

Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.
Town and Country Planning Act 1990
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	123
Suffix	
Property name	
Address line 1	Fleet Road
Address line 2	Fleet
Address line 3	
Town/city	Spalding
Postcode	PE12 8LD
Description of site location must be completed if postcode is not known:	
Easting (x)	539138
Northing (y)	325000
Description	

2. Applicant Details

Title	Mr & Mrs
First name	Evie
Surname	Phillips
Company name	
Address line 1	Montague House, 123 Fleet Road
Address line 2	Fleet Hargate
Address line 3	Nr Holbeach
Town/city	Nr Spalding

2. Applicant Details

Country

United Kingdom

Postcode

PE12 8LD

Primary number

Secondary number

Fax number

Email address

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

3. Agent Details

No Agent details were submitted for this application

4. Description of the Proposal

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s).

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

We would like to re-build our grade 2 two storey barn due the roof having collapsed in high winds in October 2018. We would like to give the barn a new use and convert it into an annex for use for my son in the future who has learning disabilities. In addition to this we would like to replace a mono pitch fibre cement roof on the adjoining packing shed with a pantile pitched roof to be sympathetic to the two storey barn.

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)?

☐ 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

If Yes, 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

If the answer to c) is Yes

What is the total volume of the listed building?

126.5

Cubic metres

What is the volume of the part to be demolished?

35

Cubic metres

What was the date (approximately) of the erection of the part to be removed?

6. Demolition of Listed Building

Month

4

Year

1830

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

First floor wall to front elevation and remaining first floor wall to rear elevation (unstable walls taken down to first floor level) . Remains of gable walls to first floor level.

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

In October 2018 the roof of the two storey barn collapsed in high winds bringing down the first floor and some of the walls (please see structural report for the two storey barn) Due to the collapse we consulted Andy Richardson (Structural Engineer) and Mark Simmonds, and we were given permission to make a gable wall on the Packing Shed side safe by removing the top. We now need to take the walls down to first floor level and rebuild them to support a replacement roof.

7. Immunity from Listing

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

8. 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).

Please see site plan, plans for Two Storey Barn Existing prior to collapse and Proposed, Structural Engineer's Report and Heritage Statement.

9. Materials

Does the proposed development require any materials to be used in the build? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown, clicking 'Add' and filling in all the fields in the popup box.

To correct existing entries, use the 'Edit' link to open the popup box and ensure that all fields are completed.

External Walls	
Please provide a description of existing materials and finishes:	Red Brick
Please provide a description of proposed materials and finishes:	Reclaimed Red Brick to match the original.

Roof covering	
Please provide a description of existing materials and finishes:	On 2 Storey Barn there were red clay pantiles prior to roof collapse. On Packing Shed has corrugated fibre cement sheets.

9. Materials

Roof covering	
Please provide a description of proposed materials and finishes:	On 2 Storey Barn we would like to use Red Clay Pantiles to match the original (We intend to use as many of the original as we can). On the Packing Shed we propose to use MarleyEternit Lincoln Rustic Red clay pantile, as the slope on the pitch of this roof has to be shallower to accommodate the window in the gable of the 2 Storey Barn.

Windows	
Please provide a description of existing materials and finishes:	Timber Windows.
Please provide a description of proposed materials and finishes:	Repaired/ Renewed timber windows to match existing.

External Doors	
Please provide a description of existing materials and finishes:	Timber doors.
Please provide a description of proposed materials and finishes:	Rear timber doors to be retained. Front double doors to be retained as shutters to new timber door screen.

Internal Walls	
Please provide a description of existing materials and finishes:	Currently no internal walls.
Please provide a description of proposed materials and finishes:	Timber stud walls to first floor.

Floors	
Please provide a description of existing materials and finishes:	First floor was timber boards on timber joists prior to roof collapse.
Please provide a description of proposed materials and finishes:	Timber boards on timber joists.

Internal Doors	
Please provide a description of existing materials and finishes:	No internal doors.
Please provide a description of proposed materials and finishes:	Timber doors either reclaimed or in cottage style.

Rainwater goods	
Please provide a description of existing materials and finishes:	Galvanised on rise and fall brackets.
Please provide a description of proposed materials and finishes:	Hopefully re-use and re-fix existing.

Are you supplying additional information on submitted plan(s)/design and access statement: ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Site Plan, Structural Engineer's Report, Ground Floor Plan prior to roof collapse, First Floor Plan prior to roof collapse, Front Elevation prior to roof collapse, Rear Elevation prior to roof collapse, Section prior to roof collapse, Ground Floor Plan as proposed, First Floor Plan as proposed, Front Elevation as proposed, Rear Elevation as proposed, Section as proposed. Heritage Statement

10. Site Area

What is the measurement of the site area?
(numeric characters only).

0.69

Unit

hectares

11. Existing Use

Please describe the current use of the site

Domestic House and the land use is Equestrian.

Is the site currently vacant?

☐ Yes ☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes ☒ No

12. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

13. Vehicle Parking

Is vehicle parking relevant to this proposal?

☐ Yes ☒ No

14. Foul Sewage

Please state how foul sewage is to be disposed of:

☒ Mains Sewer

☐ Septic Tank

☐ Package Treatment plant

☐ Cess Pit

☐ Other

☐ Unknown

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

The Two Storey barn is already connected.

15. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

15. Assessment of Flood Risk

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☒ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☐ Main sewer

☐ Pond/lake

16. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

17. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

18. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

19. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

- 1. Answer 'No' to the question below;**
- 2. Download and complete this supplementary information template (PDF);**
- 3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.**

19. Residential/Dwelling Units

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☒ No

20. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

21. Employment

Will the proposed development require the employment of any staff? ☐ Yes ☒ No

22. Hours of Opening

Are Hours of Opening relevant to this proposal? ☐ Yes ☒ No

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Not Applicable.

Is the proposal for a waste management development? ☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

24. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ☐ Yes ☒ No

25. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ☐ Yes ☒ No

26. 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

27. 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

27. Pre-application Advice

Surname	Simmonds
Reference	PE-00419-18
Date (Must be pre-application submission)	
01/10/2018	
Details of the pre-application advice received	
Ongoing advice obtained due to spreading walls on our grade 2 listed barn and ultimate roof collapse. Packing Shed also discussed.	

28. 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?

29. Ownership Certificates and Agricultural Land Declaration

Certificate Of Ownership - Certificate A Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & 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* 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**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☒ The applicant
☐ The agent

Title	Mr & Mrs
First name	Mike & Evie
Surname	Phillips
Declaration date	01/03/2019

☒ Declaration made

30. 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)	01/03/2019
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