

Applications for Minor Works

For applications for small-scale works of a minor nature a lesser amount of information may be required within a Heritage Statement to understand the impact of the proposed works on the significance of a heritage asset. Examples where a reduced amount of information is required could include the erection of a satellite dish on a Listed Building or within a Conservation Area; the replacement of windows or doors on a non-Listed Building within a Conservation Area; or the replacement of a modern fireplace with a more traditional design in a Listed Building.

In these cases applicants may prefer to submit a Heritage Statement in a table format that incorporates the following headings:

What is significant about the heritage asset?	What works are proposed?	What impact do the works have on the part of the heritage asset affected?	How has the impact of the proposals been minimised?
<p>Low Newbiggen North Farm is in an isolated valley and private to through traffic. It is of typical stone construction under a pantile roof. The property has had an extension added over the years.</p>	<p>The proposed works will see an existing porch removed and rebuilt as per drawings. The provision of bi-fold doors and the removal of an existing rear access porch of poor construction and replaced with a stone and pantile unit covering the same footprint. There is also planned a farm style timber clad store shed.</p>	<p>The impact of the proposed work will provide a room with more natural light provide a covered front entrance in a better placed location than previous and remove a poor quality rear porch and replace with a unit more in keeping with the rest of the property. The additional storage is to provide a safe building for the storage of general landscaping and garden machinery etc.</p>	<p>The construction materials will match those of the existing property</p>



Please note that it is the applicant's responsibility to submit sufficient information with their application to understand the impact of the proposals on the significance of any heritage assets affected. If you are in any doubt about the extent of information that is required and to avoid delays in validating your application please contact the relevant Officers to discuss this prior to submission.

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