



East Herts Council  
Wallfields, Pegs Lane  
Hertford, Herts  
SG13 8EQ  
Tel: 01279 655261

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="Sacombe House"/>
Address line 1	<input type="text" value="Sacombe Park"/>
Address line 2	<input type="text" value="Near Ware"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Hertfordshire"/>
Postcode	<input type="text"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="533926"/>
Northing (y)	<input type="text" value="218977"/>
Description	<input type="text" value="Access to the site is via a private drive located just off the A602 close opposite the Stoneyhills junction."/>

**2. Applicant Details**

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Crispin"/>
Surname	<input type="text" value="Vaugan"/>
Company name	<input type="text" value="Kirk and Randall Ltd"/>
Address line 1	<input type="text" value="Kirk and Randall"/>
Address line 2	<input type="text" value="Sacombe House"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Sacombe Park Ware"/>

## 2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="SG12 OJB"/>
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input 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

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Giles P."/>
Surname	<input type="text" value="Shorter"/>
Company name	<input type="text" value="Soane Architects Ltd"/>
Address line 1	<input type="text" value="15 North Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Hertford"/>
Country	<input type="text" value="England, UK"/>
Postcode	<input type="text" value="SG14 1LN"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

## 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):

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

## 5. Listed Building Grading

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

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?

15000.00

Cubic metres

What is the volume of the part to be demolished?

4.94

Cubic metres

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

Month

1

Year

1911

(Date must be pre-application submission)

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

Chimney on South Elevation

Note Permission to demolish the Edwardian roof lantern was granted previously see drawings submitted with Application Ref: 3/11/2089/LB & 3/18/2326/LBC

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

Please find our full explanation of why it is proposed to demolish this building element in the Heritage Statement submitted with this application.

## 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:

3-11-2088-FP Granted Jan 2012  
3-11-2089-LB Granted Jan 2012  
3-12-0365-FP Granted April 2012  
3-12-0366-LB Granted April 2012  
3/18/2325/HH Granted June 2019  
3/18/2326/LBC Granted June 2019  
3/20/0297/LBC Granted June 2020  
3/21/0312/LBC Withdrawn March 2021

## 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

## 9. 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).

Y\_HERef\_PA01148725\_382126\_.pdf - Letter in support of Proposals from Historic England 18th March 2021  
18731(OS)-001-RevB Block Plan 1 to 2500  
18731(OS)-002-RevB Site Plan 1 to 500  
A101H Sur 1001 RvD Existing Roof and Second Floor Plan  
A101H Sur 1003 RevD Existing First Floor Plan  
DR-200-EAST B Existing & Proposed Elevations  
DR-200-NORTH B Existing & Proposed Elevations  
DR-200-SOUTH B Existing & Proposed Elevations  
DR-200-WEST B Existing & Proposed Elevations  
PL-307 Existing & proposed section through main House  
PL-105 A Mezzanine Floor Plan  
PL-106 A First Floor Plan  
PL-107 A -Second Floor Plan  
PL-108 - Roof Plan  
PL-805 Mezzanine stair  
Design Access Statement  
Heritage Statement

## 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
Roof covering	Asphalt	Finishes to new lift overrun enclosure to be Terne coated stainless steel (aged to look like lead) to match existing approved finishes elsewhere .
Chimney	Brick with stone cornice	Brickwork to match existing. Existing stone cornice cleaned and re-instated at higher level to suit new chimney height
Other Roof Lantern and roof lights	Roof lantern - painted timber	Roof Lantern-painted timber Roof lights- Low iron glass in slate painted metal profile.

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

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PL-106 A First Floor Plan  
PL-107 A -Second Floor Plan  
PL-108 - Roof Plan  
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## 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

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

## 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 A - Certificate under 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 (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 the application relates.**

Person role

- The applicant  
 The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

## 15. Certificates

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)

09/04/2021