



## Aylesbury Area

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

Mr

First name

James

Surname

Dodd

Company Name

James Dodd

### Address

Address line 1

2 West Edge Cottage

Address line 2

Marsh Gibbon

Address line 3

Town/City

Bicester

County

Country

United Kingdom

Postcode

OX27 0HA

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)

We are applying for Listed Building Consent to assess the requirements to rebuild an outhouse in the garden.

The outhouse had fallen into a very poor state of repair when we purchased the property 10 years ago and the surveyor highlighted that it needed urgent attention. Once we began to look into ways to maintain the structure, it was discovered to be completely unstable and unsafe.

It was very difficult to even open the doors to the outhouse, but once we achieved this we discovered that it was actually the doors that were effectively keeping the structure in place by stopping it from moving back and forth. The mortar was compromised throughout but the movement in the building was also largely due to 2 layers of timber, one that was placed between the brick courses. This timber had rotted to a point where it was effectively like sponge and so provided no structural integrity to the structure whatsoever.

Without the doors in place you could literally rock the brick work back and forth and so we decided that this really wasn't safe. So, we dismantled what was left of the roof and with a reasonably easy push the outhouse then fell down. We cleaned off and stacked the pile of bricks.

I attach an excerpt from the Surveyors report which describes the poor condition and urgent need for repair of the outhouse. It also includes photos of the outhouse where the poor state of repair and timber layer in the brickwork can be clearly seen.

We are therefore applying for consent from Listed Buildings that the outhouse can remain demolished due to its poor state of repair that resulted in it being unsafe and unsightly. It is not clear whether it would be considered to have any significant architectural value due to the fact that it was reasonably modern in comparison to the 400 year main house.

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)

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

Outhouse

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

It was in such a state of disrepair that it could not be repaired and was actually deemed to be unsafe so it was dismantled and the bricks stored in case there was a requirement to rebuild.

## Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- Yes  
 No

If Yes, please describe and include the planning application reference number(s), if known

Only an application made today in relation to the use of the garage space on the site

## 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

## Materials

Does the proposed development require any materials to be used?

- Yes  
 No

## Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- Yes  
 No

If Yes, please provide details

The neighbours are fully aware that the outhouse was unsafe and were in agreement that it could be dismantled.

## 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

Heritage Advice Ref: 23/03385/LB1

Date (must be pre-application submission)

08/12/2023

Details of the pre-application advice received

Historic Buildings Advice service recommended that Listed Building Consent be sought in order to ascertain whether rebuilding on the outhouse was necessary and to provide any supporting material that we had, such as pictures of the outhouse when it was still in place

## 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

Mr

First Name

James

Surname

Dodd

Declaration Date

11/12/2023

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

James Dodd

Date

11/12/2023