



Householder Application for Planning Permission for works or extension to a dwelling and for relevant demolition of an unlisted building in a conservation area
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. Site Address

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

2. Applicant Details

Address line 3	Castle Acre
Town/city	King's Lynn
Country	
Postcode	PE32 2AH

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 the proposed works:

Replacement of deteriorating timber-framed asbestos garage/workshop with timber cabin/studio of similar dimensions on the existing concrete foundation.

Has the work already been started without consent? Yes No

If Yes, please state when the development or work was started (date must be pre-application submission)

02/04/2019

Has the work already been completed without consent? Yes No

5. Explanation for Proposed Demolition Work

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

The complex of outbuildings in the north corner of the garden at Cuckstool Cottage included a dilapidated 6.5m x 3.2m x 2.7m ex-military garage/workshop, timber-framed with asbestos/cement sheet walls and a corrugated plastic roof resting on a 7.5m x 4m concrete base. An up-and-over door opened out onto Cuckstool Lane. The building fabric was deteriorating, producing asbestos concrete dust, making it unsafe as a workshop or studio. (See photographs supplied). A programme of external cladding, internal lining and re-roofing was considered but it was judged that any damage to the asbestos panels during reconstruction would be likely to increase the health hazard.

6. Materials

Does the proposed development require any materials to be used externally? Yes No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	Dark Green painted asbestos/cement panels.
Description of proposed materials and finishes:	45mm spruce log cabin with pine stain protective finish to timbers.

Roof	
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6. Materials

Description of existing materials and finishes (optional):	Corrugated green plastic sheets over roofing felt on flat roof.
Description of proposed materials and finishes:	Black felt roof shingles on shallow pitched roof

Windows	
Description of existing materials and finishes (optional):	Single glazed painted Crittal steel window frames.
Description of proposed materials and finishes:	Double glazing in timber frame windows and doors all facing south west.

Doors	
Description of existing materials and finishes (optional):	Up and over steel door to roadway. Painted timber door at opposite corner.
Description of proposed materials and finishes:	double glazed timber double doors

Lighting	
Description of existing materials and finishes (optional):	Internal strip lighting. External pir security light.
Description of proposed materials and finishes:	Internal led studio lighting. External pir security light over doors.

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Treated rustic fence panels on concrete posts
Description of proposed materials and finishes:	Hedge extended to replace fencing

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	NA

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

Design and Access Statement including attached Planning Narrative
 A. Area Plan showing Cuckstool Cottage and site of proposed development at Scale 1:2500.
 B. Site plan of top of garden at Cuckstool Cottage showing site of building to be replaced at Scale 1:200.
 C. Site plan of top of garden showing site of proposed replacement cabin/studio in relation to house, trees and area subject to flooding at Scale 1:200.
 D. Front elevation of Tuin 'Gijs' cabin/studio SW direction (facing house) at scale 1:25
 E. Scale 1:50 plans of Tuin 'Gijs' cabin/studio: Floor/Ground plan, rear elevation (NE), and side elevations (SE and NW (mirrored)).
 F. Photographs of garage/workshop to be replaced, maximum flood level, and illustration of 'Gijs' cabin with dimensions.

7. 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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

Pedestrian rustic gate in extended hedge replaces 'up-and-over' garage/workshop entrance. Plan document C.

8. Parking

Will the proposed works affect existing car parking arrangements?

Yes No

9. 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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Marked on Block plan sheets B and C

T1. Mature Araucaria next to road hedge to the south-west.
T2. Mature Beech to the south.

NB Extension of hedge on road border from west corner of concrete slab to north corner of plot will be required (c 11m).

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

Yes No

10. 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

11. 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	Graduate Planner - South Team
First name	
Surname	
Reference	

Date (Must be pre-application submission)

14/03/2019

Details of the pre-application advice received

On 12/03/2019, following two unsuccessful telephone calls, we emailed the Planning Office as follows:-
"Among the outbuildings in our garden on Cuckstool Lane, which is in the Castle Acre Conservation Area, we have a large (6.5Mx3.2M) garage/workshop erected by the former owner. We should like to replace this with a summer house/studio using the existing foundations and similar footprint. The existing, ugly, building is a former RAF garage and is timber framed with asbestos/cement sheet cladding. We have explored the regulations and costs for having it removed and have a provisional agreement with a contractor licensed for asbestos removal and disposal. However, before committing to completely removing the building we should like to check if there are any planning approval or construction requirements entailed by a basically like-for-like replacement and should appreciate your early advice.

We received the following reply on 14/03/2019:-

"Unfortunately without more information I am unable to tell you whether it would require planning permission. I would recommend submitting an application for lawful development. The application form can be filled in online on the Planning Portal: <https://www.planningportal.co.uk/applications> Your application type would be "Lawful Development Proposed Use". The result of this application would tell you whether or not planning permission would be required, and if not, also serves as formal proof that a development is lawful.

I will say however that the development you are suggesting would likely not need planning permission, it depends whether the property is listed, how tall the outbuilding will be etc. The full regulations can be found in Class E, of Part 1, of Schedule 2 of the Town and Country (General Permitted Development) order 2015 (as amended), but if there is any doubt I would recommend submitting an application for lawful development."

(Please see also separate 'Planning Narrative' attached to Design and Access Statement document provided.)

12. 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?

13. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

14. 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)