

Householder Application for Planning Permission for works or extension to a dwelling and listed building consent. Town and Country Planning 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:	Mr	First name:	Tony	Surname:	Cook
Company name:					
Street address:	36				
	Church Street				
Town/City:	Donington				
County:	Lincolnshire				
Country:	United Kingdom				
Postcode:	PE11UA				

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:	
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Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Tyler	Surname:	Broker
Company name:	Smallwood Architects				
Street address:	Smallwood Architects				
	11a High Street				
	St Martin's				
Town/City:	Stamford				
County:	Lincolnshire				
Country:					
Postcode:	PE9 2 LF				

	Country Code	National Number	Extension Number
Telephone number:		01780757737	
Mobile number:			
Fax number:			

Email address:	Julius.Geeson@smallwoodarchitects.co.uk
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3. Description of Proposed Works

Please describe the proposed works:

This application proposes three main areas of works; removal of the bay windows and replacement with flat stone dressed windows; removal of the Redland pantiles and to be replaced with slate, including removal of the stepped parapet; finally the removal and rearrangement of doors and windows to the rear elevations (as shown and explained on drawings).

Has the work already been started without planning permission?

☐ Yes ☒ No

4. Site Address Details

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

House:36

Suffix:

House name:Church House

Street address:Church Street

Donington

Town/City:Spalding

County:

Postcode:PE11 4UA

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

Easting:520851

Northing:335905

Description:

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:Ms

First name:Julie-Anne

Surname:Middleditch

Reference:-

Date (DD/MM/YYYY):

(Must be pre-application submission)

Details of the pre-application advice received:

Whilst there was no formal written pre-application advice, Julie-Anne has attended site and spoken over the telephone regarding the alterations to Church House. During this she has agreed that the bays can be removed; and in principal that a flat window design, reflecting Georgian proportions would be acceptable.

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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes

☒ No

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

☐ Yes

☒ No

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

☐ Yes

☒ No

8. Materials

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

External walls - add description

Description of existing materials and finishes:

The external walls of the house are constructed from red brick in Flemish bond and has ashlar painted dressings including chamfered rusticated quoins, a wide first floor plat band and modillion cornice.

Description of proposed materials and finishes:

The proposed works make no change to the existing red brick.

Roof covering- add description

Description of existing materials and finishes:

The original roof was slate, but some portions have been replaced with Redland statesman pantiles in more recent times.

Description of proposed materials and finishes:

The proposal removes the three areas of roof that currently have Redland statesman roof tiles and replaces them with slate, lead flashings and blue clay ridge tiles. These areas are clearly marked on the proposed drawings. In addition, the stepped parapet will be removed and returned to its original straight slope as per the roof beyond. The wall will then be capped with reconstituted stone cappings, with lead flashings and sockets. The dilapidated lead downpipes will also be removed and replaced with cast iron heritage rain water goods.

Chimney - add description

Description of existing materials and finishes:

The chimneys match the existing walls in that they are constructed from red brick in Flemish bond.

Description of proposed materials and finishes:

The proposed works leave all chimneys unaltered.

Ref: 03: 6099

Planning Portal Reference:

004744381

8. Materials (continued)

Windows - add description

Description of *existing* materials and finishes:

The two bay windows to the front (East) elevation are 20C additions. These bays are not constructed of the original brick and are in poor condition. It is thought that the original house would have had flat, dressed stone windows of Georgian proportion, most probably with 6 over 6 style windows (as per the central first floor window). The remaining windows are.....

Description of *proposed* materials and finishes:

There are new windows proposed on the East façade which are proportioned to suit both the first floor windows and the front door’s scale and aesthetic. The windows are arranged with two central mullions and the perimeter will be finished with dressed stone, including cills and pediments to reflect the adjacent opening treatments. The infill’s required will be in the existing brick.
There is also intent to carry out window and door replacements and minor alteration works to the rear of the house. To the west elevation the existing late 20C double doors are proposed to be removed as they are of poor quality and in poor repair. They will be replaced with painted, half glazed, timber French doors and both the opening and the steps will be widened slightly. On the south elevation, the existing glazed single door will be removed and a new Georgian proportioned window to match the existing ground floor window to the main house on the west elevation. The new window will be positioned centrally on its façade and the remaining opening (from the single door) will be in filled with the demolished bricks to match the existing façade.

