

For Official Use Only	
Receipt	<input type="text"/>
Date	<input type="text"/>
Amount	<input type="text"/>

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	Chine Farm House
Address line 1	Main Road
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	Knockholt
Postcode	TN14 7LG

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

Easting (x)	547586
Northing (y)	159217

Description

2. Applicant Details

Title	Lt Col
First name	<input type="text"/>
Surname	Mathewson
Company name	<input type="text"/>
Address line 1	RH & RW Clutton
Address line 2	92 High Street
Address line 3	<input type="text"/>
Town/city	East Grinstead

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="RH19 3DF"/>
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="George"/>
Surname	<input type="text" value="Back"/>
Company name	<input type="text" value="RH & RW Clutton"/>
Address line 1	<input type="text" value="RH & RW Clutton"/>
Address line 2	<input type="text" value="92 High Street"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="East Grinstead"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="RH19 3DF"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

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).

Construction of a new kitchen and family room on western elevation of Chine Farm House. A new roof will be installed over the existing kitchen with an additional entrance, boot room and family room/dining room created.

Additionally the boiler will be re-sited from within the kitchen into the boot room (making use of a redundant outbuilding that currently detracts from the character of the listed building) and the oil tank will be replaced and re-sited.

A shower will be installed in the downstairs WC along with an extractor fan controlled via a humidistat to avoid unacceptable condensation.

The fireplace in the sitting room has been bricked up with modern red construction bricks leaving a small fireplace in a much larger former hearth, it is proposed that exploratory works be carried out to determine if the brickwork is load bearing, if it is not the fireplace will be opened up and the former inglenook

4. Description of the Proposal

fireplace restored enhancing the historic character of the building.

The small family bathroom is to be expanded by removing a modern plasterboard wall and reinstalling modern studwork partition to allow a more useable layout and footprint to be created by making Bedroom 2 marginally smaller.

An ensuite bathroom is to be created in Bedroom 1 addressing the limitation of the existing single bathroom within a family home. Waste pipes are to be run under the floor (running to the southern/rear elevation) where they will feed into a soil stack - there are existing downpipes and soil stacks on the southern elevation but there may be a need to install a new soil stack to avoid a long connection pipe that would be visually jarring and would detract from the historic character and appearance of the building.

To facilitate the construction work the rear garden will need to be landscaped, this will also enable additional surface water drainage to be installed to protect the fabric of the listed building.

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
- 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).

Plan 22091A shows the existing ground floor layout with Plan 22092 showing the existing first floor layout.

On the ground floor a section of external wall forming the rear of the kitchen (south eastern corner of the building) be removed to allow for the creation of a new kitchen and family room. The existing kitchen appears to be a later addition constructed from C20th red bricks attached to the historic parts of the original building. Suitable heritage bricks (Heritage Blend or similar to match existing) will be utilised. The existing single pitch roof will be removed with a double pitch roof constructed to cover the existing kitchen and proposed extension - this will follow the existing built form and will contain two appropriate roof lights (Conservation Rooflight) set within a clay tile roof using tiles that are as close a visual match to the existing. The kitchen and family room will create a much more usable shared space within the building and will also allow for far greater transmission of natural light and improved insulation enhancing energy efficiency within the building. New horizontal opening timber framed casement windows will be installed to visually match the existing and a timber framed French door, designed to compliment the existing windows and doors, will allow access to the garden.

Internally a shower is to be installed within the downstairs WC, this will require no structural alterations but will necessitate the installation of an extractor vent which will be sited as discretely as possible and will avoid the use of stark white plastic or similar.

Removal of the modern red bricks from the fireplace will have a substantially beneficial impact as it will better reveal the listed buildings historic and architectural interest.

On the first floor, the proposed ensuite bathroom will be discreetly located within the corner of the room and the design has been revised to bring the room's entrance forward with a fitted cupboard to the side to align the wall and retain a square-like footprint. The wall that will be affected is a later wall that was likely built when the staircase and the two-storey extension were constructed. It currently awkwardly abuts the central mullion of the casement window, which

8. Listed Building Alterations

appears to be in its original position.

The wall separating the family bathroom from Bedroom 2 is to be removed in order to create a more comfortable arrangement for the room and bathroom doorways, the walls will be straightened to align with the structure of the building. This fabric is clearly later and the proposed change will not affect the significance of the listed building.

