



FOR OFFICE USE ONLY

Application No.

Receipt No.

Fee Received

Date Received

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

8 Wood End

Address Line 1

Keighley Road

Address Line 2

Address Line 3

Calderdale

Town/city

Hebden Bridge

Postcode

HX7 8HJ

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

Easting (x)

399478

Northing (y)

427727

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

Ms

First name

Zoe

Surname

Kemp

Company Name

Calder Property Management Ltd t/a Calder Conservation

Address

Address line 1

61Moorfield Crescent

Address line 2

Hemsworth

Address line 3

Town/City

Pontefract

County

Country

United Kingdom

Postcode

WF9 4EP

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Demolition of redundant outside toilet, repair of rear lightwell and replacement of handrails and guarding, new external door opening at first-floor level to rear elevation, new external lighting to rear of property, new glazed internal double doors between kitchen and living room.

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

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

The proposal involves the demolition of a redundant outside toilet located in the rear lightwell of the property abutting the rear wall of the cottage. The toilet is a single storey structure, it is not contemporary with the construction of the cottage and likely dates to the early 20th century. The proposal is to remove the flat roof slab and to take down the front wall. The other three walls would be left in situ as these form part of the perimeter of the lightwell.

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

The outside toilet is redundant and is in poor condition. The structure has no current beneficial use and no future beneficial use can be envisaged as it is of poor quality construction. It takes up approximately half of the rear lightwell and restricts the use of this outside space; it limits natural daylight into the kitchen, affects the configuration of the dwelling's drainage and attracts pests and vermin.

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).

8 Wood End Hebden Bridge DWG 006 Plans as Existing Rev 001
8 Wood End Hebden Bridge DWG 007 Elevations as Existing Rev 001
8 Wood End Hebden Bridge DWG 008 Plans as Proposed Rev 001
8 Wood End Hebden Bridge DWG 009 Elevations as Proposed Rev 001
Struct 01 AWP Structural Engineers Drawing of Guarding
Struct 02 AWP Structural Engineers Drawing of Handrail and General Structural Notes
Struct 03 AWP Structural Engineers Drawing of Support for Existing Steps
Struct 04 AWP Structural Engineers Drawing of Bulkhead
8 Wood End Hebden Bridge Design and Access Statement October 2023 Rev 01
8 Wood End Hebden Bridge Heritage Impact Assessment October 2023 Rev 01

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 doors

Existing materials and finishes:
Existing external doors are painted timber, part and fully glazed.

Proposed materials and finishes:
New first-floor door will be timber (hardwood or Accoya acetylated timber) painted to match the adjacent windows in Patten 10-style with toughened/laminated double-glazed unit.

Type:
Internal walls

Existing materials and finishes:
Existing wall between bathroom and landing is timber stud with plasterboard and plaster skim.

Proposed materials and finishes:
New wall between bathroom and landing will be timber stud with plasterboard and plaster skim.

Type:
Ceilings

Existing materials and finishes:
Existing ceiling is plasterboard and plaster skim.

Proposed materials and finishes:
New ceiling bulkhead will be plasterboard and plaster skim.

Type:
Internal doors

Existing materials and finishes:
Existing kitchen/living room door is four-panel stained timber. Existing door to attic stairs is four-panel stained timber.

Proposed materials and finishes:
New kitchen/living room double doors will be patten-10 style fully glazed with stained timber surround. New door to attic stairs will be four-panel stained timber.

Type:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:
Existing guardrails/handrails are painted steel, colour black.

Proposed materials and finishes:
New guardrails/handrails will be painted steel, colour to be black.

Type:
Lighting

Existing materials and finishes:
Existing external light is a plastic bulkhead-type light.

Proposed materials and finishes:
New external lights will be powder coated metal carriage-type lights, colour to be black.

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

8 Wood End Hebden Bridge DWG 006 Plans as Existing Rev 001
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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

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

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

Telephone conversation

Date (must be pre-application submission)

06/10/2023

Details of the pre-application advice received

Advised that the date of construction of the outside toilet would be required and that the application should make clear that while the existing steps from the lightwell will be retained they will be made redundant by the construction of the first-floor door, which will provide a safe means of access to the rear garden. The function of the offshot roof as a bridge to the garden will not change.

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

Ms

First Name

Zoe

Surname

Kemp

Declaration Date

05/11/2023

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

Zoe Kemp

Date

05/11/2023