



### Application for Listed Building Consent for alterations, extension or demolition of a listed building

#### 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

Applicant Details

Name/Company

Title

Mr.

First name

Robert

Surname

Cleary

Company Name

Address

Address line 1

The Farm House

Address line 2

Hill End

Address line 3

Weston Beggard

Town/City

Hereford

County

Herefordshire

Country

United Kingdom

Postcode

HR14BW

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 \*\*\*\*\*

## Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Replace existing leaking skylight with a velux window to prevent further water ingress and damage to the building fabric. Addition of a second skylight to create a fire escape.

Has the development or 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

## Demolition of Listed Building

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

- ☐ Yes  
☒ No

## Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☐ Yes  
☒ No

Immunity from Listing

## Immunity from Listing

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

- ☐ Yes  
☒ No

## 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).

Plan to create new roof light for fire escape and emergency maintenance access. Plans and photographs included in application. Would only involve the removal of some old cracked roof tiles to create opening. This proposed roof elevation is not visible from the road. The actual Grade II\* listing is primarily for the adjacent property known as the Grange and our property the Farm House is included in its curtilage.

## 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:**

Windows

**Existing materials and finishes:**

Wooden frame single glaze skylight.

**Proposed materials and finishes:**

To replace existing leaking skylight which measure 26cm wide by 46cm high with a double glazed Velux window with dark aluminium outer surface and top hung opening frame.

**Type:**

Roof covering

**Existing materials and finishes:**

Timber baton and clay roof tile.

**Proposed materials and finishes:**

To create a fire escape by inserting a Velux skylight measuring 98cm wide by 55cm high with a double glazed Velux window with dark aluminium outer surface and top hung opening frame. This proposed window would also facilitate roof maintenance being situated just above the valley below. Which can only be accessed at neighbours discretion and good will.

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

Plan 1 - Front elevation pdf

Plan 2 - Existing south facing elevation

Plan 3 - proposed new window location in south facing elevation.

Photographs displaying existing South elevation of roof exterior, interior view of window light on landing. Access to roof via Grange flat roof adjacent. Juxtaposition of roof of Farm House with Grange, water ingress from roof into Kitchen lights below.

The design principle is to replace one rotten leaking roof light with larger aperture for light and ventilation and insert a second larger aperture to act as a fire escape located further along the same 45 degree sloping roof.

The design principles and concepts is for additional light, ventilation and safety and maintenance of roof and existing roof light being not suitable for expansion as a fire escape. Further this would allow for investigation into large water ingress which occurs on a regular basis and which flows out through electrical systems directly below in the Kitchen.

The design principles are to erect a free standing scaffolding platform over the north facing roof to give access to the damaged southern roof elevation. Damaged slates located in the proposed area for the fire escape will then be removed with any intact un damaged ones retained to be put back. An insertion into this area of the roof by suitably qualified professional roofers will then be undertaken. This part of the property is a much later 19th to 20th century add on to the historical much earlier 1630's main house. Any remedial works to identify the major leak can be undertaken prior to the new skylight being inserted. Any additional flashing required will be in lead thereby in keeping with all existing. The size of the window opening being dictated by the aperture required for a fire escape. Initially consultations were had via telephone and email with the planning officer Andrea Brislane. The fire escape window will not be visible from ground level with only a partial view possible being at an acute angle from the above window of the Grange house property. Hence it would not be possible for visual intrusion via both be properties by line of site.

The Grange property is the principal listed building dated 1601 with various additions. Reference the Farm House is " Earlier house, single room in depth with stair turret and porch, aligned north/south with slightly later timber-framed addition adjoining to north end, further additions to south-west obscuring former porch extend to adjoin with C18 building to north-west terminating in pair of mid-C19 circular hop kilns. The Farm House is the slightly later timber framed addition referred to in this statement. With the proposed development being located on the south western end of the main house which is a much later add on of unknown date.

# Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☒ Yes
- ☐ No

If Yes, please provide details

Email sent Monday 8/5/23 to all neighbours.

## 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

Building Conservation Officer

Date (must be pre-application submission)

29/04/2022

Details of the pre-application advice received

As discussed, large scale roof repairs or replacement may require listed building consent. This is due to the special interest roofs contribute to the overall character and appearance of the listed building. They may contain important historic fabric such as original roof structure and coverings, and external characteristics such as a patina of age or undulating ridge are often important elements of the building. Smaller scale repairs/replacement may not require formal consent, however this can come down to a judgement on what is considered repair and is generally made on a case-by-case basis. I recommend you seek advice prior to undertaking any works of significance to your listed building. Please also note, work to the roof may also require signing off by Building Control and this is a separate application process.

I am not aware of any specific legal rights when it comes to access for maintenance of your listed building, but suspect it's the same as regular properties. In order to avoid difficulties accessing internal valleys, we often recommend owners install a side opening roof light or window which will allow for easy access for maintenance of fire escape. Based on the discussions we had on the phone, a small opening already exists and it may be possible to enlarge it for this purpose. As this would constitute a change to the building, listed building consent is required. However, subject to whether the work would impact fabric of historic significance i.e. original rafter/purlin etc. it would likely be supportable in principal.

## 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

### Certificates under 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

### 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 (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.**

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mr

First Name

Robert

Surname

Cleary

Declaration Date

08/05/2023

☒ Declaration made

## Declaration

I / We hereby apply for 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

Robert Cleary

Date

12/05/2023

Amendments Summary

Changes made due to insufficient detail and errors in initial application.