



**North
Northamptonshire
Council**

Development Management Service
Thrapston Office
Cedar Drive
Thrapston
NN14 4LZ
Tel: 01832 742056
www.northnorthants.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

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

Alan

Surname

Jones

Company Name

ADJ Architectural Services LTD

Address

Address line 1

8 Cobbold Close

Address line 2

Earls Barton

Address line 3

Northants

Town/City

Earls BArton

County

Country

United Kingdom

Postcode

NN6 0JA

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Proposed internal alterations including new stair case and external two story rear extension to replace existing single story extension, forming additional bedroom, ground floor wc, en-suite bathroom, new kitchen. works also include the demolition of existing outbuildings and erection of new garage structure and replacement out buildings.

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?

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

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

Month

June

Year

1980

(Date must be pre-application submission)

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

<p>The existing part of the building to be removed is a later addition to the main listed building. located on the rear of the property, its a mixture of a brick built slate pitched roof single story extension and timber framed porch area. a section of external stone wall at the rear will also need removing to form the knock through to the extension. there is also an existing staircase, with severely restricted width and headroom will also need to be removed along with some internal walls to improve circulation around the building.</p>

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

<p>The existing rear extension to be removed is of a very poor construction quality, a later addition to the main host dwelling / cottage, this part of the building is in need of significant repair, the structure is damp, cold and not suitable for habitable accommodation, this part of the building houses the kitchen. In an effort to improve safety and circulation around the property it is necessary to remove the existing staircase, the staircase is very narrow, very steep, with severely restricted headroom as an able bodied visitor it is very difficult to navigate the stairs and access the first floor bedrooms and bathroom. removal of a large masonry infill / internal wall is also proposed, it is not believed that is masonry form part of the main chimney breast and fire place removal of these wall will improve circulation and the usability of the rooms within. Further internal alterations are proposed to improve and upgrade the internal fabric and fittings within the building, making them safe and modernising the property fit for current living standards.</p>

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).

Please refer to the survey and scheme drawing 535-23-01 rev D, supporting design and access statement, Heritage impact and justification, and supporting structural assessment.

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:

natural stone and facing brick, timber cladding

Proposed materials and finishes:

facing brick and timber clad log store

Type:

Roof covering

Existing materials and finishes:

natural slate

Proposed materials and finishes:

natural slate to match existing

Type:

Windows

Existing materials and finishes:

timber flush casement style

Proposed materials and finishes:

Timber flush casement style to match existing painted finish

Type:

External doors

Existing materials and finishes:

timber

Proposed materials and finishes:

timber flush casement style

Type:

Internal walls

Existing materials and finishes:

masonry and partition walls

Proposed materials and finishes:

timber partition walls

Type:

Internal doors

Existing materials and finishes:

timber

Proposed materials and finishes:

timber to match existing

Type:

Ceilings

Existing materials and finishes:

plastered

Proposed materials and finishes:

plastered, boarded with skim finish

Type:

Rainwater goods

Existing materials and finishes:

upvc

Proposed materials and finishes:

upvc half round

Type:

Floors

Existing materials and finishes:

timber upper floors, solid ground floors

Proposed materials and finishes:

concrete insulated ground floor and timber joists for upper floors.

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

survey and scheme drawing 535-2023-01d, deign and access statement, heritage impact statement, structural report.

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 hedged 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

NE/23/00558/QRV/

Date (must be pre-application submission)

29/09/2023

Details of the pre-application advice received

In general the pre application advice received was not supportive of the proposals and the planning officer felt it would most likely negatively impact the historical character of the building. However the applicants felt the planning officer did not fully understand the site, local area, and the scope of proposals.

the pre application advice received stated that the use of facing brick would not be a suitable material, despite numerous examples of this facing material used on the existing building and nearby properties. It was also suggested the extension could be seen from the high street which we do not agree with, as its screen by neighbouring properties.

The planning officer felt the scale of the extension was too excessive in width and height, despite being as wide as the current single story extension, and the ridge level being over 0.5m lower than the existing roof at the rear. No alterations to the principle street scene are proposed preserving the historic character of the area and its debatable if the extension could be seen from Back lane at the rear of the site given the depth of the property/ site. The current out buildings are a later addition and of little architectural interest. Since receiving the pre application advice, the proposed extension has been stepped in from the Western boundary by 200mm to further ensure the extension is screen from the high street. car parking has also been clarified on the drawing. the existing property does not have any off road parking spaces, it is proposed to construct a garage building a part of the proposals for a replacement outbuildings but the only access to this structure would be via land currently in the ownership of an adjoining property.

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

Alan

Surname

Jones

Declaration Date

27/12/2023

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

Alan Jones

Date

02/01/2024