



**Basingstoke
and Deane**

Basingstoke and Deane Borough Council

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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 Old Rectory

Address Line 1

Longroden Lane

Address Line 2

Address Line 3

Hampshire

Town/city

Tunworth

Postcode

RG25 2NB

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

Easting (x)

467513

Northing (y)

148383

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

Miss

First name

Amy

Surname

Baynes

Company Name

Adam Architecture

Address

Address line 1

Old Hyde House

Address line 2

75 Hyde Street

Address line 3

Town/City

Winchester

County

Country

United Kingdom

Postcode

SO23 7DW

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Alterations to the existing Grade II listed Old Rectory, main house.

Has the 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

Immunity from Listing

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

- Yes
 No

Demolition of Listed Building

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed 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).

Alterations to the existing main house include:

- Forming a new floor over the recently constructed internal swimming pool and adapting the internal layout.
- Removing pitched rooflights to the conservatory and over the pool and replacing with powder coated metal framed flat rooflights.
- Alterations to the dormer window structure, to lower the sill height.
- Altering a window in the master bedroom to become French doors (width of window maintained) with the addition of a balcony above the existing structure below.
- Blocking up a doorway to the Master Bedrooms' Bathroom with the addition of two new openings between the bedroom and bathroom and the bathroom and dressing room. The wall between the Dressing Room and Bathroom has been formed against the mullion to the existing window. The addition of this opening reinstates the free space and natural light into both rooms and forms an opening between the bedroom and bathroom.

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:

Other

Other (please specify):

Roof Lights

Existing materials and finishes:

Painted aluminium roof lights

Proposed materials and finishes:

Powder coated aluminium framed double glazed roof lights

Type:

Windows

Existing materials and finishes:

Painted timber sliding sash and casement windows

Proposed materials and finishes:

Painted timber casement windows to match existing with double glazing.

Type:

External doors

Existing materials and finishes:

Painted timber

Proposed materials and finishes:

Painted timber with double glazing units

Type:

Floors

Existing materials and finishes:

Solid floors to the pool hall

Proposed materials and finishes:

New beam and block solid floor to be added over pool area.

Type:

Other

Other (please specify):

Balcony Railing

Existing materials and finishes:

n/a

Proposed materials and finishes:

Paint finished metal railings and hand rail to balcony

Type:

Other

Other (please specify):

External terrace to balcony

Existing materials and finishes:

Bitumen covering

Proposed materials and finishes:

Quarried stone set over existing bitumen covering

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

Design & Access Statement

Drawings:

6414-ADAM-MH-00-DR-A-100.00

6414-ADAM-MH-00-DR-A-100.01

6414-ADAM-MH-00-DR-A-100.02

6414-ADAM-MH-00-DR-A-101.00

6414-ADAM-MH-00-DR-A-101.01

6414-ADAM-MH-00-DR-A-101.02

6414-ADAM-MH-00-DR-A-101.03

6414-ADAM-MH-00-DR-A-101.04

6414-ADAM-MH-01-DR-A-102.00

6414-ADAM-MH-01-DR-A-102.01

6414-ADAM-MH-01-DR-A-102.02

6414-ADAM-MH-01-DR-A-102.03

6414-ADAM-MH-01-DR-A-103.00

6414-ADAM-MH-01-DR-A-103.01

6414-ADAM-MH-01-DR-A-103.02

6414-ADAM-MH-01-DR-A-103.03

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 cut back 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

23/01359/ENC

Date (must be pre-application submission)

30/05/2023

Details of the pre-application advice received

Generally no concerns with the proposals - "The building has already been heavily altered with the proposed minor alterations sympathetic in nature to the interest of the asset."

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

Can you give appropriate notice to **all** the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
- No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

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

** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

The Old Rectory

Number:

Suffix:

Address line 1:

Address Line 2:

Town/City:

Tunworth

Postcode:

RG25 2NB

Date notice served (DD/MM/YYYY):

05/07/2023

Person Role

- The Applicant
- The Agent

Title

Miss

First Name

Amy

Surname

Baynes

Declaration Date

28/07/2023

Declaration made

Declaration

I/We hereby apply for Householder planning & listed building consent as described in the questions answered, details provided, and the 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 person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Amy Baynes

Date

02/08/2023