



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

## Householder Application for Planning Permission for works or extension to a dwelling

### Town and Country Planning 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

Tim

Surname

Dixon

Company Name

### Address

Address line 1

Holme Grange

Address line 2

5 The Spinney

Address line 3

Cottesmore

Town/City

Oakham

County

Country

United Kingdom

Postcode

LE15 7BP

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 proposed works

We need to replace our old clay pantile tiles.

The house is a Barn Conversion (converted in mid-1990) consisting of a Main Barn (2 storey) and Lower Barn (single floor) and is not listed.

The Lower Barn Roof (roughly 220sq.m),

The majority (80%) of the Lower Barn is roofed in Slate except the section (roughly 20%) at the Rear of the house which has old clay pantiles.

These old clay pantiles are not in good condition and the poor condition of the pantiles & felting is causing leak issues within the house. I propose to remove the old clay pantiles in this area, refelt/batten and reroof with Slate tiles as is the style on the rest of the Lower Barn Roof, roughly replacing 20% of the existing Lower Barn Roof with new Slate tiles.

The Rear Lower Barn Roof cannot be seen from a public road, public footpath, bridleway or other public land.

The Main Barn Roof (roughly 80sq.m),

This roof has old clay pantiles which are not in good condition. I propose to remove the existing pantiles and replace with a similar style new clay tile (similar to Marley Eden), 100% replacement of old clay tiles by new clay tiles in this area.

The Front Main Barn Roof can be seen from a public road (Market Overton Road but some distance away) but cannot be seen from a public footpath, bridleway or other public land.

The Rear Main Barn Roof cannot be seen from a public road, public footpath, bridleway or other public land.

Has the work already been started without consent?

Yes

No

## Materials

Does the proposed development require any materials to be used externally?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**

Roof

**Existing materials and finishes:**

Old Clay Pantiles

**Proposed materials and finishes:**

New Marley Clay Pantiles either Eden or Lincoln style either Rustic Red or Red Smooth

Are you supplying additional information on submitted plans, drawings or a design and access statement?

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

## 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

## 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

2023/1337/CLP

Date (must be pre-application submission)

15/12/2023

Details of the pre-application advice received

The proposed works will require planning permission as the Permitted Development Rights have been removed from the property and it is situated within a Conservation Area.

To apply for the works you will need to complete a Householder Planning Application, you can amend the existing planning portal application by submitting a revised application form. We will also require a Site Plan (also known as a block plan). This should be drawn at an identified metric scale (typically 1:200 or 1:500) and should highlight the areas affected by the proposed changes. A Site Plan can be purchased from one of the planning portal's accredited suppliers.

Please ensure annotated photographs are provided to show all the roofs which will be affected. Please clarify for each roof how much of the roof will be replaced by the new roof tiles.

The applicable fee for a Householder planning application will be £258.00. As you have already paid £129.00, we will require the additional sum of £129.00. You can pay your fee by card online via our website: [www.rutland.gov.uk](http://www.rutland.gov.uk), or by contacting our Customer Service Team on 01572 722577 to make payment with a Debit/Credit card. Please quote the above reference number when making payment.

When you have made your payment, please send an email to [planning@rutland.gov.uk](mailto:planning@rutland.gov.uk) advising us of the date payment was made and your receipt number, to ensure there is no delay in the processing of your application.

If you do not wish to proceed with the application, please confirm you would like to withdraw the application and we would then arrange a refund of the sum of £129.00 to be refunded back to your original payment method.

I should be grateful if you could supply the information requested above by 29 December 2023.

## 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 (as amended)

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

Timothy John

Surname

Dixon

Declaration Date

17/12/2023

Declaration made

## Declaration

I/We hereby apply for Householder planning permission 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

Tim Dixon

Date

19/12/2023