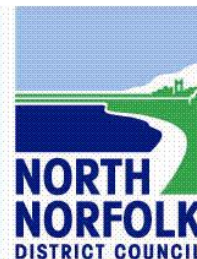


Planning Section

North Norfolk District Council
 Holt Road, Cromer, Norfolk NR27 9EN
 Telephone: 01263 516150 / 516151 / 516143
 email: planning@north-norfolk.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

Ms

First name

Tracy

Surname

Tomlinson

Company Name

Address

Address line 1

Mr James House

Address line 2

15 The Green

Address line 3

Felbrigg

Town/City

Norfolk

Country

United Kingdom

Postcode

NR11 8PN

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

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

Re-roof in existing materials and design
Replace broken and inconsistent guttering with cast iron
Replace rotten windows including dormers with double glazed units and released sides, in keeping with the original design and character
In rear sloping roof replace leaking roof light in existing position and same size, 550mm x 700mm
Add a further roof light adjacent to the existing roof light in the rear roof, for upper landing stairway daylight, 550mm x 980mm

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

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).

The windows will be made by The Joinery Workshop North Norfolk - documents and drawing uploaded.

The re-roof will be undertaken by EFL Limited, specialist roofing company Southburgh House, Thetford, Norfolk IP25 7SU - documents and drawings uploaded.

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:

Mixture wood and metal, single glazed panels

Proposed materials and finishes:

Engineered hardwood, Red Grandis Double glazed panels Lead flashings Paint finish Farrow & Ball Slipper Satin 2004

Type:

Roof covering

Existing materials and finishes:

Red unglazed pantiles Mixture cement and lead flashings Velux window Guttering in mixture of cast iron and plastic

Proposed materials and finishes:

Re-use and replace with reclaimed red unglazed pantiles Replace with lead flashings Replace with conservation roof light window in existing position and same size, 550mm x 700mm Additional roof light of the same specification positioned 4m to the right of existing roof light Factory painted cast iron replacement guttering to both roof slopes

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

Ref 1a: Front Elevation 1
Ref 1b: Front Elevation 2
Ref 1c: Front Elevation 3
Ref 1d: Rear Elevation
Ref 2a: Joinery Workshop Quotation
Ref 2b: Window Profile 1
Ref 2c: Window Profile 2
Ref 2d: Dormer Section

Neighbour and Community Consultation

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

Yes

No

If Yes, please provide details

Our neighbours are aware that we intend to renew the roof, and replace the windows as described.
They are pleased that the house will be restored and lived in again in this way, reflecting its original character.

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

NNDC Ref: IS3/22/1693

Date (must be pre-application submission)

15/08/2022

Details of the pre-application advice received

Re-roofing:

No objections to the principle of this valuable work - existing tiles must be set aside and re-used, any shortfall to be made up with reclaimed tiles that match the colour, size and profile of existing, new lead flashing to the parapet tucked in underneath the copings.

Replacing guttering in cast iron welcomed by C&D.

Replacement Windows:

Provide an assessment of the age and significance of each of the existing frames and the extent of rot therein.

If replacement is accepted in principle then the advice confirmed that the proposed windows would be acceptable both in terms of their general layout and appearance and their section details.

The proposed paint colour was considered to be appropriate for the cottage.

Replacement & Additional Roof Light:

No C&D objections to replacing the existing rooflight with a conservation velux of matching size. Providing this is fitted flush in the plane of the roof and features a central glazing bar, this has the potential to offer localised enhancement.

For a second rooflight, C&D a justification is required.

If the principle was accepted, the two rooflights should be the same size and should sit at the same height within the tiles. There should also be a greater separation between the two in order to avoid an unnatural/eye-catching concentration in the roof slope.

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:

Mr James House

Number:

15

Suffix:

Address line 1:

The Green

Address Line 2:

Felbrigg

Town/City:

Norwich

Postcode:

NR11 8PN

Date notice served (DD/MM/YYYY):

11/07/2022

Person Family Name:

Name of Owner:

***** REDACTED *****

House name:

Mr James House

Number:

15

Suffix:

Address line 1:

The Green

Address Line 2:

Felbrigg

Town/City:

Norwich

Postcode:

NR11 8PN

Date notice served (DD/MM/YYYY):

11/07/2022

Person Family Name:

Person Role

- The Applicant
- The Agent

Title

Ms

First Name

Tracy

Surname

Tomlinson

Declaration Date

11/07/2022

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

Tracy Tomlinson

Date

24/08/2022