

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	
Suffix	
Property name	Cressy Hall
Address line 1	Cawood Lane
Address line 2	Gosberton
Address line 3	
Town/city	Spalding
Postcode	PE11 4JD
Description of site location must be completed if postcode is not known:	
Easting (x)	522405
Northing (y)	330482
Description	

2. Applicant Details

Title	
First name	
Surname	Hill
Company name	
Address line 1	Cressy Hall, Cawood Lane
Address line 2	Gosberton
Address line 3	
Town/city	Spalding

2. Applicant Details

Country

Postcode

PE11 4JD

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mr

First name

Luke

Surname

Lupton

Company name

Address line 1

6g

Address line 2

tudor road

Address line 3

Town/city

Country

Postcode

E9 7SN

Primary number

Secondary number

Fax number

Email

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.

This application outlines a proposal on the premises of Cressy Hall in Gosberton, Lincs. The proposal is to change the use of an outhouse that sits on the land of Cressy Hall by converting it, internally, into a small residential flat for single occupancy. The flat will not be letted/sold, instead used for current occupants of Cressy hall. The outhouse is currently not used and houses a piece of broken mill machinery and is used as a storage space. The proposed changes are predominantly internal reconfiguration and renovation. The only external changes are the addition of two small windows to the south elevation and the replacement of an existing dormer window on the north. All external changes will endeavour to be in keeping with the existing materiality and vernacular, the new windows will be exact replicas of the original and existing windows. Internally, materials will be kept as original and if new partitions added, will be constructed with materials that match the existing. No original walls will be demolished.

The current pitched roof of the proposed site extends beyond the enclosed area of the outhouse to the west as a covering to a logstore. This external space is not considered part of the proposal but should be noted that the roof is continuous, shown in drawings. The existing steel that was used to support the mill will be retained as a mark of the building's history, but the remaining mill machinery will be removed to allow safe movement through/increase space. Only part of the mill machinery still exists and has not been operable for many years. One dividing wall will be removed to make an open plan kitchen/dining space, this is not an original wall. A bathroom will be incorporated next to the living room. Currently, there is an operable door to the east but this will be locked and main entrance will move to the west door, shown on plans. The existing roof will all be maintained but clad internally in timber to conceal rafters. Existing brickwork will be maintained and exposed as a finish. Existing tiled floor will be maintained in kitchen/dining space, with new timber floor to be introduced into bedroom level and polished screed in the kitchen. The current timber staircase is dangerous and doesn't comply with building regs so this will be replaced with a stone stair and relocated to east wall.

The proposed property can use existing parking space to rear of main property, with space for its own private access. The property can share the driveway from Cawood Lane with the main property. Despite being linked to the main hall, the nature of the

4. Description of the Proposal

buildings between, allow sufficient privacy from main dwelling. There is a garage and garden passageway which separates the proposed site from main hall. The proposed site is not overlooked by the hall and the hall's garden is not visible from the proposed site. As Cressy hall is Grade II* listed, considerable precautions would be made during renovation to protect and preserve existing dwellings.

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

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

9. 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
Windows	Slider sash windows, white painted timber (note: not being removed or replaced)	2no. new slider sash window, white painted timber, to match existing.
Ceilings	Exposed rafters (not original)	White painted timber cladding to internal soffits
Internal Walls	Furness weathered red brick	Furness weathered red brick painted white
Floors	Concrete floor (not original) Terracotta tiles (not original)	Polished microscreed floor (kitchen) Oak parquet flooring (living space and bedroom) Terracotta tiles (maintained from existing)
Internal Doors	Solid timber doors	Solid timber doors

Are you submitting 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

Refer to 005_CRH_DR_0008_A for notes on new windows
Refer to 005_CRH_DR_0005_A for locations of proposed flooring

10. Site Area

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

64.00

Unit

Sq. metres

11. Existing Use

Please describe the current use of the site

The outhouse is currently not used and houses a piece of broken mill machinery and is used as a storage space/ occasional gardeners shed.

Is the site currently vacant?

☒ Yes ☐ No

If Yes, please describe the last use of the site

Flour mill

When did this use end
(if known)?
DD/MM/YYYY

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

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☐ 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

15. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national 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.

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

If Yes, please provide details:

The storage of waste will be shared with the main property, Cressy Hall. There is a large area outside of the property with closed bin areas which can be utilised. Currently, on appropriate collection days, current occupants walk the bin bags down private drive to Cawood lane for collection, new waste from proposed property can be dealt with in similar manner.

18. Waste Storage and Collection

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

Recyclable waste will be stored and collected in the same manner as normal waste, as outlined above.

19. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

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

Please select the proposed housing categories that are relevant to your proposal.

- ☐ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☒ Self-build and Custom Build

Add 'Self-build and Custom Build - Proposed' residential units

Self-build and Custom Build - Proposed						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Bedsits/Studios	1	0	0	0	0	1
Total	1	0	0	0	0	1

Please select the existing housing categories that are relevant to your proposal.

- ☐ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Total proposed residential units	1
Total existing residential units	0
Total net gain or loss of residential units	1

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
Note that 'non-residential' covers ALL uses execept Use Class C3 Dwellinghouses

21. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? ☐ Yes ☒ No

22. Hours of Opening

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

23. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? ☐ Yes ☒ No

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?

- ☒ 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

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Please find extract from pre-application advice received:

Having reviewed your proposal, I can see that effort has been made to present a proposal which is sympathetic and is preservationist in its attempts to retain as much of the originality of the building without major alteration. For this reason, I am confident that a proposal in line with that which you have described to me would have the benefit of compliance with the above policy. The building itself clearly has visual qualities, the proposal is highly sympathetic and will not harm the setting, in theory enhancing it by bringing an outbuilding into regular use and therefore maintenance.

The other major policy concern and planning consideration will be Policy 29 of the SELLP and Section 16 of the National Planning Policy Framework (2019) which both cover the conservation/enhancement of the Historic Environment. Whilst the outbuilding is not listed in its own right, it is, by virtue of its association with the Grade II* listed Cressy Hall, considered to be 'Curtilage Listed' and is therefore afforded the same enhanced level of protection that the main property is. This will mean that an application to convert this building will also need to be accompanied by a Listed Building Consent application, and also that the clients will need to ensure that the greatest possible level of care and attention is paid to ensuring that a high quality of both design sympathy and materials will be required for a successful application. However, I notice from the statement provided that this seems to already be recognised and that the client seems willing to use vernacular/reclaimed/matching materials wherever possible and that loss of original material will be kept to an absolute minimum.

For the above reasons, based upon my assessment of the proposal description, I believe that such a proposal could likely be met with a positive initial reaction provided that compliance with Policies 23 and 29 of the SELLP could be proven alongside that of all other policies which would be important for any residential proposal, those being policies 1, 2, 3, 4, 11, 17 and also, dependent upon responses from statutory bodies regarding any former uses of the land, Policy 30 (Pollution) may apply.

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

First name

Surname

Declaration date

☒ 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)