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	Mid century red brick laid in English bond of one brick thickness under a tiled roof.	Raised northern and southern gable ends in suitable heritage brickwork providing visual match.
Roof covering	Clay tiles that are a visual match to the main roof of the building.	Double pitch roof will be tiled with visually identical clay tiles over a lined roof with two conservation rooflights within the central pitch allowing far greater light transmission into the kitchen.
Chimney	Existing chimney is of brick construction (C20th installation) - only current use is venting boiler fumes.	Propose to remove the chimney as resiting the boiler will make the chimney wholly redundant.
Windows	Timber casement windows of various ages (all appear to be C20th) combining both horizontal and vertical opening windows. The lack of uniformity detracting from the character of the building.	New timber casement windows and French doors of a suitable heritage design to enhance the character and form of the building. All windows to be horizontal opening.
External Doors	Front and rear doors are not original and have been affected by sustained weathering. Both doors are partially glazed with the front door being of an incongruous modern design.	Front door to be replaced with a suitable timber unit that enhances the historic form and appearance of the building and sits more appropriately within the setting. Rear door to be removed from the southern elevation and set of timber French doors to be fitted to the proposed extension allowing access to the garden.
Ceilings	Existing kitchen ceiling appears to be constructed from composite fibre board. This is unsightly and does not sit well within the fabric of the building.	The proposed extension would result in a larger roof and the addition of roof lights. The new ceilings would be constructed from plasterboard or similar (fitted over Celotex or similar insulation product) which would then be plastered and decorated to create a neutral, clean appearance following the form of the double pitched roof.
Internal Walls	Plastered and painted. Significant issues with damp as a there is no damp proofing course.	Appropriate retroactive damp proofing treatment to be carried out with walls replastered and decorated.
Floors	Combination of stone/concrete flooring overlaid with boarding and carpets and also chequerboard style mid century clay tiles.	Clay tiles to be removed and appropriate damp proofing treatment carried out if necessary. Floor to be screeded and covered with an appropriate product to enhance and support historic fabric of the building.
Internal Doors	A combination of timber and some modern fibreboard doors.	Timber doors to be rubbed back, redecorated and reinstalled. Fibreboard doors to be removed and disposed of with replacement heritage doors installed that are a visual match for existing timber internal doors.
Rainwater goods	UPVC guttering and downpipes throughout.	Propose to install cast iron effect UPVC rainwater goods as part of the extension and replace modern UPVC with cast iron effect modern products on the remainder of the building.

9. Materials

Type	Existing materials and finishes	Proposed materials and finishes
Boundary treatments (e.g. fences, walls)	Combination of post and rail fencing and established hedges.	No changes proposed.
Vehicle access and hard standing	Tarmac drive leading to hardcore secondary driveway with parking in front of the garage and house.	No change.
Lighting	External lighting is limited and of modern design which detracts from character of the building.	New exterior lighting to be of a suitable heritage design avoiding plastic products that are pastiche of heritage lighting.

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

Plan 22093D shows existing and proposed elevations and sections.
Plan 22092 shows the existing first floor layout.
Plan 22091A shows the existing ground floor layout.
Plan 22094D shows the proposed ground floor layout.
Plan 22095D shows the proposed first floor layout.
Plan 22096A shows the cross sections of the rear garden and proposed excavation work.

10. Site Area

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

25.95

Unit

Sq. metres

11. Existing Use

Please describe the current use of the site

The building is a compact three bedroom family home that has been vacant for over twelve months awaiting the necessary consents to allow modernisation and refurbishment work to take place. The building forms part of the owner's let property portfolio and will be offered to let once the necessary works have been completed.

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site

The property was let as a family home to long term tenants who vacated in 2020.

When did this use end
(if known)?
DD/MM/YYYY

02/03/2020

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

12. Pedestrian and Vehicle Access, Roads and Rights of Way

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	4	4	0

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

If Yes, please provide details:

The building already has separate recyclable and non-recyclable domestic waste bins provided by the Local Authority and is on a recognised waste collection route.

Recyclable building waste from the proposed works will be handled and stored separate to generic non-recyclable waste and will be sent for reprocessing/reuse on completion of the proposed works.

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

23. Industrial or Commercial Processes and Machinery

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

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Green Belt - If the proposal is found to be contrary to policy GB1 of the ADMP it may be inappropriate development in the GB and there would be a presumption against granting planning permission.

Area of Outstanding Natural Beauty and Character of the Area - Policies EN1 and EN5 of the ADMP apply here.

Heritage - The current scheme has addressed comments raised in the previous refused application (20/03513/LBCALT) and has involved the input of a Heritage Specialist.

Proposed Extension - The latest proposal has addressed the issue of extending the existing single storey kitchen extension and roof forms by creating a double pile arrangement. The form will sit more harmonious with the historic range of the listed building and will read as subservient. The two rooflights will be in the inner face of the roof slope so would not be visible in views of the building.

Addition of the shower in the downstairs WC - Provided there are no historic features/ timber framing, which would be affected with the addition of a shower than the principle is likely to be supported. As discussed in the pre-application meeting if you can included details of the proposed mechanical ventilation. It is important to choose a system which has minimal impact on the historic fabric. For the first floor bathroom in particular it may be possible to vent through a roof tile which would be discreet.

Master bedroom suite - Further assessment of the plan form and fabric has been undertaken and the wall, which would be affected, is a more recent alteration dating from when the stairs were installed. There are concerns with the external soil pipe as it would detract from the elevation. Whether there another solution could be explored, which will have a lesser impact on the appearance of the building.

Changes to first floor layout - The pre-app has included an assessment of the plan form and fabric which would be affected. As the walls are part of a later alteration, the principle of changing the arrangement for Bedroom 2 is likely acceptable. The walls to the bathroom are modern partitions and would not result in the loss of historic fabric.

Impact on neighbouring amenity - The development should not result in excessive overlooking or visual intrusion or result in an unacceptable loss of privacy or light enjoyed by the occupiers of nearby properties. The impact to neighbouring properties will be fully assessed once a site visit has been consulted at the formal application stage. Policy EN2 of the ADMP applies here.

27. Pre-application Advice

Other issues - The application site is located within a Biodiversity Opportunity Area. We would expect ecological enhancements to be included with the formal application.

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="George"/>
Surname	<input type="text" value="Back"/>
Declaration date	<input type="text" value="14/10/2021"/>

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)