



Planning and Sustainable Development

Correspondence address Cornwall Council - Planning, PO Box 676, Threemilestone, Truro, TR1 9EQ
Telephone 0300 1234 151 | **Email** planning@cornwall.gov.uk

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

Ed

Surname

Crossley

Company Name

Ed Crossley Associates

Address

Address line 1

Alpha Cottage Gweek

Address line 2

Address line 3

Town/City

Helston

County

Cornwall

Country

Postcode

TR12 6TU

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

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)

Interior replacement of concrete floor with limecrete. Electrical rewire and re-plumbing of the building. Replacement of treads, risers and understructure of staircase (rotten), replacement of modern stick bannister. Removal of unbreathable plaster inside and replacement with breathable plaster followed by mineral paint or limewash. Replacement of floor joists and boards where necessary. Addition of floor joists between existing in main room first floor to reduce centre size and stiffen and strengthen the floor. Refurbishment of windows and doors, repair to timber if necessary, re-puttying glazing bars. Install air ventilation unit in loft (there would be no external ventilation unit).

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).

Internal works are described in detail in the Schedule of Works, and Heritage Impact Assessment gives photographs identifying the areas and features to be altered. The floor plans show the existing and proposed plans, though there are no proposed changes to layout and replacement of features is on a like-for-like basis.

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:

Internal walls

Existing materials and finishes:

Presumed gypsum unbreathable plaster both to ground and first floor. To ground floor, walls are battened out with plastic sheeting underneath. To first floor, larger room, there is cob beneath plaster.

Proposed materials and finishes:

Breathable plaster and surface coating (either mineral paint or limewash) throughout interior. Patch repair failed cob with cob. Remove battening and plastic sheeting.

Type:

Ceilings

Existing materials and finishes:

Plasterboard in upstairs bathroom and plasterboard or lath and plaster in main room first floor ceiling. Gloss synthetic paint over all ceilings first floor.

Proposed materials and finishes:

Replacement with new plasterboard where failed. Finished with paints to match walls.

Type:

Floors

Existing materials and finishes:

Ground floor, concrete floor directly on ground. First floors, floorboards on timber joists.

Proposed materials and finishes:

Ground floor, limecrete floor on glass foam. First floors, floorboards on timber joists, replaced like-for-like where necessary and additional joists added between existing to reduce centres and stiffen.

Type:

Other

Other (please specify):

Staircase

Existing materials and finishes:

Rotten timber, nailed together.

Proposed materials and finishes:

Treads, risers and understructure to be replaced like-for-like while panelling outside of the staircase well to be retained (see HIA).

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

ENHANCE Heritage Impact Assessment Alpha Cottage Gweek AUG23; Alpha Cottage Gweek - 01 - Schedule of Internal Works - 01.08.2023; Alpha Cot First Floor Plan JUL2023 existing; Alpha Cot Ground Floor Plan JUL2023 existing; Alpha Cot First Floor Plan JUL2023 proposed; Alpha Cot Ground Floor Plan JUL2023 proposed; Alpha Cot Location_Block JUL2023

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

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

Alfie

Surname

Robinson

Declaration Date

31/07/2023

Declaration made

Declaration

I/We hereby apply for 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

Alfie Robinson

Date

03/08/2023