



Planning and Development Management

Gloucester Road, Tewkesbury, Gloucestershire, GL20 5TT

Email: developmentapplications@teewkesbury.gov.uk

Website: www.teewkesbury.gov.uk

Telephone: 01684 295010

Fax: 01684 272227

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

MINSTERWORTH CHURCH LANE

SO 71 NE

(south side)

5/103 Street End Cottage

GV II

Cottage. Mid-late C17, altered C18, C19, C20. Brick-nogged timber framing, painted brickwork, oldest with irregular bond, asbestos slate roof. Four-bay, 1 1/2-storey, 1 room deep. Gable to road, back to lane: face to lane, framing spindly, 2 irregular panels high. Beam end projecting through second stud from right, straight brace third to wallplate: 3-light casement; straight brace to wallplate. To left brick bay, with small window: extended in cavity wall for narrow bay, 2-light casement with small panes. Lean-to dormer over brick section, 2-light casements, small panes. Chimney on ridge at left-end framing. Gable on right return, brick infill between main posts and principal rafters: small window ground floor, 2-light casement above. Internally, wide brick fireplace, ground floor, original stairs probably adjoining. Trusses, no tie beams, principal rafters tenoned to braces from top of wallpost down to floorbeam, one pair purlins, windbraces. Probably 2-bay cottage enlarged one bay towards road; later lean-to against gable replaced 1970's with narrow bay. Roof originally thatched. Forms group with Snowdrop Cottage (q.v.).

An extension was added to the property in 1991 making the building into T Shape. Parts of this extension are single brick with no insulation.

