

**UTTLESFORD DISTRICT COUNCIL**

Council Offices, London Road, Saffron Walden, Essex CB11 4ER

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Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); 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

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

Has the 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

Immunity from Listing

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

- Yes
 No

Demolition of Listed Building

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

- Yes
 No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- Yes
- No

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:

Roof covering

Existing materials and finishes:

n/a

Proposed materials and finishes:

Clay Plain Tiles

Type:

External walls

Existing materials and finishes:

n/a

Proposed materials and finishes:

Black timber feather edge boarding

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

Heritage and Design Statement

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle 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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes
- No

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
 No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- Yes
 No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

12 Site Layout and Existing Site Layout (site survey)

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes
 No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

12 Site Layout

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

First Name

**** REDACTED ****

Surname

**** REDACTED ****

Reference

UTT 21/3292/PA

Date (must be pre-application submission)

03/03/2022

Details of the pre-application advice received

The building affected by this application, also known as Sundance Cottage, is Grade II listed. It is an eighteenth-century timber framed and plastered building of one storey and attics (list entry number: 1231865).

There is no objection in principle to the erection of a cartlodge or ancillary outbuilding and it is acknowledged that the principle has already been accepted by the local planning authority under the previously consented application, UTT/14/2240/HHF. The proposed scale and massing of the detached cartlodge has increased from the previously consented scheme, the previous ridge height measuring approximately 5.45 metres and the current proposals at 5.7 metres. I do not consider this increase in height to result in any additional harm to the significance of the adjacent designated heritage asset and I also do not consider the increase in footprint to result in additional harm however I do suggest that this has reached its maximum development potential.

With regards to the proposed design, overall, it is considered successful in resulting in a legibly ancillary building and the use of traditional and high-quality materials such as timber featheredge black painted weatherboarding, timber windows and a red brick plinth is acceptable. Modern materials such as uPVC and cement fibre boarding should be avoided. The proposed dormer is of concern as a dormer is a typically domestic feature which would be incongruous upon an ancillary building. Additionally, the proposed glazing within the gable end is considered overtly domestic in appearance. I suggest, timber casement windows are located within the gables instead. As rooflights have been previously consented, I raise no in principle objection to their use however it should be of a restrained quantity, I suggest two rooflights at a maximum and these are low-profile conservation type windows. The tall brick plinth also appears somewhat awkward however I realise this is due to the topography of the site, it would be positive for the brick plinth to be reduced in height to a more uniform appearance.

I raise no objection to the proposed hardstanding (block paving) in principle, the details of which could be secured by condition. Glossy surfaces and bright colours should be avoided.

To conclude, I raise no objection in principle to the proposed detached cartlodge and consider there to be an acceptable scheme here. Regarding a future formal application, I recommend a material schedule and landscaping plan is submitted as this would aid to avoid conditions. Furthermore, a street elevation would be beneficial as this would allow an accurate assessment of the proposed height when considered against the adjacent listed building and the topography of the site.

Yours sincerely,
Thomas Muston BA (Hons) MSc
Historic Environment Team

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 and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & 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

Is any of the land to which the application relates part of an Agricultural Holding?

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* 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

Mr

First Name

Kevin

Surname

Turner

Declaration Date

29/04/2022

Declaration made

Declaration

I / We hereby apply for Householder planning & 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 opinions 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

Kevin Turner

Date

23/05/2022