



Trinity Road, Cirencester, Glos. GL7 1PX

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Application for Planning Permission; 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

Ampney Park

Address Line 1

Ampney Park

Address Line 2

Ampney Crucis

Address Line 3

Town/city

Cirencester

Postcode

GL7 5RY

Description of site location must be completed if postcode is not known:

Easting (x)

406427

Northing (y)

201912

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

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

WC1N 2ES

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s)

Change of use of existing residential and ancillary buildings, demolition of modern buildings and structures and erection of new buildings together with access, parking and landscape works, repair of existing listed and curtilage listed structures, all in association with the proposed new use of the site as a function / events venue location including visitor accommodation and associated facilities (sui generis mix of uses)

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

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?

1.00	Cubic metres
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What is the volume of the part to be demolished?

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

Month

January

Year

1990

(Date must be pre-application submission)

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

Demolition of later internal additions to Stable Cottage, and also minor adjustments to fenestration.

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

To revert the building back to a more open plan as originally constructed, to suit the proposed use (breakfast room for guests).
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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).

See proposed drawings by Simon Morray-Jones architects in relation to Stable Cottage works, DAS, and Statement of Heritage & Significance by JME Conservation.

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:

Stables - Coloured render / concrete Grounds Building - Timber cladding

Proposed materials and finishes:

Stables - Cotswold rubblestone and oak panelling Venue - Cotswold dry stone and timber cladding Grounds Building - timber cladding

Type:

Roof covering

Existing materials and finishes:

Stables - welsh slate Grounds building - gravel flat roof

Proposed materials and finishes:

Stables - welsh slate (re-used existing) Venue - thatch / green metal corrugated Grounds building - green metal corrugated

Type:

Chimney

Existing materials and finishes:

N/A

Proposed materials and finishes:

Stables - cotswold rubblestone / PPC metal flues Venue - cotswold dry stone

Type:

Windows

Existing materials and finishes:

Stables - painted timber

Proposed materials and finishes:

Stables - oak framed windows / PPC metal framed rooflight Venue - PPC metal framed windows/rooflight, frameless glazing Grounds building - Timber framed windows /PPC metal framed rooflight

Type:

External doors

Existing materials and finishes:

Stable - wooden stable doors Grounds building - PPC metal framed sliding doors / metal roller doors

Proposed materials and finishes:

Stables - Oak framed half glazed doors with timber panelling Venue - PPC metal framed hinged doors / Timber boarded doors Grounds building - Timber framed glazed door / Timber boarded doors

Type:

Ceilings

Existing materials and finishes:

Stables - plasterboard

Proposed materials and finishes:

Stables - plasterboard / timber cladding Venue - plasterboard / timber cladding Grounds Building - plasterboard

Type:

Internal walls

Existing materials and finishes:

Stables - Plasterboard / blockwork Grounds Building - blockwork

Proposed materials and finishes:

Stables - Plasterboard / Timber cladding / Porcelain tiling Venue - Plasterboard / Timber cladding / Porcelain tiling Grounds Building - plasterboard / concrete blockwork

Type:

Floors

Existing materials and finishes:

Stables - concrete / timber flooring Grounds building - concrete

Proposed materials and finishes:

Stables - Flagstone flooring / Timber flooring / Porcelain tiling Venue - Flagstone flooring / Timber flooring Grounds building - Concrete

Type:

Rainwater goods

Existing materials and finishes:

Stables - Painted metal Grounds building - painted metal

Proposed materials and finishes:

Stables - painted metal to match existing Venue - n/a Grounds building - painted metal

Type:

Vehicle access and hard standing

Existing materials and finishes:

Stables - concrete / gravel Grounds building - concrete

Proposed materials and finishes:

Stables - flagstone flooring Venue - cobblestones Grounds building - concrete

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

All proposed architect / landscape architect plans

Site Area

What is the measurement of the site area? (numeric characters only).

12.38

Unit

Hectares

Existing Use

Please describe the current use of the site

Residential (C3) with extensive equestrian facilities

Is the site currently vacant?

