



Planning and Sustainable Development

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www.cornwall.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

Greig

Surname

Scott

Company Name

Address

Address line 1

Penally House

Address line 2

Penally Hill

Address line 3

Town/City

Boscastle

County

Country

United Kingdom

Postcode

PL35 0HQ

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)

Plant Room (Existing): reinstating small utility room within this existing plant room to include: Washing Machine, Tumble Drier, Sink. Using three existing units (salvaged from the house) to house the items in. Quartz Stone top (white).

Bedroom Two: No structural changes at all. Existing bedroom that requires refurbishment and decoration. Original ceiling that was tongue and groove. Over-boarded existing ceiling with plasterboard and then applied coat of plaster. Painted White. To include some wooden panelling, applied to two ends of the room. Bespoke, hand crafted wooden panels to be custom built and affixed to batons. No change or interference with the existing walls. Install a raised plinth that is freestanding and sits on the existing slate floor to encompass plumbing waste for a freestanding bath that will sit on the plinth. No structural changes, no original features touched, changed, interfered with. The plinth will be covered with Kardean with a wood effect. Bedroom to be painted using eco-paint provided by Victory Colours (www.victorycolours.co.uk) who specialise in eco-paints.

Bedroom One: No structural changes at all. Existing bedroom that requires refurbishment and decoration. Original ceiling that was tongue and groove. Over-boarded existing ceiling with plasterboard and then applied coat of plaster. Wallpapered ceiling. Fireplace refurbished, new slate hearth and Everhot stove installed to assist with heating the room which is low powered electric heater to avoid the use of fossil fuels. No structural changes, no original features touched, changed, interfered with. Bedroom to be painted using eco-paint provided by Victory Colours (www.victorycolours.co.uk) who specialise in eco-paints.

Lounge: Installation of supporting wall to replace the inadequate pillar used from the original porch. No ceiling present. Installation of new ceiling plus Use of 'Rockwool A1 Non-Combustible insulation' with new 'supporting' studwork to preserve and secure the original structure. Then plasterboarded and then applied coat of plaster. Painted White.

To include some wooden panelling, applied to all walls. Bespoke, hand crafted wooden panels to be custom built and affixed to batons. No change, interference with the existing walls. Room to be painted using eco-paint provided by Victory Colours who specialise in eco-paints.

Bathroom: Reinstating the bathroom. WC in existing position and using existing pipework. Shower re-instating and again use of existing waste pipes. Installed aquaboard to existing stone wall, this is fixed by using a small timber frame that is screwed using 4 screws with raw plugs, the screws and plugs are fixed to the cement and not to the original stone with the aquaboard glued to the timberframe. Aquaboard to be tiled using Fired Earth Tiles. Installation of new freestanding basin, plus 1 single heated towel rail. Decoration throughout using Victory Colour.

Hallway: Decoration throughout using Victory Colours paints.

Has the development or 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)

Has the development or 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

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

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

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

various emails and previous visit

Date (must be pre-application submission)

14/07/2023

Details of the pre-application advice received

Visit by two officers to the property Joanna, Joanne. Plus various emails with Kate McKnight

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

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

Greig Scott

Date

25/07/2023