



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	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Moat Farm"/>
Address line 1	<input type="text" value="Low Street"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Torworth"/>
Postcode	<input type="text" value="DN22 8NX"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="465836"/>
Northing (y)	<input type="text" value="386681"/>
Description	<input type="text" value="Moat Farm GII listed farmhouse and curtilage listed range of brick and pantile farm buildings."/>

**2. Applicant Details**

Title	<input type="text"/>
First name	<input type="text" value="James"/>
Surname	<input type="text" value="Helliwell"/>
Company name	<input type="text" value="H.J.Helliwell and Sons"/>
Address line 1	<input type="text" value="moat farm"/>
Address line 2	<input type="text" value="torworth"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="retford"/>

## 2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="dn22 8nx"/>
Are you an agent acting on behalf of the applicant?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

## 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):

General long term preservation and enhancement plan for GII Listed Moat Farm House and Barns.  
Install bathroom, window(s), door(s), gutters, stairs, replace C20 polystyrene coving with handmade plaster, pointing, general masonry, woodwork repair and replacement.

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:

Similar previous general improvements and maintenance to house and barns including replace gutters, fixings, level floors, removing C20 redundant fittings, 20/00770/LBA. (Passed)

## 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).

House: Replace square line grey plastic gutters with black cast effect plastic gutters/downpipes with rise and fall brackets.  
 House: Replace bathroom PVC window with hardwood slim double glazed side hung flush-fitting casement unit inc true glazing bars.  
 House: Replace previously blocked (C20 glazed/rendered) eastern elevation entrance with 6 panel Georgian half glazed front door and original 3 overlighers.  
 House: Replace inappropriate polystyrene coving with handmade georgian style plaster in drawing room and hall in Moat Farm house, with design que taken from similar style coving to Moat Farm's 'sister' house, Gables Farmhouse.  
 House and Barns: Repair long term general wear and tear and cracks with appropriate lime mix mortar (recessed), circa 5 sand, 2 lime, inc partial red sand as required to maintain colour match with existing, replace occasional damaged brick with same, use stainless mortar ties (ground out, recessed mortar style and hidden) where required.  
 Barns: Long term general repair and replacement as necessary as above of woodwork and glazing as required with same in recesses (eg. original barn doors/stable doors/windows).  
 Barns: Re-install wooden stairs to mezzanine floor in threshing barn - previous steps were removed following request of HSE following health and safety visit over 10 years ago, moveable aluminium steps have been used intervening years.  
 Barns: Option to remove C20 ceramic glazed feed troughs in barn.

## 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
Rainwater goods	Grey plastic square line	Black plastic cast iron effect round
Windows	PVC double glazed	Hardwood slimline double glazed
External Doors	C20 blocked up - glazed, rendered, stud entrance	Hardwood, half glazed 6 panel georgian door and frame with original 3 overlighers.
Internal Walls	Polystyrene coving	Handmade plaster, georgian style coving.

Are you submitting additional information on submitted plans, drawings or a design and access statement?  Yes  No

## 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

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	Mr
First name	
Surname	
Reference	

Date (Must be pre-application submission)

14/08/2020
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Details of the pre-application advice received

Site visit for previous application (20/00770/LBA), details of further improvements discussed, additional advice sought via telephone calls and email during intervening period to this application.  
Of slight note is that I am a Parish Councillor for Torworth, I will of course declare an interest at the relevant Parish meeting when this matter is discussed and take no part in any of the discussion over this application.

### 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	Castfield Farm
Address line 1	Torworth
Address line 2	Nottinghamshire
Town/city	Retford
Postcode	DN22 8NX
Date notice served	12/01/2021

## 15. Certificates

Person role

- The applicant  
 The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

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.

Date (cannot be pre-application)