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Development Management, City Hall, PO Box 3399, Bristol BS1 9NE



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

Miss

First name

Rachel

Surname

Bell

Company Name

### Address

Address line 1

Flat A, South Parade Mansions

Address line 2

49 Oakfield Road

Address line 3

Town/City

Bristol

County

Country

United Kingdom

Postcode

BS8 2BA

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)

Replacement of two casement windows, one set of French doors and one rear entrance door.

The windows & French doors are part of a kitchen extension which was carried out in the 1990s.

Current timber windows & doors to be replaced with uPVC double glazed units, in exactly the same style, with astragal bars in the Georgian style.

The purpose of the change is to improve the energy efficiency and security of the property.

I have consulted the Historic England entry for the listing on this property. It states that the curtilage referred to in the listing applies only to structure present before 1948. Therefore, I believe these proposed improvement works may not be subject to listing limitations. However, I am making this application on the advice of the estate management company, Hillcrest Estate Management.

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).

Replacement of two casement windows, one set of French doors & one rear entrance door (all currently timber) with uPVC double glazed units in the same Georgian style.

I have taken pictures of the existing units and have a quote for the replacements which shows the proposed design.

## 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:**  
White-painted timber with 6 individual panes per window - double width per unit. Single glazed. One side opening outwards.

**Proposed materials and finishes:**  
White uPVC with 6 panes per window, created by astragal bars - double width per unit. Double glazed. One side opening outwards. Flush casement to match the existing design.

**Type:**  
External doors

**Existing materials and finishes:**  
Rear entrance door. White-painted timber with 14 individual panes (two panes combined to install a cat flap). Single glazed. Union three-lever lock, single external handle. French doors. White-painted timber with 10 individual panes per door. Single glazed. Single lock and internal bolts, single external handle on right hand door (viewed from outside).

**Proposed materials and finishes:**  
Rear entrance door. White uPVC with 15 panes created by astragal bars - the cat flap will not be present. Double glazed. High security multi-point locking, single external handle. French doors. White uPVC with 10 panes per door, created by astragal bars. Double glazed. High security multi-point locking, external handles on both doors.

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

Plans on quotation from Britannia Windows.

## 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

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes  
 No

## 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

Miss

First Name

Rachel

Surname

Bell

Declaration Date

05/11/2023

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

Rachel Bell

Date

05/11/2023