

Planning Services
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Shropshire
 Council

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

4 Frodesley Hall Farm Barns

Address Line 1

Frodesley House Farm Junction To The Old Rectory

Address Line 2

Frodesley

Address Line 3

Shropshire

Town/city

Shrewsbury

Postcode

SY5 7GA

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

Easting (x)

351656

Northing (y)

301091

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 *****

Description of Proposed Works

Please describe the proposed works

Installation of 2no sun-pipes just below roof ridge level on the large, north-westerly facing facade to permit natural daylight to enter the upstairs hallway of the building.

[Note 1: due to restrictive covenants, there are no windows or roof-lights in the south-easterly-facing facade, which overlooks the grounds of Frodesley Hall. So the only daylight in the upstairs hall comes from bedrooms (if the doors are left open) or filters up from the downstairs hallway. The upstairs hall needs to be permanently lit by artificial light if the bedrooms are in use.]

[Note 2: the proposed sun-pipes will complement the existing heritage-style (black cast-iron look) roof lights which are used extensively in this and other properties on this development]

Replacement of 2no existing casement windows on the north-westerly-facing facade with single-opening double-glazed doors, using the existing window apertures and lintel detailing, but cutting out the brickwork below the existing window to create door openings. This will allow more natural light into the living room and better use of existing lawn area.

[Note 3: proposed joinery will all be oak-stained and use black heritage ironmongery in line with the existing exterior joinery on this and other properties in the development. The door design has been chosen to mirror the single-opening garden door used on the neighbouring property, No 3 Frodesley Hall Farm Barns.]

Replacement of existing casement window in the gable-end with single-opening double-glazed door, using the existing window apertures and lintel detailing, but cutting out the brickwork below the existing window to create door openings. This will allow significantly more light into the kitchen, and permit external improvements to existing grass verge.

[Note 4: proposed joinery will be oak-stained and use black heritage ironmongery in line with the existing exterior joinery on this and other properties in the development. The door design has been chosen to mirror the single-opening garden door used on the neighbouring property, No 3 Frodesley Hall Farm Barns.]

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

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).

For the avoidance of doubt, works to the building interior will consist only of making-good to the plasterboard walls and ceilings and minor works to interior floors, commensurate with the creation of new thresholds. It will not impact the structural timbers or any other significant elements of historical note.

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 doors

Existing materials and finishes:
Existing casement windows and frames are double-glazed softwood, stained oak colour to match all other exterior joinery on this development. Existing hardware is heritage-style black cast iron.

Proposed materials and finishes:
New single-opening doors and frames will be double-glazed hardwood, manufactured in the same style as the existing garden door on the neighbouring property (No3 Frodesley Hall farm Barns). Joinery will be stained oak colour to match all other exterior joinery on this development. Hardware will be heritage black cast iron, in line with that used on other properties.

Type:
Windows

Existing materials and finishes:
Existing roof is clay peg tiles, pierced by two heritage-style (black frames and glazing bars) roof windows.

Proposed materials and finishes:
New sun-pipes will be inserted below ridge-line, either side of the centre-line of the building facade. Frames will be black, mirroring existing heritage-style roof windows used throughout the development. Glazing will be flat to minimise impact on sight-lines.

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

SA45974_BRY_XX_PL_A_01_A_Existing Elevations and Ground Floor Plan_230823.pdf
SA45974_BRY_XX_PL_A_02_A_Proposed Elevations and Ground Floor Plan_230823.pdf
SA45974_BRY_XX_DT_A_01_A_Proposed Joinery Details_230823.pdf
Sunlight section.pdf - sectional drawing of proposed sun-pipe installation
Sunlight specs.pdf - manufacturer's leaflet detailing proposed sun-pipe product
HIA Final submission .pdf - Listed Building Heritage Impact Assessment
Photo/A - Single-opening double-glazed glazed door in similar-sized aperture as used on No 3 Frodesley Hall Farm Barns
Photo/B - Single-opening double-glazed door at No 3 Frodesley Hall Farm Barns in wider context.

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

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

Christopher

Surname

Pateman

Declaration Date

04/09/2023

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

Chris Pateman

Date

04/09/2023