

Planning Services

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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

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

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)

Bretts Manor is a Grade 2 Listed Private Dwelling. The original building is dated at 1390 construction using an oak timber frame with wattle and daub construction typical for that period. There are two upstairs bedrooms at opposite ends of the property in the upper reaches of house. When viewed from the front of the house the upper left hand bedroom (LHB) construction design displays the original open vaulted ceiling structure using typical oak timber/render construction. (Photographs supplied LHB).

The upper right hand side bedroom (Photographs supplied RHB) contains a false low flat ceiling which has been added at some point in time (dated approx 19th century). The floor to ceiling gap is approx maximum 6 feet. It is proposed to remove the false ceiling, which was not part of the original construction, and restore the RHB design back to the original format. i.e. expose the original vaulted ceiling and renovate the vaulted structure as needed to create a similar bedroom design for RHB when compared the LHB.

Once the false ceiling has been removed, the original vaulted ceiling oak timbers will be revealed. In between each oak timber section should be what is left of the daub plaster. Once exposed, any repairs needed to the vaulted oak frame will be renovated using oak timber in accordance with the current structured beam framework. Once exposed there will need to be some small amount of internal sub-thatch repair using replicate long straw and fixtures to make the roof space safe. Once the thatch repairs are complete, the central plastered areas between the timbers will be plastered with hemp render plasterwork to renovate the original vaulted ceiling runs. These rendered areas will be limewashed white to restore the original finish.

The restoration of the RHB will create a much more usable and liveable space for the house. The later addition of a simple false ceiling creates a relatively cramped and somewhat oppressive feeling within the bedroom compared to the open vaulted ceiling in the LHB. It was probably added as a heat saving measure in times gone by. The renovation of the RHB will recreate the original design and living format of the earlier house.

On viewing the internal RHB vaulted ceiling through a viewing hole, it can be seen that the main vaulted timbers are relatively sound but there has been some internal degradation of the vaulted ceiling timber structure which will be made sound once the ceiling has been removed using historic carpentry and conservation expertise.

The false ceiling installed was never intended in the original construction and is not part of the original timber work at all. As described it is a much later addition straw/render ceiling addition. The intended renovation will retain the original historic features of the house and remain complimentary to the historic heritage of Bretts Manor.

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).

Bretts Manor Photograph
Bretts Manor RHB Photograph 1
Bretts Manor RHB Photograph 2
Bretts Manor Internal Vaulted Timbers Photograph 3
Bretts Manor LHB Photograph 1
Bretts Manor LHB Photograph 2
Bretts Manor Dimensional Drawing
Bretts Manor Building Schematic Drawing

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:

Ceilings

Existing materials and finishes:

Flat False Ceiling to be removed consists of lime render, straw and approx 2 x 2 softwood support framing timber joists.

Proposed materials and finishes:

Once the false ceiling has been removed, the original vaulted ceiling oak timbers will be revealed. In between each oak timber section should be what is left of the daub plaster. Once exposed, any repairs needed to the vaulted oak frame will be renovated using oak timber in accordance with the current structured beam framework. Once exposed there will need to be some small amount of internal sub-thatch repair using replicate long straw and fixtures. Once the thatch repairs are complete, the central plastered areas between the timbers will be plastered with hemp render plasterwork to renovate the original vaulted ceiling runs. These rendered areas will be limewashed white to restore the original finish.

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

Bretts Manor Building Schematic Drawing
Bretts Manor Right Hand Bedromm (RHB) Dimensional Drawing
Design & Access Statement
Heritage Statement
Bretts Site Location

Neighbour and Community Consultation

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

- Yes
 No

If Yes, please provide details

Neighbour : Mr Richard Shelton, The Cottage, The Common, Wacton, Norfolk.
Neighbour : Mr Charles Painter, Pecks Cottage, Common Lane, Wacton, Norfolk.

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

ENQ/2022/0688

Date (must be pre-application submission)

15/11/2022

Details of the pre-application advice received

Dear Neil

I refer to the above enquiry and our recent site meeting.

Having looked at the ceiling I confirm that I have no objection in principle to your proposal to remove it to expose the full timber frame roof, subject to full details being submitted in a formal application for listed building consent. The floor does appear to be a later insertion and is not jointed in a way that makes it part of the main frame. The straw insulating finish was actually used right up to the 20th century but I would say that the ceiling is more likely earlier than 20th century because of the use of scantling timbers for joists. A 20th century ceiling would nearly always have used sawn timbers. I can see that removing the ceiling would greatly improve quality of the accommodation in the bedroom.

Guidance information on submitting an application can be found on the Councils website:
<https://www.southnorfolkandbroadland.gov.uk/listed-buildings-1/apply-listed-building-consent>

If there is anything you need to discuss further about your proposals then please do not hesitate to contact me. If you need advice on the documentation required for the application you can contact the Admin Support Team on 01508 533813 as they will be the ones looking through your submission to ensure all the required information has been submitted before it is registered.

Kind regards

Philip

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

Neil

Surname

Turnbull

Declaration Date

22/11/2022

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

Neil Turnbull

Date

22/11/2022