Applicant Details

Name/Company

Title

Mr

First name

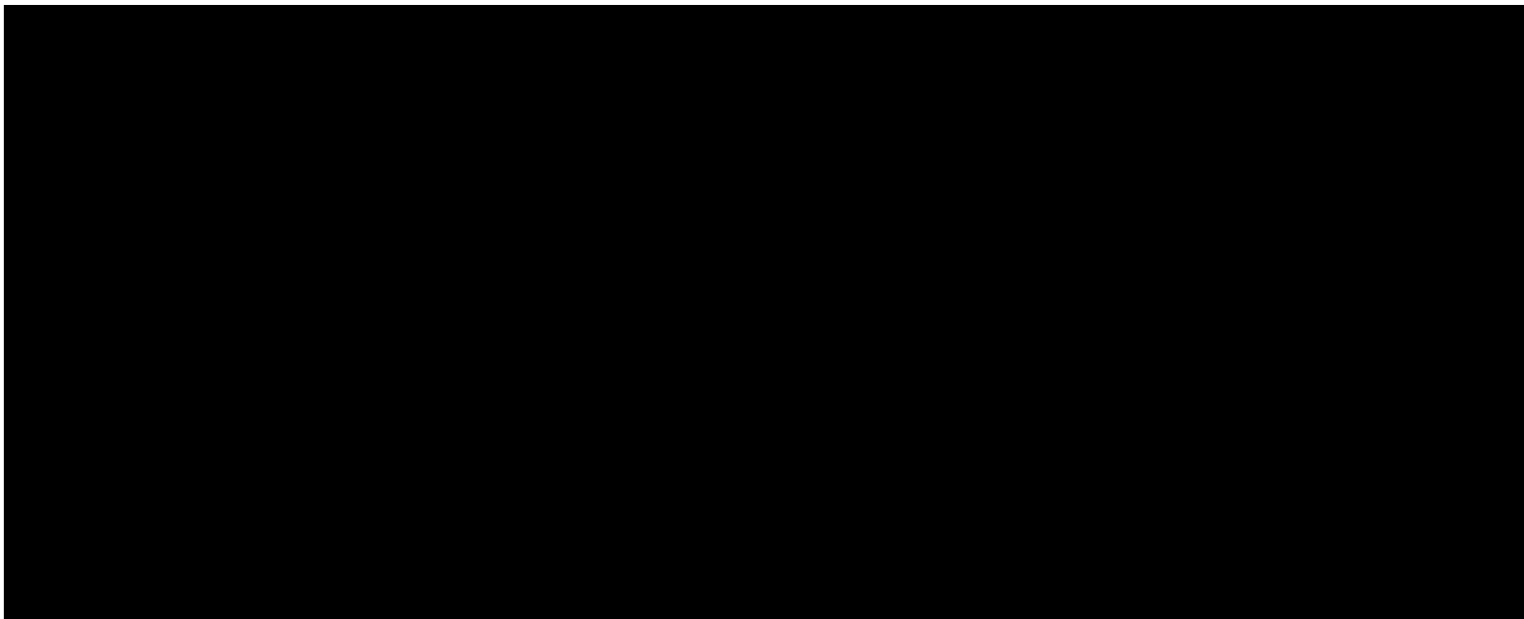
Roger

Surname

Ingham

Company Name

Address



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

The proposed works are /were as follows:

- 1) Removal of external wooden door in front porch . Replacement with high-quality wood effect composite doors designed to be in-keeping with the door removed in terms of design, colour match and sympathetic to the rest of the property. The front porch is not an original part of the 17th Century Building.
- 2) Removal of external wooden stable door in rear porch. Replacement with high-quality wood effect composite stable doors designed to be in-keeping with the door removed in terms of design, colour match and sympathetic to the rest of the property. The rear porch is in the non-original (1991) extended part of the property
- 3) Replacement of four single glazed windows (two in each porch) with high-quality wood effect UPVC double glazed windows designed to be compatible (in terms of design, colour match) with the rest of the windows in the property.

The replacement doors and windows are not visible from the roadside.

Has the development or work already been started without consent?

- Yes
 No

If Yes, please state when the development or work was started (date must be pre-application submission)

13/04/2022

Has the development or work already been completed without consent?

- Yes
 No

If Yes, please state when the development or work was completed (date must be pre-application submission)

15/04/2022

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).

Photographs attached and specifications of the existing and previous doors and windows, for comparison.

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:

External Doors were before works carried out- Front Porch - Painted Wooden door (White Gloss with black surround) and iron black furniture
Rear Porch - Painted Stable door (White Gloss with black surround) and iron black furniture

Proposed materials and finishes:

Front Porch. - High Quality Solidor timber-core composite door - Solidor 70FS Composite (Style 1) - Non-Stable White wood effect finish with black surround and furniture. Chosen to be sympathetic to the building similar in finish to the original - 900mm x 2070mm Black iron furniture
Rear Porch - High Quality Solidor timber-core composite door - Solidor 70FS Composite (Style 1) - Stable Door - White wood effect finish with black surround and furniture. Chosen to be sympathetic to the building similar in finish to the original - 900mm x 2070mm Black iron furniture.
Images and specification attached

Type:

Windows

Existing materials and finishes:

Windows before work was completed- Wooden - Single glazed windows (4 panes with cross). No openings. Painted white with a black surround and sills

Proposed materials and finishes:

High Quality UPVC double glazed windows with wood effect finish to outside. Black surrounds. The style of the windows is similar to that of the windows in the rest of the house. Now open to allow ventilation. Images attached Specification attached

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

The front and back porch are both of single brick construction, unheated and prone drafts and to damp mould on the inside brick work.

The rear porch door suffered greatly from expansion and contraction depending on the prevailing weather conditions given the way that the 1991 extension to the property faces.

The rear porch also leads into the unheated kitchen (oil fired Arga cookers which we only run occasionally in the winter due to costs -it is not a radiator meaning that this area of the building was often extremely cold in the spring and autumn. Additionally, the heating in the rest of house does not compensate for this adequately and often meant that we had to turn up the heating to try and address this in the winter, early spring and last autumn. Given the price of oil this we considered not to be sustainable in the long term. Since the alterations we have noticed a significant difference.

The old doors had traditional bolts for security and key lock.

The new doors have a much more secure locking system, which reduce house insurance costs.

The replacement doors chosen are of extremely high quality, softwood core construction and chosen to be sympathetic to the rest of the building. The locking system on the original doors was also extremely flimsy making them somewhat insecure.

The windows being of single glazing allowed any heat we could get into the porch to dissipate extremely quickly and we felt that by replacing them this would also mitigate against heat loss. The windows chosen are high quality UPVC with a timber effect. They are designed to be consistent in terms of look to the other windows in the house.

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

First Name

Surname

Declaration Date

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

Roger Ingham

Date

06/10/2023