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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 (as amended)

#### 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.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

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

## Applicant Details

### Name/Company

Title

Mr

First name

George

Surname

Newman

Company Name

### Address

Address line 1

box bush barn, bedingfield

Address line 2

Kenton Road

Address line 3

Town/City

eye

Country

United Kingdom

Postcode

IP23 7LH

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

5.1 To make sympathetic changes to the external elevations of our listed barn.

All of these changes listed above will be carried out by ensuring that non of the historic part of the barn is touched or altered in any way. Our plan is to replace the new material used during the restoration in 2004; black cladding, plasterboard, plywood and Celotex insulation with some hardwood timber framed windows to be built in the same style as existing windows in the other parts of the property.

We feel that making these small changes will allow us enough natural light that we will be able to reduce our use of electric lights, reducing our energy consumption and improving our wellbeing.

Has the development or work already been started without consent?

- Yes  
 No

## 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

## Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes  
 No

## Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- Yes  
 No

If Yes, please describe and include the planning application reference number(s), if known

0226/02/LB  
518/00  
LB/112/00  
These are two sets of consent granted for the restoration. The work carried out was to LB/112/00

## Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes  
 No

## 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).

please find plans and photos attached

## 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

**Type:**

Windows

**Existing materials and finishes:**

n/a

**Proposed materials and finishes:**

window frames to be made from idigbo hardwood painted grey to match existing doors and windows double glazed glass as used on existing doors and windows

**Type:**

Internal walls

**Existing materials and finishes:**

white walls made of modern plaster and plasterboard

**Proposed materials and finishes:**

insert windows as described

**Type:**

External walls

**Existing materials and finishes:**

black painted cladding, covering Celotex and OSB plywood

**Proposed materials and finishes:**

inserting window as described

Are you supplying 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 attached

## Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes

No

If Yes, please provide details

We have discussed our plans with our neighbours which they are in full support of.

## 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

## 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

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

DC/22/00216

Date (must be pre-application submission)

14/01/2022

Details of the pre-application advice received

RE: Boars Barn, Kenton Road, Bedingfield, IP23 7LH

This pre-application advice pertains to proposed changes to Boars Barn consisting in:

- Installation of high level window to the gable end of the South East elevation, previously approved with Listed Building Consent 0226/02/LB;
- Installation of two low level windows to the gable end of the North West elevation;
- Install one mid-level window to the south side of the barn.

The proposed site is a Grade II listed building (List Entry Number: 1032409, Formerly listed as Barn at Boxbush Farm, BEDINGFIELD). The listing description reads:

II Former barn, C16. Timber framed and weatherboarded, the roof clad in corrugated iron. The surviving three bays of a large barn, probably of at least six bays, which once continued to the south east. Intact closely-spaced heavy studding, mostly with a middle rail; arched braces at the angles, halved against the outside of the studs on the original gable end to the north west. Cranked arched braces to one open tie beam and one original brace to the other. A cart entrance has been formed to the north in the centre bay, with a lean-to porch of c.1700. Intact queen-post roof with thin plank-like braces to the arcade plates and collars. Widely-spaced rafters, probably re-set.

The barn was refurbished and converted into a residential unit under listed building consent 0226/02/LB and it is currently still in use as a family home.

The proposal for the insertion of new windows to the North-West and South elevation of this section of the Barn, which is currently used as kitchen and family room, is overall acceptable. The new window frames will be fitted within the existing timber structure. The barn has also been subject to major works due to its recent conversion into residential use, therefore, except for the timber structure, most of the cladding and internal finishes which will be lost with the insertion of new windows, are a modern addition. I would also support a proposal for a second midlevel window to the South elevation in order to maintain the existing symmetry of this façade.

New hardwood joinery that matches the timber species used in the original building should be used in order to blend new and existing work. As an alternative to timber, aluminium frame windows could also be used to complement the industrial character of many farm buildings, provided that the balance of glazing to solid remains appropriate. UPVC windows would not be acceptable. Slim-line double glazing would be acceptable.

## 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.

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?

- Yes
- No

## Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

Yes

No

## Certificate Of Ownership - Certificate A

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

George

Surname

newman

Declaration Date

10/01/2022

Declaration made

## Declaration

I / We hereby apply for Listed building consent as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

George Newman

Date

28/03/2022

Amendments Summary

As requested in your letter we have now included a heritage statement and design and access statement. We have also attached a copy of the pre application advise we received.