

Borough Council of
King's Lynn &
West Norfolk



www.west-norfolk.gov.uk

Development Services

Borough Council of King's Lynn & West Norfolk
King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX
Tel: (01553) 616200 Fax: (01553) 616652
DX57825 King's Lynn

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 | <input type="text" value="57"/> |
| Suffix | <input type="text"/> |
| Property Name | <input type="text" value="Manor Farm"/> |
| Address Line 1 | <input type="text" value="Burnham Road"/> |
| Address Line 2 | <input type="text"/> |
| Address Line 3 | <input type="text" value="Norfolk"/> |
| Town/city | <input type="text" value="South Creake"/> |
| Postcode | <input type="text" value="NR21 9JG"/> |

Description of site location must be completed if postcode is not known:

Easting (x)

585640

Northing (y)

336464

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

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Description of Proposed Works

Please describe the proposed works

Alterations and extensions to house, widening of access from Burnham Road including part demolition and rebuilding of part front wall to improve visibility from access point, general repairs to roadside wall, removal of non native and dead trees, landscaping garden area including enhanced parking and turning area to front of house. Addition of porch to front of house and extension to rear of house for boot room/rear entrance, extension to south elevation for conservatory, upgrading driveway surface areas, erection of new and replacement gates, general overhaul and repairs to house and outbuilding including re-roofing.

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

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).

2486-12D Proposed Ground Floor Plan
2486-13C Proposed First Floor Plan
2486-14B Proposed Attic Floor Plan
2486-15D Proposed Plans and Elevations
2486-16E Staircase Plans and Sections
2486-18C Proposed Conservatory Plans and Elevations
2468-19B Cross Sections as Existing and Proposed

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:
Mixture of random rubble brick and flintwork set inside brick ashlar and arches, some with stone ashlar around windows, some of red brick only.

Proposed materials and finishes:
Extension to be of red brick ashlar, with random rubble brick and flint to match existing.

Type:
Roof covering

Existing materials and finishes:
Clay pantiles.

Proposed materials and finishes:
Re-roof with clay pantiles, extension to be of clay pantiles to match.

Type:
Chimney

Existing materials and finishes:
Red brick with clay pots.

Proposed materials and finishes:
Red brick with clay pots to remain. Replace if broken to match.

Type:
Windows

Existing materials and finishes:
Mixture of painted timber single glazed sash and flush casement windows.

Proposed materials and finishes:
Both to extension and where new windows are to be cut into existing structure, windows to be painted timber double glazed flush casement windows.

Type:
External doors

Existing materials and finishes:
Painted timber double glazed doors and frames.

Proposed materials and finishes:
Where new doors and frames are introduced, these will be of painted timber double glazed.

Type:
Ceilings

Existing materials and finishes:
Generally lath and plaster ceilings.

Proposed materials and finishes:
Existing to be retained and where new ceilings are introduced, these will be of 12.5mm plasterboard and skim finish.

Type:

Internal walls

Existing materials and finishes:

Mixture of lime plastered walls to interior of external walls. Partition walls of some lath and plaster, plastered block-work, plasterboard on stud-work

Proposed materials and finishes:

To extension to be of insulated plasterboard and skim dry lining to inside of cavity walls. Cavity walls to be fully insulated. Partition walls to generally remain and openings made good with matching materials lath and plaster, plastered block-work, plasterboard on stud-work

Type:

Floors

Existing materials and finishes:

Timber floor to existing dining room. Concrete floor to remainder of ground floor, in-situ cast first floor to north east wing with timber floors elsewhere to first floor and attic.

Proposed materials and finishes:

Floors to remain except where first floor was damaged by overflowing water tank following sub-zero temperatures of 2018.

Type:

Internal doors

Existing materials and finishes:

Mixture of generally modern doors.

Proposed materials and finishes:

Modern doors to remain, new doors to be 4 panel internal painted timber doors.

Type:

Rainwater goods

Existing materials and finishes:

Generally 150mm half round grey upvc gutters and 110mm grey upvc downpipes.

Proposed materials and finishes:

Gutters and Downpipes are to remain.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Brick and flint garden walls.

Proposed materials and finishes:

Brick and flint garden walls to largely remain and to be made good where damaged. Where the front wall is to be reconstructed (shown on drawing 2486-25), materials to match existing. 1.8m high close board fence and beech hedges to northern boundary between barns. To the south, boundary to be 1.2m high green plastic chain link fence to keep dogs safe.

Type:

Vehicle access and hard standing

Existing materials and finishes:

The drive from the highway to the rear is of shingle on hardcore. Entrance currently used is from the rear.

Proposed materials and finishes:

Drive to be of resin bond, shown on plan 2486-22.

Type:

Lighting

Existing materials and finishes:

Bulkhead lights externally.

Proposed materials and finishes:

Low level lighting to be provided to the front entrance and other access points.

Type:

Other

Other (please specify):

Staircase

Existing materials and finishes:

Modern timber staircase.

Proposed materials and finishes:

Existing staircase to be removed and new hardwood staircase shown by drawing to be installed.

Type:

Other

Other (please specify):

Heating

Existing materials and finishes:

Oil fired boiler in house.

Proposed materials and finishes:

Oil fired boiler to remain in house.

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

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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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

- 2486-23 Road Frontage Wall as Existing
- 2486-24A Road Frontage Wall as Proposed
- 2486-25A Road Frontage Wall Proposed Plan and Alterations
- 2486-26 Plan and cross section through access

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
- No

If Yes, please describe:

The front parking and turning area has a set of poor quality trees forming a roundabout which were small at one time but now well overgrown. These are to be removed and the whole area resurfaced and the parking area enhanced with a landscaped seating area between the parking area and the existing/new roadside wall. The parking area will allow informal parking of 6 cars, whereas the existing area with the trees was only suitable for about 3 spaces.

The rear area beyond the proposed automatic sliding gates will show an increase from 3 to 6 cars. The area is to be resin surfaced for parking as opposed to grass.

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.

Trees to the west of the outbuilding are poor quality non native trees and are within falling distance of the outbuilding.

The poor quality trees are to be removed and one single tree retained.

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

2486-22A Landscaping Plan

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

Meeting with Highways to discuss visibility

Date (must be pre-application submission)

27/05/2022

Details of the pre-application advice received

Ian Bix met Darren Mortimer of Norfolk County Council Highways, who was very pleased with the proposals put forward and supports the improvements. He suggested the wall on the northern side where it returns 820mm be reduced so it returns just the width of the wall being around 340mm. Therefore the drawing was amended accordingly and Ian Bix advised Steven King BCKLWN Conservation Officer of the positive news providing him too with a copy of the drawing.

During the previous application Ian Bix met Pam Lynn and Steven King to discuss the proposed alterations, several of which are included in this current scheme.

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

Ian

Surname

Bix

Declaration Date

25/10/2022

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

Ian Bix

Date

25/10/2022