

Application for listed building consent for alterations, extension or demolition of a listed building.

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. Site Address

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

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

2. Applicant Details

Country	<input type="text" value="Uk"/>
Postcode	<input type="text" value="HR96DQ"/>
Are you an agent acting on behalf of the applicant?	
<input checked="" type="radio"/> Yes <input type="radio"/> No	
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

Title	<input type="text" value="Mrs"/>
First name	<input type="text" value="Mariane"/>
Surname	<input type="text" value="Hunt"/>
Company name	<input type="text" value="Border Cottages"/>
Address line 1	<input type="text" value="Bank House"/>
Address line 2	<input type="text" value="Hadnock Road"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Monmouth"/>
Country	<input type="text"/>
Postcode	<input type="text" value="NP253NG"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. 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):

We would like to:

- sand and varnish existing wooden floors in the living room and sitting room,
- remove internal and external plaster where damaged
- tackle the damp in the conservatory/ dining room and also in the kitchen by removing existing flooring and using lime Crete
- replace 3 windows on the first and second floor with sash windows
- lay a new rear patio with sandstone
- install a bathroom in the walk in wardrobe on the top floor
- remove the partition wall for the eaves storage to make the bedroom on the top floor wider

Has the development or work already been started without consent?

☐ Yes ☒ No

5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

5. Listed Building Grading

- ☐ Don't know
- ☐ Grade I
- ☐ Grade II*
- ☒ Grade II

Is it an ecclesiastical building? ☐ Don't know ☐ Yes ☒ No

6. Demolition of Listed Building

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

7. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? ☐ Yes ☒ No

8. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building? ☐ Yes ☒ No

9. 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).

I will provide plans as requested

10. 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

Please add materials by using the dropdown list to select the type, clicking 'Add' and entering all the details in the popup box

Type	Existing materials and finishes	Proposed materials and finishes
External Walls	Existing external render is partially damaged in places and will need replacing like for like.	Our plasterer has extensive experience with lime and grade 2 listed buildings. He will use a 3 to 1 mix or sharp sand and NHL2 based on a 3 coats system. Fibres will be added to the mix to bind the mix and help with shrinkage
Windows	3 windows above the entrance doors were changed to upvc windows by previous owner.	We propose to replace them with wood frame sash windows to match adjacent building

10. Materials

Type	Existing materials and finishes	Proposed materials and finishes
Floors	<p>Living room and sitting rooms had wooden floors covered with old carpets.</p> <p>Dining room/conservatory flooring is laid with red tiles on a thin bed of concrete resting directly on soil.</p>	<p>We propose to have the wooden floors sanded and lacquered.</p> <p>We propose to lift existing floor and concrete in the dining room/conservatory, dig and compact the ground, lay breathable geotextile layer, then a layer of clay loose fill, then an insulating lightweight layer of expanding clay aggregate, then hydraulic limecrete floor slab, then hydraulic lime screed, then a permeable floor finish such as wood flooring.</p>
Other Addition of a small bathroom	Top floor has a walk in wardrobe space which we propose to turn into a small shower room to serve the 2 bedrooms on the top floor.	Shower, basin and toilet to be fitted. The shower room soil and vent pipe would be situated at the back of the building and would rise from the ground to the soffit. It would either have an air admittance valve or swan neck, whatever would match a similar pipe as next door (Portland House). Wastes would be kept as short as possible and be boxed inside. Hot and cold pipes are already in the adjoining attic and would run surface to the shower room where just 3 joists would be notched and the pipe would then run surface and be boxed.
Other Rear Patio	Currently laid with basic square concrete slabs and artificial grass.	We propose to lay rear patio floor with sandstone slabs, with gravel laid around the edges

Are you submitting additional information on submitted plans, drawings or a design and access statement?

☒ Yes ☐ No

11. Neighbour and Community Consultation

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

☒ Yes ☐ No

If Yes, please provide details:

We have spoken to [REDACTED] Cedar House and [REDACTED] Portland House and made them aware of our plan to do some work internally as well as on the patio, roof and external walls. They have no issues [REDACTED] we have a good relationship with both neighbours, who are our only two immediate neighbours.

12. 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

13. 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	Mr
First name	
Surname	

13. Pre-application Advice

Reference

Date (Must be pre-application submission)

11/10/2021

Details of the pre-application advice received

The 3 windows replacement with sash windows were actually a request from the conservation officer as these had been wrongly replaced by previous owners. All other alterations we would like to implement have been favourably acknowledged by Mr Rutledge and his advice on how best to handle each element of our proposal taken on board.

14. 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.

☐ Yes ☒ No

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?

15. Certificates

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

First name

Surname

Declaration date (DD/MM/YYYY)

☒ Declaration made

16. 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 (cannot be pre-application)