



CHELTENHAM
BOROUGH COUNCIL

Built Environment Cheltenham Borough Council
Municipal offices, Promenade, Cheltenham, GL50 9SA

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Householder Application for Planning Permission for works or extension to a dwelling and listed building consent.

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. Site Address

| | |
|----------------|--|
| Number | <input type="text"/> |
| Suffix | <input type="text"/> |
| Property name | <input type="text" value="Church Lane, The Priory"/> |
| Address line 1 | <input type="text" value="High Street"/> |
| Address line 2 | <input type="text" value="Prestbury"/> |
| Address line 3 | <input type="text"/> |
| Town/city | <input type="text" value="Cheltenham"/> |
| Postcode | <input type="text" value="GL52 3AP"/> |

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

| | |
|--------------|-------------------------------------|
| Easting (x) | <input type="text" value="396955"/> |
| Northing (y) | <input type="text" value="224017"/> |

| | |
|-------------|----------------------|
| Description | <input type="text"/> |
|-------------|----------------------|

2. Applicant Details

| | |
|----------------|--|
| Title | <input type="text" value="Mr and Mrs"/> |
| First name | <input type="text" value="Julian and Alex"/> |
| Surname | <input type="text" value="Rolfe"/> |
| Company name | <input type="text"/> |
| Address line 1 | <input type="text" value="The Priory"/> |
| Address line 2 | <input type="text" value="Church Lane"/> |
| Address line 3 | <input type="text" value="Prestbury"/> |

2. Applicant Details

| | |
|---|------------|
| Town/city | Cheltenham |
| Country | |
| Postcode | GL52 3AP |
| Are you an agent acting on behalf of the applicant? | |
| Primary number | |
| Secondary number | |
| Fax number | |
| Email address | |

☒ Yes ☐ No

3. Agent Details

| | |
|------------------|----------------------------|
| Title | |
| First name | Alan |
| Surname | Simcox |
| Company name | Nick Joyce Architects Ltd. |
| Address line 1 | 5 |
| Address line 2 | Barbourne Road |
| Address line 3 | |
| Town/city | Worcester |
| Country | United Kingdom |
| Postcode | WR1 1RS |
| Primary number | |
| Secondary number | |
| Fax number | |
| Email | |

4. Description of Proposed Works

Please describe the proposed works:

Construction of single storey extensions on North and West elevations.

Has the 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)?

5. Listed Building Grading

- ☐ Don't know
☐ Grade I
☐ Grade II*
☒ Grade II

Is it an ecclesiastical building?

☐ Don't know ☐ Yes ☒ No

6. Immunity from Listing

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

☐ Yes ☒ No

7. 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?

656.00

Cubic metres

What is the volume of the part to be demolished?

62.00

Cubic metres

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

Month

7

Year

1850

(Date must be pre-application submission)

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

We are proposing to demolish a circa 1920s lean to on the north elevation and part of a circa 1850s lean to on the west elevation.

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

Both lean to extensions are no longer fit for purpose. The 1920s lean to is in poor condition and the 1850s extension has been damaged by the adjacent tree root growth which is to be removed.

8. 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).

8. Listed Building Alterations

Refer drawings 2260-1 to 4.

9. 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 list to select the type, clicking 'Add' and entering all the details in the popup box

| Type | Existing materials and finishes | Proposed materials and finishes |
|----------------------------------|--|---|
| External Walls | Timber frame and render infill panels and natural stone. | Natural stone and render. |
| Roof covering | stone tiles. | Clay plain tiles and lead sheet. |
| Windows | Leaded lights into timber sub frame or stone. | Leaded lights into timber sub frame and frameless glass window. |
| External Doors | Timber boarded. | Oak boarded entrance door and oak door with leaded light glazing. |
| Internal Doors | Boarded. | Boarded. |
| Ceilings | Plaster. | Lime plaster. |
| Internal Walls | Solid masonry and stud walls. | Solid masonry. and stud walls. |
| Floors | Solid and suspended. | Concrete in situ and suspended. |
| Rainwater goods | Cast Iron. | Cast aluminium powder coated. |
| Vehicle access and hard standing | Gravel. | Gravel. |
| Chimney | Stone. | Stone. |

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

Refer drawing 2260-03 and 04.

10. 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

11. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

12. 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:

Existing Holm Oak - indicated on drawing 2260-01

12. Trees and Hedges

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

☒ Yes ☐ No

If Yes, please show on your plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings:

There is an existing Holm Oak which already has permission to be removed, application ref 20/00916/CACN.

13. 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

14. 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

My notes follow as nothing was received from Mr Morris:

1The study, pantry cloaks and boot room in principle are acceptable subject to more detail.

2The removal of the modern partition between the kitchen and current cellar void is acceptable.

3The demolition of the stone lean to is not acceptable but we could submit details to give him a better understanding of its age. He feels that it is important in indicating the historic development of the house. If we can prove that it is not historic then he might change his mind.

4The enlargement of the cellar is not acceptable for the same reasons as above.

5The extent of bi fold glazing is not acceptable, he feels that something more sympathetic is required.

15. 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?

16. Ownership Certificates and Agricultural Land Declaration

Certificate Of Ownership - Certificate A Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & 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* 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**

16. Ownership Certificates and Agricultural Land Declaration

* '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 | <input type="text"/> |
| First name | <input type="text" value="Alan"/> |
| Surname | <input type="text" value="Simcox"/> |
| Declaration date | <input type="text" value="27/01/2021"/> |

☒ 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 (cannot be pre-application) | <input type="text" value="27/01/2021"/> |
|----------------------------------|---|