

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	Great Henny
Country	
Postcode	CO10 7NP

Are you an agent acting on behalf of the applicant?

Yes  No

Primary number	
Secondary number	
Fax number	
Email address	

## 3. Agent Details

Title	Mr
First name	Billy
Surname	Conran
Company name	
Address line 1	Project Orange
Address line 2	1st Floor Cosmopolitan House
Address line 3	10A Christina Street
Town/city	London
Country	United Kingdom
Postcode	EC2A 4PA
Primary number	
Secondary number	
Fax number	
Email	

## 4. Description of Proposed Works

Please describe the proposed works:

This project involves the remodelling, refurbishment, and extensions to the group of buildings that comprise Old Applecroft Farm, Great Henny. The works include the demolition of a conservatory and associated terrace, single storey link building and lean-to extensions connected to the original farmhouse of Old Applecroft Farm, which is a listed structure (list entry no: 1337898). The proposed works include a replacement conservatory and single storey link extension, reinstatement of the southern facade of the listed farmhouse, minor internal alterations to the listed farmhouse, replacement windows to the listed farmhouse, 2 storey extension and re-cladding to the north block, internal alterations to the north block and all associated site works.

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)?

## 5. Listed Building Grading

- 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

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

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

The works include the demolition of a conservatory and associated terrace, single storey link building and lean-to extensions connected to the original farmhouse of Old Applecroft Farm, which is a listed structure (list entry no: 1337898)

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

The elements listed above that are connected to the listed building are of negligible architectural quality and importance and in part are detrimental to the character of the listed building. Their removal and replacement with elements of higher quality design will enhance the character of the site and listed building while improving the functionality and liveability of the dwelling.

## 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).

Plans/drawings/photographs/proposed exterior visuals:  
Old Applecroft Farm\_Design and Access Statement\_part 1  
Old Applecroft Farm\_Design and Access Statement\_part 2  
Old Applecroft Farm\_Design and Access Statement\_part 3

Plans/drawings/elevations/sections of existing and proposed:  
P001-Site Location Map  
P002-Existing Site Plan  
P003-Existing Basement Plan  
P004-Existing Ground Floor Plan  
P005-Existing 1st Floor Plan  
P006-Existing 2nd Floor Plan  
P007-Existing Roof Plan  
P010-Existing Elevations 1  
P011-Existing Elevations 2  
P012-Existing Section 1  
P013-Existing Site Sections  
P100-Proposed Site Plan  
P101-Proposed Basement Plan  
P102-Proposed Ground Floor Plan

## 8. Listed Building Alterations

P103-Proposed 1st Floor Plan  
 P104-Proposed 2nd Floor Plan  
 P105-Proposed Roof Plan  
 P110-Proposed Elevations 1  
 P111-Proposed Elevations 2  
 P112-Proposed Section 1  
 P113-Proposed Site Sections

## 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	The listed farmhouse has flint external walls with gault brick quoins, window surrounds and chimney stacks. The North block has a red brick ground floor and the 1st floor is clad with dark stained horizontal timber boarding.	The listed farmhouse external materials are to be retained as existing and in some areas reinstated with matching flint/brickwork. The North block is to retain the red brick plinth and be re-clad above with limed oak vertical cladding. The proposed conservatory is to be heavily glazed, proposed solid wall areas have flint walls to match the existing farmhouse, but with a zinc border trim. A limed oak post and beam loggia is proposed to the south of the conservatory. The proposed single storey link building is to be predominantly glazed. A limed oak post and beam loggia is proposed to the west of the link.
Roof covering	The listed farmhouse has a clay peg tile roof. The north block has a glazed black pantile roof.	The Listed farmhouse roof is to be retained. The north block roof is to be retained and where extended, matching/reclaimed black glazed pantiles are to be used. The proposed conservatory, link building and loggias are to have a dark zinc standing seam roof.
Chimney	The existing chimney stack of the listed building is gault brick.	The existing listed building chimney is to be retained. An additional metal flue is proposed for the north block.
Windows	The listed farmhouse has white painted casements with various glazing bar arrangements. The north block has modern white windows.	The listed buildings windows are to be replaced with new hardwood windows with a mullioned and transomed window style typical for the 19th century. These will have a combination of side opening and top hung casements. New windows will be knotted, stopped and primed with one undercoat applied before installation. 1 further undercoat will be applied and 2 coats of white Sandtex gloss paint to finish. The windows to the north block and other proposed areas are to be limed oak framed and contemporary in style.
External Doors	The listed farmhouse has no external doors, the doors lead into other areas that are proposed to be demolished. The north block also has no external doors except for two large dark stained timber garage doors.	Proposed external doors for the listed farmhouse are to be white painted hardwood doors with glazed sections and should match the style of the proposed replacement windows. Proposed external doors throughout the rest of the building are to be limed oak framed with large glazed panels. The proposed front door of the link block is to be a limed oak vertical boarded door.

## 9. Materials

Type	Existing materials and finishes	Proposed materials and finishes
Rainwater goods	The listed farmhouse has cast iron rainwater goods. The north block has dark grey PVC rainwater goods.	Heritage cast iron replacement rainwater goods are proposed to the listed farmhouse. Zinc rainwater goods are proposed to other areas of the dwelling.

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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P105-Proposed Roof Plan  
P110-Proposed Elevations 1  
P111-Proposed Elevations 2  
P112-Proposed Section 1  
P113-Proposed Site Sections

## 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

## 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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Plans/drawings of existing and proposed:  
P002-Existing Site Plan  
P004-Existing Ground Floor Plan  
P100-Proposed Site Plan  
P102-Proposed Ground Floor Plan

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?  Yes  No

## 13. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?  Yes  No

### 13. Site Visit

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

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Executive summary:

If a formal planning and listed building consent application was submitted for consideration, the proposal could not be supported by Officers for the following reasons:

- The design and external appearance of the proposed extensions are considered to be unacceptable in terms of height, bulk, scale and design and is not in keeping with the existing property in this rural locality
- Buildings identified as curtilage listed buildings would be demolished which is unacceptable
- Based on the information provided the impact upon the listed building is considered to be unacceptable.

### 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 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

Title

## 16. Ownership Certificates and Agricultural Land Declaration

First name	<input type="text"/>
Surname	<input type="text" value="Conran"/>
Declaration date	<input type="text" value="28/06/2021"/>

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)