

Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.
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	<input type="text" value="9"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Clifton Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Brighton"/>
Postcode	<input type="text" value="BN1 3HP"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="530553"/>
Northing (y)	<input type="text" value="104878"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Ben"/>
Surname	<input type="text" value="Ferns"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="9, Clifton Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Brighton"/>

2. Applicant Details

Country	
Postcode	BN1 3HP
Are you an agent acting on behalf of the applicant?	
<input checked="" type="radio"/> Yes <input type="radio"/> No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Michael
Surname	Friel
Company name	Michael Friel Architects
Address line 1	25 Brigden street
Address line 2	
Address line 3	
Town/city	Brighton
Country	United Kingdom
Postcode	BN1 5DP
Primary number	
Secondary number	
Fax number	
Email	

4. Description of the Proposal

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s).

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Infill ground floor conservatory to rear side return of a Grade II listed building
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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)?

5. Listed Building Grading

- ☐ 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. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this 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
- 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).

10-PL-001 - Site and Block Plan

10-PL-002- Plans and Elevations

10-PL-003 - Details

10-PL-004- Photos

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
External Walls	Existing walls are stucco render painted	New conservatory walls are structural glass clear
Roof covering	Existing roof to main building is slate tiled	New conservatory roof structural glass clear
Rainwater goods	Existing cast iron or plastic and painted white	Proposed downpipe powder coated aluminium grey - this is not on main house but new contemporary extension
External Doors	Timber with glazed panels and painted white	Structural glass door - clear finish

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

10-PL-001 - Site and Block Plan

10-PL-002- Plans and Elevations

9. Materials

10-PL-003 - Details
10-PL-004- Photos

10. Site Area

What is the measurement of the site area?
(numeric characters only).

16.00

Unit

Sq. metres

11. Existing Use

Please describe the current use of the site

Single residential household

Is the site currently vacant?

☐ Yes ☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes ☒ No

12. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

13. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☐ Yes ☒ No

14. Foul Sewage

Please state how foul sewage is to be disposed of:

☒ Mains Sewer

☐ Septic Tank

☐ Package Treatment plant

☐ Cess Pit

☐ Other

☐ Unknown

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

The existing drainage gully will be re-positioned as space becomes internal. New aco-drain proposed and new rainwater downpipe both of which will connect into existing drainage system in the immediate locality.

10-PL-002- Plans and Elevations

15. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☒ Main sewer

☐ Pond/lake

16. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

17. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

18. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

19. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☒ No

20. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

21. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? ☐ Yes ☒ No

22. Hours of Opening

Are Hours of Opening relevant to this proposal? ☐ Yes ☒ No

23. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? ☐ Yes ☒ No

Is the proposal for a waste management development? ☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

24. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ☐ Yes ☒ No

25. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ☐ Yes ☒ No

26. 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

27. 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

27. Pre-application Advice

Surname

Reference

Pre-application Advice – Reference
PRE2020/00164

Date (Must be pre-application submission)

18/09/2020

Details of the pre-application advice received

Response Summary

- o The principle of adding a contemporary glass conservatory is supported.
- o Listed building consent, a heritage statement and photographs of the site will be required for the proposed works
- o Details of the attachment method of the extension to the boundary wall and listed building should be provided.
- o Any potential proposal to demolish walls or increase the size of the openings of the listed building are unlikely to be supported.

Key Considerations

I consider that the following are the key material planning considerations that have a bearing on the proposal:

Design and appearance of the proposal and impact on amenity

The principle of a part single, part two storey rear extension of these dimensions is unlikely to cause significant harm to the appearance of the existing dwelling.

The principle of adding a contemporary glass conservatory is supported. The low scale of the extension and its contemporary design/modern structure will allow the addition to be easily distinguished between the property, and will appear as a modern structure. The proposal as demonstrated on the submitted sketches, respects the scale of the existing historic building which is welcomed. Its setback from the rear elevation is also supported. It is noted that the proposed drawings show the glass structure attached onto the existing boundary wall. Structural details of the attachment method will be required. If the boundary wall is bungaroosh, details of how this wall will be treated internally will also be required. If the wall is bungaroosh/flint construction, the application of render will be unlikely to be supported. Large scale details will be required as to the method of attachment of the glazed structure to the listed building. Whilst not shown on the proposed plans, any proposal to demolish walls or increase the size of the openings of the listed building in the location of the proposed conservatory are unlikely to be supported.

Given the location and orientation of the site and minimal footprint/scaled of the extension, it is unlikely to result in harmful amenity impact.

Consultation Requirements

You are encouraged to engage with neighbours and/or stakeholders before submitting your planning application in line with the Council's Statement of Community Involvement.

Were you to submit an application in the future, we would consult all neighbours who share a boundary or are considered to be likely to be impacted upon by the proposal. The assigned officer would carry out a site visit to properly assess the site and potential impacts.

28. 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?

29. Ownership Certificates and Agricultural Land Declaration

Certificate Of Ownership - Certificate A Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & 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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☐ The applicant
☒ The agent

29. Ownership Certificates and Agricultural Land Declaration

Title	Mr
First name	Michael
Surname	Friel
Declaration date	04/05/2021

☒ Declaration made

30. 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)	04/05/2021
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