



Planning Services, North Yorkshire Council,
1 Belle Vue Square, Broughton Road, Skipton, BD23 1FJ
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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

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

Description of Proposed Works

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

It is proposed that the timber structure of the roof to the rear of the building is replaced as per the design specification set out in the supporting documentation, re-felted with a modern breathable felt, and retiled using the original stone slates. We also propose to replace the existing sheet glass skylight with a heritage style skylight to enable ventilation through the roof space. (please visit <https://www.sterlingbuild.co.uk/product/velux-gcl-2501h-heritage-conservation-top-hung-roof-window> for proposed style)

Water is leaking through the current bituminous felt - both where it is ripped and where it appears sound. The beams that hold up the roof had been covered in an non-breathable foil insulation which was installed by the previous owners. Upon removal of the insulation, we have found that some of the wood which makes up the structure appears in poor condition. A structural surveyor has provided a design specification for a new ridge and purlins, and recommended some reinforcement of the trusses. The surveyor has advised that there is a risk parts of the roof will not successfully bear the weight of snow.

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

ZA23/24982/LBC - Request for internal alterations

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).

Separate structural design provided along with photos.

Previous owners of the property had installed non-breathable foil insulation in the loft space which had been installed in such a way that the beams nor inside of the roof was visible for inspection at the time of purchase.

As part of the process to install floor level insulation as per our granted LBC, we removed the insulation which revealed beams which appear in poor condition, and torn and leaking felt.

A structural survey was carried out by RG Parkins who advised new purlins and a new ridge be installed.

All wood will be replaced using structural grade oak. The truss will be reinforced with steel as shown in the Design Calculations document.

We also propose replacing the current skylight with a heritage skylight of the same size.

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):

Beams and purlins

Existing materials and finishes:

Oak

Proposed materials and finishes:

D30 structural oak.

Type:

Other

Other (please specify):

Inside of roof

Existing materials and finishes:

The roof will be lined with Proctor Roofshield Felt.

Proposed materials and finishes:

Felt

Type:

Other

Other (please specify):

Truss

Existing materials and finishes:

Oak

Proposed materials and finishes:

Addition of a 6mm stainless steel plate either side of apex, fixed by ten M16 stainless steel bolts

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

Design Calculations

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes

No

If Yes, please provide details

We have consulted both our neighbours at Bankwell House and at Otter Rise about the problems experienced with the roof and need to replace it. No concerns have been expressed by either.

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

Rallin Brow, BD24 0AP

Date (must be pre-application submission)

04/10/2023

Details of the pre-application advice received

Hi David

Further to our conversation, I've discussed with Andrea (Principal Planning Officer - cc'd in) and she concurs that LBC is required for the proposed works to the roof.

If you believe that urgent repairs are necessary to make the roof safe, please email her all relevant photographs, structural reports etc, so that she can consider granting consent for the works whilst awaiting a formal application for Listed Building Consent.

Andrea – I've attached the design calcs that Mr Gates sent me earlier and Jo has previously approved application ZA23/24982/LBC for internal alterations, so both she and John H are familiar with the property if there's anything else you need to know.

Kind regards

Leon

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

Ms

First Name

Laura

Surname

Boyd

Declaration Date

09/10/2023

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

Laura Boyd

Date

15/10/2023

