

**UTTLESFORD DISTRICT COUNCIL**

Council Offices, London Road, Saffron Walden, Essex CB11 4ER

Telephone (01799) 510510

Textphone Users 18001

Email planning@uttlesford.gov.ukWebsite www.uttlesford.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

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

CB10 2TJ

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Removal of a large enclosed porch and formation of an open porch and lean-to extension on the side elevation to form a dining room and laundry. Replacement of C20th windows on the rear and side elevations including formation of french doors to the rear study. Repairs to the chimney on the West Elevation. Formation of a bathroom at first floor.

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?

526.00	Cubic metres
--------	--------------

What is the volume of the part to be demolished?

4.40	Cubic metres
------	--------------

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

Month

January

Year

1970

(Date must be pre-application submission)

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

Porch to be demolished is of poor construction and abuts the rear wall of the original cottage. The low pitch of the panelled roof is also not ideal.

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

Poor C20th structure can be removed and replaced with a more sympathetic structure that is not attached to the rear wall of the original C17th Cottage. Removes infill extension. Extends off C20th part of the property.

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).

2322.SD.100A Location Plan
2322.SD.101A Existing Plans
2322.SD.102A Existing Elevations
2322.PD.200A Proposed Block Plan
2322.PD.201A Proposed Plans
2322.PD.202A Proposed Elevations
2322.PD.203 External Window and Door Details as Proposed
2322 Wayside Heritage, Design and Access Statement
2322 Wayside UDC Householder Listed Building Biodiversity Checklist
Wayside Ecological Survey and Assessment CB10 2PA

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:

Cottage - cement render and low level plinth. Red brick stack. Existing Extension - cement render.

Proposed materials and finishes:

Cottage - Insulating lime render. Extensions - Insulated lime render with low level red brick plinth.

Type:

Windows

Existing materials and finishes:

Cottage and Existing Extensions - Older C19th timber single glazed leaded windows to the south elevation to be retained. C20th Timber frame single glazed casement windows to the west and north elevations.

Proposed materials and finishes:

Proposed Rear and Side Extension - Narrow double glazed painted timber casements.

Type:

External doors

Existing materials and finishes:

Existing Extension - C20th glazed door.

Proposed materials and finishes:

Proposed Rear and Side Extension, French Door and Side Door - Narrow double glazed painted timber doors.

Type:

Roof covering

Existing materials and finishes:

Cottage - Long straw thatch. Existing Extensions - Thatch and clay tile. Front bay - clay tile.

Proposed materials and finishes:

Proposed Extension - Slate to Extension, Porch and repaired Front Bay.

Type:

Chimney

Existing materials and finishes:

Existing red brick.

Proposed materials and finishes:

Retain red brick. Lime mortar repairs to the perp and horizontal joints.

Type:

Internal walls

Existing materials and finishes:

Timber frame partitions.

Proposed materials and finishes:

Timber stud wall fully filled with sheepswool insulation and lined with plasterboard and skim.

Type:

Rainwater goods

Existing materials and finishes:

Cottage and Existing Extensions - Minimal. Painted gutters and downpipes.

Proposed materials and finishes:

Proposed Extensions - Black gutters and downpipes.

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

2322.SD.100A Location Plan
2322.SD.101A Existing Plans
2322.SD.102A Existing Elevations
2322.PD.200A Proposed Block Plan
2322.PD.201A Proposed Plans
2322.PD.202A Proposed Elevations
2322.PD.203 External Window and Door Details as Proposed
2322 Wayside Heritage, Design and Access Statement
2322 Wayside UDC Householder Listed Building Biodiversity Checklist
Wayside Ecological Survey and Assessment CB10 2PA

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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

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

Mrs

First Name

Kirsty

Surname

Ballantine

Declaration Date

22/01/2024

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

Kirsty Ballantine

Date

22/01/2024