

**Planning Services**

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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

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

## 2. Applicant Details

Town/city	<input type="text" value="Oakham"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="LE15 9DN"/>

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:

Removal of cement render to expose, examine and then undertake the sympathetic restoration of the timber frame. Replace window frames with those acceptable to the heritage officer, use hempcrete as wall material finished with a lime skim inside and out. To take down lean-to buildings at the rear and replace them with a single low-pitched roof building with subsequent extensions to the rear and side of the property. Two dormer windows to be reinstated to the roof with additional dormer windows added to balance the design. A new porch to be added where the original door was most likely to have been.

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)?

- 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

## 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

## 8. Listed Building Alterations

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).

In support of this application, I have provided individual drawings that show the original elevations, plans, and site map, the proposed elevations, plans, and site map together with additional documents showing the roof build and materials. I have in addition supplied a comprehensive heritage statement with many images and drawings included and a Planned Works document that contains additional pictures and diagrams. Should more detail be required in support of this application then I would be happy to provide it.

## 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
Chimney	<p>The Chimney stack adjoining the west gable is a late addition to the property and is of no historic interest. It is freestanding and is redundant as it has no openings into the house. Where a hearth would have once been, there are now pegged studs clearly in place.</p> <p>The Structural Engineer, who is experienced in Conservation, inspected the stack from ground level, and advises that it is in poor structural and fabric condition, especially due to blown bricks (some areas only being ½ brick thick originally), some separation from the gable, and jacking and cracks caused by built-in expanding rusting ironwork. Any repair would be extensive and seen as disproportionate given it is late addition and of no historical interest</p>	<p>The surveyor suggests that if the stack were removed, it would allow better access for repair to the gable frame and remove the long-term water vulnerable interfaces between the stack and frame (render) and stack and roof (mortar fillet). Both of the positions have cracked in the past, allowing a route for water to get in.</p> <p>Although truncation of the stack could be considered, many of the stated problems would still apply, and full removal is suggested.</p> <p>Following the chimney's inspection scaffold was erected allowing a more thorough examination of the stack. It was discovered that the chimney was particularly unstable displaying considerable movement for a small sideways load. Therefore taking the surveyor's comments and Mr. Steve Beckett's advice on board, the chimney has been reduced in height to minimise its collapse.</p> <p>Given the poor state of the west gable and the sole plate and plinth should consent be granted the chimney should be removed completely.</p>

## 9. Materials

Type	Existing materials and finishes	Proposed materials and finishes
External Walls	<p><b>The Walls</b> Unfortunately a decision was made at some point to cover the house in concrete render. Concrete's strength and impermeability to water at first appears an advantage but it's inability to absorb the movements of the oak frame causes it to crack. Cracking in turn allow water to seep into the structure and to get trapped between the frame and the concrete leading to rot of the frame. Unfortunately the smooth concrete walls with occasional cracks appears smart but hides the structural imperfections. It is not until the concrete is removed that the structural imperfections can be fully appreciated. When my structural engineer came to inspect the property I had removed areas of render where I thought interesting discussion points may arise. His comments on this restricted view of the frame are as bellow Outside face of studs are poor, with loss of section. Previous structural alteration may have been poorly designed. Frame members often cut and windows inserted. Some sections of stud no longer fixed to any other structural members either top or bottom.</p> <p><b>Stuart Armitage</b></p> <p><b>Sole Plate</b> Surveyors comments Sample opening up indicates that plates are extensively decayed, some appear to have been removed and others raised. Replacement in past has not been to a high standard.</p> <p><b>Plinth/Foundation</b> Surveyors comments - Brick coated in hard cement render (some cracked &amp; rolled) and painted. Generally poor to front elevation, some sections likely have been re-built/patched as sole plates have been removed. - Obvious sign of rolling out and damage to front elevation in conjunction with sole plate decay.</p> <p><b>Walls Infill</b> Concrete has not only been used outside but inside as well. The frame is infilled with a range of materials from wattle and daub, daub, red brick and breeze block.</p>	<p><b>The Walls</b> Surveyors Recommendations Expose, wall elevation by elevation only, along with short returns to corners. Modern blockwork to be removed only as frame repair progress (as it adds to bracing). Assess existing alterations as exposed and consider any necessary improvements. Use new timbers to secure structurally isolated original studs, and restore structural continuity top to bottom and side to side over openings. Propose to expose original remaining members realign (where possible) to window mullions etc., but not overall, and apply 2" thick by 6" wide structural furrings. These will be treated softwood and C16 full height where they can be, and some will overlay frame studs others with be located strategically to structure, such as alongside window/door openings and be fixed to the wall plate, studs, first floor rail and sole pate wherever possible. Also horizontal lengths of the same or deeper over window heads. Check corner/main connections and consider hidden stainless steel ties/bracket as required. To be agreed. Use stainless steel fixings.</p> <p><b>Sole Plate</b> Surveyors Recommendations Expose and assess extent of replacement, repair or re-instatement section by section as found required. All to be dry oak, and level to be discussed. Noting; fair extent of stud and post base repair required, and also where plate level is seen internally. The extent of post/stud repair/extension will have a significant impact on costs. Sole plate may need to be 100% replacement. Temporary support needles will be required and a sequence of works adopted to work on one area at once. Additional props advised at first floor and attic level at collar ends. Carry down on same lines to ground floor. This will make sure that the roof is propped, as the bottom of the wall frames will be free once the plate if out. Do approx. 3.0-4.0m sections with lapped and bolted joints section size to match and must be dry oak. Work in with proposal (as below) to add 2" oak to front of plate to align with proposed structural furrings.</p> <p><b>Plinth/Foundation</b> Surveyors Recommendations Likely need to be rebuilt to front elevation and possibly elsewhere, subject to findings, with brick and lime mortar to match. Include slate dpc. Review ends and rear, rear may be better as protected now internally. Subject to further inspection. Likely need to be renewed to front elevation and possibly elsewhere, subject to findings, with say 16" wide x 8" thick limecrete on existing consolidated wall line to finish 2 courses below ground level. Trail holes recommended to identify condition and formation depth at various locations.</p>

