SOUTH HOLLAND DISTRICT COUNCIL

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. Applicant Name, Address and Contact Details

Title:	Mr & Mrs	First Name:	G	Surname:	BOWATER
Company name:					
Street address:	ROMAN ROAD				
	MOULTON CHAPEL			Telephone number:	
				Mobile number:	
Town/City:	SPALDING			Fax number:	
Country:				Email address:	
Postcode:	PE120XQ				

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title:		First Name:	Julian	Surname:	Warrick
Company name:	Julian Warrick				
Street address:	8 Beech Grove				
	Donington			Telephone number:	01775820123
				Mobile number:	07849652067
Town/City:	Spalding			Fax number:	
Country:				Email address:	
Postcode:	pe114xq				julian@jwarrick-design-cons.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):

PROPOSED BARN CONVERSION

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

4. Site Address Details

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

House: 696 Suffix:

House name: Broadgate House

Street address: Broadgate

Weston

Town/City: SPALDING

Postcode: PE12 6JA

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

Easting: 528349

Northing: 323873

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: Ms First name: JULIE ANN Surname: MIDDLEDITCH

Reference:

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

Details of the pre-application advice received:

PROPOSAL ACCEPTABLE IN PRINCIPLE SUBJECT TO DETAILS

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

PLEASE SEE ACCOMPANYING PLANS

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:

TO BE STORED IN THE REAR GARDEN AND PUT TO THE FRONT ON COLLECTION DAY

Have arrangements been made for the separate storage and collection of recyclable waste? (•) Yes ( ) No

7. Waste Storage and Collection

If Yes, please provide details:

TO BE STORED IN THE REAR GARDEN AND PUT TO THE FRONT ON COLLECTION DAY

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

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

Please describe the building or part of the building you are proposing to demolish:

PLEASE SEE ACCOMPANYING PLANS AND INFORMATION AND ALSO SEE PRIOR APPROVALS H22-0326-16 & H22-0327-16

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

PLEASE SEE ACCOMPANYING PLANS AND INFORMATION AND ALSO SEE PRIOR APPROVALS H22-0326-16 & H22-0327-16

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):

PLEASE SEE ACCOMPANYING PLANS AND INFORMATION AND ALSO SEE PRIOR APPROVALS H22-0326-16 & H22-0327-16

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	0	5	5

14. Materials

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

Boundary Treatments - description:
Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

HAWTHORN HEDGING

Ceiling - description:
Description of *existing* materials and finishes:

NONE

Description of *proposed* materials and finishes:

PLASTERBOARD SKIM

Chimney - description:
Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

METAL FLUE

External Doors - description:
Description of *existing* materials and finishes:

TIMBER

Description of *proposed* materials and finishes:

TIMBER TO FRONT
ALUMINIUM ELSEWHERE

External Walls - description:
Description of *existing* materials and finishes:

RED BRICKS

Description of *proposed* materials and finishes:

TIMBER CLADDING

Floors - description:
Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

TIMBER CONSTRUCTION
FINISHES UNKNOWN AT THIS TIME

Internal Doors - description:
Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

UNKNOWN AT THIS TIME

Internal Walls - description:
Description of *existing* materials and finishes:

14. Materials

BARE BRICK

Description of *proposed* materials and finishes:

BLOCK WITH SKIM FINISH
TIMBER STUDWORK WITH PLASTERBOARD SKIM

Lighting - description:

Description of *existing* materials and finishes:

-

Description of *proposed* materials and finishes:

-

Rainwater goods - description:

Description of *existing* materials and finishes:

PLASTIC

Description of *proposed* materials and finishes:

BLACK METAL ON RISE AND FALL BRACKETS

Roof covering - description:

Description of *existing* materials and finishes:

SLATE
CONCRETE TILES (TO BE REMOVED)
CORRUGATED SHEETING

Description of *proposed* materials and finishes:

SLATE TO MATCH
CORRUGATED SHEETING

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

GRAVEL BUFF

Windows - description:

Description of *existing* materials and finishes:

TIMBER

Description of *proposed* materials and finishes:

TIMBER TO FRONT
ALUMINIUM IN GREY ELSEWHERE

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

PLEASE SEE ACCOMPANYING PLANS AND PLANNING DESIGN AND ACCESS 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

16. Assessment of Flood Risk

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:

AGRICULTURE

Is the site currently vacant? ◉ Yes ○ No

If Yes, please describe the last use of the site:

AGRICULTURE

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

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 design, demolition and 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

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses	0	0	0	1	0
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total: 1

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total:

Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total:

Social Rented Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total:

Intermediate Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total:

Intermediate Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total:

Key Worker Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Key Worker Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

21. Residential Units

Proposed Key Worker Housing Total

Existing Key Worker Housing Total

Overall Residential Unit Totals	
Total proposed residential units	1
Total existing residential units	

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

Use Class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
Other	2,275	2,275	451	-1,824
Total	2,275	2,275	451	-1,824

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class/types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

23. Employment

No Employment details were submitted for this application

24. Hours of Opening

No Hours of Opening details were submitted for this application

25. Site Area

What is the site area? 0.59 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:

N/A

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 clear what information it requires on its website.

27. Hazardous Substances

Is any hazardous waste involved in the proposal? ( ) Yes (•) No

A. Toxic substances Amount held on site Tonne(s)

27. Hazardous Substances

B. Highly reactive/explosive substances | Amount held on site | Tonne(s)

C. Flammable substances (unless specifically named in parts A and B) | Amount held on site | Tonne(s)

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 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & 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 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: JULIAN | Surname: WARRICK

Person role: AGENT | Declaration date: 26/02/2017 | ☑ 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 26/02/2017