

Durham County Council

Regeneration and Economic Development
Planning Development
County Hall
Durham
DH1 5UL



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"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="The Granary"/>
Address line 1	<input type="text" value="Brancepeth"/>
Address line 2	<input type="text" value="Durham Road"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Durham"/>
Postcode	<input type="text" value="DH7 8DQ"/>

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

Easting (x)	<input type="text" value="422229"/>
Northing (y)	<input type="text" value="537999"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Tom"/>
Surname	<input type="text" value="Hobbs"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Brancepeth Castle"/>
Address line 2	<input type="text" value="Brancepeth"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Durham"/>

2. Applicant Details

Country

Postcode

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 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.

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. 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

8. Listed Building Alterations

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).

Drawings 004 & 005

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	Natural stone, lime pointing	Natural stone, lime pointing
Chimney	NA	straight metal insulated flue through slate roof with suitable flashings.
Windows	Single glazing timber frame painted	Double glazing timber frame painted. Conservation Velux black surround
Internal Walls	NA	Insulated with wood fibre, lime plaster and paint Partition walls timber frame insulated, plasterboard, skim and paint
Boundary treatments (e.g. fences, walls)	Hedge deciduous along low retaining wall to curtilage	Evergreen hedge along boundary wall
Ceilings	NA	ground floor - Boarded, skim and paint - garage double boarded 1st floor - Wood fibre insulation lime plaster and paint
External Doors	Timber framed ledge and braced - painted	Timber framed ledge and braced - painted
Lighting	NA	NA
Internal Doors	NA	Timber doors unfinished
Roof covering	Natural welsh slate	Natural welsh slate
Floors	Garages - earth and concrete first floor - Timber floor boards	Ground floor - Limecrete garage - concrete first floor - timber floor boards
Rainwater goods	Cast iron, aluminium repairs	Alumasc Heritage Aluminium range
Vehicle access and hard standing	NA	NA

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

Design and Access statement including heritage statement.
Drawings 004 & 005
Tree Report
Bat Report
Screening Assessment

10. Site Area

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

250.00

Unit

Sq. metres

11. Existing Use

Please describe the current use of the site

Storage

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

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	3	1	-2

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.

Connection directly from ground floor to Northumbrian waste ID 2012 as shown in extract from map sheet NZ2237NW.

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 work around this issue.

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

Please select the proposed housing categories that are relevant to your proposal.

- Market Housing
 Social, Affordable or Intermediate Rent
 Affordable Home Ownership
 Starter Homes
 Self-build and Custom Build

Add 'Self-build and Custom Build - Proposed' residential units

Self-build and Custom Build - Proposed						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	0	1	0	0	1
Total	0	0	1	0	0	1

Please select the existing housing categories that are relevant to your proposal.

- Market Housing
 Social, Affordable or Intermediate Rent
 Affordable Home Ownership
 Starter Homes
 Self-build and Custom Build

Total proposed residential units	<input type="text" value="1"/>
Total existing residential units	<input type="text" value="0"/>
Total net gain or loss of residential units	<input type="text" value="1"/>

20. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes No

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

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

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Thomas"/>
Surname	<input type="text" value="Hobbs"/>
Declaration date	<input type="text" value="01/07/2021"/>

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)

07/07/2021