



For official use only

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

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="Carrycoats Hall"/>
Address line 1	<input type="text" value="C210 Cowden Junction To Cheviot Farm Junction"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Birtley"/>
Postcode	<input type="text" value="NE48 3JG"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="392423"/>
Northing (y)	<input type="text" value="579961"/>
Description	<input type="text"/>

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text" value="David"/>
Surname	<input type="text" value="Burn"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Carrycoats Hall"/>
Address line 2	<input type="text" value="Birtley"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Hexham"/>

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="NE48 3JG"/>
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="John"/>
Surname	<input type="text" value="Barnes"/>
Company name	<input type="text" value="JABA Architect Ltd"/>
Address line 1	<input type="text" value="Garden House"/>
Address line 2	<input type="text" value="Lower Shockerwick"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Bath"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="BA1 7LN"/>
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).

Change of use from a redundant coach house to a two-bedroom dwelling house with new windows to north and west, conservation pattern rooflights in place of glass slates, doors re-hung to open outwards and internal alterations to include a new staircase and raising of truss collars.

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).

Drawings as existing 2033 L0 - L7
Drawings as proposed 2033 L10 - L17
Photographs included in the Design & Access Statement and the Heritage Statement

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
Roof covering	Natural slate	Natural slate
Windows	Timber painted off-white	Timber painted off-white
Ceilings	Lath and plaster	Plasterboard
External Doors	Timber plank painted dark green	Timber plank painted dark green
Internal Walls	Loadbearing stone and timber partitions	Loadbearing stone and timber partitions
Floors	Concrete and suspended timber	Concrete at ground floor and suspended timber at first floor
Internal Doors	Timber plank	Timber plank

9. Materials

Type	Existing materials and finishes	Proposed materials and finishes
Rainwater goods	Cast iron	Cast iron
Boundary treatments (e.g. fences, walls)	Birdmouthed post and rail fencing	Birdmouthed post and rail fencing
Other Rooflights	Glass slates	Low profile conservation pattern rooflights

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

Drawings as existing 2033 L0 - L7
 Drawings as proposed 2033 L10 - L17
 Design & Access Statement with photographs
 Heritage Statement

10. Site Area

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

1.20

Unit

11. Existing Use

Please describe the current use of the site

Some garaging, mainly vacant

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site

Service building to Carrycoats Hall

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

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	2	2	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

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

A new package system to serve the Hall and Coach House to replace a Klargester septic tank which does not meet current regulations. See Design & Access Statement for details and Block Plan 2033 L10.

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

If Yes, please provide details:

Continue to use the current collection point by the property gate to the main road.

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

Yes No

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

Please select the proposed housing categories that are relevant to your proposal.

- Market Housing
 Social, Affordable or Intermediate Rent
 Affordable Home Ownership
 Starter Homes
 Self-build and Custom Build

Add 'Self-build and Custom Build - Proposed' residential units

Self-build and Custom Build - Proposed						
	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Houses	0	1	0	0	0	1
Total	0	1	0	0	0	1

Please select the existing housing categories that are relevant to your proposal.

- Market Housing
 Social, Affordable or Intermediate Rent
 Affordable Home Ownership
 Starter Homes
 Self-build and Custom Build

19. Residential/Dwelling Units

Total proposed residential units

1

Total existing residential units

0

Total net gain or loss of residential units

1

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:

Title

27. Pre-application Advice

First name	<input type="text"/>
Surname	<input type="text"/>
Reference	21/00324/PREAPP
Date (Must be pre-application submission)	<input type="text"/>

Details of the pre-application advice received

The principle of the development may be acceptable and is likely to be looked upon favourably subject to the provision of further information.

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 B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	Carrycoats Hall
Address line 1	Birtley
Address line 2	
Town/city	Hexham
Postcode	NE48 3JG
Date notice served (DD/MM/YYYY)	20/12/2021

Person role

- The applicant
- The agent

Title

29. Ownership Certificates and Agricultural Land Declaration

First name	<input type="text" value="John"/>
Surname	<input type="text" value="Barnes"/>
Declaration date	<input type="text" value="20/12/2021"/>

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)	<input type="text" value="19/12/2021"/>
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