

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="Wiverton Hall, Willow Cottage"/>
Address line 1	<input type="text" value="Bingham Road"/>
Address line 2	<input type="text" value="Wiverton"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Tithby"/>
Postcode	<input type="text" value="NG13 8GU"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="471299"/>
Northing (y)	<input type="text" value="336384"/>
Description	<input type="text"/>

2. Applicant Details

Title	<input type="text" value="Mrs"/>
First name	<input type="text" value="Frances"/>
Surname	<input type="text" value="Sparrow"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Willow Cottage"/>
Address line 2	<input type="text" value="Wiverton"/>
Address line 3	<input type="text" value="Bingham"/>
Town/city	<input type="text"/>

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="NG13 8GU"/>
Are you an agent acting on behalf of the applicant?	<input type="radio"/> Yes <input checked="" type="radio"/> 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 the Proposal

Please note in regard to:

- Fire Statements - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- Permission In Principle - 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.
- Public Service Infrastructure - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

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

It is proposed to replace windows to the lounge and upstairs bathroom which are currently a mixture of single glazed panels and old narrow gap double glazed panels with fully double glazed units. These units will be designed to match double glazed units fitted on the rest of the property. The glazing in the bathroom will be opaque. In addition it is proposed to replace the rear lounge door which is currently a glass panelled door with a half wood door with window section in the top. This window section to be double glazed. In addition it is proposed to replace the front door to the property as the current one is warped and no longer closes fully. This will be replaced with a door similar to the existing door with a double glazed glass panel.

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

8. Listed Building Alterations

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).

Replacement windows to lounge and upstairs bathroom. Existing windows to be removed. New windows fitted. A diagram of the type of window is supplied.
Replace rear door - this is currently fully glass panelled. It is proposed to replace with a half wood door.
Front door - replace with a new door like for like.

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
Windows	Wood and mixture of single and double glazed panels. Dark brown stain	Wood with double glazed panels powder coated to match.
External Doors	Wood and glass panels. Stained dark brown	Wood and double glazed panels powder coated to match.

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

Ref - drawings of windows and doors
Ref - design access statement

10. Site Area

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

2000.00

Unit

Sq. metres

11. Existing Use

Please describe the current use of the site

Private home

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

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	<input type="text" value="Ms"/>
First name	<input type="text"/>
Surname	<input type="text"/>
Reference	<input type="text" value="21/00025/ADVICE"/>

Date (Must be pre-application submission)

Details of the pre-application advice received

Taken from the advice letter:-

You have inquired about two doors to the property. The listing entry states all doors are vertical boarded doors, so I am unsure as to when your multipaned glazed door to the rear elevation 'Rear door' was installed and this may have been unauthorised. A sensitive replacement of this door with a timber more in keeping with the listed building's character and the other doors would be likely to receive a grant of Listed Building Consent.

The following advice was given with regard to the Front door prior to her knowledge that this is not a historic door but is of more modern construction.

The timber vertical boarded door on the front elevation to the 'kitchen' would be unlikely to receive a grant of consent. It is not clear if this door is historic or long-standing, but it is in keeping with others present on the other listed properties that make up the stable range. Any removal or replace of this door is likely to present harm to the special architectural or historic interest for which the building is listed and therefore there would be a presumption against granting permission. I would not support the replacement of this door or replacement of the door similar to the existing door but with a larger glazed opening.

Following information that the door was of a modern construction she responded to say as follows.

My advice on the front door was that it is in keeping with the property and those nearby. My response explains why the door should remain in the style it is. The precise age of the door is not clear from photographs submitted and if you have other evidence of its date, aside from the listing entry, you are welcome to submit this to the council.

I have photographs of the building showing a white door and windows in the 1980's.

Extract from advice :-

The existing windows appear to be modern timber examples and are not historic, but they are appropriate and in keeping with the property....Where existing glazing is not of special interest in its own right, new windows should replicate the frame dimensions, timber sections, profiles and construction of the existing windows. Any change from the existing window design or materials is unlikely to receive a grant of consent. Rebates may need to be increased to accommodate the additional depth of a double-glazed unit, but the new window should be identical in appearance on elevation. Any glazing bars (astragals, etc.) must be included in the new design and must be real construction elements. Applied, planted, sandwiched or integral glazing bars, or any combination of these, are considered inherently inappropriate and will not be granted Listed Building Consent.

If you were looking to replace the existing non-historic windows with new ones, two options that would be likely to gain Listed Building Consent include the use of double glazed units set within solid glazing bars, or the use of timber single glazed units with solid glazing bars.

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="Mrs"/>
First name	<input type="text" value="Frances"/>
Surname	<input type="text" value="Sparrow"/>
Declaration date	<input type="text" value="16/09/2021"/>

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)