



FOR OFFICE USE ONLY

Application No.

Receipt No.

Fee Received

Date Received

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

paul

Surname

Bamford

Company Name

Address

Address line 1

Gray Hall Barn

Address line 2

24 Bowling Green Road

Address line 3

Stainland

Town/City

Elland

County

Country

Postcode

HX4 9PF

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)

Damp

The property has a high moisture content that is affecting the front areas significantly. Penetrating damp likely to be caused by exposure to prevailing winds, drives rain into the property. This is compounded by defective pointing and gaps around windows. The damp is visible with patches appearing on internal walls and paint deterioration / blistering. The external ground level at the front of the property was higher than the internal floor level. This area had been backfilled with soil. The moisture residing in the soil is a contributing factor to the dampness. The high ground had been saturated enough for water to bear against the property, creating further water ingress and reducing the property's ability to breathe.

The following steps have been taken / are planned to allow the property to breathe:

1. Lower the external ground level at the front of the property to align with the internal floor level. This work has been completed and included removing the soil at the front of the property. This has left the front of the house exposed and able to breathe.
2. A damp-proof membrane has been used at ground level to prevent water entry.
3. Steps have been built at the left- and right-hand side of the front of the property to allow access to the driveway and side garden. The steps have been built with stone that matches the dry-stone wall at the front of the house. The front area has been flagged using stone flags.
4. Mortar joints that are crumbling, loose or exposed will be repaired with a line-based mortar. Stonework with gaping holes will be repaired.

Front Door and Front Kitchen Window

The front door and kitchen window timber frames are affected by rot, decay, splitting and softening. The mastic sealant is separating and falling away allowing water to enter the property. In addition, there are blown vacuums to the glass. While it is possible to repair the defects above, the results are likely to continue to fall short of an accepted performance with a regular cycle of ongoing maintenance required.

The proposal is to undertake the following work:

1. Current front door is to be replaced with a timber frame window (in keeping with the rest of the property) with one large pain of glass which will be double glazed. The window will not open. The timber frame will be extended to ground level.
2. Current kitchen window is to be replaced with a timber frame single door and 2 side windows, 1 either side of the door. This will be the main entrance to the front of the property. The glass used in the windows will be double glazed. The timber frame will be extended to ground level.

It is evident that historically the property front door and window that went to ground level as the stonework to the ground level has been pointed. The purpose of extending the timer frames to ground level is to restore the property to what appears to be an original state.

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)

Has the development or work already been completed 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

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:

Windows

Existing materials and finishes:

Windows and Door Frames - current frames are timber with double glazed glass.

Proposed materials and finishes:

Windows and Door Frames - to be replaced with serpely hard wood timber with new double glazed units.

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

Gray Hall Barn, 24 Bowling Green Road, Stainland
Listed Building Consent - Damp Repair
1 October 2023

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

23/60004/ENF

Date (must be pre-application submission)

21/06/2023

Details of the pre-application advice received

Advice given to submit Listed Building Consent covering repairs being undertaken.

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

Paul

Surname

Bamford

Declaration Date

01/10/2023

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

paul Bamford

Date

01/10/2023