



Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	9
Suffix	
Property Name	
Address Line 1	High Street
Address Line 2	Moulton
Address Line 3	Lincolnshire
Town/city	Spalding
Postcode	PE12 6QB

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
530669	324051

Description

Applicant Details

Name/Company

Title

Ms

First name

Surname

Lal

Company Name

Address

Address line 1

9 High Street

Address line 2

Moulton

Address line 3

Town/City

Spalding

County

Lincolnshire

Country

Postcode

PE12 6QB

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

PE11 3PU

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Proposed Demolition of Existing Conservatory, Proposed Single Storey Rear Extension, and Associated Internal Alterations.

Has the work already been started without consent?

☐ Yes

☒ No

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

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

☐ Yes

☒ No

Demolition of Listed Building

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?

1005.35	Cubic metres
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What is the volume of the part to be demolished?

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

Month

January

Year

2002

(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 proposal involves the demolition of the existing single-storey conservatory located to the rear of Boyfield. The conservatory is understood to be a later addition to the listed building and is of lightweight timber-framed construction. The timber frame has deteriorated over time and is now failing, resulting in water ingress and damp affecting the adjoining property. The demolition works are limited to the existing conservatory and do not involve the removal of the principal historic fabric or alteration of the main listed building.

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

The demolition of the existing conservatory is necessary because its timber-framed construction has deteriorated considerably and is no longer providing a sufficiently weather-tight enclosure. This has resulted in water ingress and associated damp, with the potential to cause further deterioration to the adjoining fabric of the listed building if left unresolved. The proposed replacement orangery-style extension will provide a more substantial and durable form of construction, improving weather protection and helping to safeguard the long-term condition of Boyfield. The new extension has been designed as a single-storey, subordinate addition using brickwork selected to closely match the existing property, together with traditional coping stones and brick soldier-course arches. The works will therefore remove a failing later addition and replace it with a more robust, sympathetic and carefully detailed extension which supports the continued use and preservation of the Grade II listed building while respecting its architectural and historic character.
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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).

The proposed works include alterations to both the interior and exterior of the listed building, together with limited removal of internal finishes where necessary to facilitate the works. Externally, the existing single-storey conservatory to the rear of Boyfield is proposed to be demolished and replaced with a new single-storey orangery-style extension. The conservatory is a later lightweight addition and its timber-framed construction is understood to be failing, resulting in water ingress and damp. The replacement extension will be of more substantial construction, using brickwork selected to match the existing building as closely as possible, traditional coping stones and brick soldier-course arches, with slender black aluminium doors. Internally, the ground-floor accommodation will be reconfigured to improve the relationship between the kitchen, orangery/family room and adjoining service spaces. The works include alterations to internal openings and door positions, together with revised pantry, laundry, WC and storage accommodation. Where new internal walls or infill panels are required, these will be lightweight timber stud construction with plasterboard/plaster finishes. This provides a minimally intrusive and reversible form of construction, allowing future reinstatement where appropriate. Any removal of wall, ceiling or floor finishes will be localised to the minimum area necessary for the proposed alterations and making good. Historic fabric will be retained wherever reasonably practicable.

The works are shown on:

AJA/1416/26/00 – Existing Floor Plans;

AJA/1416/26/02 – Existing Elevations and Roof Plan;

AJA/1416/26/03-ext – Proposed Floor Plans;

AJA/1416/26/05-ext – Proposed Elevations and Roof Plan; and

AJA/1416/26/06-ext – Site and Block Plans.

Any structural support required will be designed to minimise intervention to the historic building and confirmed in accordance with Building Regulations.

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

Type: External walls Existing materials and finishes: Red facing brickwork Proposed materials and finishes: To match existing
Type: Roof covering Existing materials and finishes: Glass roof Proposed materials and finishes: Flat roof with coping stones
Type: Windows Existing materials and finishes: White timber Proposed materials and finishes: Black aluminium fanlight windows above the doors Existing internal windows to remain in situ
Type: External doors Existing materials and finishes: White timber Proposed materials and finishes: Black aluminium doors

Are you supplying 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

AJA/1416/26/00 – Existing Floor Plans, AJA/1416/26/02 – Existing Elevations and Roof Plan, AJA/1416/26/03-ext – Proposed Floor Plans, AJA/1416/26/05-ext – Proposed Elevations and Roof Plan, AJA/1416/26/06-ext – Site and Block Plans, HIA DAS Extension Boyfield

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

Parking

Will the proposed works affect existing car parking arrangements?

- ☐ Yes
☒ No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- ☐ Yes
☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ☐ Yes
☒ No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

03/08/2026

Details of the pre-application advice received

The applicant Ms Lal, has been in communication with Greg to discuss all the proposed works for the listed building and he has given recommendations for which works require LBC and which are exempt.

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.

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?

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?
E.g. All the land is owned by a single individual

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

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

Ms

First Name

Nikki

Surname

Chamberlain

Declaration Date

24/09/2026

☒ Declaration made

Declaration

I/We hereby apply for Householder planning & listed building consent as described in the questions answered, details provided, 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.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Nikki Chamberlain

Date

29/09/2026

Amendments Summary

Amendment made to correct the drawing number for the Existing Elevations and Existing Roof Plan sheet to be AJA/1416/26/02