

**For official use only**

Application No:	
Received Date:	
Fee Amount:	
Paid by/method:	
Receipt Number:	

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

Address line 3

Town/city

2. Applicant Details

Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="NE4 5BZ"/>
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input 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

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Jonathan"/>
Surname	<input type="text" value="Watson"/>
Company name	<input type="text" value="Savills"/>
Address line 1	<input type="text" value="The Lumen, St James Boulevard"/>
Address line 2	<input type="text" value="Newcastle Helix"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Newcastle upon Tyne"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="NE4 5BZ"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

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):

Internal Alterations in the form of removing timber stud partitions to the WC within the lounge.

Improvements to the thermal performance and comfort, comprising of the following:

Within the main cottage, form timber framed internal walls with 50mm thick PIR insulation boards overlaid with plasterboard;

Internal secondary glazing to the existing multi-pane windows, comprising polyester powder coated extruded aluminium (white) within existing frame dimensions;

240mm Thermafleecce Cosywool, insulation cross-laid between and over ceiling joists

The main scope of work is to demolish the lower level adjoining single storey ancillary areas within the West courtyard of the main cottage, including the bedroom, kitchen and utility to form a new enclosed living space, comprising of the following and as detailed on the proposed drawings:

Demolish existing single storey ancillary areas. Excavate concrete yard to new formation level, removing all concrete. Set aside slates from the mono-pitched roof of the bedroom for re-use on the main roof;

Grade and compact the existing solum establish new floor level and form blockwork perimeter walls and sleeper walls within the courtyard for new timber framed structure and suspended timber floor with insulation between floor joists;

Provide tanking compound to the existing perimeter courtyard walls along the sub floor void level, comprising Sovereign Hey',di K11;

Maintain sub floor ventilation within the courtyard, with 215 x 65mm rectangular air bricks, along the North, West and South elevations to the telescopic sub floor vent positions, as indicated;

Form structural timber frame inside existing yard walls with insulation. Internal walls comprising timber stud partitions;

Form new window openings to the West elevation and North elevation, comprising 150mm thick ashlar coursed to match existing natural stone lintels, jambs and sills with stooled ends built in; include weathered top, throating;

Timber roof structure bearing onto the structural timber frame with GRP roof covering on deck and insulation. Integrated polycarbonate roof lights.

4. Description of Proposed Works

North elevation of the courtyard wall, cast iron hopper and rainwater pipe; and External joinery to the infilled courtyard comprising multi-pane timber framed double glazed windows to the newly formed openings and part double glazed solid timber door to the West yard door

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

If the answer to c) is Yes

What is the total volume of the listed building?

160.00

Cubic metres

What is the volume of the part to be demolished?

45.00

Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

1

Year

1970

(Date must be pre-application submission)

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

Single storey adjoining buildings, including the bedroom, kitchen and utility within the West courtyard.

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

The property has not been occupied for some time and the current layout is unsuitable for modern living standards. A reconfigured living space has been proposed which would enhance the long term viability of the property. Initial proposals were to improve the thermal comfort and general décor to the main cottage, with minimal structural alterations. A number of these are more recent structures which have been altered over the years, evident with previous walled-in doorways and are not suitable for modern living. The thermal properties of the ancillary spaces are poor, since they comprise of single skin brickwork and are likely to have been converted from former outbuildings

7. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

Yes No

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).

As detailed in drawing 5289_103: Plans, Elevations & Sections, As Proposed.

The more recent internal plasterboard stud walls will be taken down in the shower to revert the lounge to its original space.

Similarly to the Annex, the stud partition to be taken down to open up the living space, the fire will become the focal point once again.

The adjoining single storey structures within the West Courtyard taken down to enable the extension within the courtyard.

New window openings formed on the side (West) and rear elevation (North), of the West courtyard walls.

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	Rubble stone walling to West courtyard perimeter walls with dressed stone quoins and saddleback coping	Form new window openings to the West elevation and North elevation, as indicated. Set over openings externally, stonework to each new opening comprising 150mm thick ashlar coursed to match existing natural stone lintels, jambs and sills with stooled ends built in; include weathered top, throating
Roof covering	Mixture of slate and GRP to the existing single storey structures to be demolished. Slate roof to the main hip roof.	Timber roof structure bearing onto the structural timber frame with GRP roof covering on deck and insulation. Integrated polycarbonate roof lights. Falls laid to central gutter Note, the flat roof extension is below the line of the perimeter courtyard wall
External Doors	Timber frame and boarded doorway to the West elevation of the courtyard doorway	Part double glazed solid timber door to the West yard door
Windows	No replacement windows under the proposal. Existing single storey structures within courtyard comprising a combination of timber framed single glazed sash and casement windows	Multi-pane timber framed double glazed side hung casement windows. The fenestration, material and finishes, would aim to replicate the existing, however, the bedroom window will require a casement opening window, since this will serve as an emergency means of escape, in order to comply with Part B of the Building Regulations
Ceilings	Plasterboard ceilings to the area being demolished in place of the new extension	Plasterboard ceilings
Floors	Concrete floors to the single storey structures to be demolished	Suspended timber floors to the new courtyard extension
Internal Doors	Timber panel doors to the single storey structures to be demolished	solid timber doors to the rooms within the courtyard extension. The existing rooms to the main cottage and annex will be retained
Internal Walls	Stud partitions to the areas be demolished	Structural timber frame and timber stud partition

10. Materials

Type	Existing materials and finishes	Proposed materials and finishes
Rainwater goods	PVC-u rainwater to the single storey structures being demolished	Cast iron RWG's, including hopper, rainwater pipe and soil vent pipe

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

5289_103: Plans, Elevations & Sections, As Proposed; and
5289_104 Site Layout Plan, As Proposed

Heritage Statement

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

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

First name

15. Certificates

Surname

Declaration date (DD/MM/YYYY)

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)