

Planning Services

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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"/> |
| Postcode | <input type="text" value="NR15 2AN"/> |
| 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 Proposed Works

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

Works to Strip re-felt and baton then put back original tiles had started. One of the roofs has been completed keeping the existing rafters over the kitchen original building end, we also kept the lave and plaster as well. But on the main roof when taking everything off we have found the rafters and shot , wet and crumbled. It was not possible due to the lave and plaster to see from the inside either.
I contacted Listed buildings department via Philip Whitehead and sent him various photos as requested for advise, Philip then came to site 22nd October to view for himself and agreed it was not in a good state of repair , and we agreed i would look to price up for oak replacements to keep the integrity of the building if possible. Since the visit quotes have come in for 160 x 5.5 meter rafters in oak at 27 to 28k plus vat adding 34k to a job that was already at 13k to felt baton and put back the tiles.
So we cannot afford the extra 34k plus another 4k labour on top.

We propose to now replace the rafters in softwood, but endeavour to keep any oak rafters the builders can save alongside the new rafters. We will also replace the ridge timber in oak , which would keep the main frame work of the roof in completely oak keeping the frame of the roofs integrity.

At present we have the roof striped and exposed with Dpc coverings and would need some kind of consent to start works as it takes 4 weeks to get the materials and need to book trades to come back as well to work.

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. 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).

photos attached to proposal for location of works and extent of works for items to remove.
All works are rafters x 150 approx. to be replaced in the same situ as before then baton, felt, and put tiles back.
The ridge is to be replaced in full oak over the 18 meters like for like in the same method as before .
As we are replacing the ridge like for like and the rafters into the same position, no structural report is required.

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 |
|---------------|--|---|
| Roof covering | smut pan tiles , felt , baton lave and plaster inside loft under roof | use existing smut pan tiles and ordered 500 reclaimed to match for broken or unusable tiles . New breathable felt, new batons. Lave and plaster removed in most areas for works to rafters to be replaced by insulation boards |

Are you submitting additional information on submitted plans, drawings or a design and access statement?

Yes No

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

13. Pre-application Advice

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 | Mr |
| First name | |
| Surname | |
| Reference | listed buildings |

Date (Must be pre-application submission)

Details of the pre-application advice received

Philip agrees that the rafters are in very poor condition , and replacement with oak was preferred by both parties but price constraints of 40k now make this unrealistic . Further conversations on the 26th have suggested we try to keep what we can even if its only 10 to 15% if possible and submit to do this work in Softwood.

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 | Mr |
| First name | ANTHONY |
| Surname | HULL |
| Declaration date (DD/MM/YYYY) | 26/10/2021 |

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) | 26/10/2021 |
|----------------------------------|------------|