



Rutland County Council Planning Support Section
 Catmose, Oakham, Rutland LE15 6HP
 Tel: 01572 722577 | Fax: 01572 758373 | Email: planning@rutland.gov.uk

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	<input type="text" value="4"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="The Bell House"/>
Address Line 1	<input type="text" value="The Green"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Rutland"/>
Town/city	<input type="text" value="Lyddington"/>
Postcode	<input type="text" value="LE15 9LW"/>

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

Easting (x)	Northing (y)
<input type="text" value="487540"/>	<input type="text" value="297123"/>

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

Malcolm

Surname

Foulkes-Arnold

Company Name

Corporate Architecture Ltd

Address

Address line 1

Venari House

Address line 2

1 Trimbush Way

Address line 3

Rockingham Road

Town/City

Market Harborough

County

Country

Postcode

LE16 7XY

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Demolition of existing two storey mansard and glazed extension to the rear of the property with the erection of a two storey and single storey extension in its place.

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

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?

1605.50	Cubic metres
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What is the volume of the part to be demolished?

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

Month

January

Year

1850

(Date must be pre-application submission)

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

Existing 1997 Conservatory to be demolished. As stated in a heritage assessment performed by Souterrain Archaeological Services LTD in September 2021 stated that this "has no redeeming qualities in terms of design and therefor its loss should not be an issue". Existing Lean to roof to the rear of the property is to be demolished, with the retention of the original side wall.
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Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The original lean-to roof creates unusable space on the first floor. in order to preserve and enhance the buildings use, a first floor and ground floor extension

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).

All amendments internally and externally can be seen on the drawings and documents attached to this application -

5211-001P0 - Location Plan

5211-002P0 - Topographical Survey

5211-003P0 - Existing Site Plan

5211-004P0 - Existing Ground and First Floor Plans

5211-005P0 - Existing Second Floor and Roof Plans

5211-006P0 - Existing House Elevations

5211-010P0 - Proposed Site Plan

5211-011P0 - Proposed Ground and First Floor Plans

5211-012P0 - Proposed Second Floor and Roof Plans

5211-013P0 - Proposed Elevations

5211 - Heritage Impact Assessment

5211 - Design and Access 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:

Ironstone ashlar mostly Orange Lyddington Stone with Brown Uppingham Stone Quoins, bands and window surrounds. C19 lean-to in angle, and stone and half timbered extensions attached to gable of rear wing. Existing utility room has a thatched roof towards the rear of the property.

Proposed materials and finishes:

Local Stone as close to existing finish as possible, using existing wall areas where possible within the proposal.

Type:

Windows

Existing materials and finishes:

First Floor Windows - 4 Pane sashes with cambered stone lintels and key blocks. Ground Floor has late C19 canted Bay windows with Hipped concrete roofs and sashes. There are two existing C20 flat-roofed dormers with 3-light wooden casements. Two Bays of C20 three-light barred wooden casements with stone lintels and key blocks. Some windows are the original stone construction, newer fittings are timber,

Proposed materials and finishes:

Kitchen Extension to the rear of the property - bespoke timber/glazed orangery-style external facade, bifold doors, windows, double door and roof light.

Type:

Roof covering

Existing materials and finishes:

Collywestone slate roof with stone coped gables, flanking ashlar chimneys and moulded cornices. Concrete tile roofs to C19 canted bay windows. C18 Single Storey extension to right, formally a stable, with hipped roof. Attached to the rear of this is a further outbuilding with a slate roof - now the garage.

Proposed materials and finishes:

tbc

Type:

Internal walls

Existing materials and finishes:

Left room on ground floor has large niches with 4-centred arches flanking fireplace, and spine beam with quirked ogee mouldings. Former stable has re-sited fireplace with moulded 4-centred arch and ashlar chimney. Second floor internal original wooden beams, mixed with beams that have been added to mirror the existing beams throughout the last 200 years. These beams are mixed with a white plaster finish on internal walls throughout all three storeys. Original stone walls make features in some ground floor rooms, especially where the house has been extended.

Proposed materials and finishes:

tbc

Type:

Chimney

Existing materials and finishes:

Ashlar chimneys and moulded cornices.

Proposed materials and finishes:

Ashlar chimneys and moulded cornices to match existing using local materials. Size and shape to mimic existing, see drawing number "5211-013P2-Proposed House Elevations" and VIS001-005 for further massing of proposed Chimneys.

Type:

External doors

Existing materials and finishes:

Teal Front Entrance Door - Central 6 panelled door with leaded rectangular fanlight with a shaped flush key block and 2 semi-circular stone steps. Rear of house has a 2-panelled door to rear wing. Morning Room, utility room and drawing room External doors are brown timber, potentially original to the building, similar style to the internal storage cupboard door. Garage external doors are timber painted Payne's grey.

Proposed materials and finishes:

Westbury timber glazed Bifold doors and double external door to be fitted to the rear kitchen extension in the style of an orangery/garden room.

Type:

Ceilings

Existing materials and finishes:

Original dark timber beams are featured across all storeys and areas of the property. The remainder of the flat ceilings are generally white plastered at a later date, unsure of original ceiling finish. Second floor ceiling finish has had prior alterations made to match the internal wall finish - painted white boarding.

Proposed materials and finishes:

tbc

Type:

Floors

Existing materials and finishes:

Internal floors on First and second floor are mostly made up of a light grey carpet. Stone tiling is used within the dining room with a few other types of tiling being used across the bathrooms, kitchen and utility rooms.

Proposed materials and finishes:

tbc

Type:

Internal doors

Existing materials and finishes:

General internal doors feature a mixture of white painted timber with and without glazed panels. The store that comes off of the existing play room features a beautiful dark timber door with a glazed section.

Proposed materials and finishes:

tbc

Type:

Rainwater goods

Existing materials and finishes:

tbc

Proposed materials and finishes:

tbc

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

Please see the attached drawings and documents for further material information:

5211-003P0 - Existing Site Plan

5211-004P0 - Existing Ground and First Floor Plans

5211-005P0 - Existing Second Floor and Roof Plans

5211-006P0 - Existing House Elevations

5211-010P0 - Proposed Site Plan

5211-011P0 - Proposed Ground and First Floor Plans

5211-012P0 - Proposed Second Floor and Roof Plans

5211-013P0 - Proposed Elevations

5211 - Heritage Impact Assessment

5211 - Design and Access Statement

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

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

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

Jones

Declaration Date

27/10/2023

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

Corporate Architecture

Date

2023/11/20