

Planning Section

North Norfolk District Council
 Holt Road, Cromer, Norfolk NR27 9EN
 Telephone: 01263 516150 / 516151 / 516143
 email: planning@north-norfolk.gov.uk



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

Justin

Surname

Harmer

Company Name

The Old Bakehouse

Address

Address line 1

33 High Street

Address line 2

Little Walsingham

Address line 3

Town/City

Fakenham

County

Country

United Kingdom

Postcode

NR22 6BZ

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)

Construction of a double skinned water resistant MDF stud wall to divide a first floor child's bedroom.
Installation of a sliding door that will open by passing into the cavity between the 2 MDF stud walls.
Installation of a shower in the bathroom area created by the MDF wall. Shower will gravity drain by position on outside wall and pipe to connect up with external sewage pipe.
Installation of a macerator sink in the bathroom area.
Installation of a macerator loo in the bathroom area. These two items will be macerated by the same mechanism. These will connect up through the outside wall to the same already extant sewage pipe.
Installation of a heated towel rail both for towels and to provide heat to this bathroom area.
Installation of a plaster cornice around the top edge of the new stud wall on the bedroom side and the bathroom side, but not where this forms the wall of the shower itself.

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

A previous Listed Building Consent application was submitted and granted for the provision of a bathroom within a bedroom space adjacent to the one of the new application. A planning application for the same was also submitted but deemed unnecessary by the authority. Works were begun on the previous application but it emerged that the plan would need to be developed to suit the practicalities of the space: the purpose of the changes was to provide bathroom access for the householder at this property so that this would not have to be shared with the lodger one floor above. The new LBC application effects the same necessary provision but in a different room.

The previous granted application allowed for the reordering of the internal space to which it referred, plus installation of a loo and bath and sink. These would have been gravity drained as they were adjacent to an outside wall, with the pipework connecting to the same sewage pipe referenced in the new application - the newer proposal connects closer to this pipe.

The LBC also granted redecoration of the front of the building, in sympathy with the architectural considerations of the location.

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).

Drawings attached include present state of room to be affected by changes proposed, in 3D and 2D.

Drawings of proposed changes in 3D and 2D

Photo of present state of room.

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:

Internal walls

Existing materials and finishes:

Plaster covering and wallpaper finish, with yellow paint covering.

Proposed materials and finishes:

New plaster covering and paint directly on top of existing walls. Colour to be chosen. New stud walls for creation of en-suite area to be constructed of MDF water resistant. Timber frame. New stud walls in exposed area to be plastered and painted. Colour to be chosen.

Type:

Other

Other (please specify):

Corniche

Existing materials and finishes:

Styrofoam corniche painted white to look like plaster moulding.

Proposed materials and finishes:

Corniche made of plaster

Type:

Internal doors

Existing materials and finishes:

Wooden period style door with panel areas. Painted white.

Proposed materials and finishes:

For the proposed sliding door to allow access to the en-suite area, a sympathetic sized and design door to the current room access door will be sourced. Colour to match the existing door; currently this is white.

Type:

Floors

Existing materials and finishes:

Untreated original floorboards. Unpainted and unvarnished.

Proposed materials and finishes:

Existing floorboards to be treated with a dark woodstain and then varnished with at least 4 coats to create waterproof surface for shower area. Gaps in floorboards to be sealed with offcuts of wood and sawdust mixed with glue/ filler as appropriate. Coloured to match. Colours and woodstains to be chosen.

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

Bakehouse floorplan current 2d
Bakehouse floorplan current 3d
Bakehouse proposed en-suite floorplan 2d
Bakehouse proposed en-suite floorplan 3d

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: Planning enquiry: The Old Bakehouse

Date (must be pre-application submission)

04/09/2023

Details of the pre-application advice received

"Dear Mr Harmer

Apologies for not replying sooner but I have not been able to find any messages on my work number (01263 516138).

Anyway, in terms of the substance of your query, I can confirm that internal alterations do not constitute 'development' for planning purposes. Hence, changing your plans as outlined below would definitely not require an application for planning permission.

What would be required, however, is another application for listed building consent. This is because the listed building controls apply equally to external and internal alterations. There is no fee payable for such applications.

In terms of acceptability, I recall that we previously discussed the formation of a new door between the two rooms and the resultant loss of fabric. Whilst this is clearly not contiguous with the original part of the building, it is nonetheless of 19th century origin and therefore of some historic value. As such, any future submission would need to make a clear case for this loss and balance it against any public benefits which may be on offer (e.g. in terms of any parallel repair work or in terms of enhancing the overall viability of the heritage asset).

Regards

Chris"

Substance of email replied to:

"Our first enquiry is as follows: we intend to reapply for planning in due course for an alternative arrangement (which I will mention below) but as part of the process to get to that stage, we wish to now install a bathroom in the adjacent room to our bedroom: this is our son's bedroom currently. Bearing in mind that our previous application for a bathroom was granted without the need for planning (although we paid the planning application fee) are we able to begin works on this new idea, without approaching planning? I don't want to have to wait several months and pay the fee again if I don't have to. In principle then, is a new bathroom on the first floor of our property (in the Victorian part of the building, and serving my wife and my son and I who currently have to share loo and shower with our lodger one floor above) a possibility to begin work on, with the previous decision made by the council as a basis?

Whether planning for the above wall access is granted or not, we wish to have the bathroom in the adjacent room, so I am hoping to proceed with bathroom works irrespective of whether planning is granted or not (for the access through the wall). Even without the access we would like, the bathroom would still be very beneficial. The access point would not affect the works we have in mind at the moment and could be added in due course after planning granted etc. Trying to spell it out for clarity! The room would be divided up into a small loo and sink and shower area, with a stud wall separating that part from my son's sleeping area."

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

Justin

Surname

Harmer

Declaration Date

05/09/2023

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

Justin Harmer

Date

27/10/2023