


UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER

Telephone (01799) 510510

Textphone Users 18001

 Email planning@uttlesford.gov.uk

 Website www.uttlesford.gov.uk

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

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Agent Details

Name/Company

Title

Mr

First name

Connor

Surname

Smith

Company Name

Connor Ferris Architects

Address

Address line 1

Daines

Address line 2

Church Lane

Address line 3

Town/City

Chelmsford

County

Essex

Country

United Kingdom

Postcode

CM1 7SF

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

The construction of a single storey rear extension, 1.5m to the rear of the existing rear extension. The total rear extension totals 4340mm from the existing rear wall. The design aims to be in keeping with the design of Millfield House, being sensitive to elevational appearances, where window design has been replicated in flank walls to be in keeping. The external materials are to keep the same as existing, with a light coloured white render finish, and brick plinth to the bottom. Roof tiles are to match the natural slate tiles existing, after comments from a Pre-Application meeting, and a first refusal on an initial planning application, the drawings have been amended to suit the heritage officers concerns.

The design has been amended after a refusal in the initial application UTT/23/1390/LB. Following comments from heritage that expressed some concern in certain aspects of the design. We have been in contact with the heritage officer since, and amended the design to gain a more acceptable design. The new design, implements a new additional balancing window on the north-east elevation. All rooflights have been omitted, and the width of the extension has decreased to not impact the existing building. The senior built heritage consultant, namely Caroline Sones, has since expressed that in balance she would now support the application.

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

Does the proposal include the partial or total demolition of a listed building?

Yes

No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

Yes

No

b) Demolition of a building within the curtilage of the listed building

Yes

No

c) Demolition of a part of the listed building

Yes

No

If the answer to c) is Yes

What is the total volume of the listed building?

976.80

Cubic metres

What is the volume of the part to be demolished?

36.00

Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

January

Year

1960

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

The existing single storey extension to the rear, which has been poorly built, and does not meet any of the up-to-date building regulations, will be partly demolished, to construct the new single storey rear extension in this application.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The main structure, and features of the listed building (internal timbers, thatched roof) will not be effected in the proposal, however the existing single storey rear extension, which has been poorly constructed . / insulated will be renovated and built up to safe standards. Whilst keeping the overall listed building feel in tact.

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).

The construction of a new single storey rear extension - will include upgrading insulation on the floor / walls / roof, all materials are specified in drawings PL002. Proposed plans and in the heritage statement.

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:

Ivory style render

Proposed materials and finishes:

Ivory style render

Type:

Roof covering

Existing materials and finishes:

Grey Slate Tiles

Proposed materials and finishes:

Grey Slate Tiles

Type:

Windows

Existing materials and finishes:

Timber frame windows

Proposed materials and finishes:

Timber frame windows

Type:

External doors

Existing materials and finishes:

n/a

Proposed materials and finishes:

glazed external doors

Type:

Rainwater goods

Existing materials and finishes:

Black UpVC RWP

Proposed materials and finishes:

Black UpVC RWP

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

PL002.Proposed Drawings and heritage statement.

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

UTT/23/0171/PA

Date (must be pre-application submission)

31/03/2023

Details of the pre-application advice received

A positive pre-app all comments have been met in the 'use of pre-app report' attached in the application. Also the concerns of the heritage officer have now also been met.

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

Connor

Surname

Smith

Declaration Date

30/10/2023

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

Connor Smith

Date

30/10/2023