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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

Jason

Surname

Marrows

Company Name

### Address

Address line 1

white cottage

Address line 2

Peppercorn Walk

Address line 3

Town/City

holton le clay

County

Country

United Kingdom

Postcode

dn365dq

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)

Installation of an external heat only oil boiler.  
Installation of a concrete base and an oil tank within white cottage grounds.  
Replacement of a Hot water storage cylinder.  
Installation of a buried oil fuel pipe within white cottage garden.  
Drilling of an external mud and stud wall , internal brick wall and Ground Floor kitchen ceiling with 2x 28mm holes and 1x 20mm hole

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

If Yes, please describe and include the planning application reference number(s), if known

proposed 2 storey extension to to existing grade 2 listed cottage building and proposed construction of single storey office building to the rear of the garden

ref no: N\_085\_02751\_09

## 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).

Please read the heritage statement for full details complete with

Drawings:

HEPV1

PV1

GF1

FF1

Photos

P1

P2

P3

P4

P5

## Materials

Does the proposed development require any materials to be used?

- Yes
- No

**Type:**

External walls

**Existing materials and finishes:**

Existing wall material - Mud and Stud complete with lime render on the external aspect of the wall and lime plaster on the internal aspect of the wall

**Proposed materials and finishes:**

The boiler would require 2x 22mm central heating flow/return pipes and 1x 5 core electrical supply to enter White cottage. These pipes would have 28mm Holes to be drilled into the house through the northern exterior mud and stud wall into the kitchen, these holes would be sleeved in a copper material and lagged as to protect the fabric of the building. The sleaving would protect the historically important mud and stud walls should the pipes ever leak. The two pipes would then enter the kitchen behind the kitchen units and then be drilled through an interior wall in the northwest corner of the kitchen. Again, these pipes would be sleeved with a 28mm copper pipe and insulated to protect the fabric of the building. The 2x 22mm flow and return pipes would then rise vertically clipped behind the fridge freezer and passing through the ceiling into the existing cylinder cupboard, before connecting onto a new Hot water cylinder. The electrical wiring will consist of 5x 1.5mm cores withing a fire-resistant flexible coating, from the wiring centre to the boiler. This electrical supply will follow the route of the central heating pipework. The 5 core flex pipework will be installed within galvanised conduit with adequate clipping to match the copper central heating pipework. This galvanised conduit will protect the fabric of white cottage where it passes through the mud and stud external wall, very much like how the copper sleaving with the copper central heating pipework. The boiler wiring will have a localised fused spur for safe isolation, while at the other end at the boiler location the 5 core flex will have a rotary isolator mounted onto the boiler casing to allow for safe working while carrying out maintenance. During the process of drilling the central heating pipework and electrical wiring though the building, no wooden joists or beams will be drilled. The pipework and cable route described has been thought about thoroughly to ensure the least amount of disruption to White Cottage is done, carried out sympathetically with consideration to keep the heritage of White Cottage and that the pipework route is a discreet as possible. Please see Drawings and Photos GF1, FF1, P3, P4 and P5 for reference to this central heating pipework route.

**Type:**

Internal walls

**Existing materials and finishes:**

internal brick wall covered with lime render and plaster

**Proposed materials and finishes:**

The boiler would require 2x 22mm central heating flow/return pipes and 1x 5 core electrical supply to enter White cottage. These pipes would have 28mm Holes to be drilled into the house through the northern exterior mud and stud wall into the kitchen, these holes would be sleeved in a copper material and lagged as to protect the fabric of the building. The sleaving would protect the historically important mud and stud walls should the pipes ever leak. The two pipes would then enter the kitchen behind the kitchen units and then be drilled through an interior wall in the northwest corner of the kitchen. Again, these pipes would be sleeved with a 28mm copper pipe and insulated to protect the fabric of the building. The 2x 22mm flow and return pipes would then rise vertically clipped behind the fridge freezer and passing through the ceiling into the existing cylinder cupboard, before connecting onto a new Hot water cylinder. The electrical wiring will consist of 5x 1.5mm cores withing a fire-resistant flexible coating, from the wiring centre to the boiler. This electrical supply will follow the route of the central heating pipework. The 5 core flex pipework will be installed within galvanised conduit with adequate clipping to match the copper central heating pipework. This galvanised conduit will protect the fabric of white cottage where it passes through the mud and stud external wall, very much like how the copper sleaving with the copper central heating pipework. The boiler wiring will have a localised fused spur for safe isolation, while at the other end at the boiler location the 5 core flex will have a rotary isolator mounted onto the boiler casing to allow for safe working while carrying out maintenance. During the process of drilling the central heating pipework and electrical wiring though the building, no wooden joists or beams will be drilled. The pipework and cable route described has been thought about thoroughly to ensure the least amount of disruption to White Cottage is done, carried out sympathetically with consideration to keep the heritage of White Cottage and that the pipework route is a discreet as possible. Please see Drawings and Photos GF1, FF1, P3, P4 and P5 for reference to this central heating pipework route.

