SOUTH HOLLAND DISTRICT COUNCIL

H12-0309-10

15 APR 2010

Application for Planning Permission and [redacted] for alterations, extension or demolition of a listed building.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

FILE COPY

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 & Mrs | First name: Liam | Surname: McClennon

Company name: c/o Savills L & P Ltd.

Street address: Garnsgate Hall, Lutton Garnsgate, Long Sutton

Town/City: Spalding

County: Lincolnshire

Country: England

Postcode: PE12 9JP

	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: David | Surname: Morris

Company name: Savills L & P Ltd.

Street address: Olympic House, Doddington Road

Town/City: Lincoln

County: Lincolnshire

Country: England

Postcode: LN6 3SE

	Country Code	National Number	Extension Number
Telephone number:		01522 508970	
Mobile number:		07870 999 126	
Fax number:		01522 508901	

Email address: dmorris@savills.com

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):

LB LB LB INTERNAL WORKS

Planning permission is sought for a new timber stable building, timber gates and fence and timber front entrance gates.
Listed Building Consent is sought for the above items plus a new partition wall and doorway forming a reduced ground floor cloakroom and a utility room.Removal of a partition wall from the kitchen and removal of a door from the snugroom access steps. Application of waterproof render to surfaces in the half cellar and under stairs store at ground floor level.
The formation of an airing cupboard with door opening into front south east first floor bedroom 2 and an ensuite shower room partition and door within bedroom 2 and a partition and door across the south side front window alcove in bedroom 2.The fitting of replacement timber doors into the panelled openings across the rear north west first floor bedroom, two rear windows.
The formation of second floor level attic rooms of timber stud partition walls and plaster finishes within roof spaces and two replacement rear small gable timber windows into the attic room. Repointing brickwork to the rear north west chimney breast. A replacement timber gate into the front brick garden wall opening.

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

If Yes, please state the date when the development or work(s) were started: 22/06/1994

3. Description of Proposed Works (continued)

Has the development or work(s) been completed? ○ Yes ◉ No

4. Site Address Details

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

House: Suffix:

House name: GARNSGATE HALL

Street address:

LUTTON GARNSGATE

Town/City: SPALDING

County:

Postcode: PE12 9JP

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

Easting: 541911

Northing: 322626

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: Mr First name: Chris Surname: Crew

Reference: 1870.12

Date (DD/MM/YYYY): 04/02/2010 (Must be pre-application submission)

Details of the pre-application advice received:

Inspection meeting on site on 04/02/2010 followed by correspondence and communications to discuss the requirements and details of this application.

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:

Wheeled refuse bins accommaded in the garden area.

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

If Yes, please provide details:

Yes different refuse bins for recycling as provided by the local authority.

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):

Drawing No's LNBU 194185 - 01, 02 and 03.
Photographs in the rear appendix D of the Listed Building Consent Impact and Justification Statement.

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	4	0	-4
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:

The main house is existing red clay brickwork.

Description of *proposed* materials and finishes:

New lime mortar pointing to the wider white horizontal brickwork joints at the rear north west chimney stack of the main Hall.
Preservative treated softwood timber horizontal timber planks with a dark brown wood stain finish to the new stable building walls with newly planted Laurel screen bushes.

Roof covering- add description

Description of *existing* materials and finishes:

The Hall has natural grey slate roof coverings.

Description of *proposed* materials and finishes:

The new stable building has black corrugated fibre roof sheets.(Onduline or similar)

Chimney - add description

Description of *existing* materials and finishes:

Red clay brick chimneys to the Hall.

Description of *proposed* materials and finishes:

Lime mortar repointed chimney stack wider horizontal joints to the rear north west brick stack.

14. Materials (continued)

Windows - add description

Description of *existing* materials and finishes:

Timber painted window frames.

Description of *proposed* materials and finishes:

Timber painted window frames - new,replacement small window frames into the existing openings into the second floor level attic room rear gable wall.

External doors - add description

Description of *existing* materials and finishes:

Painted timber doors and frames.

Description of *proposed* materials and finishes:

No works proposed to the hall external doors.
The stable building will have softwood timber boarded stable type doors.

Ceilings - add description

Description of *existing* materials and finishes:

Plastered and painted flat and sloping ceilings.

Description of *proposed* materials and finishes:

Plastered and painted flat and sloping ceilings.

Internal walls - add description

Description of *existing* materials and finishes:

Solid brick and partition walls with plaster and painted or papered finishes with painted timber moulded wall panelling in some ground floor reception rooms and some *first floor bedrooms and bathrooms.*

Description of *proposed* materials and finishes:

Timber stud partition walls with a plasterboard and plaster skim finish and paint or paper decorations to match the existing adjacent wall surfaces.
The walls of the half cellar and store below the main staircase have been coated with a waterproof cementitious render application.

Floors - add description

Description of *existing* materials and finishes:

Solid concrete and timber ground floors and timber first and second floors with some exposed timber floor board finishes which have a woodstain,varnish or polish finish. Bedrooms generally have fitted carpets and bathrooms and the kitchen floor is tiled.

Description of *proposed* materials and finishes:

Exposed timber floor boards to the new attic room.
Concrete floor to the new stable building.

Internal doors - add description

Description of *existing* materials and finishes:

Timber panel doors with paint finishes.

Description of *proposed* materials and finishes:

Timber panel doors to match the existing with paint finishes to match.

Rainwater goods - add description

Description of *existing* materials and finishes:

Cast iron half round gutters and circular downpipes with a gloss paint finish.

Description of *proposed* materials and finishes:

Black plastic half round gutters and circular downpipes to the new timber stable building.

Boundary treatments - add description

Description of *existing* materials and finishes:

Red clay brick walls (front parts),timber fences and hedges with painted metal railings to the front centre boundary.Metal and timber gates.

Description of *proposed* materials and finishes:

Timber five barred gates and fences between the front south garden with gravel turning areas and the rear stables and rear garden. Front timber framed and vertically boarded double entrance gates with adjacent south side personel gate with timber posts within the front brick boundary wall opening.
A replacement timber boarded personel gate in the existing opening in the tall brick wall which divides the front east and south garden areas.

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

External concrete paved upto the front vehicular entrance gates which are electrically operated double timber framed and vertically boarded gates with a brown wood stain finish.Internally the drive and turning area is gravel surfaced.

Description of *proposed* materials and finishes:

Retention of the existing timber framed and vertically boarded gates but applying a new white gloss paint finish.

Lighting - add description

Description of *existing* materials and finishes:

small lantern electric lights upon the rear and south side (adjacent to the back entrance door) Hall external brick elevation walls.
A variety of internal electric light fittings generally ceiling mounted.

Description of *proposed* materials and finishes:

Recessed downlighters in the attic room and ensuite ceilings.

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

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

Drawing numbers LNBU 194185 - 01,02 and 03.
Photographs within appendix D of the Listed Building Consent Impact and Justification Statement.

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:

Private residential dwelling

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

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

23. Employment

If known, please complete the following information regarding employees:

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

25. Site Area

What is the site area? 00.56 hectares

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:

None - private residential property

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 7 - Town and Country Planning (General Development Procedure) Order 1995 & 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: David Surname: Morris pp Savills

Person role: Agent Declaration date: 06/04/2010 ☒ Declaration made

29. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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: David Surname: Morris

Person role: Agent Declaration date: 06/04/2010 ☒ 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 06/04/2010