

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

Andrew

Surname

Lehmann

Company Name

EB7 Ltd

Address

Address line 1

Bellway Homes Limited (Thames Valley)

Address line 2

Imperium

Address line 3

Imperial Way

Town/City

Reading

County

Berkshire

Country

United Kingdom

Postcode

RG2 0TD

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

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

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)

To undertake essential repairs and alterations to localised areas of the existing external building envelope building in order to ensure that the building remains weatherproofed and not exposed to the external elements. Works to include: -

-To extend the eaves to the roof on the East Elevation by removing any existing batons as necessary and replace with like for like alternatives with new Tyvek breather membrane laid below reclaimed traditional clay tiles to match the existing. Install 600mm long rafter in addition to oak fascia and painted to match existing and install 100 half round steel gutter painted black.

-To apply Moncouche XF Render to the existing exposed block wall to the East Elevation. The wall is modern block wall and not constructed in tradition material, therefore, it is more suitable to apply the Monocouche XF Render rather than a lime based render. The render will be finished to match the existing to the other elevations.

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).

- Strip back existing roof tiles and battens to allow the fitting of new rafter ends in traditional materials, including oak facias, and allow to replace any rotten timbers.
- Remove any existing battens as necessary and replace with like for like alternatives.
- Install 600mm long rafter in addition to oak fascia and painted to match existing.
- Install 100 half round steel gutter painted black.
- Reinstate previously stripped back roof tiles and then install new reclaimed traditional clay tiles to match the existing in order to extend the eaves.
- Apply Moncouche XF Render to the existing exposed block wall to the East Elevation. The wall is a modern block wall and therefore it is more suitable to apply the Monocouche XF Render rather than a lime based render. The render will be finished to match the existing to the other elevations.

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:
Roof covering

Existing materials and finishes:
Clay tiles to roof covering laid on timber battens and membrane. Timber rafters and fascia board.

Proposed materials and finishes:
-Reinstated existing clay tiles to roof with additional second hand reclaimed clay tiles to match existing with Tyvek breather membrane laid below second hand tiles. -Replace any rotten battens with new timber battens to match existing. -600mm long rafter to match existing and bolted with 2x M12 bolts. -Oak fascia, painted to match existing. -100 half round steel gutter painted black

Type:
External walls

Existing materials and finishes:
Exposed modern blockwork external wall.

Proposed materials and finishes:
-To apply a Monocouche XF render system to the surface of the modern block work wall.

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

- Site and block plan
- Elevation plans
- Listed Building Detail Sheet 01
- Design and Access statement

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

RE: 27 Moorbridge Road - Listed Building Enquiry

Date (must be pre-application submission)

10/10/2023

Details of the pre-application advice received

Hi Robert,

Apologies for the delay in getting back to you.

I have reviewed the information you have sent through and given the nature of the works it would be considered an alteration warranting the need for a Listed Building Consent application to be submitted. The main trigger is the extension of the eaves.

I recognise the need to make good the building's flank elevation, in terms of the use of modern render, it would need to be demonstrated as part of the application submission as to why an alternative modern render is proposed as opposed to a traditional lime render (i.e. reference to the material to which it is to be applied to/ existing wall construction).

Given the nature of the works, further advice and a site visit would fall under our pre-application advice service. However, we would carry out a site visit as part of any application assessment process.

Kind regards,
Alisha

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

Robert

Surname

Everidge

Declaration Date

13/10/2023

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

Robert Everidge

Date

19/10/2023