**Type:**

Ceilings

**Existing materials and finishes:**

Wood Cladding with a white painted finish

**Proposed materials and finishes:**

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in a copper material and lagged as to protect the fabric of the building. The sleaving would protect the historically important mud and stud walls should the pipes ever leak. The two pipes would then enter the kitchen behind the kitchen units and then be drilled through an interior wall in the northwest corner of the kitchen. Again, these pipes would be sleeved with a 28mm copper pipe and insulated to protect the fabric of the building. The 2x 22mm flow and return pipes would then rise vertically clipped behind the fridge freezer and passing through the ceiling into the existing cylinder cupboard, before connecting onto a new Hot water cylinder. The electrical wiring will consist of 5x 1.5mm cores withing a fire-resistant flexible coating, from the wiring centre to the boiler. This electrical supply will follow the route of the central heating pipework. The 5 core flex pipework will be installed within galvanised conduit with adequate clipping to match the copper central heating pipework. This galvanised conduit will protect the fabric of white cottage where it passes through the mud and stud external wall, very much like how the copper sleaving with the copper central heating pipework. The boiler wiring will have a localised fused spur for safe isolation, while at the other end at the boiler location the 5 core flex will have a rotary isolator mounted onto the boiler casing to allow for safe working while carrying out maintenance. During the process of drilling the central heating pipework and electrical wiring though the building, no wooden joists or beams will be drilled. The pipework and cable route described has been thought about thoroughly to ensure the least amount of disruption to White Cottage is done, carried out sympathetically with consideration to keep the heritage of White Cottage and that the pipework route is a discreet as possible. Please see Drawings and Photos GF1, FF1, P3, P4 and P5 for reference to this central heating pipework route.

**Type:**

Floors

**Existing materials and finishes:**

wooden floor boards

**Proposed materials and finishes:**

The boiler would require 2x 22mm central heating flow/return pipes and 1x 5 core electrical supply to enter White cottage. These pipes would have 28mm Holes to be drilled into the house through the northern exterior mud and stud wall into the kitchen, these holes would be sleeved in a copper material and lagged as to protect the fabric of the building. The sleaving would protect the historically important mud and stud walls should the pipes ever leak. The two pipes would then enter the kitchen behind the kitchen units and then be drilled through an interior wall in the northwest corner of the kitchen. Again, these pipes would be sleeved with a 28mm copper pipe and insulated to protect the fabric of the building. The 2x 22mm flow and return pipes would then rise vertically clipped behind the fridge freezer and passing through the ceiling into the existing cylinder cupboard, before connecting onto a new Hot water cylinder. The electrical wiring will consist of 5x 1.5mm cores withing a fire-resistant flexible coating, from the wiring centre to the boiler. This electrical supply will follow the route of the central heating pipework. The 5 core flex pipework will be installed within galvanised conduit with adequate clipping to match the copper central heating pipework. This galvanised conduit will protect the fabric of white cottage where it passes through the mud and stud external wall, very much like how the copper sleaving with the copper central heating pipework. The boiler wiring will have a localised fused spur for safe isolation, while at the other end at the boiler location the 5 core flex will have a rotary isolator mounted onto the boiler casing to allow for safe working while carrying out maintenance. During the process of drilling the central heating pipework and electrical wiring though the building, no wooden joists or beams will be drilled. The pipework and cable route described has been thought about thoroughly to ensure the least amount of disruption to White Cottage is done, carried out sympathetically with consideration to keep the heritage of White Cottage and that the pipework route is a discreet as possible. Please see Drawings and Photos GF1, FF1, P3, P4 and P5 for reference to this central heating pipework route.

**Type:**

Other

**Other (please specify):**

Garden

**Existing materials and finishes:**

grass garden area (soft Ground)

**Proposed materials and finishes:**

The works would require a 2.5m x 2m concrete base for a Green 1250L oil tank to be mounted on, the base will be constructed of a layer of hardcore 100mm and a concrete base at a depth of 100mm as to support the potential 1500kg of the proposed plastic banded tank full kerosene oil. The 1250L Plastic Banded oil tank will also have a natural hedge divide planted on 3 x sides of the oil tank to hide the tank and prevent it from being an eyesore. Even without the hedge divide the oil tank location will be situated in such a position that this will not be seen either from any window within the house, any neighbour's property or from the main access to the property. Please See PV1 and P1 for reference to the Oil tank location. The oil boiler we have chosen to install is an external boiler, meaning that the manufacturer (Grant) has built this boiler specifically to be installed outside. The benefit to this is that, compared to an internal boiler there would be no requirement for a 5" (125mm) flue system to exit the property. We believe that installing this boiler outside would help protect the fabric (Mud and Stud) of the external wall's/roofs of White Cottage. We are applying for the boiler to be located on the northern aspect of the White Cottage on secured pathing slabs The Grant heat only oil boiler would be installed to all Grant and Oftec Regulations and abide by the clearance distances away from the house external walls/thatched roof. We propose the 947mm length, 586mm width, 1140mm height boiler be installed 100mm way from the external wall of the house. The location of the proposed boiler already has a small hedge row (approx 1 m in height) 900mm away from the northerly external wall of white cottage. The proposed boiler location would also be out of view from all windows within white cottage,

any view of neighbouring properties and would not be seen from the main entrance to the property. Please see drawings and photos PV1, GF1 and P2 for boiler Location The Works included to install the new oil tank and oil-fired central heating boiler would also require a buried copper sleeved oil pipe. This pipe would run from the proposed oil tank location to the proposed oil boiler location. The buried oil pipework will be installed to all oftec regulations which include the oil pipe to be buried at a depth of 450mm complete, The trench should be excavated to a depth of 490mm complete with 40mm of compacted sand to be laid on the bottom of the trench, for the fuel pipe to be laid on, and a further 40mm of compacted sand is laid above the pipe and Builder's grade polyethylene is laid above the sand and the trench is then backfilled, positioning fuel supply pipe warning marker tape 150mm below the finished ground level. The oil pipe trench location has been chosen with utmost respect to White cottage and its grounds.

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

Heritage statement  
Drawings: HEPV1, PV1, GF1 and FF!  
Photos: P1, P2, P3, P4, P5

## 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

Date (must be pre-application submission)

03/04/2023

Details of the pre-application advice received

Questions about what planning consent is required via email

## 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

Jason

Surname

Marrows

Declaration Date

27/09/2023

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

Jason Marrows

Date

27/09/2023