

Application for listed building consent for alterations, extension or demolition of a listed building.

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	Austendyke Grange
Address line 1	Austendyke Road
Address line 2	Weston Hills
Address line 3	
Town/city	Spalding
Postcode	PE12 6BZ
Description of site location must be completed if postcode is not known:	
Easting (x)	530229
Northing (y)	321701
Description	

2. Applicant Details

Title	
First name	Jamie
Surname	Tointon
Company name	
Address line 1	4 Fern Drive
Address line 2	
Address line 3	
Town/city	Spalding

2. Applicant Details

Country

Postcode

Pe11 1gg

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. 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):

1. Planning permission was granted with a stipulation that glazing be 12mm thick. Because of large openings in the building design 12mm glazing is not technically achievable. Proposal is to use 16mm glazing. All other design features to remain the same as original consent.

2. The existing single story barn is in very poor repair and dangerous in places. Existing consent does not stipulate that any wall be taken down. A structural report from SRC deemed the whole building beyond economical repair but I believe the South & East facing walls can be kept but the proposal is to sympathetically take down the remaining walls and build back up. All bricks to be reused. No aesthetics or dimensions to be changed

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?

112.00

Cubic metres

What is the volume of the part to be demolished?

50.00

Cubic metres

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

Month

1

Planning Portal Reference: PP-08771225

6. Demolition of Listed Building

Year

1890

(Date must be pre-application submission)

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

The North & West walls of a single storey barn are in a very poor condition, sitting on very shallow footings. It looks as though the pantile roof splayed outwards causing part of the West facing wall to push out and come away from the North facing gable end. For safety reasons this part had to be taken down. The remaining part of the West facing wall has suffered significant damage from tree roots growing through them. over a number of years trees had rooted in both the top and bottom of the walls and are now riddled with tree roots. Some parts of the wall have been repaired with post war London bricks which are not befitting of the building. The North facing gable end has twisted, old openings that have had been closed in are falling away, areas look to be sitting on no foundation and is close to being unsafe. The South and East walls which both face outward form the property adn in a better condition and can be salvaged.

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

The proposed walls are in such poor repair or have already fallen down that any remedial work will not be sufficient to make the building habitable

7. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? ☒ Yes ☐ No

If Yes, please describe and include the planning application reference number(s), if known:

H13-0541-15

8. Immunity from Listing

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

9. 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).

Document attached named 'pictures of wall condition' show photos of walls in question and the proposed plan to rebuild.
Site plans also attached

10. 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, 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.

Type	Existing materials and finishes	Proposed materials and finishes
External Walls	Walls built from bricks	All bricks taken down to be cleaned and reused to build walls back up

10. Materials

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

2. Pictures of wall condition - details show extent of damage
SRC structural report - references that they believe the building is beyond economical repair
Site plan - shows the position of the building on the property

11. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

12. 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

13. 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

A S73 application was submitted by myself. Was advised that a Listed Building consent form was also required

14. 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?

15. Certificates

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Certificate under 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 (owner is

15. Certificates

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.

Person role

☒ The applicant

☐ The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

☒ Declaration made

Mr
Jamie
Tointon
03/06/2020

16. 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)	03/06/2020
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