External doors - add description

Description of *existing* materials and finishes:

A combination of painted timber door and glazed doors.

Description of *proposed* materials and finishes:

For the most part these will be left as existing. However to the west elevation the existing late 20C double doors are proposed to be removed as they are of poor quality and in poor repair. They will be replaced with painted, half glazed, timber French doors and both the opening and the steps will be widened slightly. On the south elevation, the existing glazed single door will be removed and a new Georgian proportioned window to match the existing ground floor window to the main house on the west elevation.

Ceilings - add description

Description of *existing* materials and finishes:

As existing

Description of *proposed* materials and finishes:

As existing with no alternation.

Internal walls - add description

Description of *existing* materials and finishes:

As Existing

Description of *proposed* materials and finishes:

As existing with no alternation.

Floors - add description

Description of *existing* materials and finishes:

As Existing

Description of *proposed* materials and finishes:

As existing with no alternation.

Internal doors - add description

Description of *existing* materials and finishes:

As Existing

Description of *proposed* materials and finishes:

As existing with no alternation.

Rainwater goods - add description

Description of *existing* materials and finishes:

Lead downpipes

Description of *proposed* materials and finishes:

The intention is that the dilapidated lead downpipes will be removed and replaced with cast iron heritage rain water goods.

Boundary treatments - add description

Description of *existing* materials and finishes:

Brick walls, metal fencing and tall hedges.

Description of *proposed* materials and finishes:

As existing with no alteration.

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Main gate to the property located to the East of the site and faces the main public road with paved concrete.

Description of *proposed* materials and finishes:

As existing with no alteration.

Lighting - add description

Description of *existing* materials and finishes:

General Domestic

Description of *proposed* materials and finishes:

As existing with no alteration.

8. Materials (continued)

Others - add description

Other

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Are you supplying additional information on submitted drawings or plans? ☒ Yes ☐ No

If Yes, please state plan(s)/drawing(s) references:

805-P001- Existing Site and Location Plan
805-P002- Existing Floor Plans
805-P003- Existing Elevations
805-P004- Proposed Site Plan
805-P005- Proposed Plans
805-P006- Proposed Elevations

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? m³

What is the volume of the part to be demolished? m³

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:

The removal of the modern flat roofed bay windows. (Date is an estimate as we consider the bay windows to be Victorian or Edwardian).

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

The bay windows in question are not original to the heritage of the house and are in a poor state of repair. Both bays are not structurally tied back to the main façade and are falling away.
The new windows are proportioned to suit both the first floor windows and the front door's proportions. The windows are arranged with two central mullions and the perimeter will be finished with dressed stone, including cills and pediments to reflect the adjacent opening treatments. The infills required will be in the existing bricks retained from demolitions to the rear (see proposal 3).

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):

805-P01- Existing Site and Location Plan
805-P02- Existing Floor Plans
805-P03- Existing Elevations
805-P04- Proposed Site Plan
805-P05- Proposed Plans
805-P06- Proposed Elevations

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. Parking

Will the proposed works affect existing car parking arrangements?

☐

Yes

☒

No

14. 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

15. 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

16. Certificates (Certificate A)

Certificate Of Ownership - Certificate A

**Certificate under Article 14 – Town and Country Planning (Development Management Procedure) (England)
Order 2015 & Regulation 6 - 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, and that none of the land to which the application relates is, or is part of, an agricultural holding (*“agricultural holding” has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act*).

Title:

Mr

First name:

Tyler

Surname:

Broker

Person role:

Agent

Declaration date:

01/02/2016

☒

Declaration made

17. 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

01/02/2016