



Planning Services, Council Offices
 Seaclose, Fairlee Road
 Newport, Isle of Wight, PO30 2QS
 Tel (01983) 823 552 Fax (01983) 823 563/851
 Email development@iow.gov.uk
 Web www.iwight.com/planning

OFFICE USE ONLY

P/
TCP/
Date rec'd

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

First name

Paul

Surname

Spiers

Company Name

Address

Address line 1

Middle Cottage

Address line 2

West Street

Address line 3

Brading

Town/City

Sandown

County

Country

United Kingdom

Postcode

PO36 0DW

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)

Here is an email sent to Lee Byrne at the Isle of Wight conservation department, detailing the outlined works from Jamie Viney at 'Wight Heritage'...

From: [REDACTED]
Sent: 14 August 2022 10:03
To: Byrne, Lee Lee.Byrne@IOW.gov.uk
Subject: Wight Heritage Preservation

Hi Lee,

We are proposing to carry out much needed preservation work at Middle Cottage, West Street, Brading, in the coming months. This will consist of removing the plastic paints that have been incorrectly applied to the exterior, front and rear only. Dampness internally and spalling have been an issue due to the fabric of the building having not being able to release moisture. We would carefully remove the paints with scrapers. It's loose and will come away easily. Mortar repointing will be carried out using natural hydraulic lime 3.5 and aggregate will be grit and soft sand to match the original as close as possible with a flush churned finish. Are you happy for us to continue? It's a grade 2 listed cottage. The photos show the full width of the front and rear. It's a narrow cottage.

Kind regards

Jamie Viney.

In addition to the above, as per your email sent to us on 4th November 2022, we have contacted Jamie Viney at Wight Heritage Preservation to respond to your note '2' - 'Whilst not a validation requirement a statement providing details of how the existing pointing will be required' - please find his response below -

The cement and failed lime mortar will be careful removed using small hand picks and 8mm mortar rakes.

Kind regards

Jamie viney.

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).

Photographs of the property have been sent to Lee Byrne at the conservation department within the Isle of Wight Council. We have also copied the emails sent from Wight Heritage to Lee Byrne, including his reply. Please see below...

From: Wight Heritage Preservation Viney wightheritage29@gmail.com

Date: Sun, 14 Aug 2022, 10:02 am

Subject: Wight Heritage Preservation

To: Byrne, Lee lee.byrne@iow.gov.uk

Hi Lee,

We are proposing to carry out much needed preservation work at Middle Cottage, West Street, Brading, in the coming months. This will consist of removing the plastic paints that have been incorrectly applied to the exterior, front and rear only. Dampness internally and spalling have been an issue due to the fabric of the building having not been able to release moisture. We would carefully remove the paints with scrapers. It's loose and will come away easily. Mortar repointing will be carried out using natural hydraulic lime 3.5 and aggregate will be grit and soft sand to match the original as close as possible with a flush churned finish. Are you happy for us to continue? It's a grade 2 listed cottage. The photos show the full width of the front and rear. It's a narrow cottage.

Kind regards

Jamie Viney.

Lee's reply -

On Mon, 12 Sep 2022, 11:42 am Byrne, Lee, Lee.Byrne@iow.gov.uk wrote:

Hi Jamie,

Sorry for the delay. this work will require listed building consent because it will result in an alteration to the building special character, being a significant variation in appearance from painted masonry to unpainted masonry. I fully understand why this work is proposed and it's likely the lpa would support the application but it would have to go through this formal process.

KR

Lee

Lee Byrne BSc MSc IHBC | Conservation Projects Officer | Planning Services

Isle of Wight Council | Seaclose Offices | Fairlee Road | Newport | Isle of Wight PO30 2QS

Tel: (01983) 823552 | Email: lee.byrne@iow.gov.uk | Web: www.iow.gov.uk

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:

This will consist of removing the plastic paints that have been incorrectly applied to the exterior, front and rear only. Dampness internally and spalling have been an issue due to the fabric of the building having not being able to release moisture.

Proposed materials and finishes:

Mortar repointing will be carried out using natural hydraulic lime 3.5 and aggregate will be grit and soft sand to match the original as close as possible with a flush churned finish.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes
 No

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 have been notified and are very happy for Wight Heritage to help restore the original fabric of the building.

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

Middle Cottage, Brading

Date (must be pre-application submission)

12/09/2022

Details of the pre-application advice received

Here is an email sent to 'Wight Heritage', who will be completing the works, sent from Lee Byrne advising on the application. We asked Jame from 'Wight Heritage' to contact Lee prior to works commencing...

On Mon, 12 Sep 2022, 11:42 am Byrne, Lee, Lee.Byrne@iow.gov.uk wrote:

Hi Jamie,

Sorry for the delay. this work will require listed building consent because it will result in an alteration to the building special character, being a significant variation in appearance from painted masonry to unpainted masonry. I fully understand why this work is proposed and it's likely the lpa would support the application but it would have to go through this formal process.

KR

Lee

Lee Byrne BSc MSc IHBC | Conservation Projects Officer | Planning Services

Isle of Wight Council | Seaclose Offices | Fairlee Road | Newport | Isle of Wight PO30 2QS

Tel: (01983) 823552 | Email: lee.byrne@iow.gov.uk | Web: www.iow.gov.uk

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

First Name

Surname

Declaration Date

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

Paul Spiers

Date

27/11/2022

Amendments Summary

Changes made in reference to your e-mail dated 4/11/22

1)The photo of the 'proposed' front elevation needs to be clearly annotated to say 'removal of all paint to reveal the natural stone' so the works/appearance of the building is clear. A proposed rear elevation photograph showing this is also required including highlighting the areas where the paint will be removed as there appear to be brick sections too.

2)Whilst not a validation requirement a statement providing details of how the existing pointing will be removed will be required