



East Herts Council  
 Wallfields, Pegs Lane  
 Hertford, Herts  
 SG13 8EQ  
 Tel: 01279 655261

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

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

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

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

SG6 1AS

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of Proposed Works

Please describe the proposed works

Repair, refurbishment, alterations and extension of Cheynes Farmhouse and 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

## 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).

2222\_SD\_100B SITE LOCATION PLAN (A4)  
2222\_SD\_101 EXISTING GROUND FLOOR SITE PLAN (A3)  
2222\_SD\_102 EXISTING FIRST FLOOR SITE PLAN (A3)  
2222\_SD\_103 EXISTING FARMHOUSE GROUND FLOOR PLAN (A3)  
2222\_SD\_104 EXISTING FARMHOUSE FIRST FLOOR PLAN (A3)  
2222\_SD\_105 EXISTING FARMHOUSE ROOF PLAN (A3)  
2222\_SD\_107 EXISTING FARMHOUSE EAST ELEVATIONS (A3)  
2222\_SD\_108 EXISTING FARMHOUSE SOUTH AND NORTH ELEVATIONS (A3)  
2222\_SD\_109 EXISTING FARMHOUSE WEST ELEVATIONS (A3)  
2222\_SD\_123 EXISTING HALL GROUND FLOOR PLAN (A3)  
2222\_SD\_124 EXISTING HALL FIRST FLOOR PLAN (A3)  
2222\_SD\_127 EXISTING HALL ELEVATIONS (A3)  
2222\_SD\_143 EXISTING BARNS GROUND FLOOR PLAN (A3)  
2222\_SD\_147 EXISTING BARNS ELEVATIONS (A3)

2222\_PD\_301 PROPOSED GROUND FLOOR SITE PLAN (A3)

2222\_PD\_303 PROPOSED FARMHOUSE GROUND FLOOR PLAN (A3)  
2222\_PD\_304 PROPOSED FARMHOUSE FIRST FLOOR PLAN (A3)  
2222\_PD\_307 PROPOSED FARMHOUSE EAST ELEVATIONS (A3)  
2222\_PD\_308 PROPOSED FARMHOUSE SOUTH & NORTH ELEVATIONS (A3)  
2222\_PD\_309 PROPOSED FARMHOUSE WEST ELEVATIONS (A3)

2222\_PD\_323 PROPOSED HALL GROUND FLOOR PLAN (A3)  
2222\_PD\_324 PROPOSED HALL FIRST FLOOR PLAN (A3)  
2222\_PD\_325 PROPOSED HALL ELEVATIONS (A3)

2222\_PD\_330 PROPOSED COTTAGE PLAN (A3)  
2222\_PD\_332 PROPOSED COTTAGE ELEVATIONS (A3)

2222\_PD\_343 PROPOSED BARNS GROUND & FIRST FLOOR PLAN (A3)  
2222\_PD\_344 PROPOSED BARNS ROOF PLAN (A3)  
2222\_PD\_347 PROPOSED BARNS ELEVATIONS (A3)

## 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 walls

**Existing materials and finishes:**

Existing weatherboard

**Proposed materials and finishes:**

Existing and new weatherboard

**Type:**

Roof covering

**Existing materials and finishes:**

Clay roman tiles

**Proposed materials and finishes:**

New pantiles and lead valleys

**Type:**

Windows

**Existing materials and finishes:**

Painted timber single glazed with leaded lights.

**Proposed materials and finishes:**

Painted timber / Oak and metal frames with slim Fino Vacuum glazing

**Type:**

Floors

**Existing materials and finishes:**

Concrete

**Proposed materials and finishes:**

Insulated limecrete

**Type:**

Rainwater goods

**Existing materials and finishes:**

UPVC

**Proposed materials and finishes:**

Cast iron or aluminium

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

2222 ISSUE SHEET

- 2222\_SD\_100B SITE LOCATION PLAN (A4)
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- 2222\_SD\_147 EXISTING BARNS ELEVATIONS (A3)

2222\_PD\_301A PROPOSED GROUND FLOOR SITE PLAN (A3)

- 2222\_PD\_303A PROPOSED FARMHOUSE GROUND FLOOR PLAN (A3)
- 2222\_PD\_304A PROPOSED FARMHOUSE FIRST FLOOR PLAN (A3)
- 2222\_PD\_307A PROPOSED FARMHOUSE EAST ELEVATIONS (A3)
- 2222\_PD\_308A PROPOSED FARMHOUSE SOUTH & NORTH ELEVATIONS (A3)
- 2222\_PD\_309A PROPOSED FARMHOUSE WEST ELEVATIONS (A3)

- 2222\_PD\_323A PROPOSED HALL GROUND FLOOR PLAN (A3)
- 2222\_PD\_324A PROPOSED HALL FIRST FLOOR PLAN (A3)
- 2222\_PD\_325A PROPOSED HALL ELEVATIONS (A3)

- 2222\_PD\_330A PROPOSED COTTAGE PLAN (A3)
- 2222\_PD\_332A PROPOSED COTTAGE ELEVATIONS (A3)

- 2222\_PD\_343A PROPOSED BARNS GROUND & FIRST FLOOR PLAN (A3)
- 2222\_PD\_344A PROPOSED BARNS ROOF PLAN (A3)
- 2222\_PD\_347A PROPOSED BARNS ELEVATIONS (A3)

## 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

**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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

## 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

Adam

Surname

Grant

Declaration Date

20/10/2023

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

Adam Grant

Date

22/10/2023