



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	Thomas Cowley High School
Address Line 1	School Lane
Address Line 2	Donington
Address Line 3	Lincolnshire
Town/city	Spalding
Postcode	PE11 4TF

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
521202	335712
Description	

Applicant Details

Name/Company

Title

Mr

First name

James

Surname

Caborn

Company Name

The Thomas Cowley High School

Address

Address line 1

Thomas Cowley High School School Lane

Address line 2

Donington

Address line 3

Town/City

Spalding

County

Lincolnshire

Country

Postcode

PE11 4TF

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

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

The works propose to replace the existing life expired and beyond economical repair, non-original metal and timber windows and doors to the Grade II Listed Old School Building (List Entry Number 1064457) and adjoining link corridor building.

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

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).

The proposal for replacing the existing timber and metal windows and doors include new Joedan JTC2000 75mm and 45mm Aluminium Thermally Broken Commercial Windows (RAL Colour: 9910 (Hipca White Gloss)), and new Joedan JTC2000 AC100 Aluminium Thermally Broken Commercial Central Pivot Door (RAL Colour: 9910 (Hipca White Gloss)). Example photos of the proposed windows have been included in this application.

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:

Timber and metal single glazed windows. Colour White.

Proposed materials and finishes:

Joedan JTC2000 75mm and 45mm Aluminium Thermally Broken Commercial Windows. RAL Colour: 9910 (Hipca White Gloss)

Type:

External doors

Existing materials and finishes:

Metal door with double glazed vision panels. Colour White.

Proposed materials and finishes:

Joedan JTC2000 AC100 Aluminium Thermally Broken Commercial Central Pivot Door. RAL Colour: 9910 (Hipca White Gloss).

Type:

External walls

Existing materials and finishes:

Assumed lime based mortar and cement based mortar.

Proposed materials and finishes:

Making good to mortar joints to window reveals using a lime based mortar mix, 3 parts sand, 1 part lime. Mortar joints are to be flush with a brushed finish (Old School Building). Making good to mortar joints to window reveals using a cement based mortar mix, 1 part cement, 2 part sand (Link Corridor and Single-Storey Extension).

Type:

Internal walls

Existing materials and finishes:

Assumed lime and gypsum based plaster with a paint finish.

Proposed materials and finishes:

Making good of internal window reveals using a lime plaster. 1.no undercoat and 2.no coats of emulsion paint. Colour to match existing (Old School Building). Making good of internal window reveals using a gypsum plaster. 1.no undercoat and 2.no coats of emulsion paint. Colour to match existing (Link Corridor and Single-Storey Extension).

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

2239 - EX200 - 00 - Existing Elevations
2239 - PP200 - 00 - Proposed Elevations
2239 - PP400 - 00 - Window Details
2239 - PP401 - 00 - Window Details
CG Condition Report October 2022
Design and Heritage Statement_2023.06.29
Joedan Window Design Proposal
TCHS In Support of Scheme Letter.docx
TCHS Block Plan
TCHS Phase 2 Window Replacement SOW
TCHS Site Location Plan

Neighbour and Community Consultation

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

- ☐ Yes
- ☒ No

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

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PE-00042-23

Date (must be pre-application submission)

10/02/2023

Details of the pre-application advice received

As was discussed on site in November, upon conservation grounds, I do not have any reservations about the principle of the replacement of the windows on the Old School. As was discussed within our site meeting, normally in this context full aluminium and standard double-glazed windows would not likely be permissible. However, the existing windows are already of hybrid construction, the proposed windows are of a sensitive, matching frame style and the site is a school which suggests that there is a public benefit to improvement of the energy efficiency and thermal retention of the property which could potentially outweigh the less than substantial harm that this proposal would appear to risk. Therefore, I would suggest that provided that all other planning requirements set out under Policies 1, 2, 3 and 29 of the South East Lincolnshire Local Plan (2019) (SELLP) as well as Sections 12 and 16 of the National Planning Policy Framework (2021) (NPPF) and no additional concerns are brought to light as part of the planning process, that this could be an acceptable proposal.

Likewise, with regards to the proposed replacement of the windows on the Link corridor, as was agreed under H04-0160-21, this structure, whilst attached to the listed asset, is not of interest to the site and therefore, it appears likely that, contingent on all the same considerations under the policies of the SELLP and NPPF as above, this proposal would be acceptable in principle.

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

If No, can you give appropriate notice to all the other owners?

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Name of Owner:

***** REDACTED *****

House name:

St.Swithin's Court

Number:

1

Suffix:**Address line 1:**

Flavian Road

Address Line 2:**Town/City:**

Lincoln

Postcode:

LN2 4GR

Date notice served (DD/MM/YYYY):

14/06/2023

Person Family Name:

Person Role

☒ The Applicant☐ The Agent

Title

Mr

First Name

James

Surname

Caborn

Declaration Date

12/07/2023

☒ 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

Joshua Parsons

Date

12/07/2023