



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" value="21"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="First Floor Flat"/>
Address line 1	<input type="text" value="Downleaze"/>
Address line 2	<input type="text" value="Stoke Bishop"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Bristol"/>
Postcode	<input type="text" value="BS9 1LU"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="356593"/>
Northing (y)	<input type="text" value="175194"/>
Description	<input type="text"/>

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text" value="Bethan"/>
Surname	<input type="text" value="Harris"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="First Floor Flat"/>
Address line 2	<input type="text" value="21 Downleaze"/>
Address line 3	<input type="text" value="Stoke Bishop"/>
Town/city	<input type="text" value="Bristol"/>

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="BS9 1LU"/>
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):

21 downleaze is one of a pair of semi detached houses designed by Henry Dare Bryan c.1891 and listed grade II which was subdivided into 3 flats in the 1970s. This application is for minor alterations and improvements to the first floor flat, and involves alteration to non-original elements installed as part of the properties conversion to flats circa 1972 (Planning reference 72/04697/U_U). None of the original architectural features present within the application property are to be altered or removed and moreover, there are no external alterations proposed as part of this application.

As part of the sub-division of the property in the 1970s, the first floor flat, subject to this application for listed building consent, experienced reconfiguration in order to separate it from the communal hallway. The original wall between the WC and bathroom was removed to create one large room, and the original entrance onto the communal staircase was blocked off with a timber stud partition. A stud partition was added between the communal staircase and the landing along with a new entranceway into the self contained flat. A second stud partition was added to create a 'lobby'. A false ceiling was introduced in the 'lobby' area.

The proposal seeks to alter these non-original stud walls including:

Relocating the main entrance way so that it leads into one of the original entrances to the first floor and blocking off the existing entranceway.

Relocating the stud wall between the lobby and the hall to create a larger space. This space will become a new room after the relocation of the existing entrance door.

The addition of a stud wall within the bedroom will create a new entrance lobby. A new door will be added to the stud wall to access the bedroom and the existing door into the internal hall will be kept.

The proposal does not seek to alter those elements that constitute the original heritage asset in any way, only seeking to enhance them further, providing a better flat in both organization, facilities and providing the 'upgrade' it greatly needs.

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:

7. Related Proposals

The original house was subdivided into flats in the 1970s. The planning reference for these works is 72/04697/U_U

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).

The first floor originally comprised five rooms and a landing off the main staircase. These rooms were accessed after turning perpendicular at first floor level following its flight straight on from the ground floor entrance, toward the side of the building. More recently, the property has been subdivided to form three self-contained flats, one residing on each level.

As part of the sub-division of the property, the first floor flat, subject to this application for listed building consent, experienced reconfiguration in order to separate it from the communal hallway.

The original wall between the WC and bathroom was removed to create one large room, and the original entrance onto the communal staircase was blocked off with a timber stud partition.

A stud partition was added between the communal staircase and the landing along with a new entranceway into the self contained flat. A second stud partition was added to create a 'lobby'. A false ceiling was introduced in the 'lobby' area.

The proposal seeks to alter these non-original stud walls including:

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Relocating the stud wall between the lobby and the hall to create a larger space. This space will become a new room after the relocation of the existing entrance door.

The addition of a stud wall within the bedroom will create a new entrance lobby. A new door will be added to the stud wall to access the bedroom and the existing door into the internal hall will be kept.

The proposal does not seek to alter those elements that constitute the original heritage asset in any way, only seeking to enhance them further, providing a better flat in both organization, facilities and providing the 'upgrade' it greatly needs.

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
Internal Walls	Painted wallpaper over plaster. There is a mix of original walls and 1970s stud walls.	None of the original walls will be affected. New stud walling will replace the 1970s stud wall. Wallpaper will be replaced on the original walls, along with cement plaster on the new stud wall. The existing doorway will be infilled.
Internal Doors	Non original pressed hardboard 6 panel, painted.	Replace with new fire door compliant front door in keeping with heritage of building (6 panelled victorian style).
Ceilings	A mix of original and non original cornicing is in place throughout the room. A detailed description is included in the attached documents.	None of the original cornicing or ceiling will be impacted by the works. Where non original cornicing is affected it will be replaced like for like.

10. Materials

Type	Existing materials and finishes	Proposed materials and finishes
Floors	Hardboard covering original wooden flooring, with acrylic carpet.	A combination of engineered oak flooring will be used on top of the hardboard, as well as woollen carpet to replace existing acrylic carpet.

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

Details of works are included in section 4 of the Design and Heritage Statement

11. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

If Yes, please provide details:

We have spoken to the other leaseholders in the building about the proposals and informed them that we are seeking listed building consent for the works.

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

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

I can confirm Listed Building Consent is required for the work being described and as confirmed by Peter Insole on 21st October.

The submitted information from my point of view would be supported and is enough to assess an application for Listed Building Consent - you will need to:

- Fill a Listed Building application form and submit this online.
- Include/confirm the existing and proposed dimensions/square metres of the bedroom before and after the alterations.
- Note your flat is Grade II Listed and not Grade II* as in the Heritage Statement.

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

14. Authority Employee/Member

(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	21
Suffix	
House Name	Pendarves
Address line 1	St Just in Roseland,
Address line 2	
Town/city	Truro
Postcode	TR2 5HY
Date notice served	03/01/2021

2	
Name of Owner	
Number	21
Suffix	
House Name	GFF
Address line 1	Downleaze
Address line 2	
Town/city	Bristol
Postcode	BS91LU
Date notice served	03/01/2021

15. Certificates

3	
Name of Owner	
Number	23
Suffix	
House Name	FFF
Address line 1	Downleaze
Address line 2	
Town/city	Bristol
Postcode	BS91LU
Date notice served	03/01/2021

4	
Name of Owner	
Number	23
Suffix	
House Name	TFF
Address line 1	Downleaze
Address line 2	
Town/city	
Postcode	BS9 1LU
Date notice served	03/01/2021

5	
Name of Owner	
Number	23
Suffix	
House Name	GFF
Address line 1	Downleaze
Address line 2	
Town/city	
Postcode	BS9 1LU
Date notice served	03/01/2021

Person role

- The applicant
 The agent

Title

15. Certificates

First name	<input type="text" value="Bethan"/>
Surname	<input type="text" value="Harris"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="03/01/2021"/>

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.

Date (cannot be pre-application)	<input type="text" value="03/01/2021"/>
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