

planning comments@tunbridgewells.gov.uk

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

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

Address line 3

Town/city

2. Applicant Details

Country

Postcode

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):

Removal and replacement of internal stud wall between two top bedrooms.
Removal and replacement of external weatherboarding (to match existing).

Forge Cottage, The Green, Matfield, Kent, TN12 7JX

The planning application seeks to achieve the following;

- A stud wall to be removed between the two top floor bedrooms, to facilitate a modest enlargement of one of the bedrooms.
- All structural and original timbers to be untouched. The new stud wall to match existing.
- Removal and replacement of white weatherboarding along the front of Forge Cottage. The current boarding is rotten in many places and currently has no insulation in place.
- 75mm Celotex will be fitted between uprights leaving a gap for air flow and breathable felt will be fitted over the top of the studwork. New prepared weatherboards will have cut mouldings along the bottom edge to match existing, primed front and back and repainted white once fitted.

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

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:

Listed Building Consent - Conversion of garage to home office/studio; Installation of external oil tank; Installation of boiler in outhouse; Replacement of some windows on main dwelling and roof repair

Forge Cottage The Green Matfield Tonbridge TN12 7JX

Ref. No: 20/00876/LBC

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).

Plans and images are included identifying the location and extent of the planned works. These are pdfs identified as: FC2021-1 to FC2021-7

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 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	Softwood weatherboard along the front of the house. Painted white. There is no discernable insulation between the weatherboards and internal plaster.	Replace with new softwood weatherboarding cut to match existing, primed and painted white. 75mm Celotex to be fitted between uprights and breathable felt over the top of the studwork.
Internal Walls	Stud walls constructed with 4 x 2 uprights and infilled with double thickness plasterboard. Uprights stained dark oak and infills painted white.	New stud walls constructed with 4 x 2 uprights and infilled with double thickness plasterboard. Uprights stained dark oak and infills painted white to match existing. Existing doors to be retained.

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

Area to be replaced shown on Drawing FC20121 - 4

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

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 B - Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 or building to which this application relates.

Owner

1	
Name of Owner	
Number	
Suffix	
House Name	Forge Cottage
Address line 1	The Green
Address line 2	Matfield
Town/city	Tonbridge
Postcode	TN12 7JX
Date notice served	03/02/2021

Person role

- The applicant
- The agent

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Neil"/>
Surname	<input type="text" value="Scrimgeour"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="03/02/2021"/>

Declaration made

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.

16. Declaration

Date (cannot be pre-application)

03/02/2021