



Trinity Road, Cirencester, Glos. GL7 1PX

Email: [planning@cotswold.gov.uk](mailto:planning@cotswold.gov.uk) Tel: 01285 623000[www.cotswold.gov.uk](http://www.cotswold.gov.uk)

## 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

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

Anthony

Surname

Lewis

Company Name

Yiangou Architects Ltd

## Address

Address line 1

Dyer House

Address line 2

3 Dyer Street

Address line 3

Town/City

CIRENCESTER

County

Gloucestershire

Country

UK

Postcode

GL7 2PP

## 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)

Building alterations, extensions and new rear cottage.

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)

20/09/2023

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

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

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

Existing courtyard extension and removal of existing flat roofs, modern lean-to extension, rear porch and timber shed.

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

The scheme propose the replacement of poorly constructed and inappropriate buildings with new buildings of quality.

## 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 design and access statement, measured survey drawings and the following architectural drawings:

2835-1020-A-Existing Ground Floor Plan

2835-1021-A-Existing First Floor Plan

2835-1022-A-Existing Second Floor Plan

2835-1032-A-Existing Elevations and Sections 1

2835-1033-A-Existing Elevations and Sections 2

2835-1034-A-Existing Elevations and Sections 3

2835-1035-A-Existing Elevations and Sections 4

2835-1120-A-Proposed Ground Floor Plan

2835-1121-A-Proposed First Floor Plan

2835-1122-A-Proposed Second Floor Plan

2835-1123-A-Proposed Cottage

2835-1124-A-Proposed Elevations 1

2835-1125-A-Proposed Elevations 2

2835-1126-A-Proposed Elevations 3

2835-0001-A-Site Location Plan

## 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:**

Roof covering

**Existing materials and finishes:**

felt flat roof

**Proposed materials and finishes:**

New sauna insulated single ply roofing

**Type:**

Floors

**Existing materials and finishes:**

concrete

**Proposed materials and finishes:**

new concrete slabs with Radon and damp proof membranes on consolidation hardcore and with 100mm flooring insulation, screed and underfloor heating throughout

**Type:**

Internal doors

**Existing materials and finishes:**

painted timber

**Proposed materials and finishes:**

modern construction doors to be replaced with new fire doors detailed to be in keeping with the historic character of the building. Existing doors of heritage significance to be retained, restored where necessary and treated to achieve the fire rating required.

**Type:**

Windows

**Existing materials and finishes:**

painted timber

**Proposed materials and finishes:**

new painted timber windows and dormers

**Type:**

Rainwater goods

**Existing materials and finishes:**

plastic

**Proposed materials and finishes:**

painted cast metal

**Type:**

Ceilings

**Existing materials and finishes:**

exposed timber joists and fibreboard linings

**Proposed materials and finishes:**

Treat timbers to achieve 1 hour fire protection, insulate and line with fire rated plasterboard and skim. Main beams to remain exposed and treated.

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

tarmac

**Proposed materials and finishes:**

gravel drives

**Type:**

External doors

**Existing materials and finishes:**

painted timber doors and bay

**Proposed materials and finishes:**

Painted hardwood glazed 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

See design access statement and following drawings attached:

2835-1020-A-Existing Ground Floor Plan

2835-1021-A-Existing First Floor Plan

2835-1022-A-Existing Second Floor Plan

2835-1032-A-Existing Elevations and Sections 1

2835-1033-A-Existing Elevations and Sections 2

2835-1034-A-Existing Elevations and Sections 3

2835-1035-A-Existing Elevations and Sections 4

2835-1120-A-Proposed Ground Floor Plan

2835-1121-A-Proposed First Floor Plan

2835-1122-A-Proposed Second Floor Plan

2835-1123-A-Proposed Cottage

2835-1124-A-Proposed Elevations 1

2835-1125-A-Proposed Elevations 2

2835-1126-A-Proposed Elevations 3

2835-0001-A-Site Location Plan

## Site Area

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

0.15

Unit

Hectares

## Existing Use

Please describe the current use of the site

Commercial and residential



Is the site currently vacant?

- Yes  
 No

If Yes, please describe the last use of the site

Commercial and residential

When did this use end (if known)?

01/07/2023

**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

## **Vehicle Parking**

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

- Yes  
 No

Please provide information on the existing and proposed number of on-site parking spaces

**Vehicle Type:**

Cars

**Existing number of spaces:**

6

**Total proposed (including spaces retained):**

7

**Difference in spaces:**

1

## 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 measured survey plans

## 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:

Bin store located within north barn extension

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

Yes

No

If Yes, please provide details:

Recycle bins to be included within bin store

## 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

# Self-build and Custom Build

Please specify each type of housing and number of units proposed

<b>Housing Type:</b> Houses
<b>1 Bedroom:</b> 0
<b>2 Bedroom:</b> 0
<b>3 Bedroom:</b> 1
<b>4+ Bedroom:</b> 0
<b>Unknown Bedroom:</b> 0
<b>Total:</b> 1

<b>Housing Type:</b> Flats / Maisonettes
<b>1 Bedroom:</b> 2
<b>2 Bedroom:</b> 1
<b>3 Bedroom:</b> 0
<b>4+ Bedroom:</b> 1
<b>Unknown Bedroom:</b> 0
<b>Total:</b> 4

<b>Proposed Self-build and Custom Housing Category Totals</b>	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	<input type="text" value="2"/>	<input type="text" value="1"/>	<input type="text" value="1"/>	<input type="text" value="1"/>	<input type="text" value="0"/>	<input type="text" value="5"/>

## 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

# Self-build and Custom Build

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

## Housing Type:

Flats / Maisonettes

### 1 Bedroom:

1

### 2 Bedroom:

0

### 3 Bedroom:

0

### 4+ Bedroom:

1

### Unknown Bedroom:

0

### Total:

2

## Existing Self-build and Custom Housing Category Totals

1 Bedroom Total

1

2 Bedroom Total

0

3 Bedroom Total

0

4+ Bedroom

Total

1

Unknown

Bedroom Total

0

Total

2

## Totals

Total proposed residential units

5

Total existing residential units

2

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

Please add details of the Use Classes and floorspace.

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:**

A5 - Hot food takeaways

**Existing gross internal floorspace (square metres):**

3003

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

1389

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

3950

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

947

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)
	3003	1389	3950	947

**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

16

Part-time

4

Total full-time equivalent

20.00

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes  
 No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

**Use Class:**

E - Commercial, Business and Service

**Unknown:**

No

**Monday to Friday:**

**Start Time:**

08:30

**End Time:**

17:00

**Saturday:**

**Start Time:**

08:30

**End Time:**

17:00

**Sunday / Bank Holiday:**

**Start Time:**

08:30

**End Time:**

17:00

## 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

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

Kitchen waste bins to be collected on regular basis

## 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

23/01940/PAYPRE

23/08/2023

Details of the pre-application advice received

The development was considered acceptable in principle subject to reviewing design proposals in more detail.

## 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

Anthony

Surname

Lewis

Declaration Date

14/11/2023

Declaration made

## 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

Daniel Vesma

Date

15/11/2023