



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="The Mill,"/>
Address line 1	<input type="text" value="Clee St Margaret,"/>
Address line 2	<input type="text" value="Craven Arms,"/>
Address line 3	<input type="text" value="Ludlow,"/>
Town/city	<input type="text" value="Shropshire,"/>
Postcode	<input type="text" value="SY7 9DT"/>

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

Easting (x)	<input type="text" value="356315"/>
Northing (y)	<input type="text" value="284447"/>

Description

The Conversion & Extension to the Mill House, the Conversion of the Bakehouse to residential accommodation - change of use, and the Restoration of the Corn Mill to working order, with associated external works.

**2. Applicant Details**

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text" value="Yeat Investments Ltd"/>
Company name	<input type="text" value="Yeat Investments Ltd"/>
Address line 1	<input type="text" value="Rose Cottage,"/>
Address line 2	<input type="text" value="The Green,"/>
Address line 3	<input type="text" value="Brill,"/>

## 2. Applicant Details

Town/city	Aylesbury,
Country	Buckinghamshire
Postcode	HP18 9RU

Are you an agent acting on behalf of the applicant?

Yes  No

Primary number	
Secondary number	
Fax number	
Email address	

## 3. Agent Details

Title	
First name	
Surname	Project Design Studio Ltd
Company name	Project Design Studio Ltd
Address line 1	The Old Parsonage
Address line 2	Bedford Street
Address line 3	
Town/city	Woburn
Country	United Kingdom
Postcode	MK17 9QL
Primary number	
Secondary number	
Fax number	
Email	

## 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).

The Conversion & Extension to the Mill House, the Conversion of the Bakehouse to residential accommodation - change of use, and the Restoration of the Corn Mill to working order, with associated external works.

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? 601.00

Cubic metres

What is the volume of the part to be demolished?

34.00

Cubic metres

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

Month

1

Year

1775

(Date must be pre-application submission)

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

1. 2no. doorways (6m3)
2. 1no doorway to a window (1m3)
3. 1no. pigsty. Due to poor quality (22.36m3)
4. 1no. chimney. Due to poor quality (4.6m3)

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

1. To achieve 1no access from the extension to the master bedroom and 1no. gable glazed French door with Juliet balcony (6m3)
2. To achieve 1no access from the extension to the 1st floor of existing house (1m3)
3. To achieve lower level to ground fl, reinstating walls and roof, retaining existing ridgeline and external massing (22.36m3) reinstated
4. To be reinstated to match existing (4.6m3) reinstated

## 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

## 8. Listed Building Alterations

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).

1621\_E1 Ext. MHouse 1 of 2  
 1621\_E2 Ext. MHouse 2 of 2  
 1621\_E3 Ext. Bakehouse  
 1621\_E4 Ext. Corn Mill  
 1621\_S1 Survey  
 1621\_S2 Existing Site Sections  
 1621\_L1rC Location Plan  
 1621\_L2rA Block Plan  
 1621\_L3rF Prop Site Layout  
 1621\_P1rD Prop MHouse Plans  
 1621\_P2rD Prop MHouse Sections  
 1621\_P3rD Prop MHouse Elevations  
 1621\_P4rA Prop MHouse Roof Plan  
 1621\_P5rD Prop Bakehouse - Change of use  
 1621\_P6rD Prop Corn Mill  
 1621\_Design and Access Statement 15.11.21  
 Heritage - HCUK - 2021.09.14 The Mill, Clee St Margaret HIA\_V3  
 Conservation - Wallis Conservation Ltd - Corn Mill Machinery Report - July 2021  
 Structural - 4737.01A Structural letter - Corn Mill 23.08.21  
 Structural - 4737.02 Structural letter - Mill House and Bakehouse 15.09.21  
 Ecology - The Mill - Bat Survey 2021

## 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	coursed red sandstone walls and weatherboarding	coursed red sandstone walls and new weatherboarding to match existing
Roof covering	clay tiles	clay tiles to the pitched roofs & EPDM to the flat roofing
Chimney	coursed red sandstone walls	to match existing
Windows	galvanised windows and timber	grey double glazed aluminium, replicating the galvanised windows of the existing building.
External Doors	Timber	Timber and Composit
Ceilings	plastered	to match existing
Internal Walls	plastered	to match existing
Floors	timber	to match existing for build up with varied finish.
Internal Doors	Timber	to match existing
Rainwater goods	cast iron	cast iron
Vehicle access and hard standing	cobbled yard to the south of the site	The cobbled yard will be retained and made good To the north of the site, a shingle drive
Lighting	N/A	PIR LED lighting at underside of porches, bollards to the drives and wall lights adjacent to paths - all downward directional.
Boundary treatments (e.g. fences, walls)	stone walls as existing	altered width at new access

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

1621\_E1 Ext. MHouse 1 of 2  
 1621\_E2 Ext. MHouse 2 of 2

## 9. Materials

1621\_E3 Ext. Bakehouse  
1621\_E4 Ext. Corn Mill  
1621\_S1 Survey  
1621\_S2 Existing Site Sections  
1621\_L1rC Location Plan  
1621\_L2rA Block Plan  
1621\_L3rF Prop Site Layout  
1621\_P1rD Prop MHouse Plans  
1621\_P2rD Prop MHouse Sections  
1621\_P3rD Prop MHouse Elevations  
1621\_P4rA Prop MHouse Roof Plan  
1621\_P5rD Prop Bakehouse - Change of use  
1621\_P6rD Prop Corn Mill  
1621\_Design and Access Statement 15.11.21

## 10. Site Area

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

0.30

Unit

Hectares

## 11. Existing Use

Please describe the current use of the site

Residential (House) and Commercial (Bakehouse & Mill)

Is the site currently vacant?

Yes  No

If Yes, please describe the last use of the site

Residential (House) and Commercial (Bakehouse & Mill)

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

**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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

1621\_S1 Survey  
1621\_L3rF Prop Site Layout

## 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

### 13. Vehicle Parking

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	2	7	5
Cycle spaces	0	2	2

### 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.

## 17. Biodiversity and Geological Conservation

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

If Yes, please provide details:

1621\_L3rF Prop Site Layout

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes  No

If Yes, please provide details:

1621\_L3rF Prop Site Layout

## 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.

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 - Shops Total floorspace	21.7	0	21.7	0
Total	21.7	0	21.7	0

### A1 - Shops Net Tradable Area

Existing gross internal floorspace (square metres)

21.7

Gross internal floorspace to be lost by change of use or demolition (square metres)

0.0

## 20. All Types of Development: Non-Residential Floorspace

Total gross new internal floorspace proposed (including changes of use) (square metres)

21.7

Net additional gross internal floorspace following development (square metres)

0

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

## 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

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

If you do not know the hours of opening, select the Use Class and tick 'Unknown' in the popup box.

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
Other Mill	Start Time: End Time:	Start Time: End Time:	Start Time: End Time:	X

## 23. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes  No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Mill - Producing Flour

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?



## 26. Site Visit

- 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

## 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

First name

Surname

Declaration date

## 29. Ownership Certificates and Agricultural Land Declaration

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)

17/11/2021