



Riverside House, Milverton Hill  
Royal Leamington Spa, CV32 5HZ

Tel: 01926 456130

Email: [planningenquiries@warwickdc.gov.uk](mailto:planningenquiries@warwickdc.gov.uk)

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

Dr

First name

Hugh

Surname

Sutherland

Company Name

### Address

Address line 1

3

Address line 2

Abbey Hill

Address line 3

Town/City

Kenilworth

Country

undefined

Postcode

CV8 1LW

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

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

Secondary number

Fax number

Email address

## Description of Proposed Works

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

Works are proposed to refurbish the exterior of the building and to repair exposed timber within the building.

This will include repairs to original timber frame and infill brickwork where needed. Specifically the intent is as follows:

- To repair superficially decayed timber frame elements as advised by the survey undertaken (including one internal)
- To repair or replace decayed wooden external elements (capping timbers, soffits etc.)
- To Paint the exterior of the house, including wooden external elements (e.g. soffits)
- To replace and improve guttering

Works are for the purpose of improving or maintaining the wet weather resilience of the listed building. The works will be sympathetic to the listing, with refurbishment where possible and replacement where not.

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

Recent planning events for the property.....

Granted Listed building consent: W/21/1644/LB - Internal modifications to improve functionality of the property

Withdrawn Listed building consent: W/21/1643/LB - Withdrawn pending completion of condition survey and work proposals. This application is a resubmission following informal consultation with the conservation department.

Granted Planning Permission: W/21/0683 erection of a small wooden outbuilding which is now in place. Listed building consent was applied for but not required (W/21/0684).

## 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).

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Detailed description

Timber repairs

#### PROPOSED REPAIR METHOD

The following repair methodology is based on our contractor's experience of over 30 years in modern timber repair methods and in line with advice and case studies set out in English Heritage – Practical Building Conservation – Timber (published by Ashgate/Routledge).

As a result it is intended that the repairs will be generally carried out as follows:

- Cut back sections of decayed timber to sound
- Consolidate friable surfaces as required
- Fit new Oak facings where required
  - Where complete section is required, the splice joint will be glued in place using reinforcement connections if required
- Make good any localised masonry or loose panels
- Seal around timber/masonry

Obviously the full extent or depth of the cut-back or the specific type of repair cannot be ascertained until the decayed timber is removed. The attached description of proposed works gives location details at the property and further detail on individual sites for repair. Attached timber repair diagrams 1 and 2 illustrate further by way of example.

Subsequent repairs

- Remove existing perished timber cappings to gable structures comprising of three large and two small gables. To include additional scaffolding to side elevations to form access as required.
- Guttering will be replaced with sympathetic metal alternative
- Localised areas of making good to brickwork and securing infill panels as required. Re-pointing where required.

Upon completion of the above works, redecoration of all elevations including timber frame, masonry areas, timber fascias and cappings will be carried out.

The attached description of proposed works again gives further detail.

## 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:**

External walls

**Existing materials and finishes:**

Painted Red Brick

**Proposed materials and finishes:**

Painted Red Brick (Limewash)

**Type:**

Other

**Other (please specify):**

Un-Painted External Walls

**Existing materials and finishes:**

Red Brick

**Proposed materials and finishes:**

Red Brick

**Type:**

Rainwater goods

**Existing materials and finishes:**

Black PVC

**Proposed materials and finishes:**

Black Sympathetic Metal Guttering

**Type:**

Other

**Other (please specify):**

External Timber Frame

**Existing materials and finishes:**

Partially Decayed Painted Timber frame

**Proposed materials and finishes:**

Timber frame with decayed material removed and replaced with fresh timber as per attached detail. Finished with Emulsified Linseed oil paint.

**Type:**

Other

**Other (please specify):**

Internal Timber Frame

**Existing materials and finishes:**

Timber frame with decayed material removed and replaced with fresh timber as per attached detail. Finished with Emulsified Linseed oil paint.

**Proposed materials and finishes:**

Timber frame with decayed material removed and replaced with fresh timber as per attached detail.

**Type:**

Other

**Other (please specify):**

Soffits etc.

**Existing materials and finishes:**

Painted Wood

**Proposed materials and finishes:**

Painted Wood

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

Description of proposed works April 2022; Design and access statement - Listed Building Approval resubmission 04-2022; Example Timber Repair Diagram 1 & 2

## Neighbour and Community Consultation

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

- Yes  
 No

If Yes, please provide details

Informal discussions with No 2 Abbey Hill during after submission of W/21/1643/LB (withdrawn)

## 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

N/A

Date (must be pre-application submission)

22/03/2022

Details of the pre-application advice received

Informal review of a draft of the materials which make up this submission was carried out. This was requested by the applicant via email to ascertain whether deficiencies in the withdrawn application had been corrected.

A personal opinion was given recommending submission. It was made clear that this was not to be construed as prejudicing or binding on the council's decision.

## 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

If No, can you give appropriate notice to all the other owners?

- Yes
- No

### Certificate Of Ownership - Certificate B

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 (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 this application relates.



**Name of Owner:**

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

**House name:**

**Number:**

3

**Suffix:**

**Address line 1:**

Abbey Hill

**Address Line 2:**

**Town/City:**

Kenilworth

**Postcode:**

CV8 1LW

**Date notice served (DD/MM/YYYY):**

17/04/2022

**Person Family Name:**

**Name of Owner:**

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

**House name:**

**Number:**

37

**Suffix:**

**Address line 1:**

Warwick Road

**Address Line 2:**

**Town/City:**

Kenilworth

**Postcode:**

CV8 1HN

**Date notice served (DD/MM/YYYY):**

17/04/2022

**Person Family Name:**

Person Role

The Applicant

The Agent

Title

First Name

Surname

Declaration Date

17/04/2022

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

Hugh Sutherland

Date

18/04/2022