

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

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

Large stone Grade II Listed detached house mid.-18C. extended 19C. Stonesfield and natural slate roofs. Double depth plan. Stone range of out-buildings all in extensive grounds.

## Applicant Details

### Name/Company

Title

Mr and Mrs

First name

Alex and Frances

Surname

Pasteur

Company Name

Private Householder

### Address

Address line 1

Cedar Lodge

Address line 2

North Side

Address line 3

Town/City

Steeple Aston

County

Oxfordshire

Country

United Kingdom

Postcode

OX25 4SE

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Agent Details

Name/Company

Title

Mr

First name

Tony

Surname

Herring

Company Name

Tony Herring Associates Ltd

Address

Address line 1

Chartered Architects

Address line 2

Studio 15 College House

Address line 3

Radstone

Town/City

BRACKLEY

County

Northamptonshire

Country

United Kingdom

Postcode

NN13 5PZ

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of Proposed Works

Please describe the proposed works

Repairs, Refurbishment and alterations to Existing Stone/Brick Outbuildings To Provide Pool Plant Room and Changing Facilities.

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

## 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

An existing lean-to structure will be demolished which presently links a stone gable to a brick glasshouse.

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

The lean-to building is effectively a pole structure with inadequate timber roof timbers. The rear stone walling is defective and requires re-construction and the roof is not waterproof. This expedient structure is unsuitable for conversion and will be replaced with a sound habitable linking space in connection with the pool and surrounding leisure area.

## 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).

See attached:

Heritage Impact Assessment

Design and Access Statement

Outline Schedule of Works

Protected Species Survey

Survey Drawings from On Centre Surveys Ltd

THA Drawings 688.01 - 07 Inclusive showing: Proposed Plans Elevations Section and Details

## 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:**

Random Coursed Ironstone bedded set and pointed in lime mortar Weathered red stock clay bricks

**Proposed materials and finishes:**

Random Coursed Ironstone bedded set and pointed in lime mortar Weathered red stock clay bricks

**Type:**

Roof covering

**Existing materials and finishes:**

Natural blue grey slate Mineral fibre grey/black tiles

**Proposed materials and finishes:**

Natural blue grey slate

**Type:**

Windows

**Existing materials and finishes:**

Timber flush casement windows with metal ironmongery

**Proposed materials and finishes:**

Timber flush casement windows with metal ironmongery

**Type:**

External doors

**Existing materials and finishes:**

Timber stable doors with heavy duty strap hinges Half glazed lower panelled door

**Proposed materials and finishes:**

Timber stable doors with heavy duty strap hinges Half glazed lower panelled door

**Type:**

Ceilings

**Existing materials and finishes:**

Plasterboard and skim Timber boarded

**Proposed materials and finishes:**

Plasterboard and skim Timber boarded

**Type:**

Internal walls

**Existing materials and finishes:**

Random coursed Ironstone

**Proposed materials and finishes:**

Timber stud sheep wool encapsulated insulation

**Type:**

Floors

**Existing materials and finishes:**

Concrete anti-slip bricks

**Proposed materials and finishes:**

Limecrete and aerated clay sub-base

**Type:**

Internal doors

**Existing materials and finishes:**

Timber panelled / painted

**Proposed materials and finishes:**

Oak planked & battened

**Type:**

Rainwater goods

**Existing materials and finishes:**

Cast iron black upvc

**Proposed materials and finishes:**

Black cast deep flow half round gutters with spiggoted bracket downpipes

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

Natural Ironstone in lime mortar

**Proposed materials and finishes:**

Natural Ironstone in lime mortar

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

Buff chippings Concrete

**Proposed materials and finishes:**

Natural stone pavings Buff chippings Concrete

**Type:**

Lighting

**Existing materials and finishes:**

Halogen floodlights

**Proposed materials and finishes:**

Metal wall LED downlights

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

See attached:

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## 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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

See attached : Site Survey Layout Plan from On Centre Surveys

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

- Yes  
 No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

See Nicholson`s Proposed Landscape Works

## 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

## 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 and Mrs

First Name

Alex and Frances

Surname

Pasteur

Declaration Date

29/09/2023

Declaration made

## Declaration

I/We hereby apply for Householder planning & listed building consent as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Tony Herring

Date

11/10/2023