



Aylesbury Area

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

Agent Details

Name/Company

Title

Ms

First name

Gabriela

Surname

Pop

Company Name

Johnston Cave Associates

Address

Address line 1

Henwood Studio

Address line 2

Wootton Boars Hill

Address line 3

Town/City

Oxford

County

Country

Postcode

OX1 5JX

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Alterations and extension to Warmstone House, plus external works to form terraces, hardstanding for parking, and a new-build greenhouse.

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

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?

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

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

Month

January

Year

1981

(Date must be pre-application submission)

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

<p>Works to the historic asset on the ground floor include:</p> <p>Forming an opening (incorporating existing window and doorway) in the outer wall into the extension to create a larger, sunnier room;</p> <p>Closing off the existing garden door (locked and sealed shut) to increase the larder space and altering the larder doorway to provide more useful kitchen wall space; Removing the existing kitchen window and window apron to form a glazed doorway on to the existing glass-canopied back porch, terrace and garden.</p> <p>In addition, internal alterations are proposed to create an attic bedroom and bathroom, served by a discreet stair from first floor, along with en-suite bathroom and walk-in wardrobe for the master bedroom. These first and second floor alterations are an amendment to internal layout indicated in an earlier planning permission and listed building consent, in 1995, for a habitable attic floor associated with the rear dormer window that has been built.</p>

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

<p>The proposals to alter and extend Warmstone House have been developed with the objective of achieving more comfortable, practical, and spacious accommodation, suitable for contemporary living, through modest alterations and extensions that minimise disruption to the historic fabric, or to the essential character of the house and its setting, but will ensure the relevance and enjoyment of the house as a family home for the future.</p> <p>The proposed work aims to secure the optimal, viable, long term, use of the property so that it can continue in its original and intended use as a detached single family dwelling that can be readily understood as a nineteenth century farmhouse.</p>
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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).

20-01-P1 Location Plan 20-02-P1 Block Plan - As existing and proposed 20-03-P1 Site Plan - As existing 30-01-P1 Site Plan – As proposed 20-04-P1 Ground floor plan as existing 20-05-P1 First floor plan as existing 20-06-P1 Attic plan as existing 20-07-P1 Roof Plan as existing 20-08-P1 Elevations (1) as existing 20-09-P1 Elevations (2) as existing 30-02-P1 Ground floor plan as proposed 30-03-P1 First floor plan as proposed 30-04-P1 Attic plan as proposed 30-05-P1 Roof Plan as proposed 30-06-P1 Elevations (1) as proposed 30-07-P1 Elevations (2) as proposed 90-01-P1 Green house Plan, Elevations and 3D 90-02-P1 Green House Photos, 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:

Warm red multi brick

Proposed materials and finishes:

Warm red multi brick to match existing

Type:

Roof covering

Existing materials and finishes:

Welsh slate

Proposed materials and finishes:

Welsh slate to match existing

Type:

Windows

Existing materials and finishes:

Painted timber

Proposed materials and finishes:

Painted timber to match existing

Type:

External doors

Existing materials and finishes:

Painted timber

Proposed materials and finishes:

Painted timber to match existing

Type:

Ceilings

Existing materials and finishes:

Painted plaster

Proposed materials and finishes:

Painted plaster

Type:

Internal walls

Existing materials and finishes:

Painted plaster

Proposed materials and finishes:

Painted plaster

Type:

Floors

Existing materials and finishes:

Tiles on concrete screed

Proposed materials and finishes:

Stone tiles on concrete screed

Type:

Internal doors

Existing materials and finishes:

Painted timber

Proposed materials and finishes:

Painted timber

Type:

Rainwater goods

Existing materials and finishes:

Cast metal, painted

Proposed materials and finishes:

Cast metal, painted

Type:

Vehicle access and hard standing

Existing materials and finishes:

Permeable gravel

Proposed materials and finishes:

Permeable gravel

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

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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

If Yes, please describe:

Parking area increased to allow for 5 cars plus drop off and turning to allow vehicles to exit site in a forward gear.

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

20-03-P1 Site Plan - As existing 30-01-P1 Site Plan – As proposed

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

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

First Name

Surname

Declaration Date

27/11/2023

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

Pippa Hoath

Date

2023/11/28