



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. Applicant Name, Address and Contact Details**

Title:  First Name:  Surname:

Company name:

Street address:

Town/City:

Country:

Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

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

**2. Agent Name, Address and Contact Details**

Title:  First Name:  Surname:

Company name:

Street address:

Town/City:

Country:

Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

**3. Description of Proposed Works**

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

Internal and external repairs and alterations together with replacement of the roof to the East Wing, demolition of the sun room above the entrance canopy and construction of a period balcony, demolition of the existing green house and construction of a new orangery. Removal of 1no tree adjacent to Keepers Cottage which are affecting the structural integrity of the building. All other trees to be kept in place for privacy and to not change the current visual streetscape/landscape. New internal finishes throughout including under floor heading to some of the ground floor areas. The two separate dwellings will be transformed back to its originally intended single home and restoring the house to its original features.

Has the development or work(s) already started?  Yes  No

#### 4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:  Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference  
(must be completed if postcode is not known):

Easting:

Northing:

#### 5. 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:  First name:  Surname:

Reference:

Date (DD/MM/YYYY):  (Must be pre-application submission)

Details of the pre-application advice received:

#### 6. 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

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

#### 7. 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

## 8. Authority Employee/Member

With respect to the Authority, I am:

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

Do any of these statements apply to you?

Yes  No

## 9. Demolition

Does the proposal include total or partial demolition of a listed building?  Yes  No

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

What is the total volume of the listed building?  m<sup>3</sup> What is the volume of the part to be demolished?  m<sup>3</sup>

What was the date (approximately) of the erection of the part to be removed? Month:  Year:  (Date must be pre-application submission)

Please describe the building or part of the building you are proposing to demolish:

Greenhouse(16sqm) at ground floor to the right hand side of the entrance door to the Main House. This is in a dilapidated state and will be replaced with an orangery with a period look to match the existing house.  
Sun Room(4sqm) at first floor level above the porch to be demolished as it out of character with the building. This is to be replaced with a period balcony and stone balustrade to match the existing balustrades.

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

Greenhouse is in a dilapidated state.  
Sun Room detracts from the character of the building.

## 10. Listed building alterations

Do the proposed works include alterations to a listed building?  Yes  No

If Yes, will there be works to the interior of the building?  Yes  No

Will there be works to the exterior of the building?  Yes  No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?  Yes  No

Will there be 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, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

- Design and Access Statement  
- Heritage Statement  
- Drawings 150-01 to 150-07; 300-01 to 300-07

## 11. Listed Building Grading

If known, 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

## 12. Immunity from Listing

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

Yes  No

## 13. Vehicle Parking

No Vehicle Parking details were submitted for this application

## 14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

### Boundary Treatments - description:

Description of *existing* materials and finishes:

Local natural sandstone wall to entrance gates to be taken down and rebuilt. Local natural sandstone wall to rear of East Wing to be altered to incorporate a gate for direct access from rear East Wing to front gardens of the property. Timber fence to rear entrance to East Wing

Description of *proposed* materials and finishes:

Existing retained and existing materials retained for re-use

### Ceiling - description:

Description of *existing* materials and finishes:

Lath and plaster

Description of *proposed* materials and finishes:

Existing retained where possible, otherwise replaced like for like

### Chimney - description:

Description of *existing* materials and finishes:

Stone with clay pots

Description of *proposed* materials and finishes:

Existing retained

### External Doors - description:

Description of *existing* materials and finishes:

Timber paint decorated white

Description of *proposed* materials and finishes:

Existing retained

### External Walls - description:

Description of *existing* materials and finishes:

Local natural sandstone walling

Description of *proposed* materials and finishes:

Existing retained

### Floors - description:

Description of *existing* materials and finishes:

Combination of suspended timber, stone tiles and concrete

Description of *proposed* materials and finishes:

Existing retained. New concrete floor to orangery and where under floor heating is to be installed

### Internal Doors - description:

Description of *existing* materials and finishes:

Timber with brass ironmongery

Description of *proposed* materials and finishes:

Existing retained

### Internal Walls - description:

Description of *existing* materials and finishes:

Timber and masonry partitions with lath and plaster

Description of *proposed* materials and finishes:

Existing retained where possible, otherwise replaced like for like

## 14. Materials

### Lighting - description:

Description of *existing* materials and finishes:

Surface fixed external lighting to be refurbished and back into working order

Description of *proposed* materials and finishes:

South elevation (overlooking garden) to have dawn to dusk uplighters and downlighters to create light on the building.  
Alley area between the rear of the main house and the cottage to have security PIR lighting.  
East Wing rear courtyard to have on/off wall lights.  
To the right hand side of the property when you go down the drive, there are 2-3no large trees which are to be lit up

### Rainwater goods - description:

Description of *existing* materials and finishes:

Combination of uPVC and cast iron

Description of *proposed* materials and finishes:

Existing retained

### Roof covering - description:

Description of *existing* materials and finishes:

Various roof areas including pitched with tile covering and flat with felt covering.

Description of *proposed* materials and finishes:

Existing retained and East Wing roof replaced like for like.

### Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Cattle grid at both front entrance and rear entrance gates. Tarmacadam driveways

Description of *proposed* materials and finishes:

Existing retained

### Windows - description:

Description of *existing* materials and finishes:

Single glazed timber framed windows paint decorated white

Description of *proposed* materials and finishes:

Existing retained and refurbished where possible, otherwise replaced like for like

### OTHER - description:

Type of other material:

Description of *existing* materials and finishes:

Timber framed single glazed unit in a dilapidated state

Description of *proposed* materials and finishes:

New dwarf external walls to orangery (on former position of greenhouse) new external wall of cavity wall construction, comprising internal face of 7N concrete blockwork and external leaf of stone to match existing, sandwiching a layer of 50mm Kingspan Kooltherm K8 Cavity Board with minimum 50mm clear cavity maintained. Secured via galvanised steel butterfly cavity wall ties. All brick/stone leaf ties to adjacent masonry via tooth bonding. Allow for cutting out stone as required. New damp proof course to be inserted at base of wall laid loose onto floor structure and lapped into adjacent existing wall. New lightweight timber glazed structure to head of dwarf stone walls and parapet roof with lantern arrangement.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes  No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

- Design and Access Statement  
- Heritage Statement  
- Drawings 150-01 to 150-07; 300-01 to 300-07

## 15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	Package treatment plant	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Septic tank	Cess pit	<input type="checkbox"/>	Other	<input type="checkbox"/>

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 and state references for the plan(s)/drawing(s):

## 15. Foul Sewage

Existing arrangements to be retained

## 16. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes  No

If Yes, you will need to submit an appropriate 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

Main sewer

Pond/lake

Soakaway

Existing watercourse

## 17. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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:

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. Existing Use

Please describe the current use of the site:

Residential

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

## 19. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes  No

## 19. Trees and Hedges

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'.

## 20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

Yes  No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

Building debris from associated refurbishment works. All trade waste to be stored in secure skips on site and disposed off site accordingly.

## 21. Residential Units

Does your proposal include the gain or loss of residential units?

Yes  No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

## 21. Residential Units

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

## 22. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes  No

## 23. Employment

No Employment details were submitted for this application

## 24. Hours of Opening

No Hours of Opening details were submitted for this application

## 25. Site Area

What is the site area?



## 26. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

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 clear what information it requires on its website.

## 27. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes  No

### A. Toxic substances

Amount held on site



Tonne(s)

### B. Highly reactive/explosive substances

Amount held on site



Tonne(s)



## 27. Hazardous Substances

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

## 28. 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? (Please select only one)

The agent  The applicant  Other person

## 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

29/06/2016