



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="Holwell Farm"/>
Address line 1	<input type="text" value="Ozleworth"/>
Address line 2	<input type="text" value="Wotton-under-Edge"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Ozleworth"/>
Postcode	<input type="text" value="GL12 7QB"/>

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

Easting (x)	<input type="text" value="379312"/>
Northing (y)	<input type="text" value="192437"/>

Description

New kitchen extension to main house & New Bootroom/ backdoor utilising existing log store. New existing studio outbuilding to make purpose-made artist studio. Slight interior reconfiguration, including bathrooms & widening of two windows. Removal of cars from the inner courtyard to make Kitchen Garden Courtyard.

2. Applicant Details

Title	<input type="text" value="Mr & Mrs"/>
First name	<input type="text" value="Luke and Phoebe"/>
Surname	<input type="text" value="Rodgers"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Howell Farm, Ozleworth"/>
Address line 2	<input type="text" value="Wotton-under-Edge"/>
Address line 3	<input type="text"/>

2. Applicant Details

Town/city	<input type="text" value="Ozleworth"/>
Country	<input type="text"/>
Postcode	<input type="text" value="GL12 7QB"/>
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"/>
First name	<input type="text" value="George"/>
Surname	<input type="text" value="Legg"/>
Company name	<input type="text" value="Millar Howard Workshop Ltd"/>
Address line 1	<input type="text" value="St Mary's Mill"/>
Address line 2	<input type="text" value="Chalford"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Stroud"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="GL6 8NX"/>
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).

New kitchen extension to main house & New Bootroom/ backdoor utilising existing log store. New existing studio outbuilding to make purpose-made artist studio. Slight interior reconfiguration, including bathrooms & widening of two windows. Removal of cars from the inner courtyard to make Kitchen Garden Courtyard. Please refer to Design and Access Statement and MHW Planning Drawings

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? 2233.00

Cubic metres

What is the volume of the part to be demolished?

15.00

Cubic metres

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

Month

1

Year

1820

(Date must be pre-application submission)

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

Partial demolition of walls of the farmhouse to create a wider opening to the kitchen. Reopening the historic opening between the Kitchen and the Dining Room. Enlarge opening from bedrooms in East wall and south staircase to their original historic size. An opening created in the bathroom for shower access. Please refer to Design and Access statement and MHW Drawings for more details.

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

To create a forever family home for the current owners with a young family at Holwell Farm that brings the kitchen part central living and family life. Plus to allow a professional artist to conduct their work from home.

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

8. Listed Building Alterations

plan(s)/drawing(s).

Please refer to the Design and Access Statement and MHW Drawings :

2101-P-001 Site Location Plan
 2101-P-100 Existing Block Plan
 2101-P-110 Proposed Site Plan
 2101-P-200 Farmhouse- Existing Ground Floor Plan
 2101-P-201-Farmhouse -Existing First Floor Plan
 2101-P-202- Farmhouse- Existing Roof Plan
 2101-P-203- Farmhouse-Existing Second Floor Plan
 2101-P-204-Studio- Existing Ground Floor Plan
 2101-P-205-Cartshed-Existing Ground Floor Plan
 2101-P-206- Cartshed- Existing First Floor Plan
 2101-P-207-Studio- Existing Roof Plan
 2101-P-208-Cartshed-Existing Roof Plan
 2101-P-210- Farmhouse- Proposed Ground Floor Plan
 2101-P-211-Farmhouse-Proposed First Floor Plan
 2101-P-212- Farmhouse-Proposed Second Floor Plan
 2101-P-213-Farmhouse-Proposed Roof Plan
 2101-P-214-Studio-Proposed Ground Floor Plan
 2101-P-700-Farmhouse Existing Elevations
 2101-P-710-Farmhouse-Proposed Elevations
 2101-P-714-Studio-Proposed Elevations

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	Assume Lime Stone or similar and render	Lime Stone or similar to existing
Roof covering	Assume Lime Stone Slates or similar and Double Roman clay tiles	Limestone Slates or similar to existing (re-use existing where possible)
Chimney	Brick and Stone	Limestone or similar to existing
Windows	Glazed Timber framed (painted) windows	Glazed Timber framed (painted) windows
External Doors	Timber	Timber
Rainwater goods	A mixture of plastic and cast iron rainwater goods	CastIron (similar to existing) and Galvanised steel Rainwater goods

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

Please refer to the Design and Access Statement and MHW Drawings :

2101-P-001 Site Location Plan
 2101-P-100 Existing Block Plan
 2101-P-110 Proposed Site Plan
 2101-P-200 Farmhouse- Existing Ground Floor Plan
 2101-P-201-Farmhouse -Existing First Floor Plan
 2101-P-202- Farmhouse- Existing Roof Plan
 2101-P-203- Farmhouse-Existing Second Floor Plan
 2101-P-204-Studio- Existing Ground Floor Plan
 2101-P-205-Cartshed-Existing Ground Floor Plan
 2101-P-206- Cartshed- Existing First Floor Plan
 2101-P-207-Studio- Existing Roof Plan
 2101-P-208-Cartshed-Existing Roof Plan
 2101-P-210- Farmhouse- Proposed Ground Floor Plan
 2101-P-211-Farmhouse-Proposed First Floor Plan
 2101-P-212- Farmhouse-Proposed Second Floor Plan
 2101-P-213-Farmhouse-Proposed Roof Plan
 2101-P-214-Studio-Proposed Ground Floor Plan
 2101-P-700-Farmhouse Existing Elevations
 2101-P-710-Farmhouse-Proposed Elevations
 2101-P-714-Studio-Proposed Elevations

10. Site Area

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

6675.00

Unit

Sq. metres

11. Existing Use

Please describe the current use of the site

Residential Family Home and Artist Studio

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

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	8	5	-3

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:

Existing outbuildings already used for storage and collection of recyclable waste

18. Waste Storage and Collection

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:

27. Pre-application Advice

Title	Mrs
First name	
Surname	
Reference	2021/0195/PREIMT

Date (Must be pre-application submission)

18/05/2021

Details of the pre-application advice received

Positive response from both Mrs Rachel Brown (Senior Planning Officer) and Mrs Della Gould (Specialist Conservation Officer). Please see reference number 2021/0195/PREIMT for more details

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	Mrs
First name	Phoebe
Surname	Rodgers
Declaration date	15/11/2021

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)	15/11/2021
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