## 9. Materials

Type	Existing materials and finishes	Proposed materials and finishes
		<p><b>Walls Infill</b></p> <p>Where has been lost due to the repair of the frame It is planned to replace this material with hempcrete where it can be built to surround the restored stud work and the pine exoskeleton thereby consolidating the structural integrity and removing cold bridging and leaving a surface onto which lime render can be added inside and out.</p>
Floors	<p>The current floors are all concrete slabs apart from in the far west room which has a red brick floor, which is suspected to be a recent addition, as no evidence of a hearth, the existence of different partition walls or the staircase are seen in its layout.</p>	<p>At present there is no working heating system. There is a broken LPG boiler and it is my intention to install a ground source heat pump as its replacement. Heat pumps due to their low temperature output, work well with underfloor heating.</p> <p>The plan is to remove the floors and carefully excavate the ground beneath adhering to TY Mawr's sublime insulated flooring system. Sublime is a LABC &amp; LABSS registered breathable, insulated floor system that uses Glapour, a foam glass substrate that is vapour permeable, while not allowing water movement through capillary action to occur. This will be topped with an underfloor heating matrix and a limecrete slab. Ty Mawr suggests a methodology for installing the system in properties with shallow foundations and having spoken with the technical department I have discovered that I would be able to reduce the depth of the excavation to 220mm minus the thickness of the concrete floor thereby ensuring the stability and minimal disturbance to the structure and yet still produce a U value of 0,32 W/M2K. An excavation depth of 330mm minus the thickness of the concrete would deliver UK new build levels of insulation.</p>
External Doors	<p>The front door is not original, nor is it in its original position. This is evidenced by the door being very low, there being no lintel and the frame simply being nailed into position and not jointed in any way.</p> <p>The door presently sits in a bay where not one of the original four studs is load-bearing due to rot, no sole plate being present or being cut to insert the door.</p>	<p>The intention is to repair this bay, repairing the frame so that studs would run from sole plate to wall plate and that new lintels would be inserted and mullion windows repaired so as to be load-bearing. The front door and frame would be removed and a window inserted that would sit beneath a window that currently exists above.</p> <p>The third bay, that includes the stack, is from exploratory holes appears the most complex, possibly due to numerous repairs. This section is being supported by the cement render as at this time no sole plate being present. Work on this bay will be delayed until work on the south wall to the east side of the stack has been completed.</p> <p>Reinserting the front door and addition of porch of a design similar to that that was added to Elm Tree Farm, Tivetshall St Margret, except it would be extended forward to allow shelter for those calling at the house. The Front door would be nailed paneled oak</p>

