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Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); 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

The Barn

Address Line 1

Larks In The Wood

Address Line 2

Address Line 3

Essex

Town/city

Pentlow

Postcode

CO10 7JU

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

Easting (x)

580623

Northing (y)

244977

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

\*\*\*\* REDACTED \*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\* REDACTED \*\*\*\*

## Agent Details

Name/Company

Title

Mr

First name

Chris

Surname

Read

Company Name

Fabric First Architects

## Address

Address line 1

Sunnyfield

Address line 2

Culford Road

Address line 3

Fornham St Martin

Town/City

County

Country

Postcode

IP28 6TN

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of Proposed Works

Please describe the proposed works

Internal alterations and two single storey extensions to form new entrance porch and rear garden room.

Has the work already been started without consent?

Yes

No

If Yes, please state when the development or work was started (date must be pre-application submission)

19/06/2023

Has the work already been completed 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

## Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

Yes

No

## Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

Yes

No

**If Yes, which of the following does the proposal involve?**

a) Total demolition of the listed building

Yes

No

b) Demolition of a building within the curtilage of the listed building

Yes

No

c) Demolition of a part of the listed building

Yes

No

**If the answer to c) is Yes**

What is the total volume of the listed building?

1390.00

Cubic metres

What is the volume of the part to be demolished?

14.00

Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

January

Year

1980

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

Two no. oil boiler cupboards with lean-to roof over both. Clad with black feather edged boarding and roof finished in red clay pantiles.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

Lean-to boiler cupboards and roof over to be demolished to enable proposed extension to from new entrance porch. See Design and Access Statement for further details.

## 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).

DW01 - The Barn Larks in the Wood - Design and Access Statement  
DW2301 01 rev01 Location Plan and Block and Landscape Plan  
DW2301 02 rev01 Proposed Ground Floor Plan  
DW2301 03 rev01 Proposed Elevations and Sections  
DW2301 04 rev01 Existing Plans Elevations and Sections  
230602 The Barn, Larks in the Wood HIA

## 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:**

Black painted feather edged boarding

**Proposed materials and finishes:**

Black painted feather edged boarding

**Type:**

Roof covering

**Existing materials and finishes:**

Red clay pantiles

**Proposed materials and finishes:**

Red clay pantiles

**Type:**

Windows

**Existing materials and finishes:**

Black stained timber

**Proposed materials and finishes:**

Black stained timber with double glazed units

**Type:**

Internal walls

**Existing materials and finishes:**

Gypsum plasterboard to timber studs

**Proposed materials and finishes:**

Gypsum plasterboard to timber studs

**Type:**

Rainwater goods

**Existing materials and finishes:**

Black UPVC

**Proposed materials and finishes:**

Black UPVC

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

Gravel

**Proposed materials and finishes:**

Gravel and heritage style paving to patios

**Type:**

Lighting

**Existing materials and finishes:**

Flood lighting

**Proposed materials and finishes:**

Replacement flood lighting. Fittings raised to conceal under eaves or behind barge boards to gable ends. New black downlighters to Garden Room and Porch New black down/ip lighters to brick piers either side of new entrance gates

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

DW2301 03 rev01 Proposed Elevations and Sections  
DW2301 02 rev01 Proposed Ground Floor Plan  
DW2301 01 rev01 Location Plan and Block and Landscape Plan  
DW01 - The Barn Larks in the Wood - Design and Access Statement

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- Yes  
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes  
 No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes  
 No

## Parking

Will the proposed works affect existing car parking arrangements?

- Yes  
 No

## Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- Yes  
 No

Will any trees or hedges need to be removed or pruned in order to carry out your 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

**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

23/60067/PREEAPP

Date (must be pre-application submission)

02/05/2023

Details of the pre-application advice received

Listed Building Pre App submitted. Site visit and written response requested.  
A site visit / meeting took place on the 6th of April at which the applicant, their agent and both the Planning Case Officer (Jack Street) and Heritage Officer (David Sorapure) were present.  
Their written responses were received on the 2nd of May and are included within Appendix A of the DAS.  
Helpful advice was received during the site visit and the written responses from both the Case Officer and Heritage Officer confirms the proposals are generally acceptable.

## 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 and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & 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

Is any of the land to which the application relates part of an Agricultural Holding?

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\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

**NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.**

Person Role

The Applicant

The Agent

Title

Mr

First Name

Chris

Surname

Read

Declaration Date

07/07/2023

Declaration made

## Declaration

I / We hereby apply for Householder planning & 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

Stuart Jones

Date

07/07/2023