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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 & Mrs

First name

T

Surname

Spurrier

Company Name

Address

Address line 1

Roughton Hall Main Road

Address line 2

Address line 3

Lincolnshire

Town/City

Roughton

Country

Postcode

LN10 6YJ

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

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

Removal of redundant Boiler House and lean to Pantry - to be replaced with a single-storey rear kitchen extension.
Internal alterations to bathrooms at first floor and associated replacement of two single windows with one larger window to first floor, North Elevation.
Replacing existing roof light to the North Elevation sloping roof with 2 x Conservation roof lights (with recessed flashing kit).
Provision of Canopy to existing North Elevation entrance door.
Recovering of Mid-20th Century flat roof extension in single ply membrane (replacing asphalt) and raising parapet upstand.
Replacing existing window to the west elevation of the Coach House with a pair of French Doors with fixed side lights.
Replacing existing window to the south gable elevation of the Coach House with a larger window.
Recovering of roof to coach house block in new clay pantiles.

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

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?

1630.00	Cubic metres
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What is the volume of the part to be demolished?

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

Month

February

Year

1940

(Date must be pre-application submission)

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

Lean-to Pantry & Redundant Boiler House to be demolished.

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

The two small elements to be demolished are relatively modern sub-servient rear additions to the Main Hall. The Redundant Boiler House itself has a very low roof pitch roof, not suited to Pan-tiles as it is currently covered in. Removal of these two small elements and the creation of a small kitchen extension will improve the overall aesthetics of this rear part of the Hall.

Related Proposals

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

- Yes
 No

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 see the attached Drawings & supporting Heritage Statement.

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:

To Boiler House & Lean-to Pantry: Clay Pantiles To Existing Mid 20thC Flat Roof Extension: Liquid Asphalt (grey colour) To Coach House Roof: Clay Pantiles

Proposed materials and finishes:

To New Flat Roof Kitchen Extension: Single Ply Membrane (grey colour) with Lantern Light. To Existing Mid 20thC Flat Roof Extension: Single Ply Membrane (grey colour). To Coach House Roof: New Clay Pantiles William Blyth Barco Old English Pantile - Weathered Colour (with William Blyth Barco half-round ridges in weathered colour).

Type:

External walls

Existing materials and finishes:

To Hall: Red Bricks

Proposed materials and finishes:

To Rear Kitchen Extension: Red Bricks (to match existing) laid in lime mortar.

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

Please refer to all Proposed Drawings & Supporting Heritage Statement.

Neighbour and Community Consultation

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

Yes

No

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

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

Guy

Surname

Forman

Declaration Date

20/06/2022

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

Guy Forman

Date

15/07/2022