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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

Mr

First name

Barry

Surname

Rogers

Company Name

Address

Address line 1

Oxford House, Flat 2 Upper Holt Street

Address line 2

Address line 3

Town/City

Earls Colne

County

Essex

Country

Postcode

CO6 2PG

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

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

County

Country

Postcode

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Description of Proposed Works

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

The proposed works are to remove the existing window within the front porch extension along the North/ West elevation and replace this with a timber door leading into the garden. The external door will be 838mm wide with a structural opening width of 932mm and a height of 2100mm.

The door will have a small portion of glazing on the top half and a cat flap at the base as can be seen within the supporting documents.

Please note, there are no proposed works to alter the existing structure of the Grade II listed building itself, only to modify the window within the front porch extension.

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

If Yes, please describe and include the planning application reference number(s), if known

There are currently no proposals ongoing for this site, however the previous applications related to this site are as follows:

- 17/01081/FUL | Retention of 2 no. dwellings | Land Adjacent Oxford House Upper Holt Street Earls Colne Essex CO6 2PG (GRANTED)
- 17/00758/FUL | Conversion of existing barn to 1no. one bedroom single storey dwelling | Barn South Of Oxford House Upper Holt Street Earls Colne Essex (WITHDRAWN)
- 17/00261/DAC | Application for approval of details reserved by condition no. 4 of approved application 14/00588/LBC | Oxford House Upper Holt Street Earls Colne Essex CO6 2PG (GRANTED)
- 16/01463/DAC | Application for approval of details reserved by condition nos. 1-5 of approved application 14/00588/LBC | Oxford House Upper Holt Street Earls Colne Essex CO6 2PG (PART GRANTED/ PART REFUSED)
- 16/01083/DAC | Application for approval of details reserved by condition nos. 1-20 of approved application 14/00587/FUL | Oxford House Upper Holt Street Earls Colne Essex CO6 2PG (GRANTED)
- 14/00588/LBC | Change of use from A3/A4 to residential (Conversion of ground floor bar/restaurant into two self-contained flats and associated works) and erection of a detached two storey dwelling and associated works | Oxford House Upper Holt Street Earls Colne Essex CO6 2PG (GRANTED)
- 14/00587/FUL | Change of use from A3/A4 to residential (Conversion of ground floor bar/restaurant into two self-contained flats and associated works) and erection of a detached two storey dwelling and associated works | Oxford House Upper Holt Street Earls Colne Essex CO6 2PG (GRANTED)
- 09/01207/LBC | Change of use from A3/A4 to residential (Conversion of ground floor bar/restaurant to a three bedroom self contained flat) | Oxford House Upper Holt Street Earls Colne Colchester Essex CO6 2PG (GRANTED)
- 09/01195/FUL | Change of use from A3/A4 to residential (Conversion of ground floor bar/restaurant to a three bedroom self contained flat) | Oxford House Upper Holt Street Earls Colne Colchester Essex CO6 2PG (GRANTED)

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

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 doors

Existing materials and finishes:

The existing door into the front porch extension is timber painted with a small panel of glazing at the top. The structural opening is 838mm and the door is 762mm in width.

Proposed materials and finishes:

The proposed external door will be 838mm wide with a structural opening width of 932mm and a height of 2100mm. The door will have a small portion of glazing on the top half to match the existing and a cat flap at the base as can be seen within the supporting documents. The design of the proposed door has been influenced by the existing front door into the front porch extension along the existing South/ West facing elevation. As mentioned above, to reflect this, the proposed door will be timber, painted to match and have a small portion of glazing along the top half.

Type:

External walls

Existing materials and finishes:

The front porch extension of the property is finished in green painted shiplap weatherboarding.

Proposed materials and finishes:

The existing window of this porch along the north/ west facing elevation is to be removed and a timber door is to be installed. The wall is to be infilled and made good to match existing as required.

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

Please find attached the following documents:

- Existing site location plan
- Proposed block plan
- Existing & Proposed floor plan
- Existing & Proposed floor plan
- Elevation & section of proposed door
- Design & Access Statement
- Site photos and images

Neighbour and Community Consultation

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

- Yes
 No

Site Visit

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

Mr

First Name

Barry

Surname

Rogers

Declaration Date

18/05/2023

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 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

Damian Lockley

Date

18/05/2023