

For assistance in completing this form, please contact:

Wakefield Council, Planning Services, Development Control, Wakefield One,
PO Box 700, Burton Street, Wakefield, WF1 2EB

Email: devcontrol@wakefield.gov.uk **Phone:** 0345 8 506 506

This form can also be completed online at: www.planningportal.gov.uk



Once submitted, applications can be monitored at: <http://planning.wakefield.gov.uk/publicaccess>

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

David

Surname

Langdale

Company Name

Address

Address line 1

34 Barnsley Road

Address line 2

Ackworth

Address line 3

Town/City

Pontefract

County

Country

United Kingdom

Postcode

WF7 7NB

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

01977339918

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

To convert the existing under stairs cupboard into a downstairs WC comprising a toilet and hand basin.

To install a stud wall to divide the existing cupboard in two and create a useable room. Height restrictions caused by the descent of the stairs means that the rear half of the cupboard would be impractical to use as part of the room.

Install a Saniflo Sanitop system which will allow waste to be pumped upwards and join existing waste pipes located within the house bathroom on the first floor. A hot and cold water feed will also be connected from the upstairs house bathroom. The Saniflo Sanitop system requires a macerator to be fitted to the toilet. We plan to install this either within the dead space behind the newly created stud wall or within a small cupboard which will form the toilet column and house the flush system. An electrical connection to the downstairs loop will also be required.

There will be a need for a small amount of pipework around the left edge of the new downstairs WC. This will be boxed in between the left wall and floor coming from the toilet, and then upwards between the wall adjoining the dining room and the left wall of the newly created WC to enable connection to existing waste and water feed pipes on the first floor.

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).

Plan of existing ground floor layout provided at scale 1:100

Plan of proposed ground floor layout provided at scale 1:100. This plan also includes a projection of the layout of the newly converted space.

Plan of existing first floor layout provided, showing approximate proposed route of new pipework to existing hot/cold water feeds and waste pipe.

Photographs of existing cupboard.

We have spoken to the Wakefield Council Conservation Officer prior to making this application. The documents included above comprise what we were instructed to include by them in order to satisfy the requirements of this application.

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):

Toilet, Basin, Macerator & Pipework

Existing materials and finishes:

Pipework - white plastic.

Proposed materials and finishes:

White ceramic toilet & basin Macerator - white plastic White plastic pipework from toilet/basin to existing pipework on first floor. Pipework on first floor will be underneath floorboards.

Type:

Internal walls

Existing materials and finishes:

N/A

Proposed materials and finishes:

Plasterboard stud walling/pipe boxing with plaster finish.

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

Further details of proposed work can be found on document 34 Barnsley Road - Ground Floor Plan (proposed)

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

Conservation Officer

First Name

[REDACTED]

Surname

[REDACTED]

Reference

[REDACTED]

Date (must be pre-application submission)

02/10/2023

Details of the pre-application advice received

First contacted the Conservation Officer on 02/10/23 looking for advice about whether a planning application needed to be made and if so the requirements of the application process including supporting documents needed. The Conservation Officer then sought advice from her line manager about whether an application was needed. The details of the outcome are included below - this is a copy of the email we received from the Conservation Officer. We were informed that to satisfy the requirements of the application would need to submit existing and proposed ground floor plans and photographs only as no changes to the external features of the building would be being made.

Good morning,

I spoke with the senior conservation officer, and she thinks it may need LBC. Primarily because the character will be changing will be changing as the use is changing and where the pipes will be located/cutting into any walls.

However, an LBC application is free and there are no concerns with the proposal so would be accepted. We would only suggest putting a LBC application in so going forward if the house is sold ect there is the proper documentation to support the works. For an application we would require the application filled in, a small heritage statement explaining reasons for the works and how it would impact the building and location of the pipes. Floorplans of the ground floor before and after would also be required. Photos that show where the pipework will be cutting into would also be helpful for illustrating the works.

Apologies for the delay in response and any questions do let me know. And again thank you for coming to us to check it is greatly appreciated.

Kind regards

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

[Redacted content]

14. Ownership Certificates

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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.

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

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY):

[Redacted Signature]

[Redacted Signature]

09/10/2023

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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* of any part of the land or building to which this application relates.

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

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY):

[Redacted Signature]

[Redacted Signature]

[Redacted Signature]

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners* of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

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

The steps taken were:

[Redacted Text]

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

[Redacted Newspaper Name]

[Redacted Date]

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY):

[Redacted Signature]

[Redacted Signature]

[Redacted Signature]

Owner

[Redacted information]

Person Role

- The Applicant
- The Agent

Title

[Redacted title]

First Name

David

Surname

Langdale

Declaration Date

07/10/2023

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

David Langdale

Date

07/10/2023