SOUTH HOLLAND DISTRICT COUNCIL

Householder Application for Planning Permission for works or extension to a dwelling and listed building consent. Town and Country Planning 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: Mrs
First name: Caroline
Surname: Hyden

Company name:

Street address: Garnsgate Hall,
Long Sutton
Town/City: Spalding
County: Lincolnshire
Country: United Kingdom
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: Peter
Surname: huxley-slinger

Company name: Peter Slinger Architects

Street address: 140 Fletton Avenue
Old Fletton
Town/City: Peterborough
County: Cambridgeshire
Country: United Kingdom
Postcode: pe2 8da

	Country Code	National Number	Extension Number
Telephone number:	44	01733564459	
Mobile number:	44	07984497675	
Fax number:			

Email address: peter@slingerarchitects.co.uk

3. Description of Proposed Works

Please describe the proposed works:
reinstatement of cornice gutter, dormer windows, central chimney and refurbishment of second floor

Has the work already been started without planning permission? ( ) 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:

Long Sutton

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: English Heritage Advice

Date (DD/MM/YYYY): 11/04/2014 (Must be pre-application submission)

Details of the pre-application advice received:

Advice given by English Heritage through Chris Crew, Planning Officer:- "Please find below our comments following your request for pre-application advice re. proposed developments at Garnsgate Hall (grade II*), and please accept my apologies for the delay in responding.
My understanding is that the following are proposed:
- three dormer windows on the main elevation
- putting back the central chimney stack
- inserting a fireplace in the hall
- providing a cornice for the front elevation
- inserting two rooflights.
We would have no objection in principle to reinstating the chimney stack, for which there is good evidence regarding its location and appearance, or for providing an appropriate fireplace in the hall. We also have no objection in principle to inserting rooflights on the roof slopes which face inwards.
However, we consider that there isn't convincing evidence to support reinstatement of the dormers and cornice. Whilst it is clear that there were previously dormers in the locations proposed, and there are certainly houses of this period with dormers, there is no evidence regarding the appearance of the dormers, or their phasing. Obtaining sufficient evidence, particularly about appearance, is crucial, and any reinstatement would need to be based on sound evidence. Similarly, there is no evidence regarding the appearance and phasing of a cornice on the front elevation (in the absence of evidence to the contrary, the example from Stamford would appear to be overly 'fancy').
As you will be aware, advice on reinstatement, or restoration, and the level of evidence required is given in the Historic Environment Planning Practice Guide, which is still applicable, in section 6 (particularly paragraph 168).
I am aware that our advice regarding the dormers and cornice will be disappointing to your client at this stage but I hope the above advice is useful. Please accept my apologies again for the delay in responding.
Best regards,
David
David Walsh | Inspector of Historic Buildings and Areas
Direct Line: 01472 399976
Mobile phone: 07833 239469
English Heritage | 44 Derngate
Northampton | NN1 1UH"

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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? ( ) Yes (●) No

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ( ) Yes (●) No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ( ) Yes (●) No

8. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

8. Materials (continued)

Chimney - add description

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Hand made bricks to match adjacent chimney

Windows - add description

Description of *existing* materials and finishes:

painted timber

Description of *proposed* materials and finishes:

painted timber

Ceilings - add description

Description of *existing* materials and finishes:

none

Description of *proposed* materials and finishes:

paster on board between exposed front rafters

Internal walls - add description

Description of *existing* materials and finishes:

plasterboard and skim to second floor bedroom

Description of *proposed* materials and finishes:

studwork with plaster skim on board to new partitions to second floor

Internal doors - add description

Description of *existing* materials and finishes:

flush doors

Description of *proposed* materials and finishes:

two-panelled doors

Rainwater goods - add description

Description of *existing* materials and finishes:

half-round gutter on softwood facia

Description of *proposed* materials and finishes:

lead lined cornice box gutter

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Lighting - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Others - add description

Other

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Are you supplying additional information on submitted drawings or plans? ◉ Yes ○ No

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

PS/303/GH/001 to 12; 21 to 30 and 41-48

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):

PS/303/GH/001 to 013; 021 to 030; 041 to 048

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. Parking

Will the proposed works affect existing car parking arrangements? ○ Yes ◉ No

14. 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

15. 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

16. 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, and that none of the land to which the application relates is, or is part of, an agricultural holding *("agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act)*.

Title: Mr First name: Peter Surname: Slinger

Person role: Agent Declaration date: 16/07/2014 ☒ Declaration made

17. 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 16/07/2014