SOUTH HOLLAND DISTRICT COUNCIL

H06-0173-11

04 MAR 2011

FILE COPY

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. Applicant Name, Address and Contact Details

Title: Mr | First name: William | Surname: Fletcher

Company name:

Street address: Pulvertoft Hall
Gedney Broadgate
Town/City: Spalding
County: Lincolnshire
Country: UK
Postcode: PE12 0DG

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

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Robin | Surname: Briscoe

Company name: Peter Humphrey Associates Ltd

Street address: 31 Old Market
Town/City: Wisbech
County: Cambridgeshire
Country: United Kingdom
Postcode: PE13 1NB

	Country Code	National Number	Extension Number
Telephone number:		01945 466966	
Mobile number:			
Fax number:		01945 466433	

Email address: roblnb@peterhumphrey.co.uk

3. 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):

Conversion of two Redundant Farm Buildings to provide new Residence, Farm Office and Holiday Let Unit

Has the development or work(s) already started? ( ) Yes (•) No

4. Site Address Details

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

House: Suffix:

House name: PULVERTOFT HALL

Street address: BROADGATE

GEDNEY FEN

Town/City: SPALDING

County:

Postcode: PE12 0DG

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

Easting: 540091

Northing: 321756

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: Tracey Surname: Meachen

Reference: 1870/21

Date (DD/MM/YYYY): 03/11/2011 (Must be pre-application submission)

Details of the pre-application advice received:

Site Inspection and Letter Confirming Policy to be considered in making application together with advice on suitability of Buildings for reuse.

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

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

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (•) Yes ( ) No

If Yes, please provide details:

Bin Storage provision included in site planning and internal layout

Have arrangements been made for the separate storage and collection of recyclable waste? (•) Yes ( ) No

If Yes, please provide details:

Multi bin internal bin spaces allowed for in kitchen and standing area for multiple bins externally

8. 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

9. Demolition

Does the proposal include total or partial demolition of a listed building? ( ) Yes (•) No

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):

Existing Buildings Survey 4650/(Surv)_01 and 02
Design and Access Statement Feb 2011
Existing Photographs and Statement Dec 2010

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. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	6	6
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

14. 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:

Light red multi stock bricks in natural lime mortar

Description of *proposed* materials and finishes:

All brickwork to be retained and repaired and repointed as necessary with matching materials.
New Porch to Barn A to be constructed from new matching light red stock bricks.

Roof covering- add description

Description of *existing* materials and finishes:

Natural Blue/Grey Slates - Barn A has decorated banding of arrowhead and round end slates through the main roof.

Description of *proposed* materials and finishes:

Existing Natural Blue/Grey Slates to be retained on all roofs - where additional quantities of slates are require to replace damaged or missing slates these will be sourced from local second hand material. Where additional decorated banding (for Barn A) slates are require these will be formed from matching slates in order to complete the banding to the current design.

Chimney - add description

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Stainless steel flue and cap.

14. Materials (continued)

Windows - add description

Description of *existing* materials and finishes:

Existing windows, where elements remain in place, consisted of softwood framed, painted casements. Windows to main barn (A) were provided with external ledged and braced softwood boarded shutters evidence of paint finish (principly green); see record photographs.

Description of *proposed* materials and finishes:

New Windows, existing and newly formed opening , to be fitted with timber framed double glazed casements. Frames finished with coloured water based stain. Main Barn A central full height opening to be framed in timber mullions with double glazed panels between. Timber elements finished as windows.
Where noted on the drawings window openings to be fittted with external timber shutters from framed, ledged and braced sw boarding to match existing external door and window shutters.

External doors - add description

Description of *existing* materials and finishes:

Softwood Boarded Framed, ledged and braced (or ledged and braced) on painted steel 'T' hinges.

Description of *proposed* materials and finishes:

New Doors to be framed ledged and braced softwood boarded with paint finish to match windows. See scheme drawings.

Ceilings - add description

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Both buildings to be provided with plain plastered ceilings following the line of the rafters and exposing main timber trusses and bracing timbers. Underside of new first floor to be underdrawn with flush plastered ceiling and decorated in soft white emulsion.

Internal walls - add description

Description of *existing* materials and finishes:

Where internal walls exist these are of face brickwork as the external envelope. Enclosing end wall of Barn A mezzanine is in softwood boarding on sawn softwood studs.

