



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

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

2. Applicant Details

Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text"/>
Postcode	<input type="text" value="SE15 1QA"/>

Are you an agent acting on behalf of the applicant? Yes No

Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

No Agent details were submitted for this application

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):

Expansion of existing dwelling cottage into adjacent workshop including refurbishment of existing structure, insertion of new windows and doors, demolition and rebuilding of existing derelict rear lean-to, and new storage outbuilding and external works.

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

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

Note that the building is within the curtilage of an existing building, but not mentioned on the listing itself. The works include formation of new window and door openings both externally and internally, demolition and rebuilding of temporary rear lean-to, removal of existing stair, floor and partition walls within cottage, removal of stable box walls, formation of openings for new stairs. Roof tiles to be removed to upgrade roof - tiles to be replaced where possible, or replaced with new tiles to match existing. Existing timbers within the structure are decayed and require upgrade and replacement.

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

The building is currently unused and falling into disrepair. The rear derelict lean-to has collapsed and its walls have moved significantly, and this part requires demolition and rebuilding to provide new foundations for that element. New external and internal openings will provide connections and daylight into habitable

6. Demolition of Listed Building

spaces to allow it to be used as a dwelling. Roof and floor structures require refurbishment to be structurally sound and upgraded to include insulation and weatherproofing to secure the building's use for the future.

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:

Listed Building Application 20/01363/LB, submitted in August 2020 and permitted on 3rd December 2020.
Planning Application 20/01271/F submitted in parallel in August 2020 and permitted on 4th December 2020.

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

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).

Drawing no.050 shows proposed alterations.
Design and Access Statement includes photographs of existing condition.

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
External Walls	Brick, flint and chalk with brick quoining and window surrounds.	Brick, flint and chalk with brick quoining and window surrounds.
Windows	Painted timber frames, with Georgian style glazing bars to south, clear panes to cottage on west and north	Replacement windows: painted timber frames, casement and sash windows with Georgian style glazing bars on south elevation, clear glazed panes to north, east and west elevations. New windows: painted timber or composite aluminium and timber frames, with both clear panes and Georgian style glazing bars - refer to drawings for locations.

10. Materials

Type	Existing materials and finishes	Proposed materials and finishes
External Doors	Vertical boarded timber door leaves in timber frames.	Vertical boarded timber door leaves in timber frames, with additional fanlight / clerestory or leaf glazing as shown on drawings. Coach House door to have internal fully glazed door behind exterior timber door. Fully glazed doors to north elevation.
Internal Walls	Workshop: whitewashed chalk and flint walls. Timber panelling within stables stalls. High level workshop: white painted timber walls with exposed studs. Cottage: painted plaster walls and wallpaper.	Workshop: white painted chalk and flint walls retained where internal walls remain exposed and unlined. Where walls need to be internally insulated, these to be painted plasterboard. High-level workshop and first floor: new painted plasterboard walls. Cottage: painted plasterboard walls.
Ceilings	Workshop: white painted plaster, white painted exposed timber and joists. Cottage: white painted plaster.	Workshop: new white painted plaster or plasterboard, new exposed and lacquered or white painted exposed timber and joists. Cottage: new white painted plaster or plasterboard.
Floors	Workshop: earth, stone, brick and concrete ground floor. Timber joist and board first floor. Cottage: tile and carpet flooring. Timber joist and boarded first floor.	Ground floor: new insulated ground floor with polished screed or engineered timber finish. First floor: New timber joists and trusses to current building regulations requirements, with plasterboard firecheck layer to ceilings. Carpet and/or engineered timber finish to first floor.
Vehicle access and hard standing	Grass and earth.	Grass, earth and gravel, with areas of flag paving.
Internal Doors	Timber doors in timber frames, untreated or painted.	Timber doors in timber frames, painted or lacquered.
Rainwater goods	Black and grey plastic.	Black metal.
Lighting	Exterior: wall-mounted security lighting Workshop interior: Fluorescent battens Cottage interior: Ceiling pendants (single bulb)	Exterior: wall-mounted security and amenity lighting, low level amenity lighting. Workshop interior: LED lighting, variety of types. Cottage interior: LED lighting, variety of types.
Roof covering	Main Roof: Clay Pantiles Secondary Roofs: Clay Interlocking Tiles	Main Roof: Clay Pantiles, Secondary Roofs: Clay Interlocking Tiles
Chimney	Brick stack with concrete coping and clay chimney pot	Brick stack with concrete coping and clay chimney pot

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

Drawings:
 001 Site Location Plan Rev PL1
 005 Existing Detailed Site Plan Rev PL1
 010 Existing Ground Floor Plan Rev PL1
 011 Existing First Floor Plan Rev PL1
 012 Existing Roof Plan Rev PL1
 020 Existing North-South Elevations Rev PL1
 021 Existing East-West Elevations Rev PL1
 030 Existing Sections Rev PL1
 050 Alteration Plans Rev PL3
 105 Proposed Detailed Site Plan Rev PL2
 110 Proposed Ground Floor Plan Rev PL3
 111 Proposed First Floor Plan Rev PL4
 112 Proposed Roof Plan Rev PL2
 120 Proposed North-South Elevations Rev PL4
 121 Proposed East-West Elevations Rev PL2
 125 Proposed Miscellaneous Elevations Rev PL1
 130 Proposed Sections Rev PL4
 Waterside Cottage Design and Access Statement Rev PL3

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

Previously submitted non-material amendment application - refused, since non-material amendments are not permitted for listed building applications. Advised to submit new listed building application to cover minor amends from permitted application 20/01363/LB. In parallel have been seeking discharge of Condition 7 of 20/01363/LB regarding window details. Emails of 26th July and 12th August, and phone calls on 16th and 26th August 2021.

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

15. Certificates

First name	<input type="text" value="Thomas"/>
Surname	<input type="text" value="Gardner"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="07/09/2021"/>

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)	<input type="text" value="09/09/2021"/>
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