



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	<input type="text" value="12"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="The Shambles"/>
Address line 1	<input type="text" value="Main Street"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Bulwick"/>
Postcode	<input type="text" value="NN17 3DY"/>

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

Easting (x)	<input type="text" value="496342"/>
Northing (y)	<input type="text" value="294180"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="J."/>
Surname	<input type="text" value="Ratcliffe"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="The Shambles, 12, Main Street"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>

2. Applicant Details

Town/city	Bulwick
Country	
Postcode	NN17 3DY
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	William
Surname	McCormack
Company name	Harris McCormack Architects
Address line 1	Archaus
Address line 2	Peterborough Road
Address line 3	
Town/city	WANSFORD
Country	
Postcode	PE8 6JN
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

Please describe the proposed works:

Replacement of single storey 1970s rear extension and 2 no timber porches and associated internal repairs and alterations to the cottage. Replacement outbuilding and erection of new detached garage / home office. Alterations to the existing car parking provision and landscaping works around the garden.

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

Two modern timber clad flat roof porches, a modern lean-to extension are to be replaced on the main dwelling and an outbuilding (Garden Room) is to also be replaced. The proposals are better in-keeping with the local built environment and resemble the materials and design of the listed asset. - See Design, Access and Heritage Statement.

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

The current timber porches, 1970s lean-to rear extension and dilapidated outbuilding detract from the appearance of the listed building and are modern, non original additions of low merit.

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).

See Attached Drawings and Design, Access and Heritage Impact Statement.

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

9. Materials

Type	Existing materials and finishes	Proposed materials and finishes
External Walls	Natural Coursed Limestone / Timber Cladding	Natural Coursed Limestone / Western Red Cedar Cladding
Roof covering	Collyweston Slate / Natural Blue Slate	Collyweston Slate / Natural Blue Slate
Chimney	Brick Chimney	Brick Chimney
Windows	Timber Frame Windows	Timber Frame Windows / Aluminium Frame Windows / Conservation Rooflight
External Doors	Timber Door / UPVC Door	Oak Boarded Door / Timber Door / Aluminium Frame Doors
Rainwater goods	Black RWG	Black RWG

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

See Attached Drawings and Design, Access and Heritage Impact Statement

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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

See Attached Drawings and Design, Access and Heritage Statement

11. Parking

Will the proposed works affect existing car parking arrangements? Yes No

If Yes, please describe:

Improved access, parking / visibility and the addition of a 2 car (tandem) garage are part of the proposal

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

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

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	<input type="text" value="Mr"/>
First name	<input type="text" value="William"/>
Surname	<input type="text" value="McCormack"/>
Declaration date	<input type="text" value="19/08/2021"/>

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)