Description of *proposed* materials and finishes:

Barn A - new partitions at first floor level (ground floor open plan) from softwood studwork lined with skim coat plasterboard.

Floors - add description

Description of *existing* materials and finishes:

Existing Ground Floor - Both Buildings. Clay floor bricks and areas of concrete where brick has been lost.
Mezzanine Floor Barn A. Plain sawn timber boarding on square sawn timber joists and trimmer beams

Description of *proposed* materials and finishes:

Ground Floor, both buildings. square red terracotta flooring tiles on new concrete floor slab with integrated underfloor heating.
New First Floor Barn A - 22mm thick softwood plain boarding on new sw joists.
First floor finished with natural wall loop pile carpet in natural colour.

Internal doors - add description

Description of *existing* materials and finishes:

Where remnants remain these are ledged and braced timber boarded.

Description of *proposed* materials and finishes:

New Doors to be framed ledged and braced, boarded timber doors in softwood frame. Softwood to be finished in a clear sealed surface to expose the timber grain and colour.

Rainwater goods - add description

Description of *existing* materials and finishes:

Where rainwater gutter and downpipes are existing these are grey PVCu on galv steel rise and fall brackets.

Description of *proposed* materials and finishes:

Aluminium rainwater gutter and downpipes in black self finish all on black finished rise and fall support brackets.

Boundary treatments - add description

Description of *existing* materials and finishes:

North Wall to courtyard (dividing area from Pulvertoft Hal) approx 3.2metre high red brick wall (as buildings). Other boundaries to adjacent farm / fields post and wire fencing entrance gate, 5 barred timber, on timber posts.

Description of *proposed* materials and finishes:

North courtyard wall to be cleaned down and repointed. Former openings in wall to be bricked up using match light red stock bricks.
Field boundaries and land to south to be new or repaired post and wire fencing. 5 barred entrance gate to be retained but position to be retained but move inboard to allow vehicles to pull of road prior to gate opening.

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Existing Gravel Access Drive

Description of *proposed* materials and finishes:

Existing Gravel Access drive to be retailed and to south of courtyard and additional turning / parking formed at both buildings. Existing surface to have additional stone topping added.

Lighting - add description

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

None

14. Materials (continued)

Are you supplying additional information on submitted drawings or plans? (•) Yes ( ) No

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

4650/(P)_03 , 04 and 05 and Design and Access Statement Feb 2011

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☐	Package treatment plant	☐	Unknown	☐
Septic tank	☒	Cess pit	☐		

Other

Are you proposing to connect to the existing drainage system? ( ) Yes (•) No ( ) Unknown

16. 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 an appropriate flood risk assessment to consider the risk to the proposed site.

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	☐ Main sewer	☐ Pond/lake
☒ Soakaway	☐ Existing watercourse	

17. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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:

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. Existing Use

Please describe the current use of the site:

Redundant Farm Buildings and Yard

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

19. 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 construction - Recommendations'.

20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

21. Residential Units

Does your proposal include the gain or loss of residential units? ◉ Yes ○ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			1		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total: 1

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total: 0

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

22. All Types of Development: Non-residential Floorspace

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

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	26.0	26.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	54.0	54.0
	Total	0.0	0.0	80.0	80.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

23. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	2	0	0
Proposed employees	2	0	0

24. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known
A1							☒
A2							☒
A3							☒
A4							☒
B1A							☒
B1B							☒
B1C							☒
B2							☒
B8							☒
C1							☒
C2							☒
D1							☒
D2							☒
Other							☒

25. Site Area

What is the site area? 1,750 sq.metres

26. 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:

Supporting Office to Existing Farm Business no manufacturing or processing undertaken

Is the proposal for a waste management development? ○ Yes ◉ No

27. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

28. 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

29. Certificates (Certificate A)

Certificate Of Ownership - Certificate A

Certificate under Article 12 – Town and Country Planning (Development Management Procedure) (England) Order 2010 & 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.

Title: Mr First name: William Surname: Fletcher

Person role: Applicant Declaration date: 24/02/2011 ☒ Declaration made

29. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. (●)

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ( )

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title:	Mr	First Name:	William	Surname:	Fletcher
Person role:	Applicant	Declaration date:	24/02/2011	☒	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. ☒

Date 24/02/2011