



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

The Grange, Nutholt Lane, Ely, Cambridgeshire, CB7 4EE

Telephone: 01353 665555

www.eastcamb.gov.uk

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

Peter

Surname

Jones

Company Name

Address

Address line 1

1 Bradford Cottages

Address line 2

Lode Road

Address line 3

Bottisham

Town/City

Cambridge

County

Country

United Kingdom

Postcode

CB25 9DJ

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)

The proposal is the conversion of an existing ground floor room within a C19 lean-to extension into a family bathroom. The existing back door will be blocked up and the existing door from the hallway will also be blocked up. The window lintel will be raised and new timber flush casement double-glazed window installed. Within the proposed bathroom, a suspended timber floor with insulation and under-floor heating will be installed, the existing ceiling replaced, a new connection under the floor to the sewer within the rear garden will be made, and all necessary electrical and plumbing connections to supply the bathroom fittings and fixtures will be made. Furthermore, the other rear windows to the property will be replaced with timber flush casement double glazed windows to match the new bathroom window. The existing patio doors will also be replaced with new timber double glazed doors.

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).

Works to interior (refer to drawing 01/PL/PR/02)

- A suspended timber floor incorporating insulation and under-floor heating installed above the existing concrete floor. Voids will be retained below the insulation with ventilation provided to manage any moisture. Refer also to drawing 01/DE/PR/01.
- Ceiling mounted down lights will be installed.
- Loft insulation will be provided above new ceiling. A new loft access will be provided to the currently inaccessible loft space above.
- A new connection under the floor to the sewer in the rear garden will be made with drainage connections to the new bathroom fittings installed below the new floor.
- A door frame and new door will be installed between the living room and new bathroom, in an existing opening. To facilitate, a short section of the already severed soleplate will be removed (refer also to drawing 01/DE/PR/01).
- The existing doorway from the hallway will be removed and blocked up. The door to be removed is a reclaimed Victorian timber door, installed late C20.

Works to exterior:

1. Bathroom conversion (refer to drawings 01/EL/EX/01 and 01/EL/PR/01):

The existing back door will be blocked up and rendered and painted to match existing. The door to be removed is a mid C20 single glazed two panel door.

An opening will be created in the side wall for a bathroom extraction fan outlet, above ceiling level (refer also to drawing 01/EL/PR/01).

The window lintel in the new bathroom will be raised by approx. 300mm and new timber double-glazed flush casement window installed. The existing window to be removed is a C20 single glazed timber window.

2. Windows/patio doors to the kitchen/diner (refer to drawings 01/EL/EX/02 & 03 and 01/EL/PR/02 & 03):

The windows to be replaced with new timber double-glazed flush casement units of a style to complement the new bathroom window and more in keeping with the older parts of the property. The existing windows/doors in the kitchen/diner are late C20 timber double glazed windows.

The window to the rear upstairs bedroom (above the kitchen/diner) will be replaced to match the new kitchen/diner windows. The existing window is a late C20 timber double glazed window.

The window replacement is likely to be phased, with the new bathroom and patio doors in the first phase.

Stripping out of any internal wall, ceiling or floor finishes:

1. The existing ceramic floor tiles (installed 1990s) will be removed.
2. The existing ceiling to the proposed bathroom is possible asbestos containing material, installed C20, and will be removed (by appropriate specialists, if asbestos is confirmed by testing).

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:

Windows

Existing materials and finishes:

Rear lean-to extension: 1 softwood timber single glazed window, finished in white internally and black externally Kitchen/diner: 2 softwood timber double glazed windows, finished in white internally and black externally Rear bedroom: 1 softwood timber double glazed window, finished in white internally and black externally

Proposed materials and finishes:

All proposed windows: softwood timber standard depth (24mm) double glazed flush casement window, with hardwood cill, finished in white internally and French grey externally

Type:

External doors

Existing materials and finishes:

Rear lean-to extension: Softwood timber door with single glazed upper panel, finished in white internally and black externally Kitchen/diner: Softwood timber double glazed patio doors, finished in white internally and black externally

Proposed materials and finishes:

Rear lean-to extension: Door to be removed Kitchen/diner: Hardwood timber double glazed patio doors, finished in white internally and French grey externally

Type:

External walls

Existing materials and finishes:

Rear lean-to extension: Brick and cement based render, painted white

Proposed materials and finishes:

Rear lean-to extension (to block up external door) Brick and cement based render, painted white, to match existing

Type:

Ceilings

Existing materials and finishes:

Possible asbestos containing ceiling board

Proposed materials and finishes:

Plasterboard

Type:

Internal walls

Existing materials and finishes:

Existing walls are a mix of materials.

Proposed materials and finishes:

Proposed blocking up of doorway from hall to be of timber frame and plasterboard covering. Brick-built walls to be replastered in standard materials. Plasterboard to be supported by studwork to conceal water and electrical connections. Plaster between timber columns on timber frame wall within bathroom to be replaced with materials to match existing.

Type:

Floors

Existing materials and finishes:

Lean-to extension: Concrete floor with ceramic tiles

Proposed materials and finishes:

Lean-to extension: Suspended floor constructed from timber. Insulation laid between joists, raised from the existing floor to provide ventilation space. Underfloor heating pipes laid within screed, ceramic tiles to finish. See drawing 01/DE/PR/01 for details.

Type:

Internal doors

Existing materials and finishes:

Doorway to lean-to extension: open doorway with no frame or door

Proposed materials and finishes:

Doorway to lean-to extension: timber frame and timber door. Small length of already severed soleplate to be removed to facilitate full door opening. See drawing 01/DE/PR/01 for details.

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

01/DA/PR/01 - Design, access and heritage statement

01/PL/EX/01 - Existing floorplan

01/EL/EX/01 - Existing elevations (sheet 1)

01/EL/EX/02 - Existing elevations (sheet 2)

01/EL/EX/03 - Existing elevations (sheet 3)

01/PL/PR/01 - Proposed floorplan

01/PL/PR/02 - Proposed bathroom floorplan

01/EL/PR/01 - Proposed elevations (sheet 1)

01/EL/PR/02 - Proposed elevations (sheet 2)

01/EL/PR/03 - Proposed elevations (sheet 3)

01/DE/PR/01 - Proposed details (sheet 1)

Neighbour and Community Consultation

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

Yes

No

If Yes, please provide details

Next-door neighbour at 3 Bradford Cottages consulted, with no concerns raised.

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

PREAPP/00032/23

Date (must be pre-application submission)

14/04/2023

Details of the pre-application advice received

In general no conservation issue with the proposal. Specific advice received regarding;
Replacement windows: existing windows are not particularly complementary, and there is scope to improve on their design and performance, providing authentic materials used.
Doorway from C17 building to lean-to: agreement that there is reasonable practical case for removing the stud obstructing the doorway, given the soleplate has been already severed.

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

Peter

Surname

Jones

Declaration Date

12/05/2023

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 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

Peter Jones

Date

30/06/2023