- Yes
 No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- Yes
 No

Land where contamination is suspected for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

See drawing 'Proposed Access Arrangement' 105127-PEF-XX-XX-DR-C-000004 P02 by Pell Frischmann

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Vehicle Type:

Cars

Existing number of spaces:

17

Total proposed (including spaces retained):

70

Difference in spaces:

53

Vehicle Type:

Motorcycles

Existing number of spaces:

0

Total proposed (including spaces retained):

5

Difference in spaces:

5

Vehicle Type:

Cycle spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

3

Difference in spaces:

3

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

See Surface and Foul Water Drainage Strategy report

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
 No

If Yes, please provide details:

Within service yard to venue building, within plant / service area to stables

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
 No

If Yes, please provide details:

Within service yard to venue building, within plant / service area to stables

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
 No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Existing

Please select the housing categories for any existing units on the site

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Market Housing

Please specify each existing type of housing and number of units on the site

Housing Type: Houses
1 Bedroom: 0
2 Bedroom: 2
3 Bedroom: 0
4+ Bedroom: 1
Unknown Bedroom: 0
Total: 3

Existing Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	0	2	0	1	0	3

Totals

Total proposed residential units	0
Total existing residential units	3
Total net gain or loss of residential units	-3

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes

No

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

Use Class:

D2 - Assembly and leisure

Existing gross internal floorspace (square metres):

0

Gross internal floorspace to be lost by change of use or demolition (square metres):

0

Total gross new internal floorspace proposed (including changes of use) (square metres):

790

Net additional gross internal floorspace following development (square metres):

790

Use Class:

Other (Please specify)

Other (Please specify):

Existing Residential Area (this has to be included otherwise the overall areas make no sense)

Existing gross internal floorspace (square metres):

1613

Gross internal floorspace to be lost by change of use or demolition (square metres):

1613

Total gross new internal floorspace proposed (including changes of use) (square metres):

0

Net additional gross internal floorspace following development (square metres):

-1613

Use Class:

Other (Please specify)

Other (Please specify):

Proposed short stay visitor accommodation (sui generis)

Existing gross internal floorspace (square metres):

0

Gross internal floorspace to be lost by change of use or demolition (square metres):

0

Total gross new internal floorspace proposed (including changes of use) (square metres):

1925

Net additional gross internal floorspace following development (square metres):

1925

Use Class:

Other (Please specify)

Other (Please specify):

Equestrian

Existing gross internal floorspace (square metres):

1685

Gross internal floorspace to be lost by change of use or demolition (square metres):

1685

Total gross new internal floorspace proposed (including changes of use) (square metres):

0

Net additional gross internal floorspace following development (square metres):

-1685

Use Class:

Other (Please specify)

Other (Please specify):

Grounds maintenance

Existing gross internal floorspace (square metres):

180

Gross internal floorspace to be lost by change of use or demolition (square metres):

154

Total gross new internal floorspace proposed (including changes of use) (square metres):

118

Net additional gross internal floorspace following development (square metres):

-62

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	3478	3452	2833	-645

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes

No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

Part-time

Total full-time equivalent

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

2

Part-time

15

Total full-time equivalent

10.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Is the proposal for a waste management development?

- Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- 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

22/02346/PAYPRE

Date (must be pre-application submission)

02/12/2022

Details of the pre-application advice received

See DAS / Planning Statement

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

Can you give appropriate notice to **all** the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
 No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
 The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run.

** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Ash House

Number:

Suffix:

Address line 1:

Ampney Crucis

Address Line 2:

Town/City:

Cirencester

Postcode:

GL7 5RY

Date notice served (DD/MM/YYYY):

23/10/2023

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

The Lodge

Number:

Suffix:

Address line 1:

Ampney Crucis

Address Line 2:

Town/City:

Cirencester

Postcode:

GL7 5RY

Date notice served (DD/MM/YYYY):

23/10/2023

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Fitzhamon House

Number:

Suffix:

Address line 1:

Ampney Crucis

Address Line 2:

Town/City:

Cirencester

Postcode:

GL7 5RY

Date notice served (DD/MM/YYYY):

23/10/2023

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Ampney Brook House

Number:**Suffix:****Address line 1:**

Ampney Crucis

Address Line 2:**Town/City:**

Cirencester

Postcode:

GL7 5RY

Date notice served (DD/MM/YYYY):

23/10/2023

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

The Old Rectory

Number:**Suffix:****Address line 1:**

Ampney Crucis

Address Line 2:**Town/City:**

Cirencester

Postcode:

GL7 5RY

Date notice served (DD/MM/YYYY):

23/10/2023

Person Role

- The Applicant
 The Agent

Title

First Name

Surname

Declaration Date

 Declaration made**Declaration**

Declaration

I/We hereby apply for Full 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

Martin Harradine

Date

23/10/2023