## 9. Materials

Type	Existing materials and finishes	Proposed materials and finishes
Roof covering	<p>The current roof is made of pantile sitting on battens and a non-breathable membrane, it is in a poor condition. The pantiles, battens and felt all require replacement. There is no insulation.</p> <p>The rafters are in surprisingly good condition.</p> <p>It is believed that the two rendered attic rooms, to the west of the stack had eyebrow windows installed at some point. This is evidenced by the repair to two adjacent rafters in both the 1st and 3rd bays of this attic and central to each of those bays. The size of the repaired holes is in keeping with window openings, and they sit directly above where mullion windows were once installed as seen by the mortices in the wall plate. All of this information would point strongly to there being windows at some point historically.</p>	<p>The resultant widening of the walls, see wall section, will be complemented by a raising of the roof so the gutter heights/proportions are maintained. This will be achieved by removing the old tiles which are presently starting to slip due to loss of their lugs cracking off and edge erosion, together with battens and underfelt. A warm roof design will be followed, such a Ty Mawr's suggested build, where insulating wood fibreboard is added to the outside of the rafters, thereby raising the roof and allowing it to be extended outwards.</p> <p>The current tiles will not be replaced due to their poor condition, and it was considered to replace them with the Sandtoft County pantile that currently cover the outbuildings as they possess a superior locking system. However such a move would end up with both the house and the outbuildings having the same roofing material and be the same colour and therefore very similar except one is Grade II listed and the other is a 30 year old building.</p> <p>The proposal is to replace the pantiles with pantiles but so as to differentiate the listed property from the 20th century outbuildings is to use a Santoft Flemish 401 black glazed pantile, similar to other grade two properties in and immediately surrounding the village.</p> <p>Mill Green Farmhouse, Ram Lane Tivetshall St Mary. 1301791 Black glazed pantile  Glebe Farmhouse, Glebe Road, Hall Green, Gissing. 1304561 A mixture of black glazed and terracotta pantiles on the same roof  Elm Tree Farmhouse, School Road, Tivetshall St Margaret. 1050009 Black pantile</p> <p>I believe the black glazed pantile not only would help to differentiate the two buildings at the property but that if the house had been historically reroofed from thatch to pantile that it probably would have been a black, if not black glazed pantile as evidenced by the other properties which by looking at the pitch of their roofs were probably also at some point thatched.</p> <p>A black glazed pantile has also been selected to differentiate the property from the many black-tiled bungalows in the village.</p> <p>While the attic roof is under repair it would be an opportune time to reinstate the windows to the front of the house and to add roof lights to the rear.</p> <p>It is proposed that Dormer windows are inserted into the roof of a design similar to those inserted into Elm Tree Farm, Tivetshall St Margret, but that only in the 1st and 3rd bay. To make3 a balanced design an additional dormer will be added to the Attic room East of the central stack and to the proposed extension.</p>
Internal Doors	<p>There is a mix of door styles and materials in the property.</p>	<p>Assuming that the plans are accepted then a number of doors will be added and some door openings moved. Any introduced door will be discussed with the heritage officer and not installed until it meets his/her approval</p>

## 9. Materials

Type	Existing materials and finishes	Proposed materials and finishes
Windows	The windows are a mixture of ages and types. Many have rotted through in part Some have clearly been sourced from a building merchant. All are single glazed, the majority being painted soft wood.	It is intended to replace all nonlisted windows for bespoke heritage flush double glazed casements. At this time it is thought due to the number of south facing windows that they will be painted pine but if a cost-effective source can be obtained then painted hardwood or bare oak may be put forward. Windows to the East and North aspects of the property will be single pane double glazed units. It is intended that no window will be fitted until approval is gained from the overseeing heritage officer.

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

I have attached a cross-section of the roof build and some material specifications, these are on MH005 and MH006 respectively as well as a planned works documents. I am happy to supply additional documentation as required.

## 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

If Yes, please describe:

A new driveway is proposed that makes use of the existing entrance to Rectory Road. The driveway will sweep East onto the front lawn before heading North approaching the house opposite the proposed new porch. The drive will finally turn West to link up with the original drive, outbuildings, and new hard standing. This is shown on the attached proposed plans MH004.

## 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

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:

The laurel hedge going up the drive will be partially removed on the East side to allow the new driveway to be installed. This is seen on the location plan. No trees are to be felled.

## 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	Mr
First name	
Surname	
Reference	ENQHDP/2019/1243

Date (Must be pre-application submission)

13/11/2019

Details of the pre-application advice received

Prior to purchasing the property it was discovered that in the listed building description it states the property is thatched but it the property is infact pantiled and was prior to the listed building status was uploaded.  
I was given a written statement that the planning authority would not require me to change the property back to a thatched property.  
Following the purchase of the property, I continued to liaise with Steve Beckett who has undertaken a number of site visits. He allowed me to remove the render from the front of the building thereby allowing me to assess the condition of the timber frame and to propose repairs to the timber frame and if approved that permission to undertake the repair could be made.  
Permission was also given for the partial removal of a late addition stack to the West of the property that was not tied into the structure, had crumbling single skinned brick, and could be rocked with minimal force. The stack currently has no connection to the inside of the property. There is no hearth visible and the chimney now lies behind oak studs. If approval is given the stack will be removed completely.

## 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 B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14 & 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\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. \*\* 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Owner/Agricultural Tenant



## 16. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	Rectory Road
Address line 1	Rectory Road
Address line 2	
Town/city	Tivetshall St Mary
Postcode	NR15 2DD
Date notice served (DD/MM/YYYY)	01/01/2021

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	Mardle Hall
Address line 1	Rectory Road
Address line 2	
Town/city	Tivetshall St Mary
Postcode	NR15 2DD
Date notice served (DD/MM/YYYY)	01/01/2021

Person role

- The applicant  
 The agent

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Ian"/>
Surname	<input type="text" value="l'Anson"/>
Declaration date	<input type="text" value="01/01/2021"/>

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)