



Northumberland County Council

County Hall, Morpeth, Northumberland, NE61 2EF

For official use only

Application No:

Received Date:

Fee Amount:

Paid by/method:

Receipt Number:

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

34

Suffix

Property Name

Address Line 1

Front Street

Address Line 2

Address Line 3

Northumberland

Town/city

Glanton

Postcode

NE66 4AJ

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

Easting (x)

406981

Northing (y)

614526

Description

Applicant Details

Name/Company

Title

Mr

First name

Neil

Surname

Birch

Company Name

Address

Address line 1

Prospect House

Address line 2

34 Front Street

Address line 3

Town/City

Glanton

County

Country

United Kingdom

Postcode

NE66 4AJ

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)

In summary, we wish to reinstate the original layout of the master bedroom. This will require the removal of a stud wall (C1970's), replacing the door to its original position at the end of the hallway and reinstatement/restoration of the fireplace.

The property is grade 2 listed with Historic England detailing;

"Interior: Fielded-panel doors and some shutters. West bedroom has C18 fireplace; reeded overmantel with lion masks, C19 ironwork."

Unfortunately prior to our ownership, work was undertaken in the west bedroom (we believe in the 1970's but can locate no documentation to confirm this) to create a dressing room/ wardrobe area within the floor plan of the master bedroom. This meant the building of a small section of stud wall (85cm long).

An original door was then removed from its position at the end of the hallway to be relocated within the stud wall to form a new entrance to the master bedroom. The original door frame was left in place and a new frame made within the stud wall.

Our intention is to simply reinstate the door to its original position.

The stud wall formed a segregation of the bedroom, which reduces the size and functionality of the room. It is of a plywood and timber frame construction. No skirting boards have been fitted. The original door frame was left in place and a new frame made within the stud wall. None of this appears to have been undertaken with an empathy to the age or style of the property.

Our intention is to remove the stud wall

The fireplace is described within the listing and is located in the middle of the west exterior wall of the property. It has been painted over in white emulsion in such a way the the mantel, ironwork, lion heads and indeed complete surround are all covered. It has been boarded and whilst we cannot verify at this point, assume that it has been closed off at the point of the register plate. Practically, it is not usable and our intention is investigate the practicality of doing so when it is uncovered. the chimney appears in good condition with no leaks, breaks in the flashing or loose/ missing pointing. Aesthetically, the white emulsion leaves the fireplace in tact but with no real empathy to its original look or condition. The stud wall joins 45cm from the mantle and doesn't effect / impact on the fireplace. It does however impact the impact upon the aesthetic as fireplace now appears to occupy a position near the corner of the room rather than the centre of the wall.

Our intention is to restore the aesthetic of the fireplace and investigate the restoration of the functionality

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).

1. Fireplace restoration

The fireplace is shown in images 1,2 and 3 attached.

It is on the west wall of the property.

It can be seen that all features have been painted over and the essence of the listed feature has been impacted upon negatively. Our intention is to remove the paint to restore the fireplace. We have no photos or images of the fireplace in its original condition and so cant be sure of the construction and materials, (brick, tile, stone etc) however will use appropriate and sympathetic techniques to ensure the original character of the fireplace is restored.

No structural/ removal work will be needed to the wall around the fireplace and apart from the plywood board closing in the front of the fireplace currently.

2. Removal of stud wall

This looks to have been added some time ago or cheaply as it is of plywood rather than plasterboard construction as can be seen in images 4 and 7

As can be seen in image 1, the wall provides an artificial barrier within the original room layout and as such restricts available space, compromises the original design and negatively effects the location of the fireplace within the west wall.

The wall creates a small dressing area made up of two small wardrobe spaces, one of which has slatted doors which suggest it may have been a former airing cupboard space at some time. Images 4 and 5 indates how small this space is in the current configuration.

Removing this wall will look to restore the size and shape of the room. No demolition will be required and the wall will be removed but leave the original wall to the right of the doorframe in images 1 and 8.

3. Replace door to original siting

The door within the stud wall has been relocated from its original position at the end of the landing as seen in image 6. Fortunately the original frames and mounting points for the hinges and locks, have been left and simply painted over. This will make rehangng and restoring it to its original position a relatively simple task requiring no structural changes

Materials

Does the proposed development require any materials to be used?

Yes

No

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

First Name

Surname

Declaration Date

12/02/2023

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 Birch

Date

28/02/2023