2 and 3 Canal Yard.
--

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).

21184(PL)101A Location and Block Plans
21184(PL)102A Existing Site Plan
21184(PL)103A Existing Ground and First Floor Plans
21184(PL)104A Existing Second Floor and Roof Plan
21184(PL)105A Existing North-west and South-east Elevation
21184(PL)106A Existing North-east Elevation and Sections A-A and B-B
21184(PL)112A Proposed Site Plan
21184(PL)113A Proposed Ground and First Floor Plans
21184(PL)114A Proposed Second Floor and Roof Plan
21184(PL)115A Proposed North-west and South-east Elevation
21184(PL)116A Proposed North-east Elevation and Sections A-A and B-B
21184(RE)001A Design & Access Statement including Heritage Statement
26242 Structural Inspection Report Rev.2

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

Type:

External walls

Existing materials and finishes:

Rendered brickwork to rear extension

Proposed materials and finishes:

Brick to match existing adjoining outshuts

Type:

Roof covering

Existing materials and finishes:

Steel standing seam roof to rear extension and thatch to main cottage

Proposed materials and finishes:

Clay tiles to rear extension to match existing outshuts and thatched dormer to main cottage

Type:

Windows

Existing materials and finishes:

Painted timber

Proposed materials and finishes:

Painted timber to match existing

Type:

External doors

Existing materials and finishes:

Painted timber

Proposed materials and finishes:

Painted timber to match existing

Type:

Internal doors

Existing materials and finishes:

Painted timber ledged and braced doors

Proposed materials and finishes:

Painted timber to match existing

Type:

Internal walls

Existing materials and finishes:

Lath and plaster walls

Proposed materials and finishes:

Stud walls with lime plaster finish

Type:

Chimney

Existing materials and finishes:

Rendered brickwork chimney to rear extension

Proposed materials and finishes:

Not applicable - to be removed

Type:

Rainwater goods

Existing materials and finishes:

Black/ dark grey metal

Proposed materials and finishes:

Black/ dark grey metal to match existing

Type:

Ceilings

Existing materials and finishes:

Lath and plaster

Proposed materials and finishes:

Lath and plaster to match existing

Are you supplying 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

21184(PL)101A Location and Block Plans
21184(PL)102A Existing Site Plan
21184(PL)103A Existing Ground and First Floor Plans
21184(PL)104A Existing Second Floor and Roof Plan
21184(PL)105A Existing North-west and South-east Elevation
21184(PL)106A Existing North-east Elevation and Sections A-A and B-B
21184(PL)112A Proposed Site Plan
21184(PL)113A Proposed Ground and First Floor Plans
21184(PL)114A Proposed Second Floor and Roof Plan
21184(PL)115A Proposed North-west and South-east Elevation
21184(PL)116A Proposed North-east Elevation and Sections A-A and B-B
21184(RE)001A Design & Access Statement including Heritage Statement
26242 Structural Inspection Report Rev.2

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle 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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

Yes

No

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
 No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- Yes
 No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes
 No

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

Pre-application Advice

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

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

15/00214/PREAPP

24/09/2015

Details of the pre-application advice received

A site meeting with previous owner of No.1 Canal Yard in September 2015 relating to the potential conversion of the loft space to habitable accommodation. and subsequent structural survey outlining structural feasibility of this conversion. In addition, a site meeting was held with Mr Matthew Chadwick and Ms Jenny Ballinger on 29 January 2018 regarding works to No.s 2 and 3 Canal Yard, at which the proposed works to No.1 Canal Yard were also discussed and the proposals were considered to be acceptable in principle.

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.

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?

- Yes
 No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
 No

Certificate Of Ownership - Certificate A

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

Mr

First Name

Peter

Surname

Preston

Declaration Date

24/06/2022

Declaration made

Declaration

I / We hereby apply for Householder planning & listed building consent as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Peter Preston

Date

28/06/2022